**CITY OF CLERMONT**
**PLANNING AND ZONING COMMISSION AGENDA**
**LOCATION: CLERMONT CITY HALL**
**685 WEST MONTROSE STREET**
**6:30 PM, Tuesday, October 7, 2025**

## CALL TO ORDER

## PLEDGE OF ALLEGIANCE

## MINUTES

Approval of the September 2, 2025 Planning & Zoning Commission minutes

## REPORTS

## UNFINISHED BUSINESS

| | |
|---|---|
| Item 1 - Resolution 2025-026R<br>*Lakehaven on Grand Conditional Use Permit* | Consider a request for a Conditional Use Permit to allow for a condominium development in the R-2 Medium Density Residential zoning district. |

## NEW BUSINESS

| | |
|---|---|
| Item 2 - Ordinance 2025-034<br>*ProActive Auto Small-Scale Comprehensive Plan Amendment* | Consider a request for an Ordinance to change the future land use from Lake County Regional Office to City of Clermont Industrial. |
| Item 3 - Ordinance 2025-035<br>*ProActive Auto Rezoning* | Consider a request for an Ordinance to change the zoning from Lake County Heavy Industrial District to City of Clermont Industrial District. |
| Item 4 - Resolution 2025-037R<br>*7-11 Wellness Way Conditional Use Permit* | Consider a request for a Conditional Use Permit to allow a convenience store, gas station, and car wash within the southern Neighborhood Center location (NC-2), C-1 Light Commercial, within the Wellness Ridge Planned Unit Development (2019-06) |
| Item 5 - Ordinance 2025-031<br>*Olympus PUD Master Sign Plan Amendment* | Consider a request for an amendment to Olympus Planned Unit Development (2021-027) to adopt master signage plan referenced under Section 9: Signs, item 1. |

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## 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 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 Clerk for the City's records.**

*CITY OF CLERMONT*
**PLANNING AND ZONING COMMISSION**
**MINUTES**
**SEPTEMBER 2, 2025**

## CALL TO ORDER

Chair Bain called the meeting of the Planning and Zoning Commission to order on Tuesday, September 2, 2025, at 6:30 p.m.

**MEMBERS PRESENT:** Chair Bain, Vice-Chair Niemiec, Commissioner Cramer, Commissioner Hoisington, Commissioner May, Commissioner Tidona

**MEMBERS NOT PRESENT:** Commissioner Colby

**ALSO PRESENT:** Planning Director Curt Henschel, Planning Manager Kruse, Planning Economic Development Officer Nicholas Gonzalez, Planner I Justine Day, City Attorney Waugh, Planning Coordinator Rae Chidlow

## PLEDGE OF ALLEGIANCE

## MINUTES

**MOTION TO APPROVE** the August 5, 2025, Minutes of the Planning and Zoning Commission meeting as amended, made by Commissioner Niemiec, seconded by Commissioner Hoisington. Motion passed 6-0.

## REPORTS

Development Services Director Curt Henschel explained that staff had mistakenly used the council meeting agenda format, which places reports at the end of the meeting, rather than the board's usual format. He noted this was unintentional and emphasized that the board could choose to keep the reports at the end or move them back to the beginning of the agenda.

Commissioner Cramer expressed strong support for the City Council's upcoming consideration of form-based zoning for downtown Clermont. He emphasized that this approach prioritizes how development looks and functions, aligning growth with the community's vision for a walkable, mixed-use, and vibrant city center. He also noted that form-based zoning protects the city's character, improves predictability, and fosters sustainable economic growth, calling it a transformative tool for Clermont's future.

Commissioner Hoisington stated that she did not have a formal report but mentioned hearing on the news that the Planning and Zoning meeting was announced that morning, which came as a surprise. She noted it was interesting that the local news had highlighted the meeting, meaning the broader community was made aware of it. She stated that she also attended the recent city council meeting and took the opportunity to go on record with a continuing request that the council would eventually agree to alternate meeting times—one at 3:00 PM and one at 6:30 PM. as a fair compromise that would allow more members of the community to participate and attend council meetings.

Commissioner Tidona shared that he reached a personal milestone—successfully completing the Ohio State University Planning and Zoning Basics course. He stated that the course doesn't make him a subject matter expert, but found it valuable, including the importance of a strong town mindset, walkability, vibrant town centers, centralized living opportunities, open spaces, and reducing urban sprawl. He expressed a commitment to applying these concepts as they continue to grow and contribute more effectively to the committee.

Commissioner May expressed support for Commissioner Cramer's comments regarding form-based code and shared that she also attended the recent city council meeting to support the vote approving the new planning firm, DPZ, to lead the downtown form-based code initiative. She emphasized the significance of this development, describing it as an exciting opportunity for the city. She expressed enthusiasm about the firm's potential to bring positive, forward-thinking planning to the downtown area and looked forward to seeing the results of their work.

Vice-Chair Niemiec stated he had no reports.

Chair Bain reminded the public that the first budget hearing is scheduled for Thursday at 5:30 PM in the council chambers. He stated that the City Council will review the proposed budget and millage rate for the 2026 fiscal year followed by a second hearing, where final action will be taken, which will be two weeks later at the same time and location. He brought up a question for the City Attorney regarding an upcoming city council agenda item related to proposed disclosure rules for both commissioners and council members.

City Attorney Waugh added that in addition to the resolution concerning disclosure rules for site visits, expert reports, and outside communications—as long as they are disclosed—there will be another resolution on the city council's agenda next week of interest. He stated the resolution involves the city potentially expressing support for amending or repealing SB 180. He mentioned that the resolution, as currently drafted, is quite strong in its language and intent, and may be of particular interest to the commission.

## NEW BUSINESS

### Item No. 1 – Resolution No. 2025-023R – Plaza Collina Pod I Conditional Use Permit

**Planner Gonzalez** presented as follows:

The applicant, Jessica Gow, Esq., is requesting to amend the Plaza Collina Planned Unit Development (Resolution 2015-08) to allow for internal shared drive isles and reduced landscape buffers for parcel identified as Pod I within the parent parcel. The property is located on the north side of State Road 50 and east of Magnolia Pointe Boulevard, west of Lake Boulevard.

The proposed site is a vacant portion within the Plaza Collina Mixed Use project that consists of C-2 General Commercial uses. The Land Development Code requires an amendment to the Planned Unit Development for any uses or site changes not identified in the Master Development Plan or permitted by the land development regulations for the C-2 General Commercial zoning district. The site proposes a quick-service restaurant, retail and other commercial uses under the

C-2 General Commercial uses. The parcel to the west was granted the same conditions, ensuring that the shared driveways provide maximum feasible interconnectivity while reducing the number of driveway cuts along the north frontage road.

When evaluating a request for a Conditional Use Permit, the Land Development Code, Section 101-212, requires specific development standards that are required to be met. Staff have reviewed the application as submitted in accordance with the development standards criteria and finds the proposed use can meet the general criteria for granting a Conditional Use Permit. The proposed use will not be detrimental to the health, safety and welfare of the surrounding community. Staff recommends approval of the Conditional Use Permit with the conditions contained in Resolution No. 2025-023R.

Jessica Gow with Cobb Cole Law Firm, 1 Daytona Boulevard, Daytona Beach, spoke on behalf of WMG Development, the retail developer for the project. She thanked the planning staff for their support. She stated that the amendment being proposed is not new—it is similar to one brought forward in January 2024 for pods F and H within the same development. She stated that the detailed layout for the current pod was not available, which is why they are now seeking the same treatment to allow interconnectivity between lots and reduce the number of curb cuts. She stated that there are no confirmed end users yet, the general mix of uses described by staff is accurate. She concluded by expressing hope for exciting future tenants.

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

Commissioner Cramer commented on the proposed amendment, noting that it appears to be a request from the applicant for flexibility regarding driveways and landscaping within Pod 1. He stated that they characterized the change as a technical adjustment to the Plaza Collina master plan. He expressed support for shared driveways, stating that they help reduce traffic congestion and enhance safety by limiting the number of curb cuts onto the main road. He acknowledged that staff had reviewed the request and seemed supportive and indicated his support for the resolution.

Commissioner Hoisington raised a question regarding the impact of shared driveways on traffic flow from Highway 50 into the development area. She asked whether this had been considered and if it posed any issues. She also questioned the reduction in landscape buffers.

Planner Nick Gonzalaz clarified that the plan does not create any additional driveways; instead, it reduces the number of driveways by allowing connectivity between parcels. Without this shared access, each parcel would require its own driveway, increasing the number of entrances onto the frontage road. He explained that the reduction of landscape occurs between parcels where shared drive aisles are introduced—normally, a 10-foot landscape buffer would separate each parcel, but the addition of shared driveways eliminates the need for those internal buffers.

Commissioner Tidona voiced concerns about the proposed amendment, particularly regarding traffic flow, safety, and the loss of landscaping. He stated that while the plan promotes interconnectivity, in reality it amounts to just one lane in and one lane out, creating what he described as a “big U” with limited access. He questioned how this setup aligns with public

health and safety goals, especially during emergencies or evacuations, noting the nearby apartment complexes would be impacted. He stated with the reduction in required landscape buffers, which mandates minimum widths, tree plantings, and shrub requirements and expressed that approving the amendment would eliminate these elements, further reducing greenery and visual buffers. He emphasized that this single-lane interconnectivity connects not just commercial sites, but also a nine-building apartment complex, all funneling traffic onto Lake Boulevard. He concluded that he could not support a plan that creates a traffic nightmare and sacrifices valuable trees and vegetation.

Commissioner May shared several concerns about the proposed amendment, primarily focusing on traffic flow, pedestrian access, and loss of landscaping. She agreed with fellow commissioners regarding the lack of direct access from Highway 50 and the heavy reliance on a single point of entry and exit from the rear of the site. She stated that with high-traffic conditions at nearby businesses like Dick's Sporting Goods and Golf Galaxy and questioned whether an updated traffic study had been conducted, especially given the addition of more retail and quick-service restaurants. She stated that she understood the rationale behind eliminating 10-foot landscape buffers to accommodate drive aisles but insisted that trees and greenery should still be included. She also advocated for a pedestrian-friendly design, suggesting the addition of crosswalks, sidewalks, and outdoor seating areas with trees and shading, especially considering the proximity of a large apartment complex. She emphasized the importance of aligning with the city's stated goals of "live, work, play" and reducing car dependency. She concluded by stating that in order to support the amendment, she would need to see meaningful inclusion of green space, open space, and pedestrian infrastructure**.**

Planning Manager John Kruse clarified that a new traffic study was not required because the original development had already undergone a comprehensive traffic review as part of a Development of Regional Impact (DRI) for 1.2 million square feet of commercial space, which also included 200 residential units. He stated the current buildout remains well below that original threshold and the existing traffic study still applies.

Commissioner May asked about sidewalks and pedestrian infrastructure.

Planner Nick Gonzalez explained that the plan presented was conceptual and would go through a site review process where sidewalks, landscape buffers, and other design elements would be finalized. He stated that this pod would be consistent with the existing pods and sidewalks.

Commissioner Niemiec inquired about the signage plans for the proposed development.

Ms. Gow explained that final signage details were not yet available, as they are still in the site plan review phase, and much of the signage will depend on the specific tenants. She stated that signage is expected to be consistent with other parts of the overall development, including potential building-mounted signs and monument signage.

Commissioner Niemiec asked about the visible green areas on the diagram, particularly on the east and west sides.

Ms. Gow clarified that those are separate parcels that may be developed in the future, which is why interconnectivity is being incorporated now. She also noted that while the front landscape buffer along West Colonial Drive is already planned and will be 20 feet wide, the detailed landscape plans for the remaining areas are still under review. She stated that internal landscaping will include parking lot islands, building perimeter plantings, and a potential patio space for outdoor seating if a tenant requires it.

Chair Bain raised the question about whether additional landscaping could be added to compensate for the reduced internal landscape buffers between parcels.

Ms. Gow responded that through the site plan review process, they could work with staff to place smaller trees, shrubs, and landscape islands, especially around the building perimeters, to make up for the buffer reductions while still maintaining visibility for tenants and usability for patrons. She clarified that without interconnectivity, each parcel would require its own separate driveway from the frontage road, which would increase traffic congestion and reduce efficiency.

Chair Bain emphasized that from a user perspective, this interconnectivity makes practical sense by allowing patrons to move between businesses without re-entering main roads, using the example of a similar retail area with separate parking lots causing inconvenience. He also acknowledged concerns about losing green space but believed that targeted landscaping and flexibility in design could result in a better overall experience for both developers and the public. He added by pointing out that sidewalks already exist along the north side of the road and suggested adding a north-south crosswalk at the intersection of Collina Terrace to improve pedestrian access from nearby residential areas.

Commissioner Cramer is in support of the proposal, noting that fewer driveway cuts improve safety and traffic flow, and that landscaping between retail parcels is less critical than buffers between commercial and residential zones. He concluded with a recommendation to support the project with an amendment to include the additional crosswalk**,** balancing walkability, traffic efficiency, and design flexibility**.**

Ms. Gow clarified the willingness to work with city staff on enhancing landscaping and improving pedestrian connectivity as part of the site plan review process. She stated that regarding the proposed north-south crosswalk they requested that any condition related to it be made subject to engineering and detailed site review to ensure feasibility. She emphasized that the core reason for the shared driveway design i**s** safety, not only for traffic flow but also to reduce potential conflict points between vehicles. She explained that direct access to West Colonial Drive is not feasible because the Florida Department of Transportation (DOT) does not allow additional driveway cuts along that corridor due to high traffic volumes. She stated that all traffic must enter from a central access point and circulate internally via the frontage road. She also pointed out that adding multiple driveway cuts would result in increased congestion and collision risk, particularly near apartment traffic and areas with limited sight distance. She stated that the project will continue the sidewalk pattern seen in other pod areas and that the concerns raised about landscaping and pedestrian access can be addressed cooperatively during detailed site planning**.**

***MOTION TO RECOMMEND APPROVAL*** *of Resolution No. 2025-023R Plaza Collina Pod I Conditional Use Permit with an added crosswalk approved by engineering; moved by Commissioner Cramer. Motion failed due to lack of a second.*

***MOTION TO RECOMMEND APPROVAL*** *of Resolution No. 2025-023R Plaza Collina Pod I Conditional Use Permit with an added crosswalk approved by engineering and the requirement to meet Chapter 123.43d; moved by Commissioner May. Commissioner May withdrew her motion.*

***MOTION TO RECOMMEND APPROVAL*** *of Resolution No. 2025-023R Plaza Collina Pod I Conditional Use Permit with an added crosswalk approved by engineering and to add the landscape that will be removed from the interior and distributed elsewhere within the site; moved by Commissioner Cramer, Seconded by Commissioner Niemiec. Motion passed 6-0.*

**Item No. 2 – Resolution No. 2025-024R – 1227 Bloxam Avenue Conditional Use Permit**

**Planning Manager Kruse** presented as follows:

The applicant, Lake County, is requesting to use the existing building located at 1227 Bloxam Avenue for public safety use as an EMS/ambulance station. Lake County desires to establish an EMS/ambulance location in Clermont and has been looking for a suitable location for many years. This site provides an optimal location, according to Lake County. The property consists of a single-family home that will have to undergo a change of use/life safety inspection if approved. Lake County plans to use the site as-is and no improvements to the site are planned. The site will function as it appears with the existing gravel parking, and no additional landscaping is planned. A condition has been placed within the Conditional Use Permit that any damage resulting from the operation of this use on Bloxam Avenue or the City's ROW as a result of the as-is condition will be required to be repaired by the Applicant/Owner. The total number of ambulances onsite will be limited to 2 with a maximum of 4 onsite personnel.

The property is currently zoned R-3 Residential/Professional. The proposed EMS/ambulance station is not listed under Section 125-250 as a conditional use. This is due to the unique nature of the use with the property being occupied 24 hours a day/7 days a week with personnel in conjunction with the station. Section 125-250(b) states that in case of uncertainty of the classification of any use, uses may be permitted which, after consideration by the planning and zoning commission and approval by the city council, are not more obnoxious to the district than uses provided in this section.

Staff have reviewed the CUP application in accordance with Sec. 101-212 of the Land Development Code. The project does not appear to conflict with the Comprehensive Plan. The future land use is Commercial and the proposed use, municipal facilities, is identified in Objective 1.9. The location of the site is in an area that is transiting from residential to commercial. The site appears to have access to the major arterial roadways to serve the community. The service provided by the EMS/ambulance station is needed within the City of Clermont and the proposed use may be desirable in this location. Conditions, such as potential off-site improvements of warning lights, adequate parking, and potential Bloxam Avenue

improvements have been added to the resolution to ensure safe operations at the site. Staff recommends approval of Resolution 2025-024R.

Michelle Wilkinson, the property manager for Lake County and the applicant who is accompanied by other county officials, including the assistant county manager, the public safety director, and the property manager. She explained that the site is already zoned for commercial use, and the county is seeking approval to add an ambulance station due to the lack of nearby locations. She stated that the closest are in Minneola and Groveland. She stated that the proposed use would be modest, involving just one ambulance and two vehicles stationed there, primarily for crew members to rest, use the restroom, and take breaks. She noted that life safety inspections and building modifications (such as fire suppression) would be required, and that any changes would be contingent on City Council approval.

*The floor was opened for public comments.*

Pamela De Cambre, 1211 Bloxom Avenue, voiced opposition to the proposal. She highlighted concerns about the impact on the residential character of the neighborhood, referencing a prior assurance from city officials that any future business at the site would need to fit in with the surrounding homes. She emphasized that the former occupant, a quiet accounting office, operated only during normal business hours, while the proposed ambulance station would run 24/7, with up to four ambulances coming and going. She expressed concerns about increased noise**,** light pollution, and difficulty turning onto Bloxom Road, especially since her home is directly adjacent to the site and already affected by noise from a nearby Winn-Dixie. She also stated she was speaking on behalf of other neighbors who shared similar concerns.

*With no further speakers present, the floor was closed.*

Commissioner Cramer expressed internal conflict over the proposed conditional use permit for an ambulance station at 1227 Bloxom Avenue. He acknowledged the valid concerns of the nearby resident, particularly regarding neighborhood aesthetics and potential disruption. He stated that there is an urgent need for improved emergency medical services in Clermont. He stated that there was some confusion about the number of ambulances, it was clarified that the maximum would be two, not four as initially suggested. He stated that despite concerns about issues such as gravel parking and neighborhood compatibility, he viewed the proposal as a practical and cost-effective use of the building. He expressed empathy for the neighbor’s position but stated he was leaning in favor of approving the project due to the broader public benefit.

Commissioner Hoisington voiced strong support for the proposed ambulance station at 1227 Bloxom Avenue, citing a personal experience with delayed emergency medical services that underscored the urgent need for improved EMS access in Clermont. She questioned parking availability for the two ambulances and up to four on-site personnel, as well as the potential for increased noise**,** light alerts, and traffic congestion on the already busy Bloxom Avenue. She stressed the importance of considering the effects on nearby residents, particularly given the property's proximity to residential homes and the existing activity from nearby businesses like Winn-Dixie. While affirming the necessity of the service, she urged careful evaluation of

whether this specific site was the most appropriate and considerate location for a 24/7 emergency facility.

David Kilbury, Public Safety Director for Lake County Fire Rescue, emphasized that due to rapid city growth, fire stations previously used for EMS units are now fully needed for fire suppression personnel, creating a demand for standalone ambulance locations. He highlighted the strategic value of the Bloxom site, located near the SR 50/27 cloverleaf interchange and nestled in a commercial district between a Volkswagen dealership and Winn-Dixie. He addressed neighborhood concerns by assuring that sirens would not be used unnecessarily, minimizing noise disturbances, and noted that parking would be contained under a carport or in the rear of the property. He also stressed that Lake County has similar facilities throughout the region and consistently acts as a good neighbor and reiterated that this project represents a cost-effective and efficient use of public funds to ensure faster emergency response and improved patient outcomes.

Commissioner Tidona expressed gratitude for the EMS team's service and acknowledged the urgent need for such a facility in Clermont, despite the challenges of finding an ideal location. He asked if the two ambulances would be parked in front of the house.

Mr. Kilbury clarified that while the application allows for a maximum of two ambulances, the intended use is for one, with two to four personnel on-site depending on shift changes. He stated that the ambulance would be parked on the existing concrete driveway, facing Bloxom for quick deployment, while staff vehicles would use the side gravel area or under the carport. He stated that the ambulance will not be stored in the back of the property.

Commissioner Tidona expressed concerns about noise, visibility for neighbors, and the potential use of sirens. He asked if anyone had looked into whether the ambulance would sink into the gravel. He asked if there would be improvements to the site. He suggested considering some type of visual barrier between the property and the neighboring home to reduce the aesthetic and psychological impact of having emergency vehicles nearby.

Mr. Kilbury assured us that lights and sirens would only be used based on the urgency of the call and not unnecessarily activated in residential areas, especially during quiet hours. He stated that the ambulance does not carry the weight such as a suppression fire truck and is equivalent to a utility truck. He stated that the ambulance would be parked on the driveway. He stated that site modifications will include fire sprinklers for overnight occupancy, but there are no plans for expanding the facility into a dispatch or operational tower.

Commissioner May inquired whether flashing lights would be required at the facility to aid traffic flow, given the busy nature of Bloxom Avenue.

Mr. Kilbury stated that no such lights are currently required and similar EMS stations in the county operate without external flashing signage.

Chair Bain clarified that the resolution does include a provision allowing the fire chief to implement off-site improvements like signage or lighting in the future if deemed necessary for safe operation, without returning to city council for approval.

Commissioner May revisited parking requirements, comparing the EMS site to a previous medical office approval.

Mr. Kruse stated that the EMS use does not require visitor parking, and the applicant had requested to use the existing parking layout, which was supported due to the facility's low-impact use.

Mr. Kilbury confirmed that no public visitors are expected at the site, as EMS teams respond to calls rather than receiving patients.

Commissioner May raised the idea of adding a landscape buffer between the EMS station and the neighboring residence to address privacy concerns, especially since the neighbor's bedroom faces the station.

Mr. Kruse stated that although the original request was to leave the site "as is," but suggested adding a buffer requirement to the conditional use permit to show consideration for the adjacent property owner.

Commissioner Niemiec acknowledging the need for emergency medical services and expressing respect for first responders, he stated that he personally opposes the chosen location, citing traffic, noise, and neighborhood compatibility issues. He raised concerns about the use of sirens and lights, asking when and where they would be activated, and whether they might disturb the adjacent residents.

Mr. Kilbury stated that it is logistically ideal due to proximity to key roadways and emphasized that lights and sirens are used only when necessary.

Commissioner Niemiec suggested alternative staging methods like parking ambulances around the city, as done in New York. He asked about planned modifications to the building, including sprinkler systems but no antennas, and inquired about engine types, highlighting the noise differences between diesel and gas vehicles. He stated he supports the goal of expanding EMS service but maintained that this particular location is inappropriate and potentially disruptive to the surrounding neighborhood.

Mr. Kilbury stated that in order to be compliant with the fire code they will be adding sprinkler system to the property. He stated that there will be no antennas.

Chair Bain expresses concern about traffic safety, particularly regarding ingress and egress in a high-traffic area. He stated that the location in question is noted to have significant traffic congestion, which could make ambulance access more difficult. He suggests that, if approved, additional traffic control measures should be required upfront, not decided later without public

input. He raised concerns about whether ambulances would be running, idling, or making noise while parked. He asked about auditory signals and alarms from ambulances.

Mr. Kilbury explained that the vehicles will be connected to shoreline power which keeps systems running without the engine which reduces noise and idling. He stated that they are implementing a "heart-friendly" alert system called G2 Phoenix, which emits softer tones, and will reduce loud alerts both inside and outside the building. He stated the alerts might be faintly audible; they won't be projected externally.

Chair Bain acknowledges the benefit of such quieter tones and asks if ambulances make beeping sounds when backing up.

Mr. Kilbury stated that some likely do, but a spotter is used to assist, and the designated gravel area will allow ambulances to turn around without backing into the street.

Chair Bain asked what parking is allowed at the site now.

Mr. Kruse explained that under the existing residential zoning (R-3), parking in those areas is permitted. However, if the site were a business, parking would need to follow stricter codes (e.g., size, drainage, landscaping). A previous professional office site plan was approved for the property but never implemented.

Chair Bain stated that he shares some of the same concerns as the other Commissioners.

Aaron Blake, 290 Citrus Tower Blvd., suggested that a hedge row be added between this property and the neighbor.

***MOTION TO RECOMMEND APPROVAL*** *of Resolution No. 2025-023R 1227 Bloxam Avenue Conditional Use Permit with an added hedge row from the front building line to Bloxam Avenue; Moved by Commissioner Cramer, Seconded by Commissioner Tidona. Motion passed 4-2, with Commissioner Hoisington and Commissioner Niemiec opposing.*

**Item No. 3 – Resolution No. 2025-026R – Lakehaven on Grand Conditional Use Permit**

**Planner Gonzalez** presented as follows:

The applicant, Joe Zagame, Jr., is requesting a Conditional Use Permit to allow for a multi-family complex in the R-2 Medium Density Residential Zoning District. The vacant parcels are located east of South Grand Highway and north of East Highway 50.

The subject property is designated for Medium Density Residential use under the City's Future Land Use and is zoned R-2, which permits multi-family development subject to Conditional Use Permit approval. The proposed project includes a 20-unit multi-family development that is consistent with both the density allowances and the intent of the R-2 zoning district.

The CUP process provides an opportunity to ensure that multi-family developments are compatible with the surrounding neighborhoods and that appropriate design, buffering, and access are addressed. Staff has reviewed the proposed request and find it to be in compliance with the City's Land Development Code requirements. No waivers or variances have been requested by the applicant at this time.

The site is located adjacent to residential and commercial uses, with frontage and access from South Grand Highway. The proposed development will serve as a compatible transition between existing single-family neighborhoods and commercial corridors. The site is located directly behind the At Home store and down from an existing stormwater pond. The development could be considered infill development since majority of the surrounding area has been developed.

When evaluating a request for a Conditional Use Permit, the Land Development Code, Section 101-212, requires specific development standards that are required to be met. Staff have reviewed the application as submitted in accordance with the development standards criteria and finds the proposed use can meet the general criteria for granting a Conditional Use Permit. The proposed use will not be detrimental to the health, safety and welfare of the surrounding community. Staff recommends approval of the Conditional Use Permit, Resolution No. 2025-026R.

Joe Zagami Jr., 230 Mohawk Road, stated that he has had a pre-application meeting and all departments have had an opportunity to comment on this project. He stated that what is submitted is the revised site plan based on their comments.

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

Commissioner Cramer stated that the request aligns with the current zoning and future land use designations. Although it's a modest project, the conditional use process allows the city to ensure proper design, access, buffering, and compatibility with neighboring properties. He stated that his concerns included traffic impact on South Grand Highway.

Planner Nick Gonzalaz stated that the applicant provided a traffic summary indicating only 14 peak-hour trips—qualifying as *de minimis*—and noting they may seek an exemption from a tier one traffic study.

Commissioner Cramer questioned the stormwater management due to the site's proximity to Jack's Lake.

Mr. Gonzalez stated the stormwater pond would be evaluated during the site review process.

Commissioner Hoisington expressing concerns about the proposed development of 20 additional homes on Grand Highway. While the development appears compatible with the area, she is worried about increased traffic, especially considering other nearby developments like Mason

Ridge and new town homes. She stated that Grand Highway is already a busy street, frequently used by school buses in the morning and afternoon. She questioned whether the proposed development has only one way in and out, which could further impact traffic flow and safety.

Mr. Gonzalez stated that it is one way in and one way out.

Commissioner Tidona raised several concerns pertaining to trash pick up and walking to a central dumpster. He is also concerned with the removal of trees and the walkability and connectivity to the nearby shopping center. He is also concerned with the added traffic and there are only four additional parking spaces for guests. He does like that it feels secluded.

Commissioner May questioned if the units were for sale or rent.

Mr. Zagami stated that they were fee simple units.

Commissioner May noted that parking requirements differ between for sale and for rent properties, and

Mr. Gonzalez stated that in this case, the calculations are based on the number of bedrooms. He stated that the proposal includes one-car garage and one driveway space per unit, totaling 40 residential parking spaces, in addition to four guest parking spaces that were added voluntarily by the applicant and not required by staff.

Commissioner May mentioned that the traffic impact of the project referenced a 14 peak-hour trip count, which was deemed “de minimis” by the traffic consultant. She mentioned her concerns for tree preservation and environmental considerations, noting that the property is currently populated with many large, mature trees. She emphasized the need for a formal tree study (tree inventory) to be submitted and reviewed as part of the development process.

Mr. Gonzalez confirmed that a tree inventory is already required under code, and they would have to meet the landscape buffers.

Development Director Curt Henschel clarified the tree study would be required. He stated that part of the study includes a number of inches of landscape. He mentioned that if they are unable to replace the landscape with the same number of inches, then they will have to pay into the tree fund.

Commissioner May mentioned the sidewalk that currently terminates at the edge of the property, limiting pedestrian access to nearby shopping centers and restaurants.

Commissioner Niemiec questioned if there would be an HOA and amenities included.

Mr. Zagami stated that there would be an HOA and would like to add a walking path along the lake in the future. He indicated that the elevation difference between his property and the shopping center was significant. He mentioned the property between them is their stormwater

pond and would be a natural buffer between the two properties. He stated that there would not be a club house or any other amenities.

Commissioner Niemiec raised concerns regarding emergency vehicle access, asking where the egress for commercial or emergency use would be located. He asked about the long driveway.

Mr. Zagami confirmed that ingress and egress will be via a single access point on Grand Highway, which is allowed because the project contains fewer than 20 units. The long driveway was explained as a necessity due to the flag-shaped configuration of the lot, which restricts access to the lakefront portion of the property. He also noted that Lake County has reviewed the project, and as a condition, the developer will install a sidewalk along Grand Highway to connect to existing sidewalks to the north and south, including the one in front of the At Home store.

Commissioner Niemiec noted that there are no internal sidewalks within the development, including around the guest parking area.

Chair Bain requested clarification regarding whether the proposed development would be fee simple ownership or multifamily (rental-style) in nature. With the presence of a trash enclosure it led to some initial confusion, as that is more commonly associated with multifamily or rental communities. He explained that while the current conceptual plan shows a multifamily configuration, he questioned whether their actual intent is to develop 20 fee simple town homes, each individually owned, with 20 separate parcel IDs and tax bills, and trash collected via individual receptacles rather than a shared enclosure.

Mr. Zagami noted that ownership would be split between him and a partner, with each potentially owning buildings that contain multiple units, but the goal is to sell the units individually, including to family members.

Mr. Gonzalez clarified that the plan under review was not for fee simple parcels, but rather a single parcel with 20 units, more typical of a multifamily or condominium layout.

Chair Bain emphasized the need to align the applicant's intent with the formal application—noting that fee simple and multifamily developments are regulated differently under city code, especially regarding services like trash collection, emergency access, and site layout. Commissioners suggested the applicant might need to postpone the review and work with staff to resubmit a revised plan that accurately reflects the intended ownership structure before proceeding with approvals.

***MOTION TO TABLE*** *Resolution No. 2025-026R Lakehaven on Grand Conditional Use Permit to the October 7, 2025; moved by Commissioner Niemiec, Seconded by Commissioner May. Motion passed 6-0.*

**Item No. 4 – Ordinance No. 2025-032 – Land Development Code Amendment**

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

Commissioner Cramer expressed concerns about a proposed ordinance that would allow unlimited flagpole heights without permits, stating that while the intent may be patriotic, the change could lead to unintended consequences. He acknowledged the federal protections for American flag displays under the Freedom to Display the American Flag Act of 2005 but emphasized that the city already has reasonable codes and ordinances in place to manage such displays. His concern centered around the removal of oversight and whether allowing large flagpoles without regulation would open the door to other oversized flag displays, potentially from various groups or causes. He personally supports and displays the American flag respectfully, they questioned whether this ordinance was truly necessary, or if it was a form of political pandering in response to a recent large flag installation.

Commissioner Hoisington stated that she did not understand the need to change the code.

Commissioner Tidona voiced significant concerns about a 130-foot flagpole that was installed without a permit, in violation of the city's existing code, which limits flagpole height to 55 feet. He stressed the need to avoid exploiting patriotic symbols for political or commercial gain. He expressed discomfort with what seemed like an intentional disregard for the permitting process. He questioned the structural integrity and safety of such a tall pole, especially during severe weather like Category 5 hurricanes, and raised concerns about potential impacts on neighboring properties. He discussed broader issues such as FAA regulations, the risk of setting a problematic precedent, and the importance of adhering to existing code. He concluded that if someone wishes to fly a flag, they should do so within the established regulations or work with the city on a proper variance—rather than unilaterally exceeding height limits and forcing the city to react.

Commissioner May emphasized the importance of upholding city code and ensuring safety regarding flagpole installations, particularly in response to a 130-foot pole erected without a permit. She criticized the lack of process followed by the applicant, noting similar unpermitted installations in other states. She urged the city to differentiate between residential and non-residential zoning when allowing such structures, suggesting that tall poles may be more appropriate in commercial corridors but not in neighborhoods. She recommended setting a maximum flagpole height and flag size, citing concerns about structural integrity, hurricane resistance, and potential hazards if improperly installed. She stated to avoid misuse and ensure accountability, they proposed requiring a simple application, similar to a tree permit, so the city can track installations and request structural engineering documentation. She raised enforcement issues, such as people circumventing rules by initially displaying an American flag, then swapping it for something else. She advocated for a more structured, enforceable process that respects patriotism while maintaining public safety and code compliance.

Commissioner Niemiec focused on the implications of flagpole regulations in response to a specific case—Camping World's installation of a 130-foot flagpole without a permit. He emphasized that while Florida Statute 720 protects homeowners' rights to fly the U.S. flag in HOAs, it doesn't override local building and safety codes, particularly regarding height and structural integrity. He expressed concern over the absence of any permit, engineering report, or safety checks for the flagpole, which is a disregard for the city's process. He pointed out inconsistencies in current ordinances, such as conflicting height limits (30 ft vs. 55 ft), and stressed the need for clarity and enforceable rules.

Chair Bain raises significant concerns about the implications of a proposed ordinance that would exempt flagpoles displaying only the U.S. flag from height and permit requirements. He stated that the ordinance appears tailored to retroactively legitimize an unpermitted 130-foot Camping World flagpole, essentially rewriting the code to avoid enforcement. He stated that while the ordinance includes conditions such as FAA compliance, structural certification, and adherence to the U.S. Flag Code, the lack of a formal process (like a permit or application) poses safety and enforcement challenges. He states that the ordinance creates a legal gray area—potentially violating constitutional protections by favoring the U.S. flag over others, which could open the city to lawsuits. He further noted that large flags, such as those similar to Camping World's in North Carolina, are extremely heavy and pose safety risks in high-wind or hurricane-prone areas like Florida. He stated that maintenance, structural integrity, and code compliance become difficult to track without a formal approval process. He stresses that public safety, enforceability, and legal neutrality must be prioritized.

***MOTION TO RECOMMEND APPROVAL*** *of Ordinance No. 2025-032 Land Development Code Amendment as amended: Moved by Commissioner Niemiec, Seconded by Commissioner Tidona. Motion passed 1-5, with Commissions Hoisington, Cramer, May, Tidona and Chair Bain opposing.*

**DISCUSSION OF NON-AGENDA ITEMS**
*There were no discussions of non-agenda items.*

**ADJOURNMENT** *– 10:24 pm*

_____
Chair Bain

ATTEST:

_____
Rae Chidlow

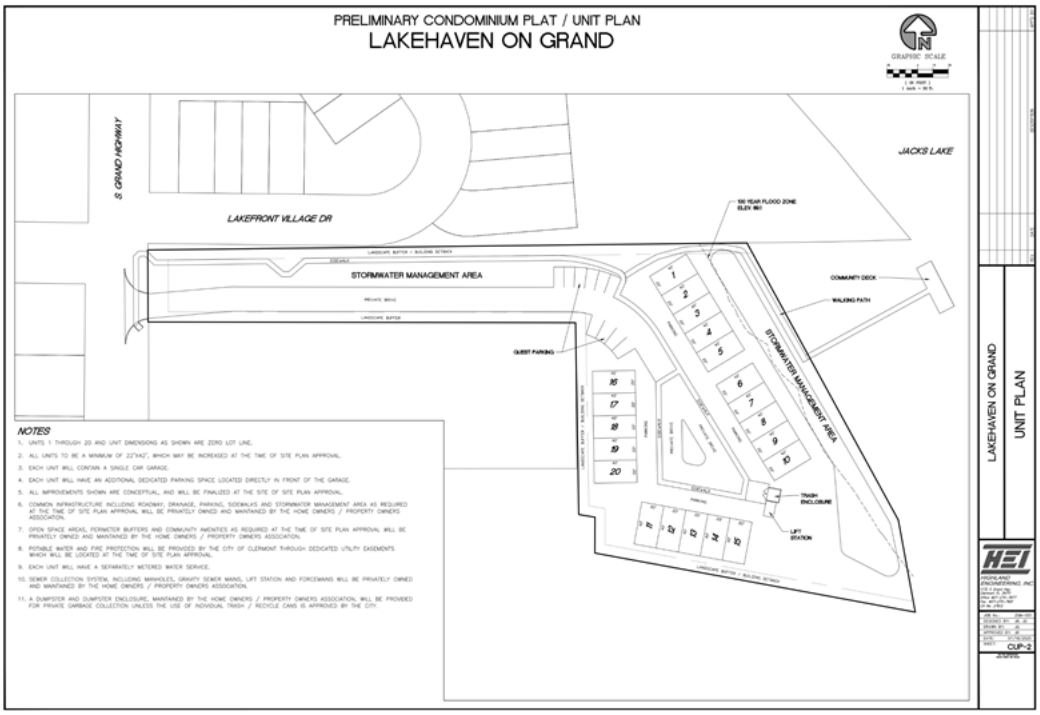
CITY OF CLERMONT

# AGENDA ITEM



| Meeting Date |
| --- |
| Tuesday, October 7, 2025 |
| **Agenda Item Name** |
| Resolution 2025-026R<br>*Lakehaven on Grand Conditional Use Permit* |
| **Requested Action** |
| Recommend approval of Resolution No. 2025-026R |
| **Staff Report** |

The applicant, Joe Zagame, Jr., is requesting a Conditional Use Permit to allow for a condominium development in the R-2 Medium Density Residential Zoning District. The vacant parcels are located east of South Grand Highway and north of East Highway 50.




The subject property is designated for Medium Density Residential use under the City's Future Land Use and is zoned R-2, which permits multi-family development subject to Conditional Use Permit approval. The proposed project includes a 20-unit condominium development that is consistent with both the density allowances and the intent of the R-2 zoning district.

The CUP process provides an opportunity to ensure that multi-family developments are compatible with the surrounding neighborhoods and that appropriate design, buffering, and access are addressed. Staff has reviewed the proposed request and find it to be in compliance with the City's Land Development Code requirements. No waivers or variances have been requested by the applicant at this time.

The site is located adjacent to residential and commercial uses, with frontage and access from South Grand Highway. The proposed development will serve as a compatible transition between existing single-family

neighborhoods and commercial corridors. The site is located directly behind the At Home store and down from an existing stormwater pond. The development could be considered infill development since majority of the surrounding area has been developed.

When evaluating a request for a Conditional Use Permit, the Land Development Code, Section 101-212 requires specific development standards that are required to be met. Staff has reviewed the application as submitted in accordance with the development standards criteria and finds the proposed use can meet the general criteria for granting a Conditional Use Permit. The proposed use will not be detrimental to the health, safety and welfare of the surrounding community. Staff recommends approval of the Conditional Use Permit, Resolution No. 2025-026R.

| **Additional Analysis** | |
|---|---|

| **Fiscal Impact Summary** | |
|---|---|

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

| **Exhibits Attached** (copies of original agreements) | |
|---|---|
| 1. 2025-026R Lakehaven on Grand CUP (10.01.25) | 2025-026R Lakehaven on Grand CUP (10.01.25).pdf |
| 2. Location Map | Location Map.pdf |
| 3. Lakehaven on Grand - Concept and Unit Plan | Lakehaven on Grand - Concept and Unit Plan.pdf |
| 4. 3b LOG Front Elevation | 3b LOG Front Elevation.jpg |
| 5. 3c LOG Back Elevation | 3c LOG Back Elevation.jpg |
| 6. Staff Analysis Lakehaven on Grand 10.1.25 | Staff Analysis Lakehaven on Grand 10.1.25.pdf |
| 7. LOG CUP Application | LOG CUP Application.pdf |
| 8. Legal ad-Lakehaven on Grand-PZ | Legal ad-Lakehaven on Grand-PZ.pdf |

*CITY OF CLERMONT*

**RESOLUTION NO. 2025-026R**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR A CONDOMINIUM DEVELOPMENT IN THE R-2 MEDIUM DENSITY RESIDENTIAL ZONING DISTRICT. PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.**

**WHEREAS,** the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held October 7, 2025 recommended approval of this Conditional Use Permit to allow for a condominium development in the R-2 Medium Density Residential Zoning District; at the following location:

**LOCATION:**
Vacant parcels located east of South Grand Highway
and north of East Highway 50
(AK 3801341, 3801342, and 3801237)

**WHEREAS**, from the evidence presented at the public hearing and after consideration of the factors set forth in Sec. 101-212 (c) of the Land Development Code, the City Council finds, that: (1) granting the conditional use permit will not adversely affect the officially adopted comprehensive plan of the city; (2) Such use will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity; (3) The proposed use will comply with the regulations and conditions specified in the codes for such use; and (4) The proposed use may be considered desirable at the particular location.

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

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

This application for a Conditional Use Permit to allow for a condominium development in the R-2 Medium Density Residential Zoning District; shall be granted subject to the following conditions:

**SECTION 1: GENERAL CONDITIONS**

1. This Resolution shall inure to the benefit of, and shall constitute a covenant running with the land and the terms, conditions, and provisions hereof, and shall be binding upon the present owner and any successor in title or interest, and shall be subject to each condition herein set out.

2. Upon approval of the resolution, the aforementioned property shall only be used for the purposes described herein. No further expansion of the use or additions to this project shall be permitted except as approved by another Conditional Use Permit. Any other proposed use shall be specifically authorized by an amendment and approval of the City of Clermont City Council.

3. The property shall be developed in substantial accordance with Exhibit A, the conceptual site plan dated July 18, 2025 prepared by Highland Engineering, Inc. Formal Construction Plans, incorporating all conditions stated in this Permit shall be submitted for review and approval by the Site Review Committee prior to the issuance of a zoning clearance or other development permits. The Conceptual Site Plans submitted with the Conditional Use Permit application are not the approved Construction Plans.

4. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.

5. The Conditional Use Permit must be executed and processed by the Clermont City Clerk's office within 90 days of its date of grant by the City Council or the permit shall become null and void.

6. The Applicant shall record in the Public Records of Lake County within 90 days of its date of approval by the City Council, a short-form version of this Conditional Use Permit as provided by the City or a form acceptable to the City, to provide notice to all interested parties, the assigns, successors and heirs of the developer/applicant and all future owners of the above-referenced property that the real property described above is subject to the terms and conditions of the Conditional Use Permit.

7. The Fire Marshal shall inspect the structure for life safety requirements. All requirements must be in compliance prior to the issuance of any Certificate of Occupancy.

8. The City Building Inspector shall inspect the structure and all building code violations must be corrected prior to the issuance of any Certificate of Occupancy.

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

10. This permit shall become null and void if substantial work has not begun within two (2) years of the date of issuance of this Conditional Use Permit.

11. In the event that parking at this site proves inadequate, the City reserves the right to open the Conditional Use Permit for further review and additional conditions, which may include additional parking requirements or revocation of the Conditional Use Permit.

## SECTION 2: LAND USE

1. This Conditional Use Permit is for a condominium development with up to 20 units on 2.64 acres, for a density of 7.58 dwelling units per acre.

2. The City's Site Review Committee must approve the site plan prior to the construction plan approval.

3. The applicant/owner must coordinate with the Lake County School District for capacity review and requirements pertaining to schools, and in conformance with City Code, prior to issuance of any building permits.

## SECTION 3: CONFLICT

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

## SECTION 4: SEVERABILITY

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

## SECTION 5: ADMINISTRATIVE CORRECTION

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

## SECTION 6: PUBLICATION AND AN EFFECTIVE DATE

This Resolution shall take effect immediately upon its adoption.

**DONE AND RESOLVED** by the City Council of the City of Clermont, Lake County, Florida, this 28th day of October 2025.

CITY OF CLERMONT

_____
Tim Murry, Mayor

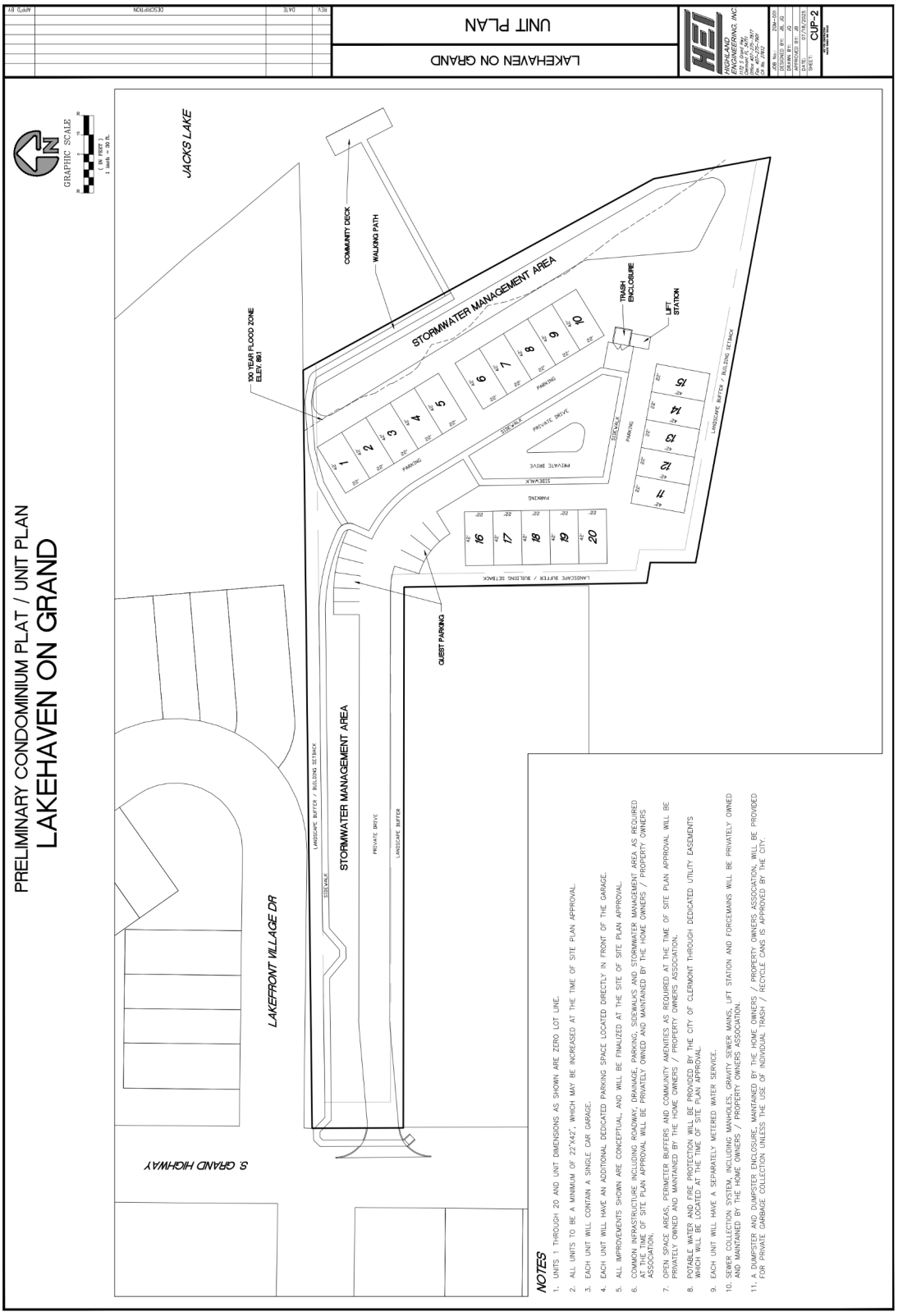
**ATTEST:**

_____
Tracy Ackroyd Howe, MMC
City Clerk

Approved as to form and legality:

_____
Christian W. Waugh, City Attorney

## Exhibit A
## Conceptual Site Plan



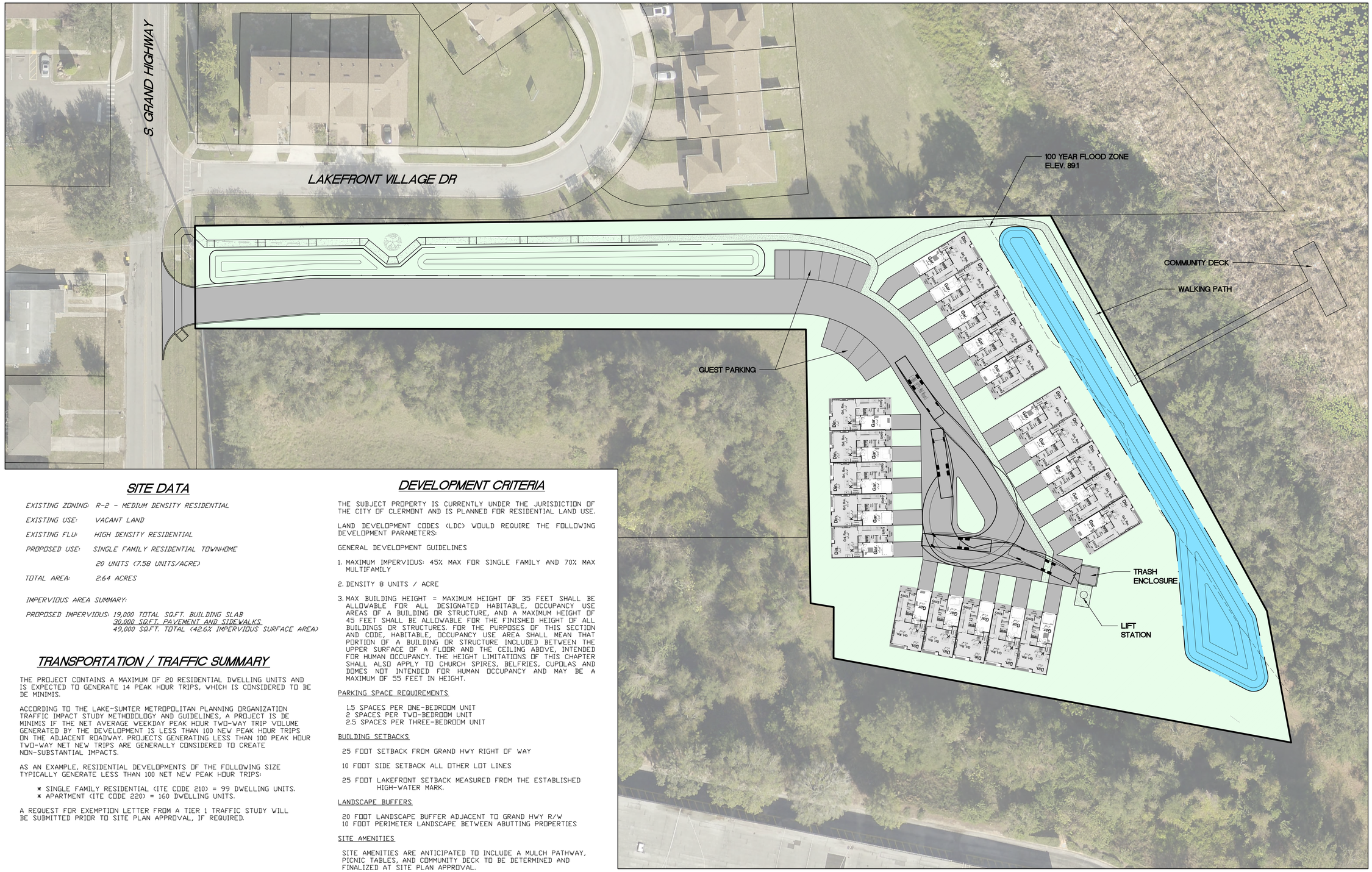
US HWY 27
S US HWY 27
S US HWY 27
S US HWY 27
LAKEFRONT VILLAGE DR
S GRAND HWY
LAKEVIEW DR
ALMOND ST
at home
The Home Décor Superstore

CONCEPTUAL SITE PLAN

# LAKEHAVEN ON GRAND

PARCEL No. 09-22-26-0805-57B-00001,
09-22-26-0805-57B-00004, and 09-22-26-0805-57B-00005

GRAPHIC SCALE
30 0 15 30
( IN FEET )
1 inch = 30 ft.




## SITE DATA

EXISTING ZONING: R-2 - MEDIUM DENSITY RESIDENTIAL

EXISTING USE: VACANT LAND

EXISTING FLU: HIGH DENSITY RESIDENTIAL

PROPOSED USE: SINGLE FAMILY RESIDENTIAL TOWNHOME
20 UNITS (7.58 UNITS/ACRE)

TOTAL AREA: 2.64 ACRES

IMPERVIOUS AREA SUMMARY:

PROPOSED IMPERVIOUS: 19,000 TOTAL SQ.FT. BUILDING SLAB
30,000 SQ.FT. PAVEMENT AND SIDEWALKS
49,000 SQ.FT. TOTAL (42.6% IMPERVIOUS SURFACE AREA)

## TRANSPORTATION / TRAFFIC SUMMARY

THE PROJECT CONTAINS A MAXIMUM OF 20 RESIDENTIAL DWELLING UNITS AND IS EXPECTED TO GENERATE 14 PEAK HOUR TRIPS, WHICH IS CONSIDERED TO BE DE MINIMIS.

ACCORDING TO THE LAKE-SUMTER METROPOLITAN PLANNING ORGANIZATION TRAFFIC IMPACT STUDY METHODOLOGY AND GUIDELINES, A PROJECT IS DE MINIMIS IF THE NET AVERAGE WEEKDAY PEAK HOUR TWO-WAY TRIP VOLUME GENERATED BY THE DEVELOPMENT IS LESS THAN 100 NEW PEAK HOUR TRIPS ON THE ADJACENT ROADWAY. PROJECTS GENERATING LESS THAN 100 PEAK HOUR TWO-WAY NET NEW TRIPS ARE GENERALLY CONSIDERED TO CREATE NON-SUBSTANTIAL IMPACTS.

AS AN EXAMPLE, RESIDENTIAL DEVELOPMENTS OF THE FOLLOWING SIZE TYPICALLY GENERATE LESS THAN 100 NET NEW PEAK HOUR TRIPS:

* SINGLE FAMILY RESIDENTIAL (ITE CODE 210) = 99 DWELLING UNITS.
* APARTMENT (ITE CODE 220) = 160 DWELLING UNITS.

A REQUEST FOR EXEMPTION LETTER FROM A TIER 1 TRAFFIC STUDY WILL BE SUBMITTED PRIOR TO SITE PLAN APPROVAL, IF REQUIRED.

## DEVELOPMENT CRITERIA

THE SUBJECT PROPERTY IS CURRENTLY UNDER THE JURISDICTION OF THE CITY OF CLERMONT AND IS PLANNED FOR RESIDENTIAL LAND USE.

LAND DEVELOPMENT CODES (LDC) WOULD REQUIRE THE FOLLOWING DEVELOPMENT PARAMETERS:

GENERAL DEVELOPMENT GUIDELINES

1. MAXIMUM IMPERVIOUS: 45% MAX FOR SINGLE FAMILY AND 70% MAX MULTIFAMILY
2. DENSITY 8 UNITS / ACRE
3. MAX BUILDING HEIGHT = MAXIMUM HEIGHT OF 35 FEET SHALL BE ALLOWABLE FOR ALL DESIGNATED HABITABLE, OCCUPANCY USE AREAS OF A BUILDING OR STRUCTURE, AND A MAXIMUM HEIGHT OF 45 FEET SHALL BE ALLOWABLE FOR THE FINISHED HEIGHT OF ALL BUILDINGS OR STRUCTURES. FOR THE PURPOSES OF THIS SECTION AND CODE, HABITABLE, OCCUPANCY USE AREA SHALL MEAN THAT PORTION OF A BUILDING OR STRUCTURE INCLUDED BETWEEN THE UPPER SURFACE OF A FLOOR AND THE CEILING ABOVE, INTENDED FOR HUMAN OCCUPANCY. THE HEIGHT LIMITATIONS OF THIS CHAPTER SHALL ALSO APPLY TO CHURCH SPIRES, BELFRIES, CUPOLAS AND DOMES NOT INTENDED FOR HUMAN OCCUPANCY AND MAY BE A MAXIMUM OF 55 FEET IN HEIGHT.

PARKING SPACE REQUIREMENTS

1.5 SPACES PER ONE-BEDROOM UNIT
2 SPACES PER TWO-BEDROOM UNIT
2.5 SPACES PER THREE-BEDROOM UNIT

BUILDING SETBACKS

25 FOOT SETBACK FROM GRAND HWY RIGHT OF WAY

10 FOOT SIDE SETBACK ALL OTHER LOT LINES

25 FOOT LAKEFRONT SETBACK MEASURED FROM THE ESTABLISHED HIGH-WATER MARK.

LANDSCAPE BUFFERS

20 FOOT LANDSCAPE BUFFER ADJACENT TO GRAND HWY R/W
10 FOOT PERIMETER LANDSCAPE BETWEEN ABUTTING PROPERTIES

SITE AMENITIES

SITE AMENITIES ARE ANTICIPATED TO INCLUDE A MULCH PATHWAY, PICNIC TABLES, AND COMMUNITY DECK TO BE DETERMINED AND FINALIZED AT SITE PLAN APPROVAL.

| REV | DATE | DESCRIPTION | APP'D BY |
|---|---|---|---|

LAKEHAVEN ON GRAND

CONCEPTUAL SITE PLAN


HIGHLAND ENGINEERING, INC.
1172 S Grand Hwy
Clermont FL 34711
Office 407-275-7877
Fax. 407-275-7901
CA No. 27612


| | |
|---|---|
| JOB No.: | ZGM-001 |
| DESIGNED BY: | JB, JQ |
| DRAWN BY: | JQ |
| APPROVED BY: | JB |
| DATE: | 07/18/2025 |
| SHEET: | CUP-1 |

NOT FOR CONSTRUCTION
UNLESS SIGNED AND SEALED

# PRELIMINARY CONDOMINIUM PLAT / UNIT PLAN

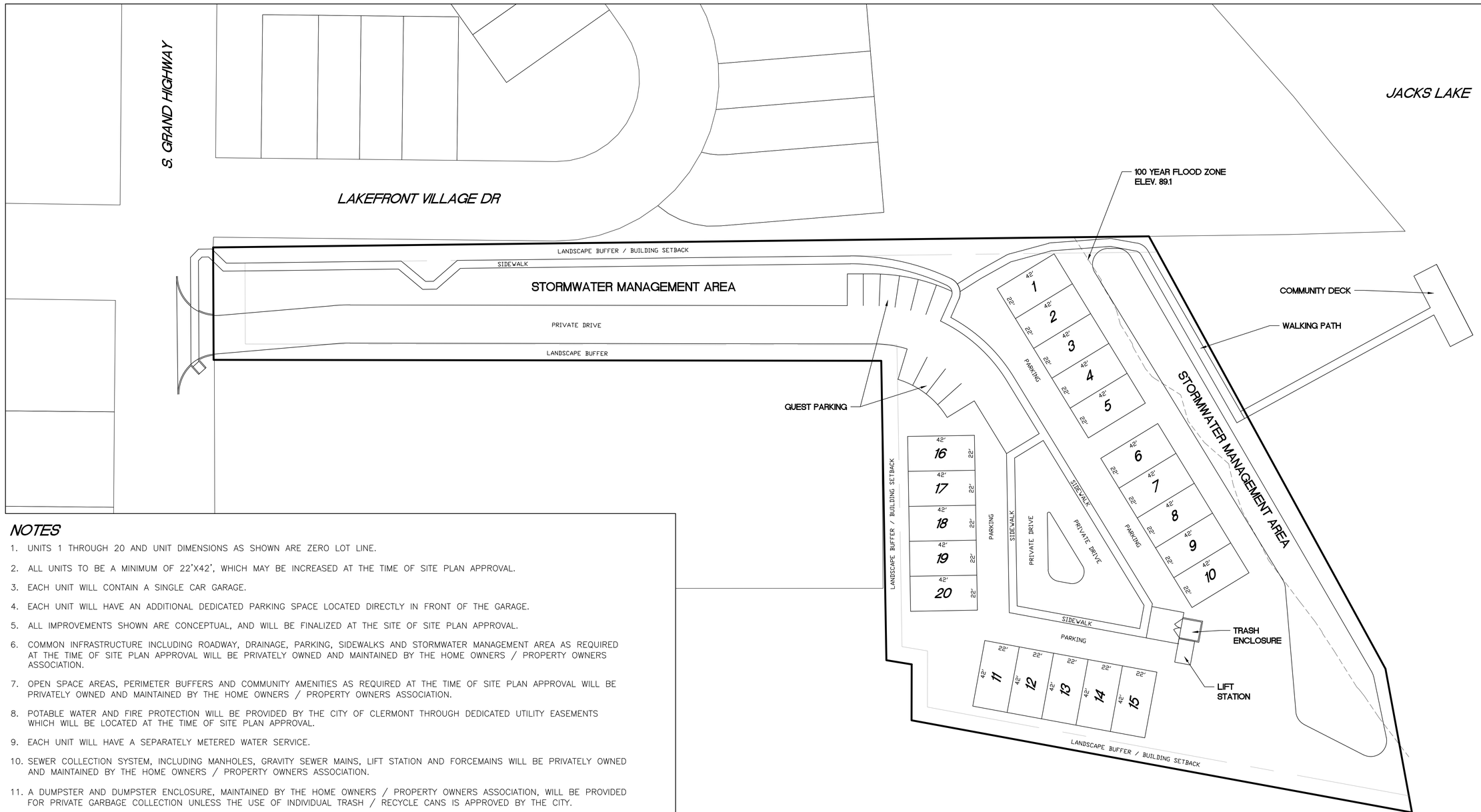
# LAKEHAVEN ON GRAND

GRAPHIC SCALE

30 0 15 30

( IN FEET )

1 inch = 30 ft.




## NOTES

1. UNITS 1 THROUGH 20 AND UNIT DIMENSIONS AS SHOWN ARE ZERO LOT LINE.
2. ALL UNITS TO BE A MINIMUM OF 22'X42', WHICH MAY BE INCREASED AT THE TIME OF SITE PLAN APPROVAL.
3. EACH UNIT WILL CONTAIN A SINGLE CAR GARAGE.
4. EACH UNIT WILL HAVE AN ADDITIONAL DEDICATED PARKING SPACE LOCATED DIRECTLY IN FRONT OF THE GARAGE.
5. ALL IMPROVEMENTS SHOWN ARE CONCEPTUAL, AND WILL BE FINALIZED AT THE SITE OF SITE PLAN APPROVAL.
6. COMMON INFRASTRUCTURE INCLUDING ROADWAY, DRAINAGE, PARKING, SIDEWALKS AND STORMWATER MANAGEMENT AREA AS REQUIRED AT THE TIME OF SITE PLAN APPROVAL WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOME OWNERS / PROPERTY OWNERS ASSOCIATION.
7. OPEN SPACE AREAS, PERIMETER BUFFERS AND COMMUNITY AMENITIES AS REQUIRED AT THE TIME OF SITE PLAN APPROVAL WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOME OWNERS / PROPERTY OWNERS ASSOCIATION.
8. POTABLE WATER AND FIRE PROTECTION WILL BE PROVIDED BY THE CITY OF CLERMONT THROUGH DEDICATED UTILITY EASEMENTS WHICH WILL BE LOCATED AT THE TIME OF SITE PLAN APPROVAL.
9. EACH UNIT WILL HAVE A SEPARATELY METERED WATER SERVICE.
10. SEWER COLLECTION SYSTEM, INCLUDING MANHOLES, GRAVITY SEWER MAINS, LIFT STATION AND FORCEMAINS WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOME OWNERS / PROPERTY OWNERS ASSOCIATION.
11. A DUMPSTER AND DUMPSTER ENCLOSURE, MAINTAINED BY THE HOME OWNERS / PROPERTY OWNERS ASSOCIATION, WILL BE PROVIDED FOR PRIVATE GARBAGE COLLECTION UNLESS THE USE OF INDIVIDUAL TRASH / RECYCLE CANS IS APPROVED BY THE CITY.

| REV | DATE | DESCRIPTION | APP'D BY |
|---|---|---|---|
| | | | |

LAKEHAVEN ON GRAND

UNIT PLAN


HIGHLAND ENGINEERING, INC.
1172 S Grand Hwy
Clermont Fl, 34711
Office 407-275-7877
Fax 407-275-7901
CA No. 27612


| | |
|---|---|
| JOB No.: | ZGM-001 |
| DESIGNED BY: | JB, JQ |
| DRAWN BY: | JQ |
| APPROVED BY: | JB |
| DATE: | 07/18/2025 |
| SHEET: | CUP-2 |

NOT FOR CONSTRUCTION UNLESS SIGNED AND SEALED

# CITY OF CLERMONT
## Staff Analysis Report

**OWNER:** Richard W. Weber Jr. and Linda B. Weber Joint Revocable Trust

**APPLICANT:** Joe Zagame, Jr.

**PROJECT NAME:** Lakehaven on Grand

**REQUESTED ACTION:** Consider the Conditional Use Permit to allow for a condominium development in the R-2 Medium Density Residential Zoning District

**SIZE OF PARCEL:** 2.64 Acres

**LOCATION:** Vacant parcels located east of South Grand Highway and north of East Highway 50 (AK 3801341, 3801342, and 3801237).

**EXISTING ZONING:** R-2 – Medium Density Residential

**FUTURE LAND USE:** High Density Residential

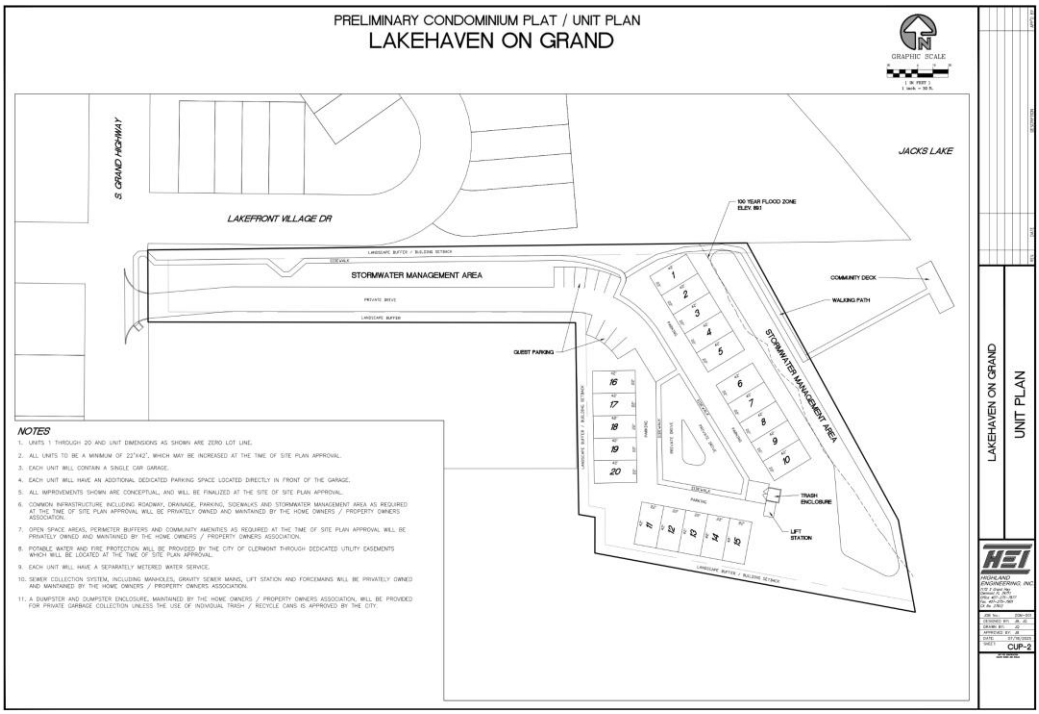
**EXISTING USE:** Vacant Parcel

### Adjacent Property Land Use Table

| Direction | Future Land Use | Zoning | Existing Use | Comments |
|---|---|---|---|---|
| North | Medium Density Residential | R-3 – Residential/Professional | Townhomes | Lakefront Village |
| South | Commercial | PUD – Planned Unit Development | Commercial | At Home |
| East | N/A | N/A | Jacks Lake | |
| West | Residential/Office | R-3-A – Residential/Professional | Offices and Single-family use | |

## STAFF ANALYSIS:

The applicant, Joe Zagame, Jr., is requesting a Conditional Use Permit to allow for a condominium development, in the R-2 Medium Density Residential Zoning District. The vacant parcels are located east of South Grand Highway and north of East Highway 50.



The subject property is designated for Medium Density Residential use under the City's Future Land Use and is zoned R-2, which permits multi-family development subject to Conditional Use Permit approval. The proposed project includes a 20-unit condominium development that is consistent with both the density allowances and the intent of the R-2 zoning district.

The CUP process provides an opportunity to ensure that multi-family developments are compatible with the surrounding neighborhoods and that appropriate design, buffering, and access are addressed. Staff has reviewed the proposed request and find it to be in compliance with the City's Land Development Code requirements. No waivers or variances have been requested by the applicant at this time.

The site is located adjacent to residential and commercial uses, with frontage and access from South Grand Highway. The proposed development will serve as a compatible transition between existing single-family neighborhoods and commercial corridors. The site is located directly behind the At Home store and down from an existing stormwater pond. The development could be considered infill development since majority of the surrounding area has been developed.

**STAFF RECOMMENDATION:**

When evaluating a request for a Conditional Use Permit, the Land Development Code, Section 101-212 requires specific development standards that are required to be met. Staff has reviewed the application as submitted in accordance with the development standards criteria and finds the proposed use can meet the general criteria for granting a Conditional Use Permit. The proposed use will not be detrimental to the health, safety and welfare of the surrounding community. Staff recommends approval of the Conditional Use Permit, Resolution No. 2025-026R.

CITY OF CLERMONT

# CONDITIONAL USE PERMIT APPLICATION

| | | | |
|---|---|---|---|
| **Date** | **FEE: $845 + cost of advertisement + cost of traffic review (if necessary)** | | |
| **Project Name (if applicable)** Lakehaven on Grand | | | |
| **Applicant** Lakehaven on Grand LLC | | | |
| **Contact Person** Joe Zagame, Jr. | | | |
| **Address** 230 Mohawk Road | **City** Clermont | **State** FL | **Zip** 34715 |
| **Telephone** (352) 536-0925 | | | |
| **Email** joe.zagame@prescogroup.com | | | |
| **PROPERTY OWNER INFORMATION** ☐ **(Check box if owner information is same as applicant)** | | | |
| **Property Owner Name** Richard W. Weber Jr. and Linda B. Weber Joint Revocable Trust | | | |
| **Owner Address** 15035 Green Valley Blvd | **City** Clermont | **State** FL | **Zip** 34711 |
| **Telephone** (352) 636-4622 | **Email** rick@weberbuild.com | | |
| **PROPERTY INFORMATION** | | | |
| **Address of Subject Property** XXX S Grand HWY, Clermont, FL | **Alternate Key** 3801237 | | **Zip** 34711 |
| **General Location** Immediately north of the At Home Shopping Center and immediately south of Lakefront Village Townhomes | | | |
| **Legal Description & Alternate Key (include copy of survey)** Please see survey. | | | |
| **Land Use (City verification required)** Multifamily | | | |
| **Zoning (City verification required)** R-2 | | | |

CITY OF CLERMONT

# CONDITIONAL USE PERMIT APPLICATION

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

I am requesting the right to construct townhomes, similar to the Lakefront Village Townhomes north of and adjacent to the subject property.

The existing R-2 zoning allows for townhomes with a CUP.

Joseph Zagame
**Applicant Name (print)**

Joseph Zagame
**Applicant Name (signature)**

Richard W. Weber JR
**Owner Name (print)**

Richard W. Weber
**Owner Name (*signature*)**

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

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

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

02/08/2024

LocaliQ
Florida
GANNETT

# Order Confirmation

**Not an Invoice**

| | |
|---|---|
| **Account Number:** | 526733 |
| **Customer Name:** | City Of Clermont-Legals |
| **Customer Address:** | City of Clermont - LEGALS<br>Po Box 120219<br>Clermont FL 34712-0219 |
| **Contact Name:** | Nicole Wisniewski |
| **Contact Phone:** | 352.241.7334 |
| **Contact Email:** | nwisniewski@clermontfl.org |
| **PO Number:** | |

| | |
|---|---|
| **Date:** | 08/15/2025 |
| **Order Number:** | 11582684 |
| **Prepayment Amount:** | $ 0.00 |

| | |
|---|---|
| **Column Count:** | 1.0000 |
| **Line Count:** | 52.0000 |
| **Height in Inches:** | 4.3100 |

**Print**

| Product | #Insertions | Start - End | Category |
|---|---|---|---|
| LEE Daily Commercial | 1 | 08/25/2025 - 08/25/2025 | Govt Public Notices |
| LEE dailycommercial.com | 1 | 08/25/2025 - 08/25/2025 | 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 | $82.16 |
| Tax Amount | $0.00 |
| Service Fee 3.99% | $3.28 |
| Cash/Check/ACH Discount | -$3.28 |
| Payment Amount by Cash/Check/ACH | $82.16 |
| Payment Amount by Credit Card | $85.44 |

| | |
|---|---|
| **Order Confirmation Amount** | **$82.16** |

# Ad Preview

**LEGAL NOTICE**

On Tuesday, September 2, 2025 at 6:30 PM the Clermont Planning & Zoning Commission will consider a request for a Conditional Use Permit (2025-026R) to allow multi-family in the R-2 Medium Density Residential Zoning District, at the following location:

**LOCATION**
Vacant parcels located east of South Grand Highway and north of East Highway 50
(AK 3801341, 3801342, and 3801237)

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

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

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

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

**Tracy Ackroyd Howe, MMC**
**City Clerk**

Daily Commercial
August 25, 2025
L 11582684 8/25/25

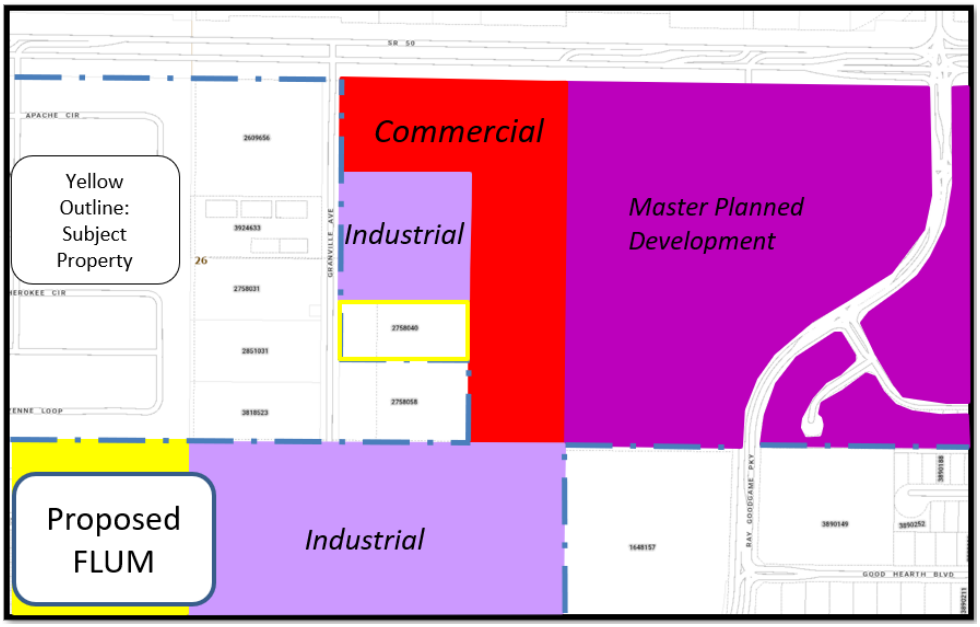
CITY OF CLERMONT

# AGENDA ITEM



| Meeting Date |
|---|
| Tuesday, October 7, 2025 |
| **Agenda Item Name** |
| Ordinance 2025-034<br>*ProActive Auto Small-Scale Comprehensive Plan Amendment* |
| **Requested Action** |
| Recommend approval of Ordinance NO. 2025-034. |
| **Staff Report** |

This is a staff-initiated request. The City, as a result of a recent annexation that was brought forward as a utility agreement with the property owner, is requesting a small-scale comprehensive plan amendment and rezoning of the subject property. The property is located at 13550 Granville Ave, east of Granville Ave and south of State Road 50, and is approximately 2.35 +/- Acres. The property is currently improved and used as an Auto Repair Shop. The utility agreement was based upon the facility upgrading their fire protection system and needing the City's water service.




On September 9th, 2025, the City Council approved the Annexation of the subject property with the understanding that a small-scale comprehensive plan amendment and rezoning at a future date in time would occur to designate the property with the applicable future land use and zoning designations. The City is now moving forward to complete the process and is proposing to designate the property with the Industrial future land use.

The current zoning of the property in Lake County is Heavy Industrial (HM) with a Regional Office future land use. The property is currently used as an auto repair facility. The compatible zoning within the City would be Industrial (M-1) with a future land use of Industrial as well. The majority of the surrounding future land uses in the area consist of Industrial (North and South) future land use.

The change in the future land use to the City's Industrial designation does not propose a conflict to the existing uses and land uses in the area. The proposed Future Land Use is consistent with the City's Comprehensive Plan due to the use being consistent with the remainder of the plan and its goals, objective and policies. Staff recommends approval of the Small-Scale Comprehensive Plan Amendment, Resolution NO. 2025-037R.

| Additional Analysis | |
|---|---|
| **Fiscal Impact Summary** | |

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

| Exhibits Attached (copies of original agreements) | |
|---|---|
| 1. Ord 2025-034 - ProActive Auto SSCPA (10.01.2025) | Ord 2025-034 - ProActive Auto SSCPA (10.01.2025).pdf |
| 2. Location Map | Location Map.pdf |
| 3. FLUC Map | FLUC Map.pdf |
| 4. Legal ad - ProActive SSCPA - PZ | Legal ad - ProActive SSCPA - PZ.pdf |

**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:

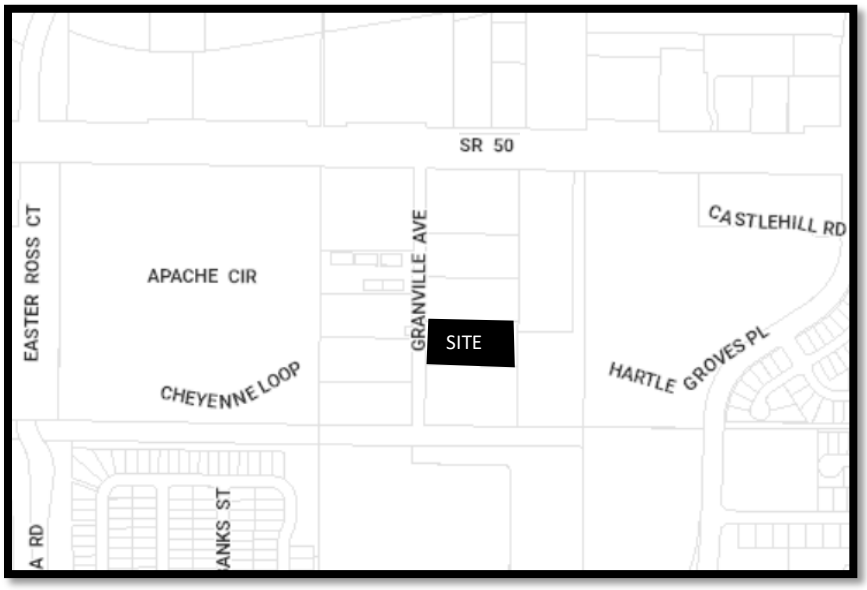
**SECTION 1:**

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**

LAKE HIGHLANDS 26-22-26 FROM SW COR OF TRACT 25 RUN N 89-14-45 E 498.71 FT, N 0-53-59 W 116.82 FT, N 89-36-38 E 33 FT, N 0-53-49 W 188.51 FT FOR POB, RUN N 0-53-49 W 220 FT, N 89-36-37 E 466.07 FT, S 0-51-34 E 220 FT, S 89-36-37 W 465.92 FT TO POB PB 3 PG 52 ORB 6387 PG 733

**LOCATION**
13550 Granville Ave
Property located on Granville Ave
South of State Road 50
Alternate Key 2758040
2.35 +/- Acres




**CHANGE THE FUTURE LAND USE CLASSIFICATION:**

**FROM: LAKE COUNTY REGIONAL OFFICE**
**TO: CITY OF CLERMONT INDUSTRIAL**

## SECTION 2: CONFLICT

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

## SECTION 3: SEVERABILITY

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

## SECTION 4: ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR

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

## SECTION 5: PUBLICATION AND EFFECTIVE DATE

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

**PASSED AND ADOPTED** by the City Council of the City of Clermont, Lake County, Florida, this 28th day of October, 2025.

CITY OF CLERMONT

_____
Tim Murry, Mayor

ATTEST:

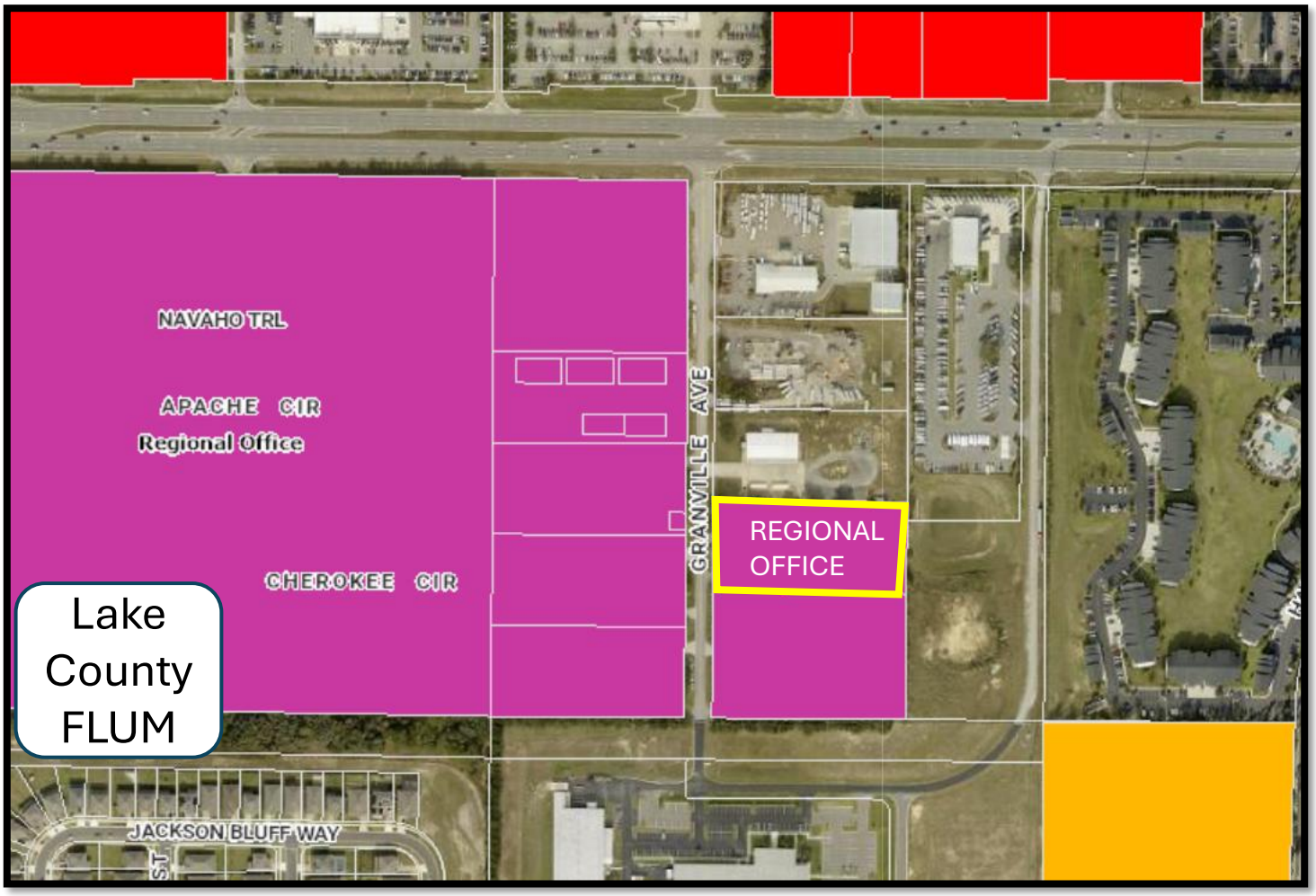
_____
Tracy Ackroyd Howe, MMC
City Clerk

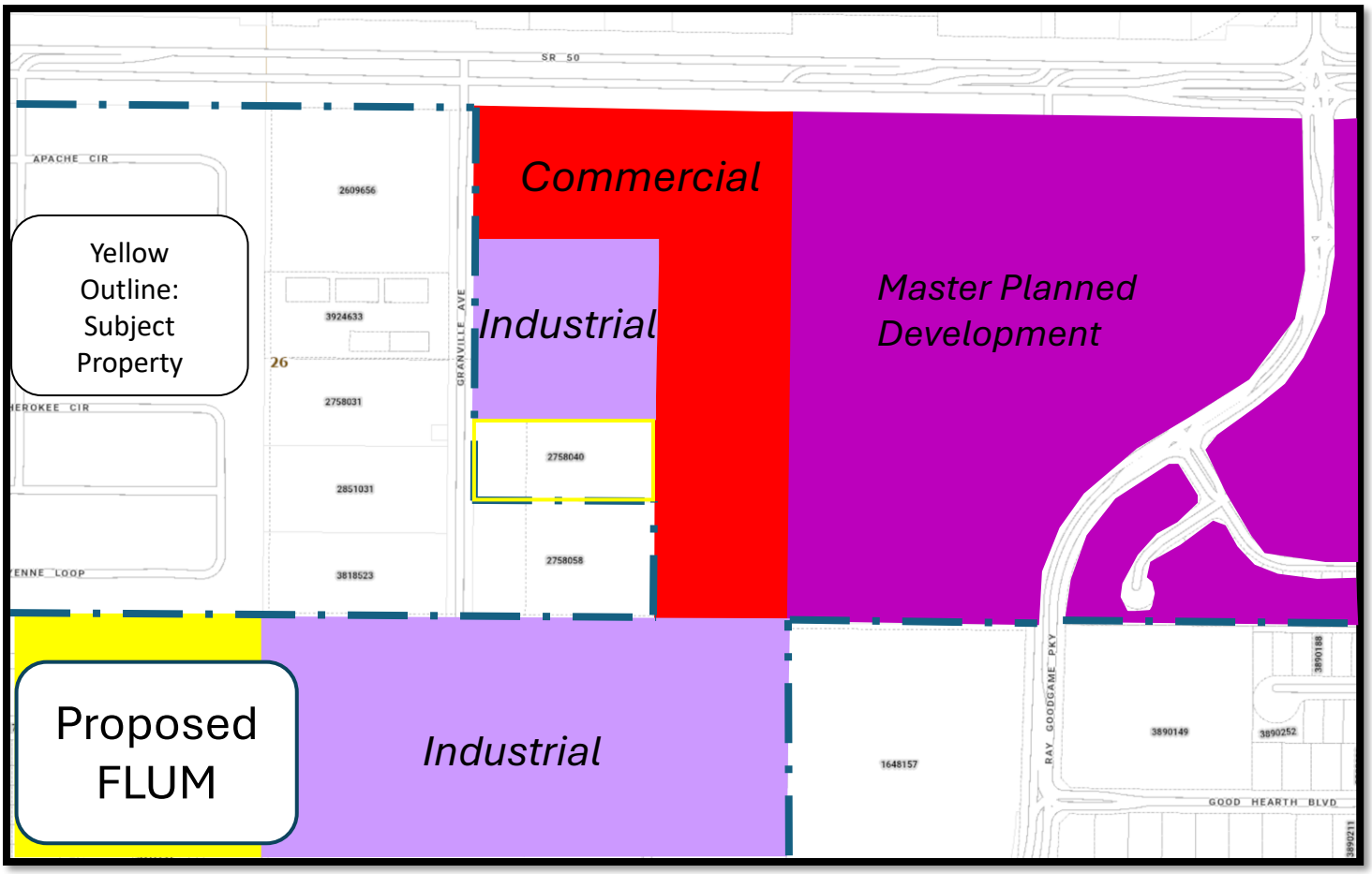
Approved as to form and legality:

_____
Christian W. Waugh, City Attorney

# Exhibit - Location Map – ProActive Auto

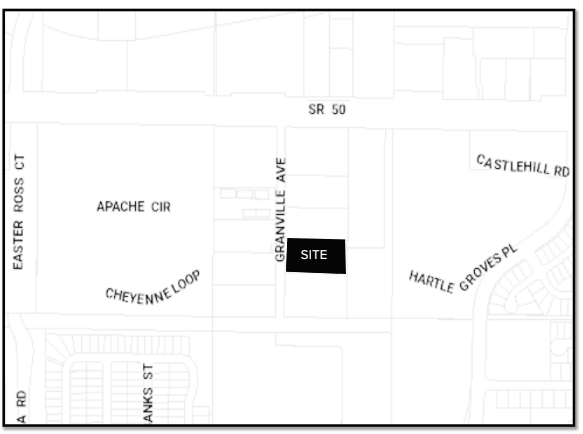
# Exhibit – Future Land Use Map – ProActive Auto



**CITY OF CLERMONT**
**NOTICE OF PROPOSED LAND USE CHANGE**
**SMALL SCALE COMPREHENSIVE PLAN AMENDMENT**
**ORDINANCE NO. 2025-034**

The Clermont Planning and Zoning Commission will hold a public hearing on Tuesday, October 7, 2025 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 2.35 +/- acre parcel from Lake County Regional Office to City of Clermont Industrial Land Use Designation.




**LOCATION**
13550 Granville Ave
Property located on Granville Ave
South of State Road 50
Alternate Key 2758040
2.35 +/- Acres

**FUTURE LAND USE MAP AMENDMENT**
**From: Lake County Regional Office**
**TO: City of Clermont Industrial**

**ORDINANCE NO. 2025-034**
**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.**

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

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

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

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

Tracy Ackroyd Howe, MMC
City Clerk



Publish: September 22, 2025

LF-42575184

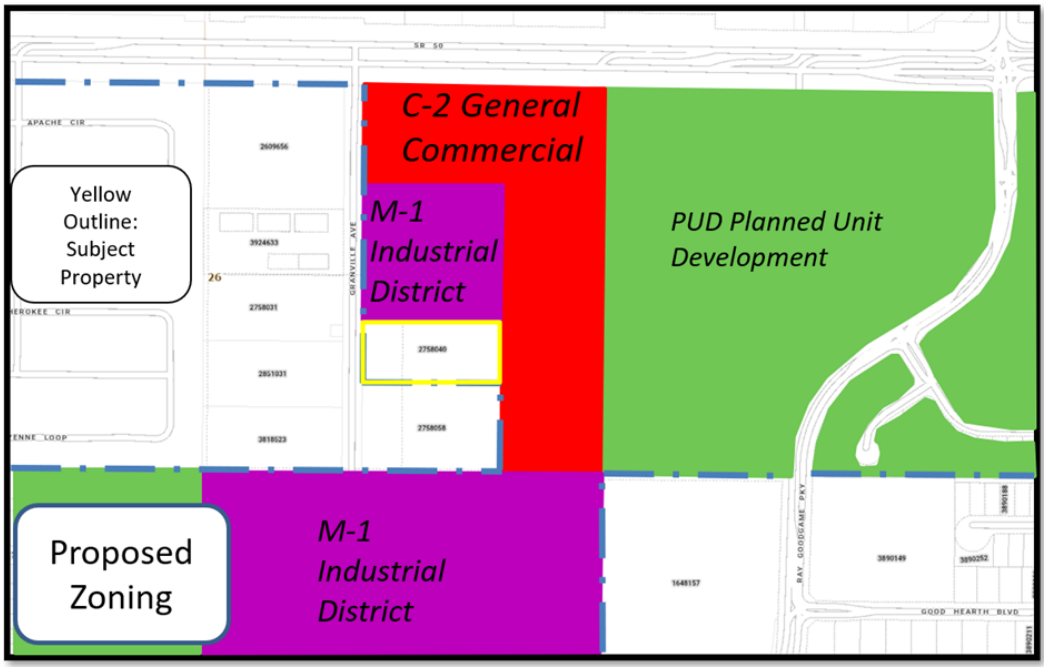
CITY OF CLERMONT

# AGENDA ITEM



| Meeting Date |
|---|
| Tuesday, October 7, 2025 |
| **Agenda Item Name** |
| Ordinance 2025-035<br>*ProActive Auto Rezoning* |
| **Requested Action** |
| Recommend approval of Ordinance NO. 2025-035. |
| **Staff Report** |

This is a staff-initiated request. The City, as a result of a recent annexation that was brought forward as a utility agreement with the property owner, is requesting a small-scale comprehensive plan amendment and rezoning of the subject property. The property is located at 13550 Granville Ave, east of Granville Ave and south of State Road 50, and is approximately 2.35 +/- Acres. The property is currently improved and used as an Auto Repair Shop. The utility agreement was based upon the facility upgrading their fire protection system and needing the City's water service.




On September 9th, 2025, the City Council approved the Annexation of the subject property with the understanding that a small-scale comprehensive plan amendment and rezoning at a future date in time would occur to designate the property with the applicable future land use and zoning designations. The City is now moving forward to complete the process and is proposing to designate the property with the M-1 Industrial zoning district.

The current zoning of the property in Lake County is Heavy Industrial (HM) with a Regional Office future land use. The property is currently used as an auto repair facility. The compatible zoning within the City would be Industrial (M-1) with a future land use of Industrial as well. The zoning of the adjoining properties to the north are also M-1 Industrial zoning district with similar land uses.

The change in the zoning district to the City's M-1 Industrial zoning district does not propose a conflict to the existing uses and land uses in the area. The proposed Zoning District is compatible with the adjoining properties as required by the comprehensive plan. Staff recommends approval of the Rezoning, Ordinance NO. 2025-035.

| Additional Analysis | |
|---|---|
| | |
| **Fiscal Impact Summary** | |
| | |

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

| Exhibits Attached (copies of original agreements) | |
|---|---|
| 1. Ord 2025-035 ProActive Auto Rezoning (10.01.2025) (002) | Ord 2025-035 ProActive Auto Rezoning (10.01.2025) (002).pdf |
| 2. Location Map | Location Map.pdf |
| 3. Zoning Maps | Zoning Maps.pdf |
| 4. Legal ad - ProActive - PZ | Legal ad - ProActive - PZ.pdf |

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

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

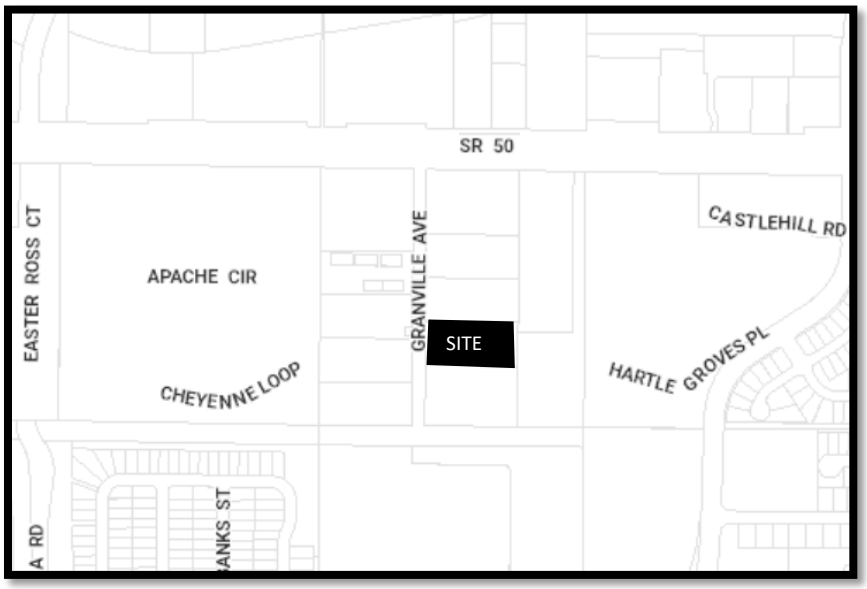
**SECTION 1.**

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

**LEGAL DESCRIPTION**

LAKE HIGHLANDS 26-22-26 FROM SW COR OF TRACT 25 RUN N 89-14-45 E 498.71 FT, N 0-53-59 W 116.82 FT, N 89-36-38 E 33 FT, N 0-53-49 W 188.51 FT FOR POB, RUN N 0-53-49 W 220 FT, N 89-36-37 E 466.07 FT, S 0-51-34 E 220 FT, S 89-36-37 W 465.92 FT TO POB PB 3 PG 52 ORB 6387 PG 733

**LOCATION:**
13550 Granville Ave
Property located on Granville Ave
South of State Road 50
Alternate Key 2758040
2.35 +/- Acres



**From: Lake County Heavy Industrial District (HM)**
**To: City of Clermont Industrial District (M-1)**

## SECTION 2: CONFLICT

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

## SECTION 3: SEVERABILITY

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

## SECTION 4: ADMINISTRATIVE CORRECTION

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

## SECTION 5: RECORDING

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

## SECTION 6: PUBLICATION AND EFFECTIVE DATE

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

**PASSED AND ADOPTED** by the City Council of the City of Clermont, Lake County, Florida on this 28th day of October 2025.

CITY OF CLERMONT

_____
Tim Murry, Mayor

ATTEST:

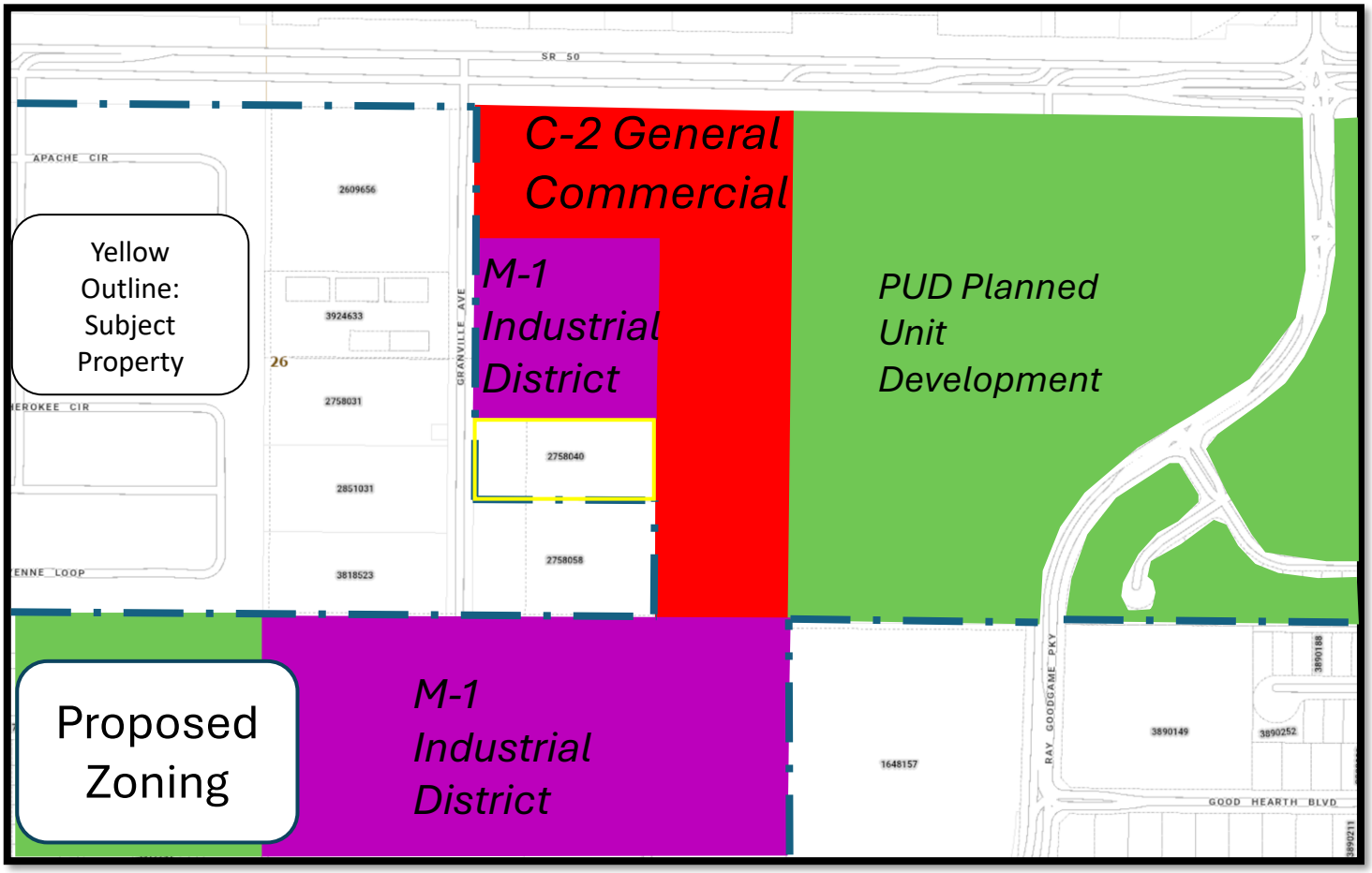
_____
Tracy Ackroyd Howe, MMC
City Clerk

Approved as to form and legality:

_____
Christian W. Waugh, City Attorney

# Exhibit - Location Map – ProActive Auto

# Exhibit – Zoning District Map – ProActive Auto



## LEGAL NOTICE

On Tuesday, October 7, 2025 at 6:30 PM the Clermont Planning and Zoning Commission will consider the enactment of the following proposed ordinance.

**ORDINANCE NO. 2025-035**

**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**

13550 Granville Ave
Property located on Granville Ave
South of State Road 50
Alternate Key 2758040
2.35 +/- Acres

**PROPERTY REZONING**

**From: Lake County Heavy Industrial District (HM)**
**To: City of Clermont Industrial District (M-1)**

**LEGAL DESCRIPTION**

LAKE HIGHLANDS 26-22-26 FROM SW COR OF TRACT 25 RUN N 89-14-45 E 498.71 FT, N 0-53-59 W 116.82 FT, N 89-36-38 E 33 FT, N 0-53-49 W 188.51 FT FOR POB, RUN N 0-53-49 W 220 FT, N 89-36-37 E 466.07 FT, S 0-51-34 E 220 FT, S 89-36-37 W 465.92 FT TO POB PB 3 PG 52 ORB 6387 PG 733

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

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

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

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

Tracy Ackroyd Howe, MMC
City Clerk



Publish: September 22, 2025

LF-42575185

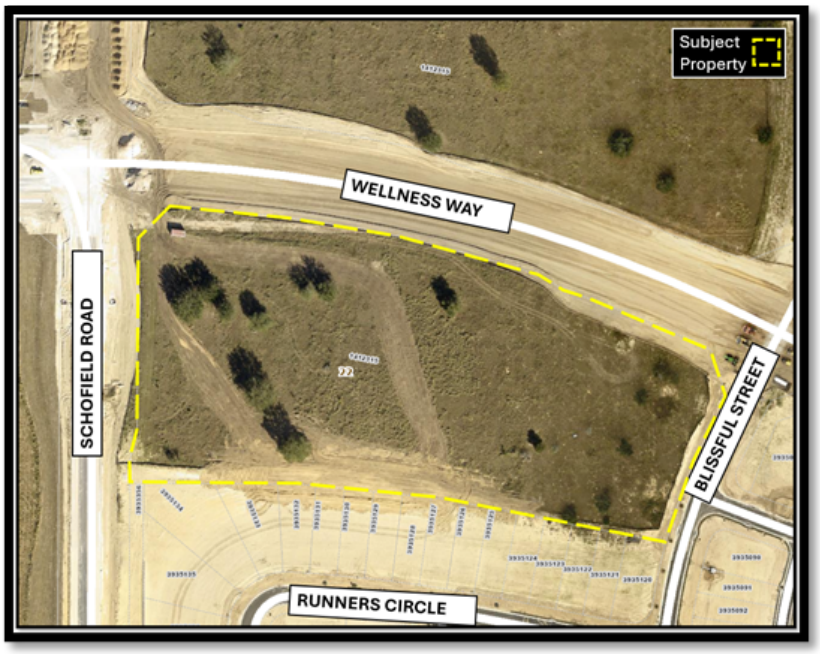
CITY OF CLERMONT

# AGENDA ITEM

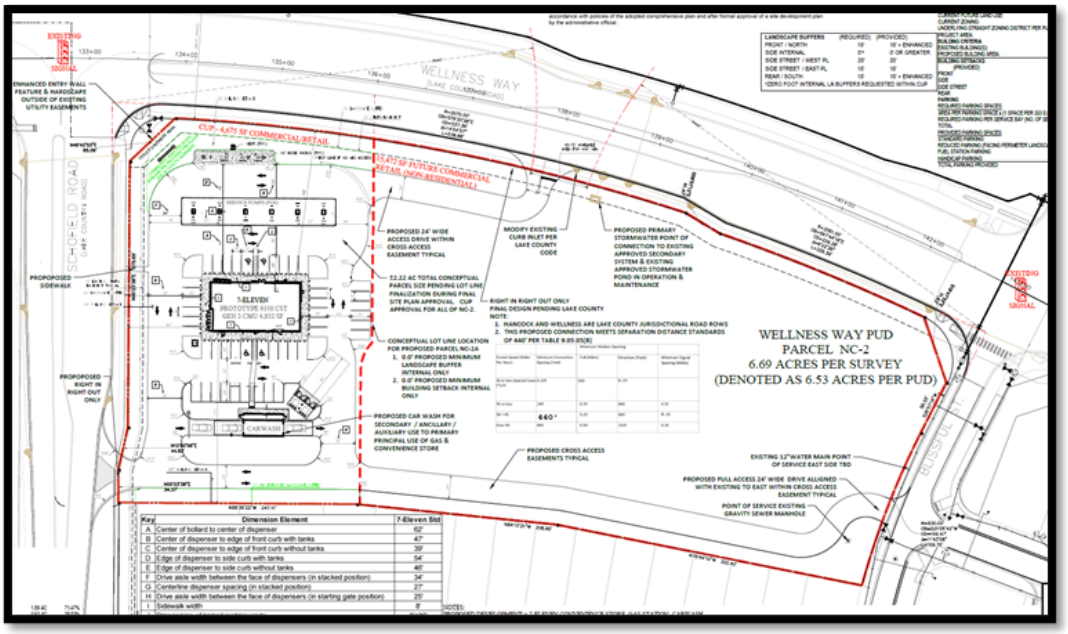


| Meeting Date |
| --- |
| Tuesday, October 7, 2025 |
| **Agenda Item Name** |
| Resolution 2025-037R<br>*7-11 Wellness Way Conditional Use Permit* |
| **Requested Action** |
| Recommend denial of Resolution 2025-037R. |
| **Staff Report** |

The applicant, V3 Capital Group, is requesting a Conditional Use Permit to allow for a convenience store and gas station as the primary use and an ancillary carwash use. The subject parcel, approximately 6.69 +/- acres, is located at the southeast corner of the Wellness Way and Schofield Road intersection. The property is governed under the Wellness Ridge PUD, Ordinance NO. 2019-06.




The request would encompass the entirety of the subject parcel with the future intent to split off the proposed convenience store, gas station, and carwash during final site plan approval. The proposed use will be located on the west side of the subject parcel. Due to the potential of a lot split the applicant is also requesting a waiver to allow for a zero (0) foot internal landscape buffer instead of the shared ten (10) foot wide minimum along the proposed internal lot line as required per Ordinance NO. 2019-06, section 7.




The proposed site is within the Wellness Way Neighborhood Center Land Use that is designated for C-1 Light Commercial uses that complement the adjacent residential uses. Convenience stores and gas stations are a conditional use under the C-1 Light Commercial use, Section 125-313. Carwashes are not permitted under the C-1 Light Commercial District per Land Development Codes, Section 125-312 and are specifically prohibited by Ordinance NO. 2019-06, Section 5(2).

d. Employment District:
   i. Employment Districts are primarily designated for employment hubs with uses such as professional offices and institutional uses. Ancillary uses are permitted under the C-2 General Commercial use. Any development that is conditional under the C-2 General Commercial use shall require a Conditional Use Permit, unless prohibited below.
   ii. Prohibited uses are as follows,
      - Automobile and truck services, carwashes, and automobile, truck, boat and farm equipment sales.
      - Major equipment sales, manufactured housing sales, travel trailer and recreational vehicle sales.

e. Neighborhood Center:
   i. A Neighborhood Center shall have a maximum of 140,000 square feet. Neighborhood Centers are primarily designated for C-1 Light Commercial uses that complement the adjacent residential uses. The uses permitted are the C-1 Light Commercial uses. The uses may include one grocery store up to 60,000 square feet, not to exceed a total maximum aggregate of 100,000 square feet in the shopping center on the northern Neighborhood Center. The southern Neighborhood Center may have up to 40,000 square feet, with any building over 16,000 square feet requiring a Conditional Use Permit. Any remaining square footage not developed in the Neighborhood Centers under the 140,000 square feet may be used in the Employment District.

A review of the current convenience store and gas station locations indicates that majority of them are located along an arterial roadway, such as US 27 or SR 50, and they are located within the C-2 General Commercial zoning. Only one is located on a collector road at Hancock Road and Highland Ranch Boulevard. This was an exception that Council approved due to an existing entitlement granted under Lake County. In addition, a review of carwash locations indicates they are also located along arterial roadways, such as US 27 or SR 50. All of these uses are auto dependent and are more desirable along roadways with higher levels of service. The Neighborhood Center is more suited for walkability from the nearby residences that provides a variety of services that are less intense and dependent on vehicles.

The Wellness Way area plan was designed as a master planned community of approximately 15,000 acres with the focus on healthy communities, economic opportunities, and improved quality of life for its residents and visitors. It was designed with specific uses at specific locations with an intended outcome that is more than another

suburbanized area that is prevalent in Central Florida. One goal is to provide high wage jobs while emphasizing health and wellness. The City adopted Wellness Design Standards in 2022 a set of form-based codes. While the original PUD was adopted prior to these standards, the applicant's request for a conditional use permit can be subjected to these standards. The proposed project does not meet several of the design standards. One such standard is 2.3.2 that requires buildings on corner parcels to be located up to and address the corner. Another standard is Table 2.2.2 that doesn't permit these uses (Services, Automotive) in the Neighborhood District. The proposed convenience store, gas station, and carwash would be more appropriate in the Multi-Use District that fronts US 27.

When evaluating a request for a Conditional Use Permit, the Land Development Code, Section 101-212 requires specific development standards that are required to be met. Staff has reviewed the application as submitted in accordance with the development criteria and finds the proposed use is in conflict with PUD Ordinance NO. 2019-06, the Land Development Regulations for C-1 Light Commercial, and the Wellness Way Design Standards. The proposed use is not considered desirable at this particular location since there are several standards within the Wellness Way Design Standards and the City's Comprehensive Plan for the Neighborhood District that are in conflict. In addition the character and type of development at this location is auto dependent and does not reinforce the Neighborhood District's walkability for uses with the adjoining residential neighborhood. The right in and right out on Schofield Road with comments from Lake County not allowing an access point from Wellness Way as indicated on the conceptual site plan causes concern over ingress/egress from the site. Staff recommends denial of the Conditional Use Permit, Resolution NO. 2025-037R.

| **Additional Analysis** | |
|---|---|

| **Fiscal Impact Summary** | |
|---|---|

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

| **Exhibits Attached** (copies of original agreements) | |
|---|---|
| 1. 2025-037R - 7-11WW CUP (09.26.2025) | 2025-037R - 7-11WW CUP (09.26.2025).pdf |
| 2. Location Map Aerial | Location Map Aerial.pdf |
| 3. FLUC & ZD Maps | FLUC & ZD Maps.pdf |
| 4. Updated CONCEPTUAL PLOT SITE PLAN (9.23.25) | Updated CONCEPTUAL PLOT SITE PLAN (9.23.25).pdf |
| 5. Elevations | Elevations.pdf |
| 6. Condensed LA Plan | Condensed LA Plan.pdf |
| 7. Enhanced Landscape Hardscape Plan | Enhanced Landscape Hardscape Plan.pdf |
| 8. 7-11 Wellness Way TIS statement | 7-11 Wellness Way TIS statement.pdf |
| 9. Application Condensed | Application Condensed.pdf |
| 10. Legal ad - 7-11 PZ | Legal ad - 7-11 PZ.pdf |

*CITY OF CLERMONT*

**RESOLUTION NO. 2025-037R**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR A CONVIENIENCE STORE, GAS STATION, AND CARWASH TO BE ALLOWED WITHIN THE WELLNESS WAY PLANNED UNIT DEVELOPMENT. PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.**

**WHEREAS,** the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held October 7, 2025 recommended approval of this Conditional Use Permit to allow for a convenience store, gas station, and carwash in the Wellness Way Planned Unit Development; at the following location:

**LOCATION:**
Vacant parcel located at the southeast corner of
Wellness Way and Schofield Road intersection
(Alt. Key 1412315)
6.69 +/- acres

**WHEREAS**, from the evidence presented at the public hearing and after consideration of the factors set forth in Sec. 101-212 (c) of the Land Development Code, the City Council finds, that: (1) granting the conditional use permit will not adversely affect the officially adopted comprehensive plan of the city; (2) Such use will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity; (3) The proposed use will comply with the regulations and conditions specified in the codes for such use; and (4) The proposed use may be considered desirable at the particular location.

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

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

This application for a Conditional Use Permit to allow for convenience store, gas station, and carwash in the Wellness Way Planned Unit Development; shall be granted subject to the following conditions:

**SECTION 1: GENERAL CONDITIONS**

1. This Resolution shall inure to the benefit of, and shall constitute a covenant running with the land and the terms, conditions, and provisions hereof, and shall be binding upon the present owner and any successor in title or interest, and shall be subject to each condition herein set out.

2. Upon approval of the resolution, the aforementioned property shall only be used for the purposes described herein. No further expansion of the use or additions to this project shall be permitted except as approved by another Conditional Use Permit. Any other proposed use shall be specifically authorized by an amendment and approval of the City of Clermont City Council.

3. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.

4. Prior to the issuance of any permits, the applicant shall be required to submit formal site plans for review and approval by the City of Clermont Site Review Committee. The site plans shall meet all submittal requirements and comply with the conditions of this Resolution, applicable City Codes, Regulations, Ordinances, and provide compliance with the adopted City Comprehensive Plan, as amended.

5. The Conditional Use Permit must be executed and processed by the Clermont City Clerk's office within 90 days of its date of grant by the City Council or the permit shall become null and void.

6. The Applicant shall record in the Public Records of Lake County within 90 days of its date of approval by the City Council, a short-form version of this Conditional Use Permit as provided by the City or a form acceptable to the City, to provide notice to all interested parties, the assigns, successors and heirs of the developer/applicant and all future owners of the above-referenced property that the real property described above is subject to the terms and conditions of the Conditional Use Permit.

7. The Fire Marshal shall inspect the structure for life safety requirements. All requirements must be in compliance prior to the issuance of any Certificate of Occupancy.

8. The City Building Inspector shall inspect the structure and all building code violations must be corrected prior to the issuance of any Certificate of Occupancy.

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

10. This permit shall become null and void if substantial work has not begun within two (2) years of the date of issuance of this Conditional Use Permit.

## SECTION 2: LAND USE

1. The property is approved for a Conditional Use Permit to allow for a convenience store (not to exceed 5,000 square feet) with 6 gas fueling islands consisting of no more than 12 fueling positions and a single tunnel carwash as an ancillary use in the Wellness Way Planned Unit Development. The property shall be developed in substantial accordance with Exhibit A – Concept Site Plan prepared by PEC, Inc, dated 9-24-2025.

2. The project shall be developed according to the Wellness Way design criteria, Section 125-464, of the Land Development Code.

3. The site may also be used for any permitted C-1 Light Commercial use that is in accordance with Ordinance No. 2019-06. All uses must adhere to the requirements of the Land Development Code.

## SECTION 3: SPECIAL CONDITIONS

1. The project is approved for a zero (0) foot wide landscape buffer on the east side internal lot line, as shown on Exhibit A. An enhanced landscape buffer shall be installed along the residential portion of the site on the south side of the project. The enhanced landscape buffer shall consist of BLANK. All other landscaping must adhere to the requirements of the Land Development Code, as amended.

2. The project is approved for a zero (0) foot minimum building setback from east side internal lot line. All other setbacks must be adhered to.

## SECTION 4: CONFLICT

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

## SECTION 5: SEVERABILITY

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

## SECTION 6: ADMINISTRATIVE CORRECTION

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

## SECTION 7: PUBLICATION AND AN EFFECTIVE DATE

This Resolution shall take effect immediately upon its adoption.

**DONE AND RESOLVED** by the City Council of the City of Clermont, Lake County, Florida, this 28th day of October 2025.

CITY OF CLERMONT

_____
Tim Murry, Mayor

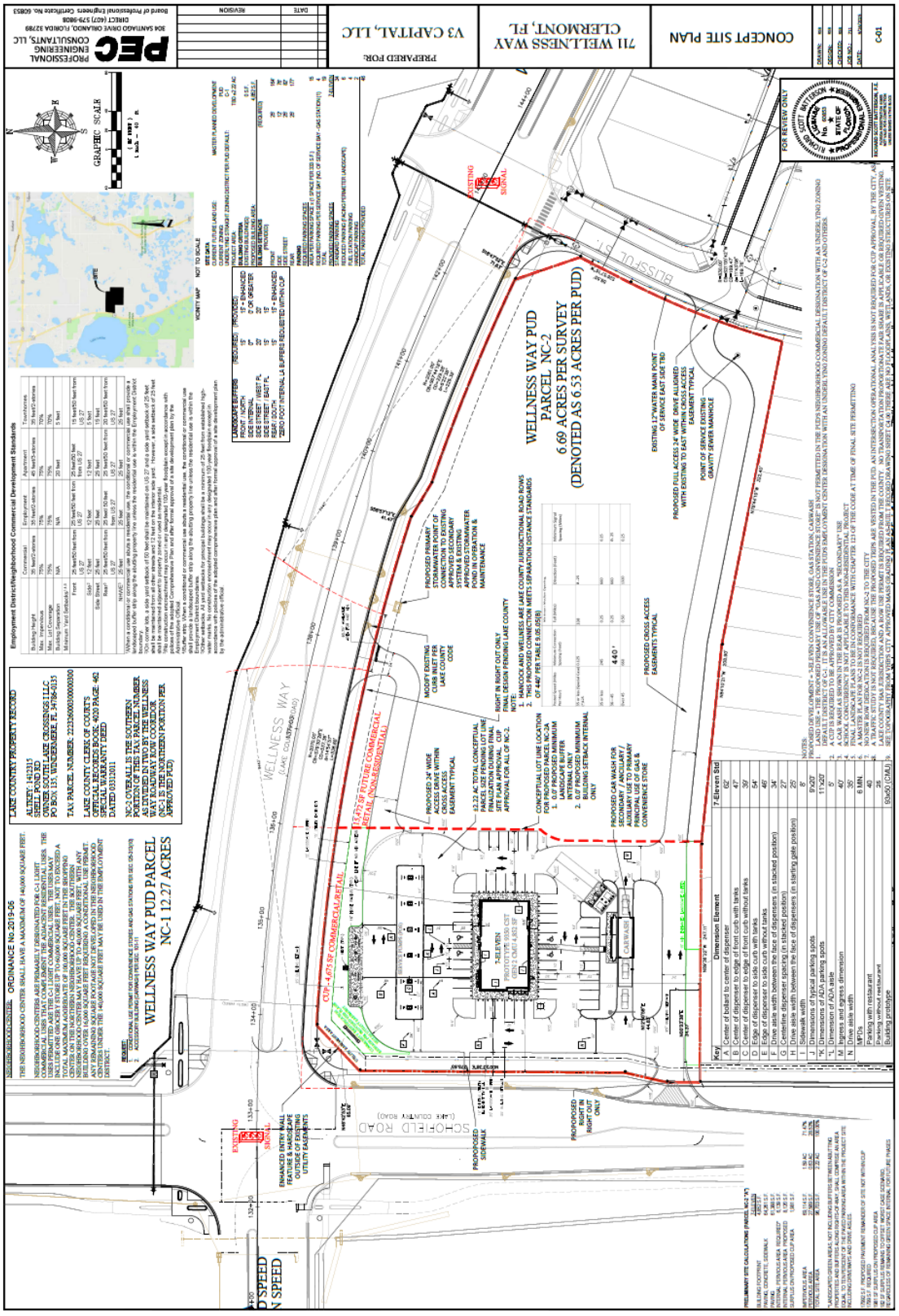
**ATTEST:**

_____
Tracy Ackroyd Howe, MMC
City Clerk

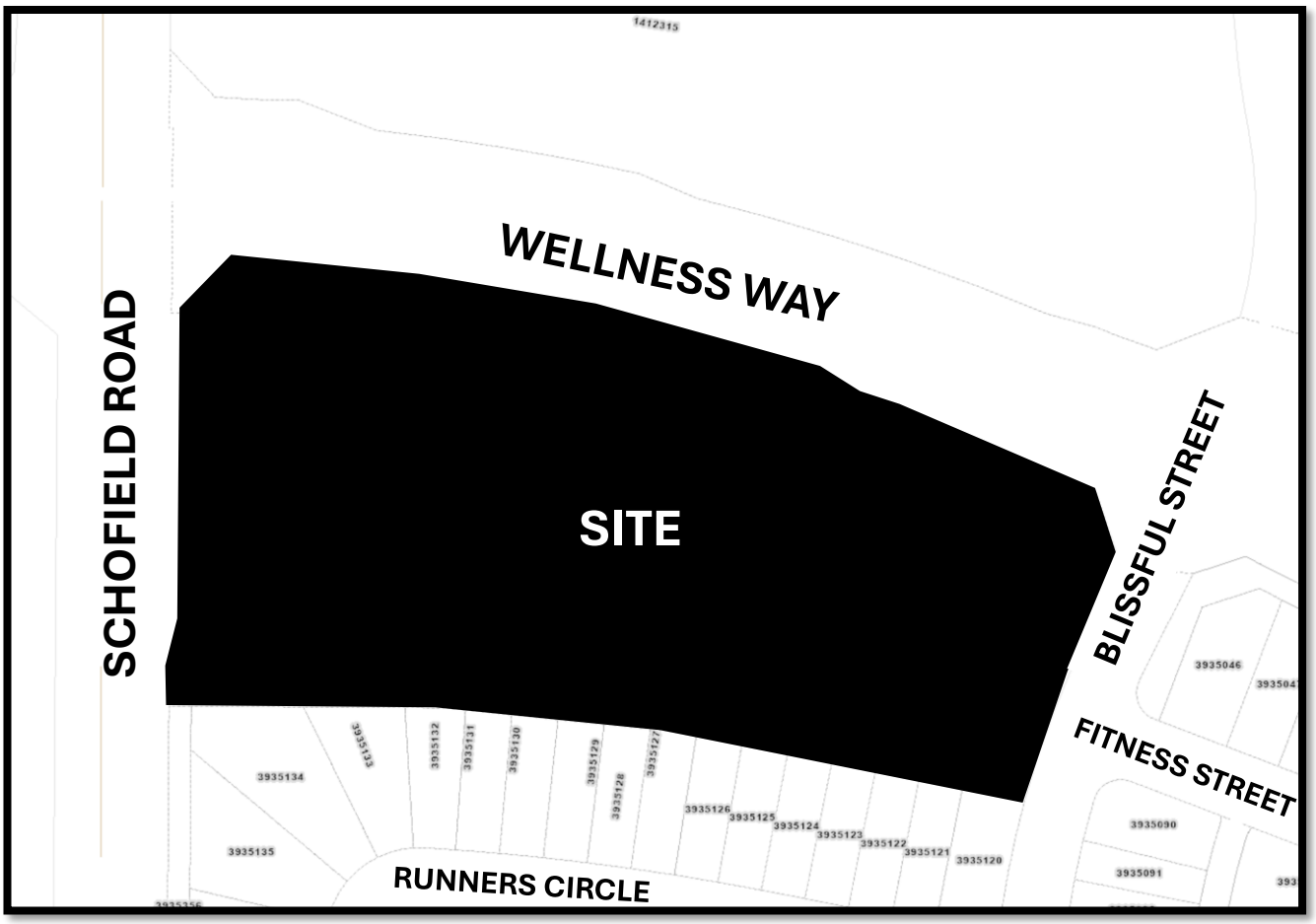
Approved as to form and legality:

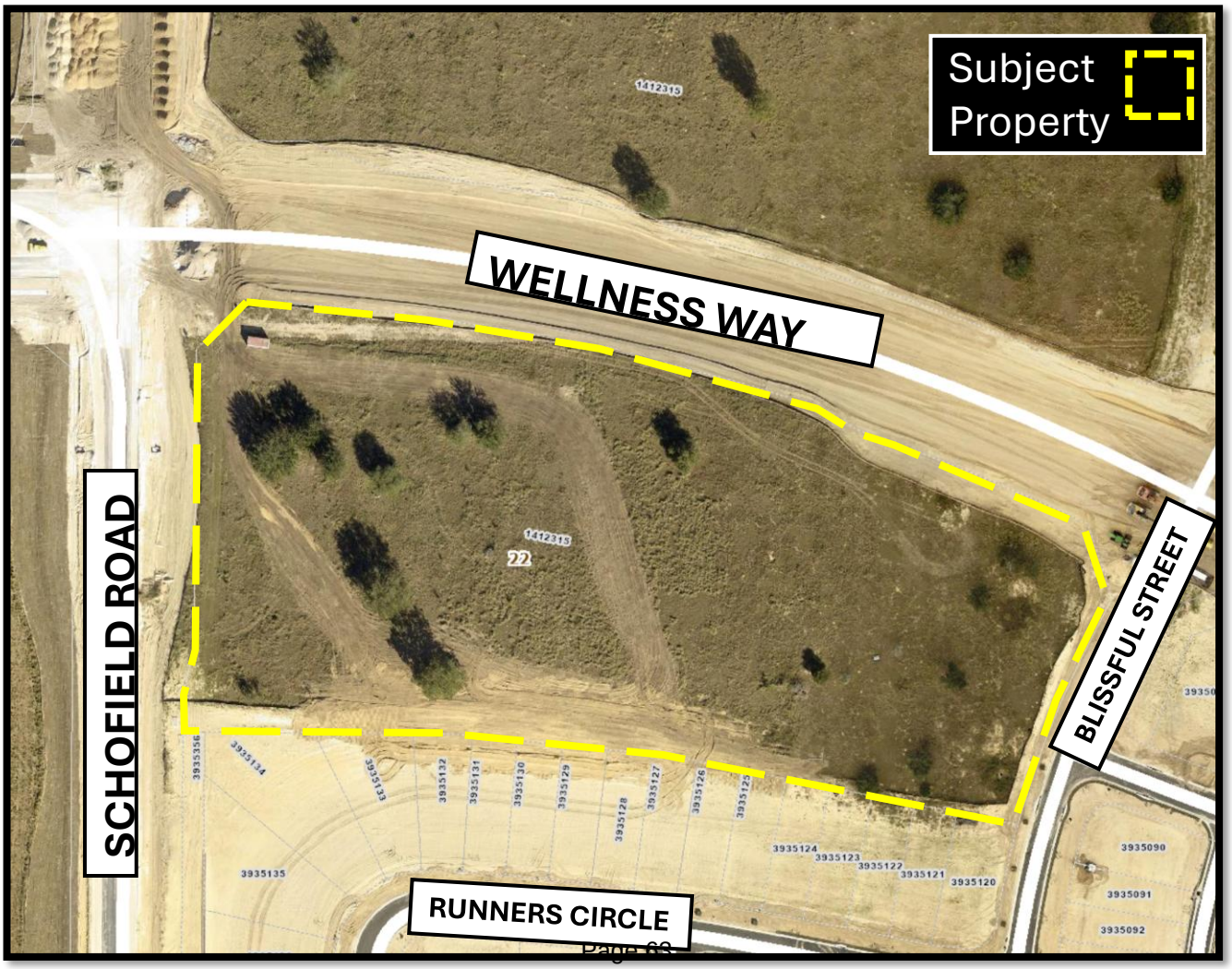
_____
Christian W. Waugh, City Attorney

EXHIBIT A

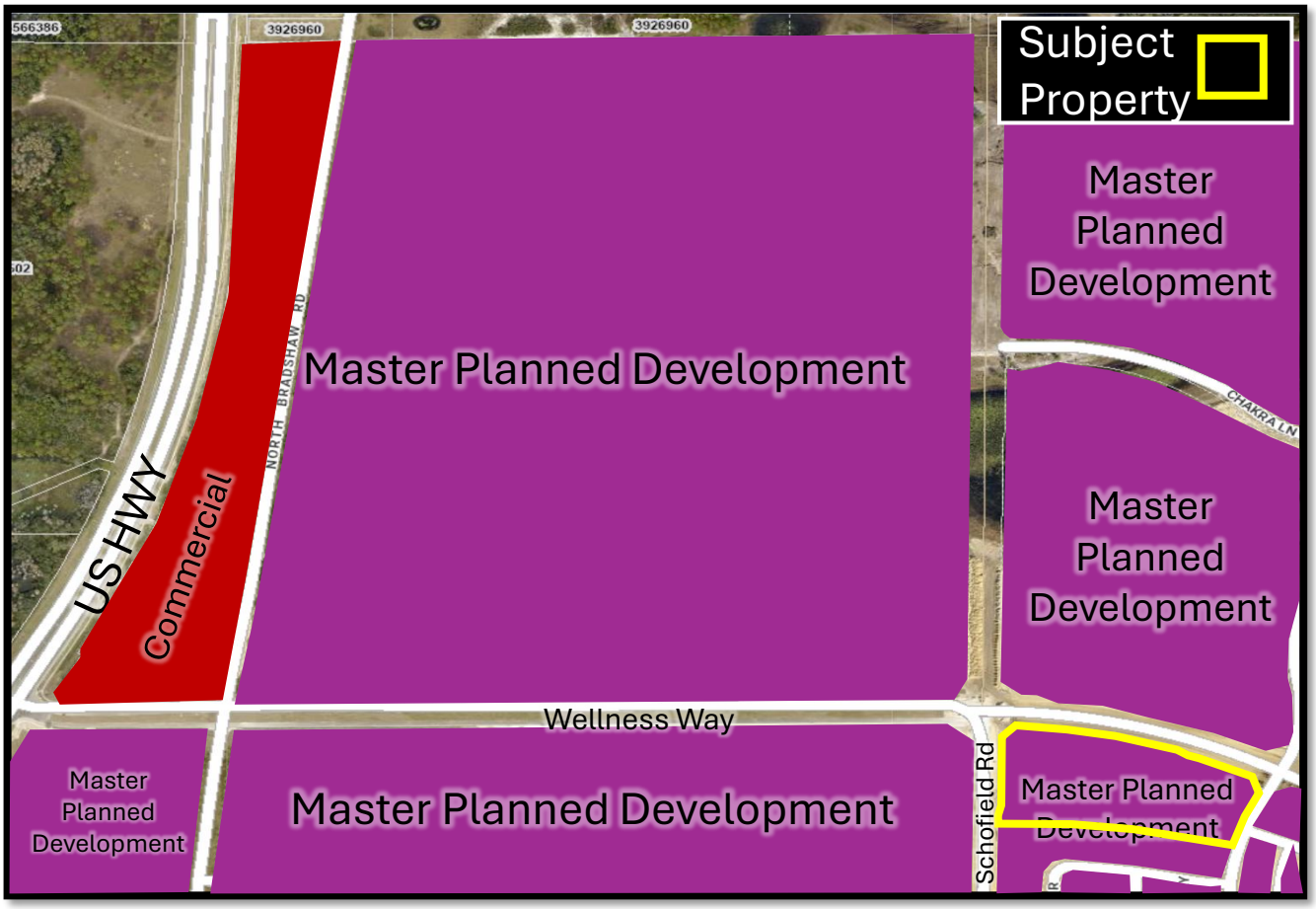

CONCEPT SITE PLAN
711 WELLNESS WAY
CLERMONT, FL
V3 CAPITAL, LLC
PREPARED FOR:
PEC PROFESSIONAL ENGINEERING CONSULTANTS, LLC
C-01
WELLNESS WAY PUD
PARCEL NC-2
6.69 ACRES PER SURVEY
(DENOTED AS 6.53 ACRES PER PUD)
WELLNESS WAY PUD PARCEL
NC-1 12.27 ACRES
ORDINANCE No 2019-06
LAKE COUNTY PROPERTY RECORD
ALTKEY: 1412315
PARCEL POND 30
OWNER: CLERMONT LAKE CROSSINGS I LLC
PO BOX 131, WINDERMERE, FL 34786-0131
TAX PARCEL NUMBER: 212356000300000000
LAKE COUNTY CLERK OF COURT'S
OFFICIAL RECORDS BOOK: 4020 PAGE: 462
SPECIAL WARRANTY DEED
DATED 03312021
NC-1 OVER ALL IS THE SOUTHERN PORTION OF TAX PARCEL NUMBER AS DIVIDED IN TWO BY THE WELLNESS WAY ROADWAY ROW CORRIDOR (APPROXIMATELY EIGHTEEN PORTION PER ALTA SURVEY)
Employment District/Neighborhood Commercial Development Standards
LANDSCAPE BUFFERS
PROPOSED PRIMARY CONNECTION TO EXISTING APPROVED SECONDARY SYSTEM & EXISTING AGRICULTURAL WATER POND IN OPERATION & MAINTENANCE
MODIFY EXISTING CURB & GUTTER PER LAKE COUNTY CODE
RIGHT IN RIGHT OUT ONLY
FINAL DESIGN PENDING LAKE COUNTY
1. HANCOCK AND WELLNESS ARE LAKE COUNTY JURISDICTIONAL ROAD ROWS
2. THIS PROPOSED CONNECTION MEETS SEPARATION DISTANCE STANDARDS OF 440' PER TABLE 9.05.03(B)
PROPOSED ACCESS EASEMENTS TYPICAL
PROPOSED CROSS ACCESS EASEMENTS TYPICAL
EXISTING LIFT STATION
EXISTING LIFT STATION
EXISTING LIFT STATION

# 7-11 Wellness Way Location Map

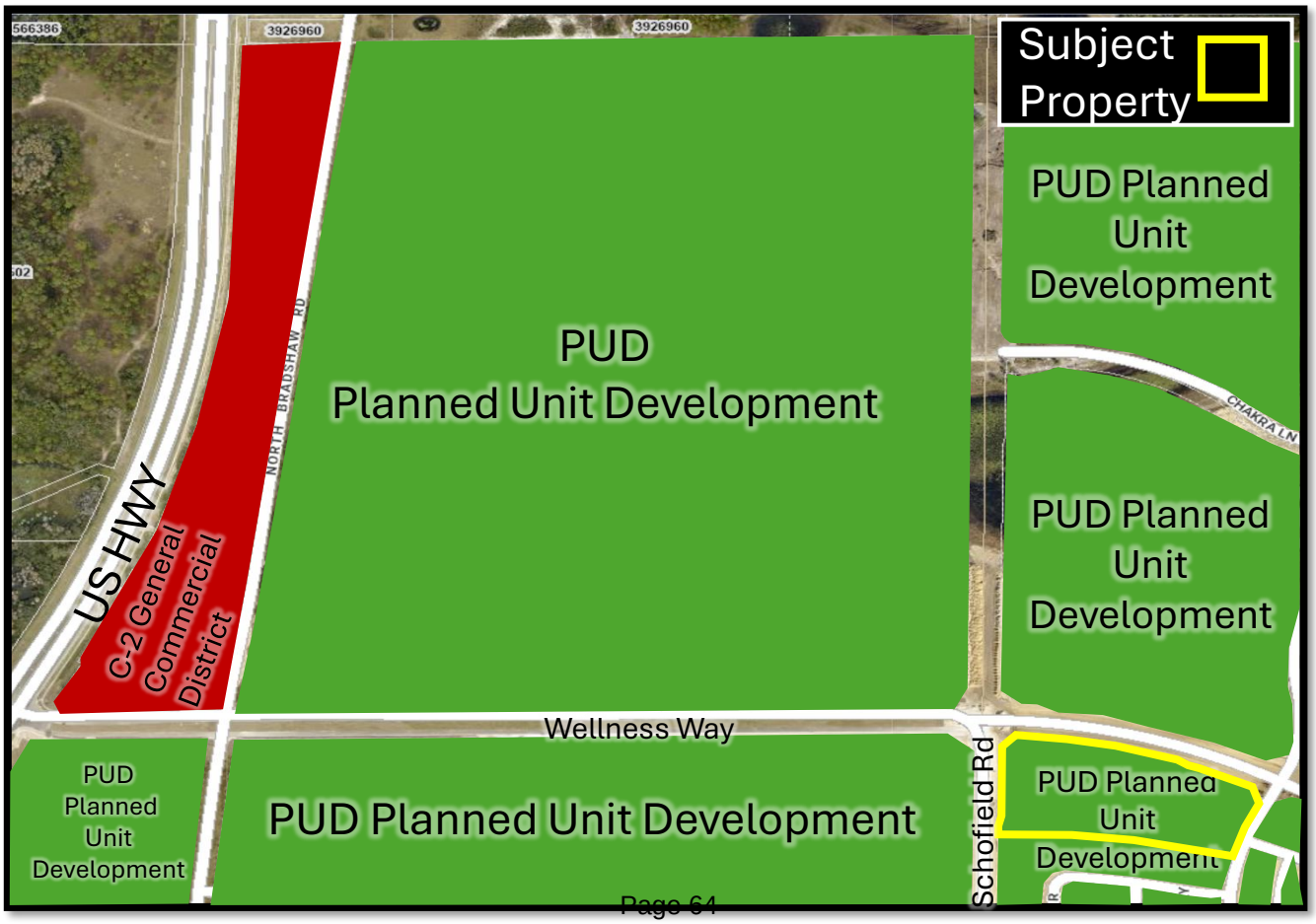


# 7-11 Wellness Way Future Land Use Map




# 7-11 Wellness Way Zoning District Map



NEIGHBORHOOD CENTER: ORDINANCE No.2019-06

THE NEIGHBORHOOD CENTER SHALL HAVE A MAXIMUM OF 140,000 SQUARE FEET.

NEIGHBORHOOD CENTERS ARE PRIMARILY DESIGNATED FOR C-1 LIGHT COMMERCIAL USES THAT COMPLEMENT THE ADJACENT RESIDENTIAL USES. THE USES PERMITTED ARE THE C-1 LIGHT COMMERCIAL USES. THE USES MAY INCLUDE ONE GROCERY STORE UP TO 60,000 SQUARE FEET, NOT TO EXCEED A TOTAL MAXIMUM AGGREGATE OF 100,000 SQUARE FEET IN THE SHOPPING CENTER ON THE NORTHERN NEIGHBORHOOD CENTER. THE SOUTHERN NEIGHBORHOOD CENTER MAY HAVE UP TO 40,000 SQUARE FEET, WITH ANY BUILDING OVER 16,000 SQUARE FEET REQUIRING A CONDITIONAL USE PERMIT. ANY REMAINING SQUARE FOOTAGE NOT DEVELOPED IN THE NEIGHBORHOOD CENTERS UNDER THE 140,000 SQUARE FEET MAY BE USED IN THE EMPLOYMENT DISTRICT.

**REQUEST:**
1. CONDITIONAL USE PERMIT FOR CONVENIENCE STORES AND GAS STATIONS PER SEC.125-313(10)
2. ACCESSORY BUILDING (CARWASH) PER SEC. 101-11

# WELLNESS WAY PUD PARCEL NC-1 12.27 ACRES

LAKE COUNTRY PROPERTY RECORD

ALTKEY: 1412315
SHELL POND RD
OWNER SOUTH LAKE CROSSINGS I LLC
PO BOX 135, WINDERMERE, FL 34786-0135

TAX PARCEL NUMBER: 2223260000300000300

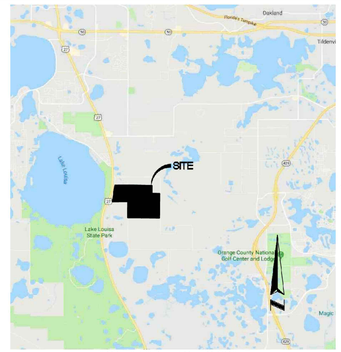
LAKE COUNTY CLERK OF COURT'S OFFICIAL RECORDS BOOK: 4020 PAGE: 462 SPECIAL WARRANTY DEED DATED 03312011

NC-2 OVERALL IS THE SOUTHERN PORTION OF THIS TAX PARCEL NUMBER AS DIVIDED IN TWO BY THE WELLNESS WAY ROADWAY ROW COORIDOR (NC-1 IS THE NORTHERN PORTION PER APPROVED PUD)

**Employment District/Neighborhood Commercial Development Standards**

| | Commercial | Employment | Apartment | Townhomes |
|---|---|---|---|---|
| Building Height | 35 feet/2-stories | 35 feet/2-stories | 45 feet/3-stories | 35 feet/2-stories |
| Max. Impervious | 75% | 75% | 75% | 70% |
| Max. Lot Coverage | 75% | 75% | 75% | 70% |
| Building Separation | N/A | N/A | 20 feet | 5 feet |
| Minimum Yard Setbacks[1,4,5] | | | | |
| Front | 25 feet/50 feet from US 27 | 25 feet/50 feet from US 27 | 25 feet/50 feet from US 27 | 15 feet/50 feet from US 27 |
| Side[2] | 12 feet | 12 feet | 12 feet | 5 feet |
| Side Street | 25 feet | 25 feet | 25 feet | 15 feet |
| Rear[3] | 25 feet/50 feet from US 27 | 25 feet/ 50 feet from US 27 | 25 feet/50 feet from US 27 | 20 feet/50 feet from US 27 |
| NHWE[3] | 25 feet | 25 feet | 25 feet | 25 feet |

[1]When a conditional or commercial use abuts a residential use, the conditional or commercial use shall provide a landscaped buffer strip along the abutting property line unless the residential use is within the Employment District boundary.
[2]On corner lots, a side yard setback of 50 feet shall be maintained on US 27 and a side yard setback of 25 feet shall be maintained from all other streets and 12 feet on the interior side yard. However, a side setback of 25 feet shall be maintained adjacent to property zoned or used as residential.
[3]No construction encroachment may occur in any designated 100-year floodplain except in accordance with polices of the adopted Comprehensive Plan and after formal approval of a site development plan by the Administrative Official.
[4]Buffer strip. When a conditional or commercial use abuts a residential use, the conditional or commercial use shall provide a landscaped buffer strip along the abutting property line unless the residential use is within the Employment District boundaries.
[5]Other setbacks. All yard setbacks for principal buildings shall be a minimum of 25 feet from established high-water marks. No construction encroachment may occur in any designated 100-year floodplain except in accordance with policies of the adopted comprehensive plan and after formal approval of a site development plan by the administrative official.




VICINITY MAP NOT TO SCALE

N
W E
S

GRAPHIC SCALE
40 0 20 40 80
( IN FEET )
1 inch = 40 ft.

| LANDSCAPE BUFFERS | (REQUIRED) | (PROVIDED) |
|---|---|---|
| FRONT / NORTH | 15' | 15' + ENHANCED |
| SIDE INTERNAL | 0* | 0' OR GREATER |
| SIDE STREET / WEST PL | 20' | 20' |
| SIDE STREET / EAST PL | 15' | 15' |
| REAR / SOUTH | 15' | 15' + ENHANCED |

*ZERO FOOT INTERNAL LA BUFFERS REQUESTED WITHIN CUP

**SITE DATA**

| | |
|---|---|
| CURRENT FUTURE LAND USE: | MASTER PLANNED DEVELOPMENT |
| CURRENT ZONING: | PUD |
| UNDERLYING STRAIGHT ZONING DISTRICT PER PUD DEFAULT: | C-1 |
| PROJECT AREA: | TBD ±2.22 AC |
| **BUILDING CRITERIA** | |
| EXISTING BUILDING(S): | 0 S.F. |
| PROPOSED BUILDING AREA: | 4,852 S.F. |

| **BUILDING SETBACKS** | (REQUIRED) (PROVIDED) |
|---|---|
| FRONT | 25' 164' |
| SIDE | 12' 76' |
| SIDE STREET | 25' 82' |
| REAR | 25' 177' |

**PARKING**

| REQUIRED PARKING SPACES | |
|---|---|
| AREA PER PARKING SPACE x (1 SPACE PER 333 S.F.) | 15 |
| REQUIRED PARKING PER SERVICE BAY (NO. OF SERVICE BAY - GAS STATION (1) | 4 |
| TOTAL | 19 |
| PROVIDED PARKING SPACES | 7-ELEVEN |
| STANDARD PARKING | 34 |
| REDUCED PARKING (FACING PERIMETER LANDSCAPE) | 6 |
| FUEL STATION PARKING | 4 |
| HANDICAP PARKING | 2 |
| TOTAL PARKING PROVIDED | 46 |

**PRELIMINARY SITE CALCULATIONS (PARCEL NC-2 "A")**

| | 7-ELEVEN | | |
|---|---|---|---|
| BUILDING FOOTPRINT | 4,852 S.F. | | |
| PAVING, CONCRETE, SIDEWALK | 64,261 S.F. | | |
| PAVING | 61,388 S.F. | | |
| INTERNAL PERVIOUS AREA REQUIRED* | 6,139 S.F. | | |
| INTERNAL PERVIOUS AREA PROPOSED | 8,120 S.F. | | |
| SURPLUS ON PROPOSED CUP AREA | 1,981 S.F. | | |
| IMPERVIOUS AREA | 69,114 S.F. | 1.59 AC | 71.47% |
| PERVIOUS AREA | 27,589 S.F. | 0.63 AC | 28.53% |
| TOTAL SITE AREA | 96,703 S.F. | 2.22 AC | 100.00% |

*LANDSCAPED GREEN AREAS, NOT INCLUDING BUFFERS BETWEEN ABUTTING PROPERTIES AND BUFFERS ALONG RIGHTS-OF-WAY, SHALL COMPRISE AN AREA EQUAL TO TEN PERCENT OF THE PAVED PARKING AREA WITHIN THE PROJECT SITE INCLUDING DRIVEWAYS AND DRIVE AISLES.

17992 S.F. PROPOSED PAVEMENT REMAINDER OF SITE NOT WITHIN CUP
1799 S.F. REQUIRED
1981 SF SURPLUS ON PROPOSED CUP AREA
182 SF SURPLUS REMAINS TO OFFSET WORST CASE SCENARIO,
REGARDLESS OF REMAINING GREEN SPACE INTERNAL FOR FUTURE PHASES

| Key | Dimension Element | 7-Eleven Std |
|---|---|---|
| A | Center of bollard to center of dispenser | 62' |
| B | Center of dispenser to edge of front curb with tanks | 47' |
| C | Center of dispenser to edge of front curb without tanks | 39' |
| D | Edge of dispenser to side curb with tanks | 54' |
| E | Edge of dispenser to side curb without tanks | 46' |
| F | Drive aisle width between the face of dispensers (in stacked position) | 34' |
| G | Centerline dispenser spacing (in stacked position) | 27' |
| H | Drive aisle width between the face of dispensers (in starting gate position) | 25' |
| I | Sidewalk width | 8' |
| J | Dimensions of typical parking spots | 9'x20' |
| *K | Dimensions of ADA parking spots | 11'x20' |
| *L | Dimension of ADA aisle | 5' |
| M | Ingress and egress dimension | 40' |
| N | Drive aisle width | 35' |
| | MPDs | 6 MIN. |
| | Parking with restaurant | 40 |
| | Parking without restaurant | 25 |
| | Building prototype | 93x50 (CMU) |

EXISTING SIGNAL
ENHANCED ENTRY WALL FEATURE & HARDSCAPE OUTSIDE OF EXISTING UTILITY EASEMENTS
WELLNESS WAY (LAKE COUNTY ROAD)
SCHOFIELD ROAD (LAKE COUNTRY ROAD)
CUP - 4,675 SF COMMERCIAL/RETAIL
15,472 SF FUTURE COMMERCIAL RETAIL (NON-RESIDENTIAL)
7-ELEVEN PROTOTYPE 9350 CST GEN 2 CMU 4,852 SF
CARWASH
SERVICE PUMPS (POS)
PROPOPOSED SIDEWALK
PROPOPOSED RIGHT IN RIGHT OUT ONLY
PROPOSED 24' WIDE ACCESS DRIVE WITHIN CROSS ACCESS EASEMENT TYPICAL
±2.22 AC TOTAL CONCEPTUAL PARCEL SIZE PENDING LOT LINE FINALIZATION DURING FINAL SITE PLAN APPROVAL. CUP APPROVAL FOR ALL OF NC-2.
CONCEPTUAL LOT LINE LOCATION FOR PROPOSED PARCEL NC-2A
1. 0.0' PROPOSED MINIMUM LANDSCAPE BUFFER INTERNAL ONLY
2. 0.0' PROPOSED MINIMUM BUILDING SETBACK INTERNAL ONLY
PROPOSED CAR WASH FOR SECONDARY / ANCILLARY / AUXILIARY USE TO PRIMARY PRINCIPAL USE OF GAS & CONVENIENCE STORE
MODIFY EXISTING CURB INLET PER LAKE COUNTY CODE
PROPOSED PRIMARY STORMWATER POINT OF CONNECTION TO EXISTING APPROVED SECONDARY SYSTEM & EXISTING APPROVED STORMWATER POND IN OPERATION & MAINTENANCE
RIGHT IN RIGHT OUT ONLY FINAL DESIGN PENDING LAKE COUNTY
NOTE:
1. HANCOCK AND WELLNESS ARE LAKE COUNTY JURISDICTIONAL ROAD ROWS
2. THIS PROPOSED CONNECTION MEETS SEPARATION DISTANCE STANDARDS OF 440' PER TABLE 9.05.05(B)

| | | Minimum Median Opening | | |
|---|---|---|---|---|
| Posted Speed (Miles Per Hour) | Minimum Connection Spacing (Feet) | Full (Miles) | Direction (Feet) | Minimum Signal Spacing (Miles) |
| 35 or less (Special Case) (*)125 | 0.125 | 330 | 0.25 | |
| 35 or less | 245 | 0.25 | 660 | 0.25 |
| 36—45 | 440 ' | 0.25 | 660 | 0.25 |
| Over 45 | 660 | 0.50 | 1320 | 0.25 |

PROPOSED CROSS ACCESS EASEMENTS TYPICAL
EXISTING 12"WATER MAIN POINT OF SERVICE EAST SIDE TBD
PROPOSED FULL ACCESS 24' WIDE DRIVE ALLIGNED WITH EXISTING TO EAST WITHIN CROSS ACCESS EASEMENT TYPICAL
POINT OF SERVICE EXISTING GRAVITY SEWER MANHOLE
BLISSFUL DR.
EXISTING SIGNAL

WELLNESS WAY PUD
PARCEL NC-2
6.69 ACRES PER SURVEY
(DENOTED AS 6.53 ACRES PER PUD)

NOTES:
PROPOSED DEVELOPMENT = 7-ELEVEN CONVENIENCE STORE, GAS STATION, CARWASH
1. LAND USE = THE PROPOSED PRIMARY USE OF "GAS AND CONVENIENCE STORE" IS NOT PERMITTED IN THE PUD'S NEIGHBORHOOD COMMERCIAL DESIGNATION WITH AN UNDERLYING ZONING DEFAULT DISTRICT OF C-1. IT IS AN ALLOWABLE USE IN THE PUD'S EMPLOYMENT CENTER DESIGNATION WITH AN UNDERLYING ZONING DEFAULT DISTRICT OF C-2 AND OTHERS.
2. A CUP IS REQUIRED TO BE APPROVED BY CITY COMMISSION
3. A CAR WASH AS SHOWN IN THE REAR IS PROPOSED AS A "SECONDARY" USE
4. SCHOOL CONCURRENCY IS NOT APPLICABLE TO THIS NON-RESIDENTIAL PROJECT
5. FINAL LANDSCAPE PLANS TO BE IN CONFORMANCE WITH CHAPTER 123 OF THE CODE AT TIME OF FINAL SITE PERMITTING
6. A MASTER PLAN FOR NC-2 IS NOT REQUIRED
7. NO NEW ROW DEDICATION IS REQUIRED FROM NC-2 TO THE CITY
8. A TRAFFIC STUDY IS NOT REQUIRED, BECAUSE THE PROPOSED TRIPS ARE VESTED IN THE PUD. AN INTERSECTION OPERATIONAL ANALYSIS IS NOT REQUIRED FOR CUP APPROVAL, BY THE CITY, AS LAKE COUNTY HAS JURISDICTION AND A ROW USE PERMIT IS REQUIRED FROM THE COUNTY. NO TRANSPORTATION PROPORTIONATE FAIR SHARE IS APPLICABLE OR REQUIRED GIVEN VESTING.
9. SEE TOPOGRAPHY FROM VHB'S CITY APPROVED MASS GRADING PLAN AS-BUILT RECORD DRAWING SHEET C4.00 THERE ARE NO FLOODPLAINS, WETLANDS, OR EXISTING STRUCTURES ON SITE

FOR REVIEW ONLY
RICHARD SCOTT BATTERSON LICENSE No. 60853 STATE OF FLORIDA PROFESSIONAL ENGINEER
RICHARD SCOTT BATTERSON, P.E.
FLORIDA REGISTRATION 60853
NOT VALID FOR CONSTRUCTION UNLESS SIGNED IN THIS BLOCK

PEC PROFESSIONAL ENGINEERING CONSULTANTS, LLC
304 SANTIAGO DRIVE ORLANDO, FLORIDA 32789
DIRECT (407) 579-9808
Board of Professional Engineers Certificate No. 60853

REVISION
DATE

PREPARED FOR:
V3 CAPITAL, LLC

711 WELLNESS WAY
CLERMONT, FL

CONCEPT SITE PLAN

DRAWN: RSB
DESIGN: RSB
CHECKED: RSB
JOB NO.: 711
DATE: 9/24/2025

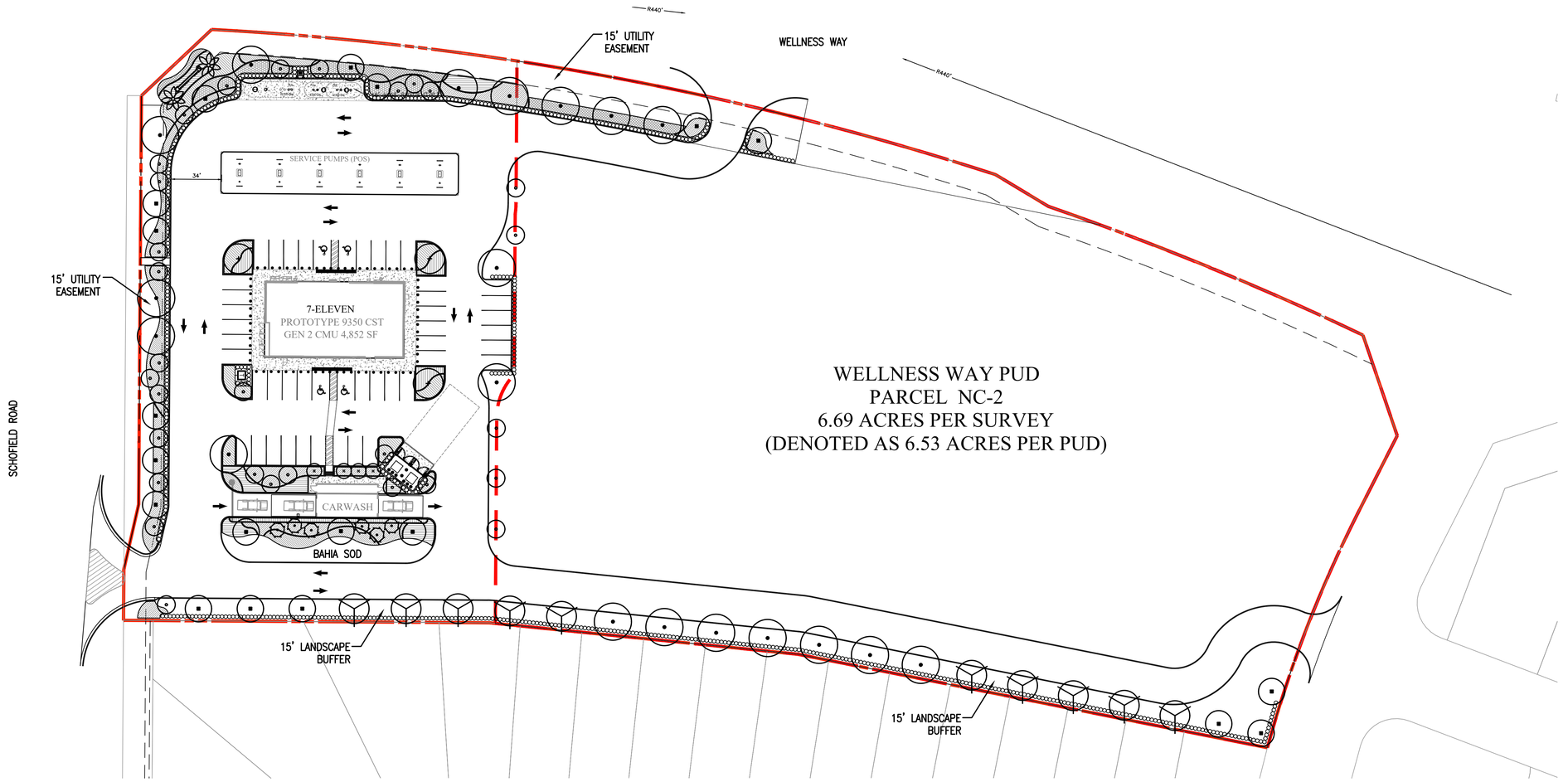
C-01

ELEVEN
ELEVEN
WELCOME
711

ELEVEN
WELCOME
ELEVEN

ELEVEN
WELCOME

ELEVEN
WELCOME
ICE
ICE
ICE




## Plant List: 7–11 Clermont

| CNT | SYM | BOTANICAL | COMMON | SPECIFICATIONS |
|---|---|---|---|---|
| Trees | | | | |
| 2 | PD | Phoenix Dactylifera | Medjool Date Palm | 12' c.t., diamond cut |
| 6 | LD | Livistonia Decipiens | Ribbon Palm | 10'–18' c.t. |
| 30 | IC | Ilex cassine | Dahoon Holly | 8' ht., 4' spr., 2" cal. |
| 4 | LIM | Lagerstroemia indica 'Muskogee' | Pink Crape Myrtle | 10' ht., std., 2" cal. |
| 19 | MGD | Magnolia grandiflora 'D.D. Blanchard' | DD Blanchard Magnolia | 10–12' ht., 4–5' spr., 3" cal., full to ground |
| 10 | ARO | Acer rubrum 'October Glory' | Red Maple | 10' ht., 5' spr., 3" cal. |
| 3 | BN | Betula nigra | River Birch | 10' ht., 5' spr., 3" cal. |
| 19 | QVC | Quercus virginiana 'Cathedral' | Cathedral Oak | 10' ht., 5' spr., 3" cal. |
| Shrubs & Groundcover | | | | |
| 673 | PM | Podocarpus macrophyllus | Podocarpus | 7 gal, 36" ht., 10" spr., 36" o.c. |
| 280 | RIA | Rhaphiolepis indica 'Alba' | Dwarf Indian Hawthorn | 3 gal, 30" o.c. |
| 136 | DGM | Duranta 'Gold Mound' | Duranta | 3 gal, 30" o.c. |
| 179 | ZI | Zamia integrifolia | Coontie | 3 gal, 36" o.c. |
| 342 | MC | Muhlenbergia capillaris | Muhly Grass | 1 gal, 36" o.c. |
| 605 | LCH | Lantana 'Chapel Hill Yellow' | Chapel Hill Lantana | 1 gal., 24" o.c. |
| 204 | HAF | Helianthus annuus 'Firecracker' | Dwarf Firecracker | 3 gal, 30" o.c. |
| 176 | VOW | Viburnum obovatum 'Mrs. Schiller's Delight' | Walter's Viburnum | 3 gal, 30" o.c. |
| Sod & Mulch | | | | |
| | MULCH | | Mini Pine Bark | 3" Depth |
| | SOD | Paspalum notatum | Bahia Sod | solid sod, weed free, count by contractor |

PLANT SYMBOLS

- MEDJOOL DATE PALM
- RIBBON PALM
- DAHOON HOLLY
- CRAPE MYRTLE
- DD BLANCHARD MAGNOLIA
- RED MAPLE
- RIVER BIRCH
- CATHEDRAL LIVE OAK
- PODOCARPUS
- HAWTHORN
- DURANTA
- COONTIE
- MUHLY GRASS
- LANTANA
- FIRECRACKER
- WALTERS VIBURNUM

**NOTES:**

1) Irrigation system to be a permanent system.

2) The irrigation plan shall be designed and installed to conform to this Code.

3) All plant material shall be FL. Grade #1 and "Florida Friendly".

N

GRAPHIC SCALE

1 inch = 40 ft.

IF LESS THAN 24"x36" SHEET HAS BEEN REDUCED, ADJUST THE SCALE TO THE DRAWING ACCORDINGLY.

LANDSCAPE ARCHITECT:
Robert R. Buchanan LA0000932

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48 HOURS BEFORE YOU DIG
CALL SUNSHINE
1-800-432-4770 or 811
IT'S THE LAW IN FLORIDA
FLORIDA LAW REQUIRES EXCAVATORS TO NOTIFY OWNERS OF UNDERGROUND FACILITIES BEFORE YOU DIG TWO (2) DAYS PRIOR TO EXCAVATION

CONTRACTOR MUST REVIEW ALL GENERAL LANDSCAPE NOTES PRIOR TO BIDDING AND CONSTRUCTION

South Lake Crossings, LLC
496 S. Hunt Club Blvd.
Apopka, FL 32703

LANDSCAPE Dynamics
LANDSCAPE ARCHITECTS AND PLANNERS, LLC

P.O. BOX 2852 - Winter Park, Florida 32790-2852 - Phone 407-579-1811 - Email randy@landscapedynamics.com

REVISIONS
1) 2) 3) 4) 5) 6) 7) 8)

# Overall Landscape Plan
Wellness Way PUD
7-Eleven
Lake County, Florida

DATE: 9-19-25
JOB # 2025-035
PERMIT #
DRAWN BY: BRB
FILE NAME: LANDSCAPE
SCALE: 1:40

L100

15' UTILITY EASEMENT

SERVICE PUMPS (POS)

34'

7-ELEVEN
PROTOTYPE 9350 CST
GEN 2 CMU 4,852 SF

CARWASH

BAHIA SOD

15' UTILITY EASEMENT

NOTE:
FIELD LOCATE CANOPY TREES IN UTILITY EASEMENT AWAY FROM PIPING AND INSTALL ROOT BARRIER AT B.O.C. – SEE DETAIL 8 SHEET L200

15' LANDSCAPE BUFFER

15' LANDSCAPE BUFFER

MATCHLINE – SHEET L102

MATCHLINE – SHEET L102

MATCHLINE – SHEET L102

(DE

PLANT SYMBOLS

- MEDJOOL DATE PALM
- RIBBON PALM
- DAHOON HOLLY
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- RED MAPLE
- RIVER BIRCH
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- PODOCARPUS
- HAWTHORN
- DURANTA
- COONTIE
- MUHLY GRASS
- LANTANA
- FIRECRACKER
- WALTERS VIBURNUM

N

GRAPHIC SCALE
20' 0' 10' 20' 40'
1 inch = 20 ft.

IF LESS THAN 24"x36" SHEET HAS BEEN REDUCED. ADJUST THE SCALE TO THE DRAWING ACCORDINGLY.


LANDSCAPE ARCHITECT:
Robert R. Buchanan LA0000932



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496 S. Hunt Club Blvd.
Apopka, FL 32703

LANDSCAPE Dynamics
LANDSCAPE ARCHITECTS AND PLANNERS, LLC


P.O. BOX 2852 - Winter Park, Florida 32790-2852 - Phone 407-579-1811 - Email randy@landscapedynamics.com


# Landscape Plan
Wellness Way PUD
7-Eleven
Lake County, Florida

REVISIONS
1)
2)
3)
4)
5)
6)
7)
8)

DATE: 9-19-25
JOB # 2025-035
PERMIT #
DRAWN BY: BRB
FILE NAME: LANDSCAPE
SCALE: 1: 20

L101

**PROJECT:**

# Proposed Convenience Store With Gas Stations & Car Wash Accessory Use

**V 3 PROJECT CODE #:**

## WW711

# Proposed Enhanced Landscape and Hardscaping with Community Identification Signage

**DESIGN CRITERIA:**

## CITY OF CLERMONT

**DATE:**

## July 30, 2025

**PREPARED FOR:**

## SOUTH LAKE CROSSINGS I LLC
## C/O V 3 CAPITAL GROUP, LLC (Authorized Agent)

**c/o**

**Trey Vick**
**Chief Executive Officer**
**496 S. Hunt Club Blvd.**
**Apopka, FL 32703**
**Office: 407-848-1663**

PEC

*PROFESSIONAL ENGINEERING CONSULTANTS, LLC*

July 30, 2025

**City of Clermont (City)**
**Curtis Henschel**
**Development Services Director**
**685 West Montrose Street 3rd Floor**
**Clermont, FL 34711**
**phone 352-241-7308**
**email at: CHenschel@ClermontFL.org**

**Re: WW711 NC-2A (Project)**

PEC - Professional Engineering Consultants, LLC **(PEC)** offers the following for the sole purposes of satisfying the City's review and approval for a Conditional Use Permit for the proposed project.

## Executive Summary

At our second pre-application meeting, we discussed providing enhanced Landscaping, Hardscaping, and Community Identification Signage. Please see the areas as provided on the proposed preliminary site plan submitted herein.

Per City's CONDITIONAL USE PERMIT APPLICATION:

5. "Landscape plans in conformance with Chapter 123 of the Code. (See #3 above)…"

Landscape plans exceeding the code will be provided at the time of final site permitting.
"Enhanced" Landscape to be quantified via collaboration with staff, commissioners, and interested parties.

## *Landscape Narrative*

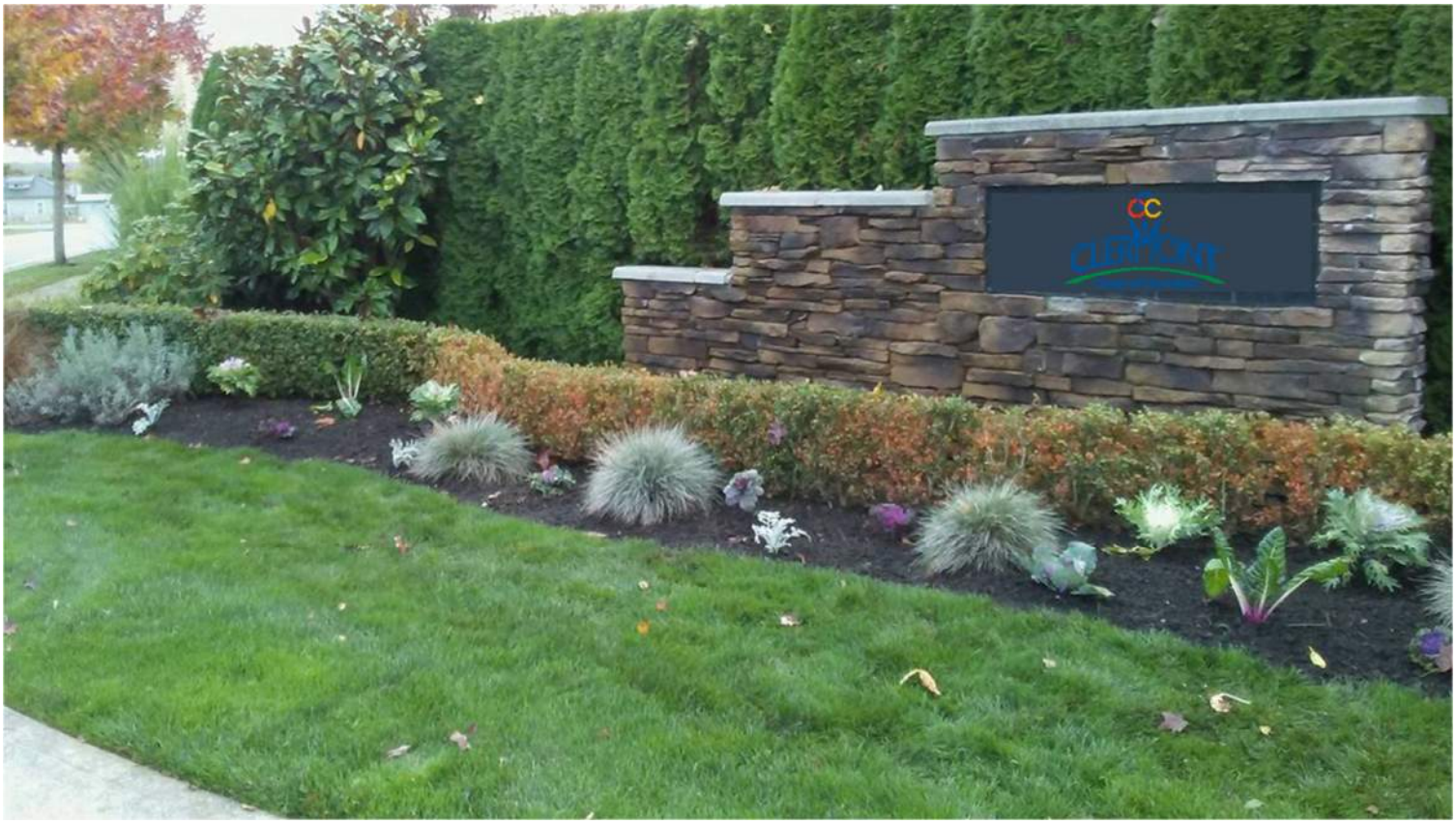
To support the overall design quality of the development and enhance compatibility with adjacent uses, the Developer proposes providing enhanced landscape buffers along the Southern and Northwestern Boundaries of the Project site that exceed the minimum requirements outlined in the land development code. These enhanced buffers will contribute to the visual appeal and screening of the site from the residential properties. The developer requests a reduction of site internal landscape buffer areas from 10 ft to 0 ft to allow for more efficient parking and traffic design. This reduction prioritizes buffering commercial to residential uses, rather than commercial to commercial uses.

Hardscaping / Community Identification Signage to be quantified via collaboration with staff, commissioners, etc.

## *Hardscape Narrative*

To support the visual quality and character of the proposed development, the Developer proposes incorporating a hardscape design feature at the Northwest Corner of the project. This design element will serve as a visual screen for the canopy infrastructure while enhancing the overall appearance of the commercial frontage. The feature is intended to complement the surrounding development and contribute to a cohesive Wellness Way design philosophy. Final design details will be coordinated with City staff during the site plan approval process to ensure alignment with community goals and planning standards.

Please see the five conceptual examples for theming purposes below.


CLERMONT

CLERMONT
Choice of Champions

CLERMONT

## CONCLUSION

**The proposed development will be enhanced above code minimums and** quantified metrics developed during the CUP review process via collaboration with staff, commissioners, and interested parties.

Should you have any questions regarding the contents of this report or if we can be of further assistance in any way, please do not hesitate to contact us at your convenience.

Sinecerely,

R. Scott Batterson PE, LEED AP BD+C
PEC - PROFESSIONAL ENGINEERING CONSULTANTS, LLC
Principal & Managing Member
Florida Licensed Professional Engineer # 60853
Florida Certificate of Authorization # 28959
304 Santiago Drive Winter Park, FL 32789
sbatterson@pec-fl.com
www.pec-fl.com
Direct (407) 579-9808

**PROJECT:**

# Proposed Convenience Store With Gas Stations & Car Wash Accessory Use

**V 3 PROJECT CODE #:**

## WW711

**REPORT:**

# Traffic Impact Statement

**DESIGN CRITERIA:**

## CITY OF CLERMONT

**DATE:**

## July 30, 2025

**PREPARED FOR:**

## SOUTH LAKE CROSSINGS I LLC
## C/O V 3 CAPITAL GROUP, LLC (Authorized Agent)

**c/o**

**Trey Vick**
**Chief Executive Officer**
**496 S. Hunt Club Blvd.**
**Apopka, FL 32703**
**Office: 407-848-1663**

**PREPARED BY:**

PEC
PROFESSIONAL ENGINEERING CONSULTANTS, LLC

PEC - PROFESSIONAL ENGINEERING CONSULTANTS, LLC
FL Engineering Business Registration Registry # 28959
304 Santiago Drive Winter Park, FL 32789
Direct: (407) 579-9808 | sbatterson@pec-fl.com | www.pec-fl.com
FOR CUP APPROVAL ONLY

**R. Scott Batterson PE**
Florida Licensed Professional Engineer Registration #60853

**TRANSPORTATION DISCIPLINE ONLY**
FL Engineering Business Registration Registry # 28959

This item has been physically signed and sealed with a hard copy retained by the EOR. Printed copies of this document are not considered signed and sealed, and the signature must be verified on any electronic copies.

PEC

*PROFESSIONAL ENGINEERING CONSULTANTS, LLC*

July 30, 2025

**City of Clermont (City)**
**Curtis Henschel**
**Development Services Director**
**685 West Montrose Street 3rd Floor**
**Clermont, FL 34711**
**phone 352-241-7308**
**email at: CHenschel@ClermontFL.org**

**Re: WW711 NC-2A (Project) Traffic Impact Statement (TIS)**

PEC - Professional Engineering Consultants, LLC **(PEC)** offers the following Traffic Impact Statement (TIS) for the sole purposes of satisfying the City's review and approval for a Conditional Use Permit for the proposed project.

## Executive Summary

Prior Approved Ordinances document the Comprehensive Plan Future Land Use Designation & Rezoning of PUD are in place. Per City's CONDITIONAL USE PERMIT APPLICATION:

4. "Plans for the provision of services and infrastructure, and if required, traffic studies, Transportation Proportionate Fair Share information…"

This Traffic Impact Statement (TIS) is submitted in support of the application for the subject property. This submittal serves to acknowledge City traffic studies, such as Traffic Impact Analysis (TIA) and/or Intersection Operational Analysis (IOA), as not required for the Conditional Use Permit approval or any subsequent City permitting processes, such as final site permit, unless specifically codified and related to on-site traffic/transportation design, such as stacking. This is based on the premise that Lake County has jurisdiction over the adjacent roads, and a Lake County Permit will be required. This permit will address intersection operational analysis for this site, including the Wellness Way/Schofield Road intersection, the site access intersections from Wellness Way and Schofield Road, and any additional intersections where U-turns may be required for site ingress or egress, if required by the County. Should this premise be deemed incorrect by the City, we respectfully request deferral of all future traffic study-related requests until after CUP approval and when a more defined development program is established for the balance of NC-2.

Please note that the TIA was completed and approved for the entire development, and it is vested from a transportation/traffic roadway perspective, including all trips as allocated in the Approved PUD documents.

## APPROVED PUD MAXIMUM ENTITLEMENT PROGRAM (for planning purposes only)

Neighborhood Center: The Neighborhood Center shall have a maximum of 140,000 square feet.
Neighborhood Centers are primarily designated for C-1 Light Commercial uses that complement the adjacent residential uses. The uses permitted are the C-1 Light Commercial uses. The uses may include one grocery store up to 60,000 square feet, not to exceed a total maximum aggregate of 100,000 square feet in the shopping center on the northern Neighborhood Center.

**The southern Neighborhood Center may have up to 40,000 square feet, with any building over 16,000 square feet requiring a Conditional Use Permit.**

Any remaining square footage not developed in the Neighborhood Centers under the 140,000 square feet may be used in the Employment District.

**Per Approved PUD:**

## Trip Generation

**Total PM Peak Hr Trips** 3,503
**Residential** 1,703
**Economic Development District** 1,800

| ITE Code | Land Use [1] | Size (SF) | Units | Daily Trips | PM Peak Hr Trips | | | | Internal Capture | | | | Pass By | | | Net New External Trips | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | Total | % In | Enter | Exit | Total | Enter | Exit | % | Total | Enter | Exit | Total | Enter | Exit |
| **Phase I** | | | | | | | | | | | | | | | | | | |
| 820 | Shopping Center | 100,000 | SF | 6,012 | 543 | 48% | 261 | 282 | 73 | 36 | 37 | 25% | 118 | 56 | 62 | 352 | 169 | 183 |
| 210 | Single Family | 1,550 | DU | 14,632 | 1,535 | 63% | 967 | 568 | 22 | 11 | 11 | 0% | - | - | - | 1,513 | 956 | 557 |
| 220 | Townhomes | 300 | DU | 2,227 | 168 | 63% | 106 | 62 | 4 | 2 | 2 | 0% | - | - | - | 164 | 104 | 60 |
| | | | | **Total Trips** | **2,246** | | **1,334** | **912** | **99** | **49** | **50** | | **118** | **56** | **62** | **2,029** | **1,229** | **800** |
| **Buildout (2028)** | | | | | | | | | | | | | | | | | | |
| 710 | General Office | 500,000 | SF | 5,055 | 575 | 16% | 92 | 483 | 57 | 29 | 29 | 0% | - | - | - | 518 | 64 | 455 |
| 820 | Shopping Center | 300,000 | SF | 12,690 | 1,225 | 48% | 588 | 637 | 179 | 65 | 94 | 25% | 262 | 131 | 131 | 784 | 392 | 412 |
| 210 | Single Family | 1,550 | DU | 14,632 | 1,535 | 63% | 967 | 568 | 76 | 65 | 94 | 0% | - | - | - | 1,459 | 902 | 474 |
| 220 | Townhomes | 300 | DU | 2,227 | 168 | 63% | 106 | 62 | 8 | 65 | 94 | 0% | - | - | - | 160 | 41 | (32) |
| | | | | **Total Trips** | **3,503** | | **1,753** | **1,750** | **320** | **224** | **311** | | **262** | **131** | **131** | **2,921** | **1,399** | **1,309** |

*VHB, Inc.* Mar-19

Notes:
1. Trip generation rates and equations are based on the Institute of Transportation (ITE) Trip Generation Manual 10th Edition.
2. Internal capture based on NCHRP 684 Estimation Tool developed by Texas A&M Transportation Institute, Version 2013.1
3. Elementary school square footage is not incuded.

## Land Use Conversion Matrix

Land uses within the Wellness Way PUD may be exchanged based on traffic equivalents as listed below:

| LAND USE | ITE CODE | PM PEAK HOUR RATE | Conversion TO[3] SINGLE FAMILY CONVERSION RATE | TOWNHOME CONVERSION RATE | RETAIL CONVERSION RATE | EMPLOYMENT CONVERSION RATE | MULTI-FAMILY CONVERSION RATE |
|---|---|---|---|---|---|---|---|
| **SINGLE FAMILY** | 210 | 0.99 | | 1.77 | 0.06 | 0.99 | 2.25 |
| **TOWNHOME** | 220 | 0.56 | 0.57 | | 0.03 | 0.56 | 1.27 |
| **RETAIL[1]** | 820 | 18.00 | 18.18 | 32.14 | | 18.00 | 40.91 |
| **EMPLOYMENT** | 710 | 1.00 | 1.01 | 1.79 | 0.06 | | 2.27 |
| **MULTI-FAMILY[2]** | 221 | 0.44 | 0.44 | 0.79 | 0.02 | 0.44 | |

**Sources:**
*Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition*

**Notes:**
[1] PM Peak Hour Rate based on 1,000 SF for Retail, General Office and Medical Office
[2] Multi-Family Mid-Rise with at least three dwelling units and three to 10 levels/floors
[3] A land use may not be converted more than 50%.

**Example:**
Every 10,000 sf of retail can be exchanged for 182 single family units.
250 single family units can be gained by excahnging 15,000 square feet of retail.

Every multi-family unit can be exchanged for 440 sf of employment.
25,000 square feet of employment can be gained by exchanging 57 multi-family units.

## APPLICABLE GUIDELINES

This statement acknowledges the requirement conforming to:

- ITE Trip Generation Manual, 11th Edition

Trip generation and distribution will ultimately be based on final site permitting and details subject to:

- Lake County ROW Permitting
- Existing City transportation trips concurrency vesting / exemption

## DEVELOPMENT UNCERTAINTY

Due to the speculative nature of the future development, the number and type of driveways, internal capture assumptions, phasing, and modal split estimates BEYOND THE PUD'S APPROVED TIA cannot yet be reasonably projected. The project is likely to be built in phases over multiple years, which may result in significantly varied peak hour trip profiles.

Additional Studies now would be premature and potentially misleading if conducted without knowing:

- Final development square footage
- Phasing plan
- Access and signalization plan
- Right-of-way dedications

## PROJECT SUMMARY

- **Proposed Use:** convenience store with 12 fueling positions and drive-through car wash
- **Building Area:** 4,853 SF (Convenience Market Store w/ Gas)
- **Previously Vested Entitlement:** 40,000 SF of commercial use per the WW PUD NC-2
- **Concurrency Trip Generation (per ITE LU 935):**
  - VTPD: ~1,953
  - AM Peak: 164 (Net New: 62)
  - PM Peak: 188 (Net New: 64)

## CONCLUSION

**The proposed 7-Eleven development Falls well within the vested TRIPS concurrency approvals; therefore, a Traffic Study, Traffic Impact Analysis (TIA), and IOA are not required by the City.**

Should you have any questions regarding the contents of this report or if we can be of further assistance in any way, please do not hesitate to contact us at your convenience.

## CERTIFICATION

This Traffic Impact Statement was prepared and reviewed by:

R. Scott Batterson PE, LEED AP BD+C
PEC - PROFESSIONAL ENGINEERING CONSULTANTS, LLC
Principal & Managing Member
Florida Licensed Professional Engineer # 60853
Florida Certificate of Authorization # 28959
304 Santiago Drive Winter Park, FL 32789
sbatterson@pec-fl.com
www.pec-fl.com
Direct (407) 579-9808

CITY OF CLERMONT

# CONDITIONAL USE PERMIT APPLICATION

| | | | |
|---|---|---|---|
| **Date** 07/31/2025 | **FEE: $845 + cost of advertisement + cost of traffic review (if necessary)** | | |
| **Project Name (if applicable)** 7-11 WW | | | |
| **Applicant** V 3 Capital Group | | | |
| **Contact Person** Damien Sanders | | | |
| **Address** 496 S. Hunt Club Blvd. | **City** Apopka | **State** FL | **Zip** 32703 |
| **Telephone** (407) 484-1663 | | | |
| **Email** damien@v3capital.com | | | |
| **PROPERTY OWNER INFORMATION** ☐ **(Check box if owner information is same as applicant)** | | | |
| **Property Owner Name** South Lake Crossings I, LLC | | | |
| **Owner Address** PO Box 135 | **City** Windermere | **State** FL | **Zip** 34786-0135 |
| **Telephone** (407) 484-1663 | **Email** damien@v3capital.com | | |
| **PROPERTY INFORMATION** | | | |
| **Address of Subject Property** SHELL POND RD., CLERMONT FL | **Alternate Key** 1412315 | | **Zip** 34711 |
| **General Location** see attached | | | |
| **Legal Description & Alternate Key (include copy of survey)** see attached | | | |
| **Land Use (City verification required)** AG / Pasture | | | |
| **Zoning (City verification required)** PUD | | | |

CITY OF CLERMONT

# CONDITIONAL USE PERMIT APPLICATION

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

Please see attachments

"Trey" John C. Vick, III
V 3 CAPITAL GROUP, LLC
Authorized Agent of property owner

**Applicant Name (print)**

**Applicant Name (signature)**

"Trey" John C. Vick, III
V 3 CAPITAL GROUP, LLC
Authorized Agent of property owner

**Owner Name (print)**

**Owner Name (*signature*)**

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

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

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

02/08/2024

# Letter of Authorization

This letter authorizes V 3 Capital Group and its agents, specifically John C Vick III, to act as my agent in obtaining the required and necessary permits, licenses and approvals, which may be required for any and all permits, applications, approvals related to the **Wellness Way** project in accordance with all governing laws, statutes and ordinances at the below referenced address.

Tenant / Project Name: Wellness Way

Site Address: SHELL POND RD.

City: CLERMONT State: FL
Zip Code: 34711

Property Parcel ID: 22-23-26-0003-000-00300, 21-23-26-0001-000-00500, 21-23-26-0001-000-00700

**Landlord / Owner Information**

Landlord/ Owner Company Name: SOUTH LAKE CROSSINGS I LLC and SOUTH LAKE CROSSINGS III LLC

Address: PO Box 135 Suite #

City: Windermere State: FL Zip Code: 34711

Telephone Number: 407-848-1663 Email: admin@v3capital.com

Signature of Owner

Thomas (Jim) Karr
Printed Name

STATE OF FLORIDA
COUNTY OF

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☑ online notarization, this 29 day of July, 2025, by Thomas Karr.

Signature of Notary Public

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known ✓ OR ____ Produced Identification

Type of Identification Produced

CAROLYN B. STANLEY
Notary Public - State of Florida
Commission # HH 675008
My Comm. Expires Sep 4, 2029
Bonded through National Notary Assn.

"The **Vision** to create **Value** through **Versatility**"

July 30, 2025

**City of Clermont (City)**
**Curtis Henschel**
**Development Services Director**
**685 West Montrose Street, 3rd Floor**
**Clermont, FL 34711**
**phone 352-241-7308**
**email at: CHenschel@ClermontFL.org**

**Re: CUP for WW NC-2 Proposed Convenience Store With Gas Stations & Car Wash Accessory Use (Project)**
**Located at the Southeast corner of Schofield Road & Wellness Way, Clermont, FL 34711**
PREPARED FOR: SOUTH LAKE CROSSINGS I LLC
C/O V 3 CAPITAL GROUP, LLC (Authorized Agent)

## ***Executive Summary & Project Narrative***

V 3 Capital Group, LLC proposes the development of a +/- 4,852 SF convenience store with six (6) double gas fueling stations, twelve (12) in total, and a proposed single-bay automated car wash for secondary/ancillary/auxiliary use to the primary principal use of gas & convenience store. A 7-Eleven is currently shown as the user throughout this application for conceptual, graphic, and theming representation, but the Conditional Use Permit's approval focuses solely on the principal use of convenience stores with gas stations, and with the car wash being a secondary/ancillary/auxiliary use to the primary use. Other similar high-quality brands may ultimately be developed as the final end user for a similar-sized convenience store with gas and a car wash on this site, known as NC-2, per the approved PD containing 291,413 square feet or 6.69 acres, more or less, per the Allen & Co. Survey attached.

The convenience store is designed as a highly functioning commercial amenity as the development will offer essential goods, fuel, and services to the surrounding community, supporting Clermont's broader economic and planning objectives. The site is designated under the "Master PUD" Future Land Use category and aligns with the city's long-term vision for commercial retail development.

To enhance compatibility with adjacent residential uses and improve the site's visual appeal, the Developer proposes enhanced landscape buffers along the southern and northwestern boundaries that exceed minimum code requirements. These improvements will contribute to effective screening and a more attractive streetscape. The Developer requests a reduction of internal landscape buffer and building setback widths to 0 feet, allowing for more efficient parking and traffic circulation. This adjustment prioritizes buffering between commercial and residential uses over internal commercial separations. An example of this would be a parcel line and center line of a shared access drive in future phases.

Per Clermont's LDC, Division 10, Sec 125-313-Conditional Uses (10), convenience stores and gas stations are allowed in C-1 Light Commercial Districts, but this requires a CUP application and approval. Per Clermont's LDC, a carwash is not listed under allowable uses in C-1 Light commercial. It is listed under C-2 General Commercial District conditional uses (Division 11, Sec, 125-337, (a),17) AS A PRIMARY PRINCIPAL USE.

The west side of Tract NC-2, located at the Southeast corner of Schofield Road & Wellness Way, is anticipated to be the location for the CUP; however, we respectfully request that all of NC-2 be used, given that we have not yet finalized the proposed parcel's boundary or specific end user. For conceptual purposes, a +/-2.22-acre parcel has been shown at this location with notation on the preliminary site plan that the parcel size and internal lot line location is subject to change during final engineering and final site plan approvals.

The project is expected to deliver meaningful community benefits, including improved access to daily services, job creation, and increased commercial activity. V 3 Capital Group, LLC remains committed to working collaboratively with the City of Clermont to ensure compliance with all applicable zoning and development standards while contributing positively to the surrounding community.

Two pre-application meetings were held with the staff previously:

1. Pre-App Meeting Date: 02/12/2025 on Zoom
2. Pre-App Meeting Date: 07/23/2025 in person and on Zoom

At the second meeting, the following items were discussed:

1. It was verified that school concurrency is not applicable to this non-residential project
    a. As stated in Sec. 103-42. - School concurrency standards and policies bullet (b).
    Unless otherwise provided herein, this article shall apply to all development orders with any residential component and any amendment to an existing development order to the extent that the student generation is increased above what was previously approved, or any other official action of the city having the effect of permitting residential development of land. The following residential uses shall be considered exempt from the requirements of school concurrency (unless the development approval for such use requires it to meet school concurrency).

2. It was verified that a master plan for NC-2 is not required.

3. It was verified that a traffic study is not required, because the proposed trips are vested in the PUD.
    a. See attached TIS from PEC for details
    b. Lake County has jurisdiction, and a row use permit is required from the county.
    c. no transportation proportionate fair share is applicable or required given vesting.

Please see the included maps series by Appian demonstrating that there are no floodplains, wetlands, or existing structures on site, and topography from VHB's city-approved mass grading plan as-built record drawing sheet C4.00.

PROJECT DETAILS AND INFORMATION:

## SITE DETAILS

| | | |
|---|---|---|
| Tax ID Parcel #: | 22-23-26-0003-000-00300 | |
| **Project Type:** | New Site Development – Ground Up | |
| **Existing site conditions:** | The site was recently regraded, and it is stripped of native vegetation. There is an elevation difference of 16' approximately from 138.9' on the southwest corner to 123.0' on the east; the site is pre-serviced with sanitary and storm connections; water service is available along the east ROW line of the property. | |
| **Proposed Improvements:** | Site development to accommodate the proposed convenience store building, gas station, and carwash facilities. | |
| Address: | Shell Pond Rd, Clermont, FL, 34711 | |
| Lot Size: | 6.69 Acres Overall NC-2 Project Area TBD for Proposed Parcel NC-2A | |
| Existing Land Use per LCPA: | AG / PASTURE - IMPROVED HAY AVERAGE (6300) | |
| Adjacent Properties: | North | Wellness Way / Future commercial site |
| | South | Existing residential lots newly constructed |
| | East | Existing residential lots newly constructed, Blissful St |
| | West | Schofield Rd / Existing Pastures (future Olympus Development) |
| Front / Main Roadway: | Road Name | Schofield Road |
| | # of Lanes | 2 |
| | Speed Limit | 45 mph |
| | Road Condition | Good / New |
| | Sidewalk Condition | Good / New |
| | Curb Cut Condition | Good / New |
| Side / Secondary Roadway | Road Name | Wellness Way |
| | # of Lanes | 2 |
| | Speed Limit | 40 mph |
| | Road Condition | Good / New |
| | Sidewalk Condition | Good / New |
| | Curb Cut Condition | Good / New |
| Side / Secondary Roadway: | Road Name | Blissful St |
| | # of Lanes | 2 |
| | Speed Limit | 30 mph |
| | Road Condition | Good / New |
| | Sidewalk Condition | Good / New |
| | Curb Cut Condition | Good / New |

# PLANNING / ZONING INFORMATION

| | | |
|---|---|---|
| Jurisdiction: | City of Clermont, FL | |
| Current Zoning: | Planned Unit Development (PUD) | |
| Adjacent Zoning: | North | PUD – Neighborhood Commercial NC-1 |
| | South | PUD - Residential |
| | East | PUD - Residential |
| | West | PUD OLYMPUS |

# SITE DESIGN

| | | | | |
|---|---|---|---|---|
| Building Setback: | Front: | 25’ | Measured From: | ROW line |
| | Rear: | 25’ | Measured From: | Property line |
| | Side Interior: | 12’ **0’ (requested)** | Measured From: | Lot Line |
| | Side Street: | 25’ | Measured From: | ROW line |
| Fuel Canopy Setback: | 30’ from all property lines (125-520 (b)) | | | |
| Fuel Tanks Setback: | Would be regulated by the Fire Code and the Building Code. | | | |
| Fuel Dispensers Setback: | Would be regulated by the Fire Code and the Building Code. | | | |
| Dumpster Setback: | Dumpster enclosure setbacks are 5’ from the property line. | | | |
| Car Wash Setback: | Same as building setbacks | | | |
| Maximum fuel canopy height above finish grade: | 35’ | | Minimum fuel canopy height above finish grade: | Per Arch. Standards, 5 (p)(1). 8’ |
| Building coverage limit (% of site): | 50% | | | |
| Landscaping coverage limit (% of site): | 25% | | | |
| Impervious coverage limit (% of site): | 75% | | | |

## SITE DESIGN

| | | | | |
|---|---|---|---|---|
| Landscape Buffers: | Front: | 15’ | Measured From: | ROW line |
| | Rear: | 15’ | Measured From: | Property line |
| | Side Interior: | 10’ **0’ (requested)** | Measured From: | Lot Line |
| | Side Street: | 20’ | Measured From: | ROW line |
| Screening for vehicular use areas proposed: | Per LDC Sec.123.43, (d)(3); the perimeter landscape buffers must be planted, shrubs shall form a continuous three-foot-high landscape screen adjoining driveways and parking areas. For commercial sites the buffer shall be planted with shrubs, extending the entire length of the perimeter, in such a manner as to provide opaque screening and shall be properly maintained at a minimum height of six feet. | | | |
| Off-Street Parking Criteria: | Per LDC Sec. 115-14, (b), one (1) parking space shall be provided for 333 S.F.; the gas station shall provide one (1) space per service bay. | | | |
| Number of stalls required: | 15 + 4 | | Minimum stall size: | STD: 10’x18’ |
| Number of handicap stalls: | 2 | | Number of queuing spaces: | N/A |
| Loading zone required? | No | | Loading zone size: | See proposed |
| Compact stalls permitted? | Yes | | Compact stall size: | 9’x17’ |
| Criteria for compact stalls: | Ratio of std to compact size is 90 to 10 | | Number of compact stalls allowed: | 4 |
| Wheel stops required? | Yes | | Bollards required? | Yes, or similar device |
| Bike rack required? | Yes | | Criteria for bike rack: | 5% of parking stalls |
| Location of nearest fire hydrant (including distance): | At the southeast corner of the Wellness Way and Hancock Road intersection, ±292’ from the building's proposed main entrance | | | |
| New Fire Hydrant(s) | TBD | | Proposed location: | TBD |
| Fire Lane minimum width: | 20’ | | Fire Lane minimum radius: | 45’ outside, 20’ inside |
| Fire Lane minimum height clearance: | 13.5’ | | Fire Lane designation required? | No, requires FD confirmation |
| Fire Flow test required? | Yes. | | | |
| Site Lighting minimum foot candle requirement: | N/A | | Site Lighting maximum foot candle requirement: | 1.0-foot candle |
| Site Lighting mounting height: | Shall not exceed 30 feet | | Adjacent properties to be shielded: | N/A |
| fixtures proposed | Recessed lighting fixtures shall be required in order to conceal the actual light source, reduce glare and direct light to specific areas while shielding other areas. | | | |
| light trespass: | Per Code of Ordinances, Sub. A, Ch. 24, Article I, Sec.24-12, it is unlawful to illuminate properties causing unnecessary and unreasonable reflection, glare or light on other property. | | | |
| required mounting heights for light fixtures (pole lights, fuel canopy, wall packs): | Per LDC, CH 115, Sec 115-12, “All lighting facilities provided for off-street parking, loading, unloading and service area space shall be subdued, shaded and focused on the site so as not to create traffic hazards or subject adjoining premises to undue glare or adverse interference.”. | | | |
| Proposed Reciprocal Easement Agreements | utilities and access roadways shared by the overall NC-2 development are proposed both on and off site for the project on adjoining properties | | | |
| grease trap required | Per LDC, Ch. 121, Sec.121-5 (2), commercial buildings shall include grease traps | | | |

UTILITY SUMMARY:

| | 7 Eleven Minimum standard requirements | Existing |
|---|---|---|
| **Domestic Water:** | 1-1/2" | An exiting 16" water main is located along the east property line on Blissful St. is available to service the site. |
| **Sewer:** | 4"-6" | An existing 8" sanitary stub the elevation of 114.046' is located at the southeast corner of the property. |
| **Natural Gas Service:** | 1" 250 MBH | Gas service is not available on the property. Future service provision to be confirmed by Lake Apopka Natural Gas District from the north |
| **Electrical** | 1,200 amp., 3 phase, 4 wire | SECO Energy is readily available and adjacent to serve the site. |

## STORM DRAINAGE

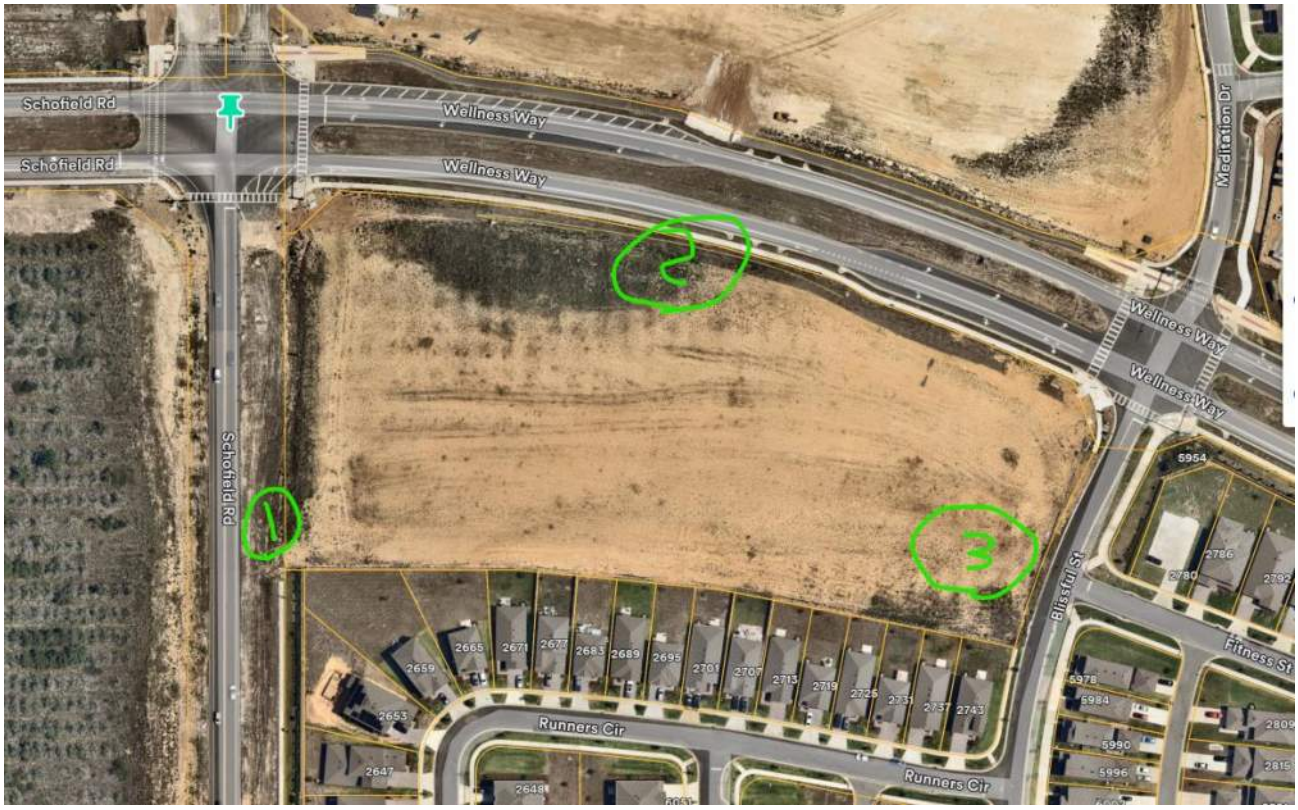
| | | | |
|---|---|---|---|
| Jurisdiction | City for secondary collection system onsite<br>Saint Johns River Water Management District (SJRWMD) ERP approved, constructed, and in O&M servers NC-2<br>O&M by The Wellness Ridge CDD | | |
| On site Tie-in | one connection exists onsite to service all NC-2;<br>easement(s) proposed | | |
| Location: | Wellness Way, mid-block | Size: | Pipe 48"; Type H DBI, TE=120.19; Inv=113.92' |
| What are the line size upgrade requirements: | The service line is the same size as the main, it will not require offsite upgrades. | | |
| Required design method: | Modified Rational Hydrograph | | |
| Design storm return intervals (5/10/50/100 year): | - 10 year / 24-hour – design check for outlet capacity<br>- 25 year / 24 hour – design check for the on-site storage and outlet capacity | | |
| Rainfall intensity: | 4.5" mean annual; 6.5" 10/24; 8.5" 25/24 | | |
| No FEMA 100-year floodplains exist on site: | The site is not located in 100-year flood plain | | |
| Capacity: | Per PUD, maximum Impervious Surface Ratio (ISR) is 0.75 | | |
| Drainage criteria: | The stormwater management system for the Wellness Way area is designed to meet or exceed the drainage criteria established by the St. Johns River Water Management District (SJRWMD) and the City of Clermont.<br>Criteria:<br>- Mean Annual required for projects that exceed 50% impervious<br>- 10 Year / 24 Hour – design check for outlet capacity<br>- 25 Year / 24 Hour – design check for the on-site storage and outlet capacity | | |

# TRANSPORTATION

| | | | |
|---|---|---|---|
| **Primary Street Names:** | Wellness Way and Schofield Road | | |
| Jurisdiction: | Lake County | | |
| Number of driveways allowed: | three | Driveway throat depth: | N/A |
| Minimum width: | 20’ | Maximum width: | 36’ |
| Minimum distance from intersection: | 440’ | Minimum distance between driveways: | N/A |
| Permit required from County | Yes | Bond required? | N/A |
| Permitting time: | 4-6 months | | |
| A deceleration lane may be required from Wellness way pending County ROW permitting | type and length TBD | | |

Site access will be provided via the following:

1. An approved Lake County right-in/right-out driveway entrance/exit at the southwest of NC-2 at Schofield Road
2. A to be approved right-in/right-out driveway entrance/exit from Wellness Way, near the midpoint of NC-2’s northern boundary and a minimum of 440’ from the centerline of both existing traffic signals
3. A full-access driveway at the southeastern boundary connecting aligned with the existing residential roadway to a rear cross-access road serving the larger commercial development. The proposed use aligns with the PUD land uses and requires Conditional Use approval. The project will be designed to support safe and efficient vehicular circulation while complying with all applicable zoning and development standards.



Should you have any questions regarding the contents of this report or if we can be of further assistance in any way, please do not hesitate to contact us at your convenience.

Sincerely,

**R. Scott Batterson, PE**
Director of Development

**Office:** 407-848-1663 **Mobile:** 407-579-9808 **Email:** scott@v3capital.com
**Web:** v3capital.com **Address:** 496 S. Hunt Club Blvd., Apopka, FL 32703

**V 3 Capital Family of Companies:**

LocaliQ
Florida
GANNETT

# Order Confirmation

Not an Invoice

| | |
|---|---|
| **Account Number:** | 526733 |
| **Customer Name:** | City Of Clermont-Legals |
| **Customer Address:** | City of Clermont - LEGALS<br>Po Box 120219<br>Clermont FL 34712-0219 |
| **Contact Name:** | Kyle Pryde |
| **Contact Phone:** | |
| **Contact Email:** | kpryde@clermontfl.org |
| **PO Number:** | |

| | |
|---|---|
| **Date:** | 09/11/2025 |
| **Order Number:** | 11663415 |
| **Prepayment Amount:** | $ 0.00 |

| | |
|---|---|
| **Column Count:** | 1.0000 |
| **Line Count:** | 46.0000 |
| **Height in Inches:** | 3.8200 |

**Print**

| Product | #Insertions | Start - End | Category |
|---|---|---|---|
| LEE Daily Commercial | 1 | 09/22/2025 - 09/22/2025 | Govt Public Notices |
| LEE dailycommercial.com | 1 | 09/22/2025 - 09/22/2025 | 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 | $74.68 |
| Tax Amount | $0.00 |
| Service Fee 3.99% | $2.98 |
| Cash/Check/ACH Discount | -$2.98 |
| Payment Amount by Cash/Check/ACH | $74.68 |
| Payment Amount by Credit Card | $77.66 |

| | |
|---|---|
| **Order Confirmation Amount** | **$74.68** |

# Ad Preview

**LEGAL NOTICE**

On Tuesday, October 7, 2025 at 6:30 PM the Clermont Planning & Zoning Commission will consider a request for a Conditional Use Permit (2025-037R) to allow a convenience store, gas station, and carwash within the southern Neighborhood Center location (NC-2), C-1 Light Commercial, within the Wellness Ridge PUD (Ordinance 2019-06), at the following location:

**LOCATION**

Vacant parcel located at the southeast corner of
Wellness Way and Schofield Road intersection
(Portion of AK 1412315)
6.69 +/- Acres

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

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

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

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

Tracy Ackroyd Howe, MMC
City Clerk

#11663415 9/22/2025

CITY OF CLERMONT

# AGENDA ITEM



| Meeting Date |
|---|
| Tuesday, October 7, 2025 |
| **Agenda Item Name** |
| Ordinance 2025-031<br>*Olympus PUD Master Sign Plan Amendment* |
| **Requested Action** |
| At the discretion of City Council approval. |
| **Staff Report** |

The applicant, Mike Carroll, is requesting City Council approval for an overall master signage plan, as part of the existing Olympus PUD ordinance. The original PUD was approved by City Council on May 14, 2019. The current PUD, Ordinance 2021-027, included a condition, Section 9, Item 1 that required specific approval for the master signage plan once it was developed. A comprehensive master signage plan has been prepared by Creative Sign Designs and has been submitted for Council consideration.

**SECTION 9: SIGNS**

1. Developer shall prepare an overall master signage plan for City approval. Such application and approval shall supersede Chapter 102 where applicable. The project shall be subject to the City Code until the Developer receives approval from the City Council for an overall master signage plan.

The submitted document is quite extensive, encompassing 87 pages of signage applications within the Olympus development. In reviewing the document, sign specification tables are included that indicate sign type, sign classification, sign location, max height, and much more. It has been noted that all signs must comply with dark sky lighting rules.

The Olympus project is a master planned community that has a unique vision with adopted architectural standards in place. Currently there is an Architectural Review Board (ARB) that reviews projects and plans prior to City submittal and provides a sign off as part of permitting. Due to the complexity of the proposed signage package, with City Council approval, staff would request a signed letter or stamp of approval from the Olympus Architectural Review Board (ARB) as part of the sign permit process. This would allow staff the ability to cross reference the sign type within the master signage plan while going through the permitting process. If a sign permit doesn't include the ARB signoff, then the sign permit would halt until one was approved.

ARB COORDINATION

| | |
|---|---|
| ☐ Site Plan | ☐ Landscape |
| ☐ Site Coverage | ☐ Architecture |
| ☐ Drainage | ☐ Other _____ |

Staff does not oppose the master signage plan. If City Council decides to approve, staff would request the ARB signoff as a tool to ensure compliance with the master signage plan during the permitting process. To document the approved master signage plan, it was determined that the PUD ordinance would have to be amended to include language the master signage plan was approved by City Council and where to find the recorded document. This change is found under Section 9, Item 1 in Ordinance 2025-031.

| Additional Analysis | |
|---|---|
| | |
| **Fiscal Impact Summary** | |
| | |

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

| Exhibits Attached (copies of original agreements) | |
|---|---|
| 1. Ord 2025-031 - Olympus Sign Plan (09.24.2025) | Ord 2025-031 - Olympus Sign Plan (09.24.2025).pdf |
| 2. OLYMPUS SIGNAGE PLAN - (6.20.25) | OLYMPUS SIGNAGE PLAN - (6.20.25).pdf |
| 3. Legal ad Olympus Signage - PZ - Oct 7 | Legal ad Olympus Signage - PZ - Oct 7.pdf |

**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, THE 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 (hereinafter referred to as the "Property"):

**LEGAL DESCRIPTION**

ALL OF TRACTS 47, 50, 51, 52, 53, 59, 60, 61, 62, AND 63, A PORTION OF TRACTS 33, 34, 35, 41, 45, 46, 48, 49, 54, 55, 58 AND 64, A PORTION OF THAT CERTAIN UN-IMPROVED 30.00 FOOT PLATTED RIGHT OF WAY LYING SOUTH OF TRACTS 41, 44-46, 48 AND THOSE CERTAIN UN-IMPROVED 30.00 FOOT PLATTED RIGHT OF WAYS LYING SOUTH OF TRACT 47 AND WEST OF TRACTS 52 AND 61, THAT CERTAIN UN-IMPROVED 15.00 FOOT PLATTED RIGHT OF WAY LYING SOUTH OF TRACTS 59 - 63 AND A PORTION OF THAT CERTAIN UN-IMPROVED 15.00 FOOT PLATTED RIGHT OF WAY LYING SOUTH OF TRACT 58 AND EAST OF U.S. HIGHWAY 27, ALSO A PORTION OF SAID RIGHT OF WAY LYING SOUTH OF TRACT 64 AND WEST OF SCHOFIELD ROAD; SAID TRACTS AND UN-IMPROVED RIGHTS OF WAY LYING WITHIN THE PLAT OF MONTE VISTA PARK FARMS, AS RECORDED IN PLAT BOOK 2, PAGE 27, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING EAST OF US HIGHWAY 27, SOUTH AND WEST OF SCHOFIELD ROAD IN SECTION 21 TOWNSHIP 23 SOUTH, RANGE 26 EAST.

TOGETHER WITH:

A PORTION OF THE NORTH 1/2 OF SECTION 28, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LYING EAST OF US HIGHWAY 27 AND WEST OF SCHOFIELD ROAD.

SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE S89°14'48"W ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 40.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SCHOFIELD ROAD AND THE POINT OF BEGINNING; THENCE S00°01'04"E ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 931.06 FEET; THENCE N89°42'25"W, A DISTANCE OF 1573.58 FEET TO A POINT ON A NON-

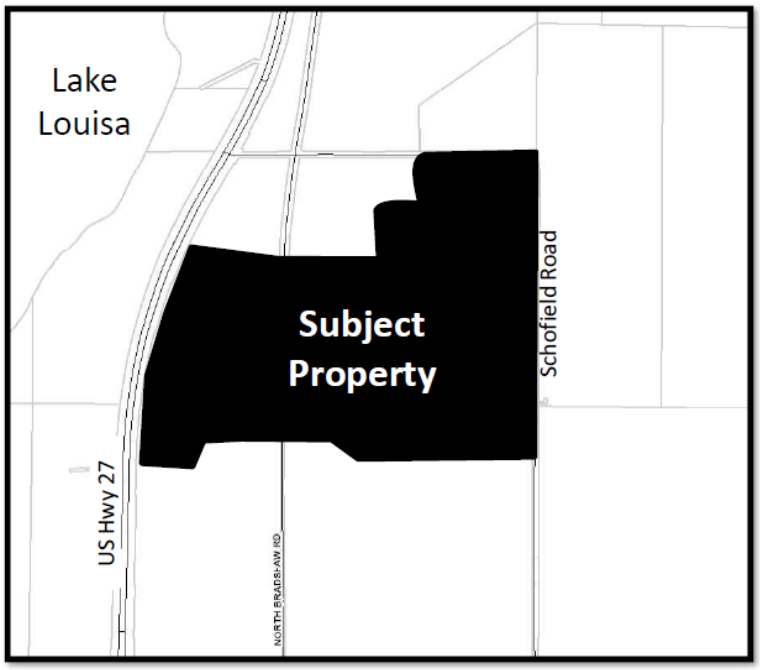
TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 690.00 FEET, A CENTRAL ANGLE OF 37°01'49", A CHORD BEARING OF N71°09'08"W AND A CHORD DISTANCE OF 438.22 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 445.95 FEET TO A POINT OF TANGENCY ; THENCE N52°38'14"W, A DISTANCE OF 141.27 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 210.00 FEET, A CENTRAL ANGLE OF 37°11'05", A CHORD BEARING OF N71°13'47"W AND A CHORD DISTANCE OF 133.91 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 136.29 FEET TO A POINT OF TANGENCY; THENCE N89°49'20"W, A DISTANCE OF 402.76 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 122°26'41", A CHORD BEARING OF N89°57'14"W AND A CHORD DISTANCE OF 157.77 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 192.34 FEET TO A POINT OF NON TANGENCY; THENCE N90°00'00"W, A DISTANCE OF 401.32 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 210.00 FEET, A CENTRAL ANGLE OF 36°34'07", A CHORD BEARING OF S71°42'56"W AND A CHORD DISTANCE OF 131.77 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 134.03 FEET TO A POINT OF TANGENCY; THENCE S53°25'53"W, A DISTANCE OF 138.26 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 700.81 FEET, A CENTRAL ANGLE OF 36°26'20", A CHORD BEARING OF S71°56'47"W AND A CHORD DISTANCE OF 438.22 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 445.70 FEET TO A POINT OF TANGENCY; THENCE N89°50'03"W, A DISTANCE OF 309.89 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF US HIGHWAY 27 ALSO KNOWN AS STATE ROAD 25 (VARIABLE RIGHT OF WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FP NO. 238422 1 DATED NOVEMBER 8, 2005); THENCE RUN ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING TEN (10) COURSE AND DISTANCES; N01°26'21"E, A DISTANCE OF 243.71 FEET; THENCE S88°33'39"E, A DISTANCE OF 172.00 FEET; THENCE N01°26'21"E, A DISTANCE OF 130.09 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 5426.57 FEET, A CENTRAL ANGLE OF 03°25'59", A CHORD BEARING OF N03°09'20"E AND A CHORD DISTANCE OF 325.11 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 325.16 FEET TO THE END OF SAID CURVE; THENCE N89°59'56"W, A DISTANCE OF 172.60 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 5598.79 FEET, A CENTRAL ANGLE OF 10°19'04", A CHORD BEARING OF N09°52'52"E AND A CHORD DISTANCE OF 1006.87 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1008.24 FEET TO THE END OF SAID CURVE; THENCE S74°57'37”E, A DISTANCE OF 10.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 5588.79 FEET, A CENTRAL ANGLE OF 05°31'44", A CHORD BEARING OF N17°48'16"E AND A CHORD DISTANCE OF 539.10 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 539.31 FEET TO THE END OF SAID CURVE; THENCE S69°25'52"E, A DISTANCE OF 9.78 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 5579.01 FEET, A CENTRAL ANGLE OF 02°25'19", A CHORD BEARING OF N21°46'48"E AND A CHORD DISTANCE OF 235.82 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 235.84 FEET TO THE END OF SAID CURVE;

THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE RUN S67°38'24"E, A DISTANCE OF 469.15 FEET; THENCE S89°50'54"E, A DISTANCE OF 664.70 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 120°00'00", A CHORD BEARING OF S89°52'26"E AND A CHORD DISTANCE OF 155.88 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 188.50 FEET TO THE END OF SAID CURVE; THENCE S89°54'20"E, A DISTANCE OF 724.09 FEET; THENCE N00°06'56"E, A DISTANCE OF 771.53 FEET; THENCE S89°53'03"E, A DISTANCE OF 297.15 FEET; THENCE N44°56'39"E, A DISTANCE OF 56.40 FEET; THENCE N00°13'39"W, A DISTANCE OF 433.99 FEET TO THE SOUTH RIGHT OF WAY LINE SCHOFIELD ROAD; THENCE RUN EASTERLY AND SOUTHERLY ALONG SAID RIGHT OF WAY THE FOLLOWING THREE (3) COURSES: THENCE N89°30'42"E, A DISTANCE OF 1304.07 FEET; THENCE S50°10'00"E, A DISTANCE OF 102.97 FEET; THENCE S00°23'52"W, A DISTANCE OF 2510.57 FEET TO THE POINT OF BEGINNING.

CONTAINING: 10,612,604 SQUARE FEET OR 243.63 ACRES MORE OR LESS.

**LOCATION**

1.5 miles south of the Lake Louisa Road and US Highway 27 intersection East of US Highway 27 and West of Schofield Road




**REQUESTED ACTION:**

**Amend Olympus Planned Unit Development (PUD) Ordinance No. 2021-027 to adopt master signage plan referenced under Section 9: Signs, item 1 within the Ordinance**

**SECTION 2.**

The exhibits below are contained in this Planned Unit Development Ordinance and shall be referenced throughout the document and the life of the Planned Unit Development.

Exhibit 1: Olympus Planned Unit Development Revised Regulating Plan – dated 08/27/2021
Exhibit 2: Olympus Planned Unit Development Revised Site Plan –08/26/2021
Exhibit 3: Olympus Planned Unit Development Standards – 09/01/2021
Exhibit 4: Olympus Equivalency-Trip Conversion Matrix – 01/10/2019
Exhibit 5: Olympus Grading Plan – 11/26/2018
Exhibit 6: Olympus Flag and Banner Locations – 05/19/2019
Exhibit 7: Olympus Right-of-Way Cross Sections – E4/E4A 07/07/2021
Exhibit 8: Olympus Trail Network – 06/07/2021
Exhibit 9: Olympus Transportation Impact Study/Proportionate Share – 11/19/2018

**SECTION 3: GENERAL CONDITIONS**

The Planned Unit Development approved herein shall allow for residential, commercial, office, sports & performance venues, open space and civic uses on the Property 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 the Olympus Sports and Entertainment (OSE) Planned Unit Development Site Plan, prepared by GGI-Tapestry LLC, and incorporated herein and made a part hereof as Exhibit 2 – dated 08/26/2021. 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. For purposes herein, the term “Developer” shall include the applicant at the time that this Ordinance is approved and any successor party in interest, including but not limited to a Community Development District created as provided by law and governing the entire project and any transferee, successor or assignee of any of the Property that is the subject of this Ordinance.

5. Fiber optic conduit and pull boxes will be required to be installed by the developer to extend service to City owned and operated facilities only. Such facilities are described as but not limited to New Fire Station, lift station(s), or any other facility the City deems necessary to connect to fiber. The City will reimburse, thru impact fee credits, for 100% of all documented costs associated with this work. Eligible costs would include design, permitting, construction and materials.

6. Easements shall be provided to the City at no expense to the City authorizing the City's unrestricted access to any existing and proposed utilities that the City will own and maintain.

7. For purposes of this Ordinance, the following activities shall not be regulated as Development, unless otherwise specifically noted herein:

   a) The division of land into parcels where no new street is involved.
   b) A transfer of title to land not involving the division of land into parcels.
   c) The creation or termination of easements concerning use of land, or other rights, except that no easement required by this Ordinance or any plat or dedicated to the City may be terminated without the approval of the City Council.
   d) The recording of any documents or plats expressly for the purposes of reference or attachment to a publicly recorded document, when such recording does not result in subdivision of land into parcels. Such recording may include, but is not limited to, documents such as master deeds or covenants, or plats for mortgage or Community Development District filing purposes only.
   e) Subdivision of land into parcels less than 5,000 square feet exclusively for the provision of public utilities, such as pump stations.
   f) Under-brushing, or bush-hogging that does not involve removal of trees that require a permit for removal.

8. Any development condition or land use entitlement approved for and related to the Property prior to the adoption of this Ordinance and not revised, amended, changed or repealed herein, including any required Traffic Impact Analysis, Florida Department of Transportation or County driveway permits, Wetland Permits, Utility permits, School Board concurrency agreement or St. Johns River Water Management District drainage permits shall remain in full force and effect and applicable to the Property, provided the permit or approval does not expire and otherwise remains valid. If significant changes requiring Major Modification or Planned Unit Development rezoning are made to the proposed development hereunder, associated studies, agreements and surveys required as part of the City standard development process shall be performed or re-certified. If the prior development permits, agreement or approval expire, are revoked (e.g., for failure to comply with time limits or the terms and conditions), or otherwise become invalid, any subsequent development of the site shall be subject to the procedures and standards of the City and this Ordinance.

## SECTION 4: LAND USES AND CONDITIONS

The Olympus Planned Unit Development gross development density & intensity will not exceed the Comprehensive Plan maximum of 12 dwelling units/acre residential and .25 Floor Area Ratio non-residential (gross acreage). To ensure cumulative compliance with this condition, the applicant/developer shall provide a table with the current and proposed total cumulative number of residential units, Floor Area Ratio, and Impervious Surface Ratio (ISR) for each phase of development or each site plan review. The Olympus Planned Unit Development Regulating Plan, attached hereto and incorporated herein as Exhibit 1, with a revised date of 08/27/2021, shall govern the land uses and location within the project.

The following table describes the proposed building & site development patterns as shown on the current Olympus PUD Site Plan. **(Exhibit – 2)** The development program, including the acreages specific to each land use, may be modified as described under "Modification Procedures".

| **Land Use** | **Square Feet/ Rooms/Seats** | **Dwelling Units** | **Net Acres** | **% of Site** |
|---|---|---|---|---|
| **Residential** | | | | |
| # Single family detached | - | 167 units | 24.87 | 10.2 % |
| # Single family attached (rowhouse, townhouse) | - | 178 units | 7.18 | 2.9 % |
| # Multi family | - | 489 units | 17.94 | 7.3 % |
| ++ Multi-family (multi-mixed-use) | - | 254 units | M-U Buildings | % |
| ++ Commercial (multi-mixed-use) | | | 12.33 | 5.0 % |
| ++ Office | 237,288 sq. ft. | - | | % |
| # Medical Services (ALF) | 345,283 sq.ft. | - | 14.63 | 6.0 % |
| ++ Retail | 231,303 sq. ft. | - | | % |
| # ++ ** Restaurant | 129,055 sq. ft. | | | % |
| ** Welcome-Security | 4,900 s.f. | - | 1.64 | .7 % |
| ** Sports & Civic | 15,700 seats | - | 67.33 | 27.6 % |
| # Hotel & Hospitality | 1312 rooms | | 16.23 | 6.6 % |
| ** ++Corporate Conference & MU | 131,141 s.f. | | 3.34 | 1.4 % |
| Open Space | | | | |
| Active recreation/open space | - | - | 29.51 | 12.5 % |
| Passive open space | - | - | 23.11 | 9.5 % |
| Public & Private ROW internal | - | - | 24.19 | 9.9 % |
| Dedicated ROW external | | | 1.33 | 0.4 % |
| **Project Totals^** | **1,078,970 s.f.** | **1088 units** | **243.63 acres** | **100%** |

** Special-Purpose Site & Buildings

\# Single-Use Site & buildings
++ Mixed-use site & buildings
^ Hotel & Hospitality regulated by room count includes approximately 1,049,600 s.f. enclosed additional building area associated with room size, circulation, lobby, utility rooms & guest support facilities. This building area is included within FAR calculations. Not included within FAR calculations is: parking structures, below grade parking/storage, below grade parking for electric vehicles, below grade storage space for equipment, fixtures, or furnishings associated with any proposed building typology. Not included within FAR calculations is covered sports venue seating areas, bleachers & sports venue storage facilities, restrooms, concessions, ticketing or gateway structures that may serve event security or patron services on a temporary basis.

1. The current use of the property is agriculture and may continue this use until clearing or grading for development occurs.

2. The Olympus Sports and Entertainment Planned Unit Development Revised Site Plan, Exhibit 2 – 08/26/2021 and Olympus Planned Unit Development - Development Standards, dated 09/01/2021 incorporated herein and made a part hereof as Exhibit 3, shall govern the dimensional requirements, buffering, architectural styles, landscaping, lighting, parking, open space, and other vertical and horizontal improvements for the project. Additional functional or performative open space may be created by detailed Site & Building envelope design as an unregulated substantial change to the Site and Development standards may be possible, with City Manager, or designee approval.

3. The City shall have the right to install public purpose signage on or in conjunction with the pedestrian bridge over US Highway 27, subject to FDOT approval.

4. School concurrency shall be met before any final site plan approval that contains residential uses that will generate school age children in accordance with the Comprehensive Plan and Land Development Code. Olympus may plat the residential tracts in accordance with the Regulating Plan (Exhibit 2) in order to maintain its concurrency reservation certificate LCS #2018-23LOD issued by Lake County School Board on August 3, 2021. Said Concurrency Reservation Certificate and Cover Letter stipulate a one (1) year period to initiate construction by June 20, 2022. School concurrency shall be addressed prior to each phase, which can either be through the final plat for single family or site plan approval for multi-family of each phase and is only valid for the life of that phase. Timing shall be subject to the City's Land Development Regulation.

5. To facilitate the City's ability to provide fire protection for this development and future developments of the surrounding area, the Developer agrees to convey a parcel to the CITY for a fire station site, in a location to be agreed upon by the City (the "Fire Station Site"). The Fire Station Site shall be dedicated to the City, as approved and accepted by the City when a surveyed legal description for the final location thereof is available but no later than one (1) year from the date of the approval hereof. The site shall be of sufficient size to accommodate a 10,000 square foot station. The Fire Station Site shall be provided with access to a public road at connection and access points acceptable to the City; sufficient capacity for offsite storm and ground water retention, water and sewer lines stubbed out to

the site and any necessary fill material to ensure the Fire Station Site is at grade and level. The City shall notify the Developer in writing one (1) year prior to the date that it intends to start construction of the contemplated fire station on the site, whereupon the Developer and the City shall coordinate the timely completion of the access, grading and stub-outs subject to the Olympus CDD Utility Phasing. Upon dedication of the real property for the Fire Station Site, the Developer shall be entitled to fire impact fee credits in the per acre fair market value of the dedicated property that is consistent with the per acre purchase price paid by the Developer for property that is the subject hereof. For purposes herein, the Developer shall provide to the City such reasonable verification as to the actual purchase price for the subject 243 +/- acres and the parties shall enter into a fire impact fee credit agreement consistent herewith.

6. The project may have elevations changes as shown on the Grading Plan incorporated and made a part hereof as Exhibit 5.

7. Any applicant for development of any portion of the Property may submit an application for multiple approvals as may be required under the City Code and request that such multiple applications be processed concurrently; however, such concurrent processing shall meet all applicable procedural and advertising requirements and shall proceed at the applicant's own risk, and shall have no implication in regard to the approval of any of the various approvals requested.

8. The City Manager or his designee shall have the authority, but not the obligation, to authorize modification of up to 10% from any numerical standard set forth in this Ordinance or, when applicable, City Code. Provided, however that the authority granted herein shall not apply to any land use regulation, cut and fill, or height standard.

9. Straight or angular lot and block patterns may be used in lieu of curvilinear.\

10. All multi-family and single family attached units shall be sprinkled, as required by Fire Code.

11. Sporting events located within defined venues & operational programming of outdoor Planned Unit Development activity spaces for event related vendors, displays, concessions, performance, processions or cheer zone activities shall be permitted and shall be considered routine and customary activities in the following defined Planned Unit Development site zones:

| | | |
|---|---|---|
| West Lake | Lakeside Amphitheater | East Lake |
| Champions Plaza | Trail System | Stadium Promenade |
| Olympus Village | Olympus Village Plazas | Athlete Center Plaza |

All such events shall be subject to the City's Special Event Permitting and review process.

## SECTION 5: LANDSCAPING, BUFFERING, AND SCREENING

1. Landscape Buffers shall not be required in any area internal to the Planned Unit Development boundary. Required landscape or buffers along the perimeter of the Planned Unit Development boundary shall be met by a combination of street trees and planting within the right-of-way of any adjacent easement of perimeter roads.

2. Perimeter landscape buffers adjacent to the Planned Unit Development boundary shall occur to the extent that building placement and frontage in accordance with Exhibit 2, does not allow for the placement of perimeter landscape buffers such perimeter landscape requirements shall not be required.

3. Vehicle Use Areas (VUA) landscape areas shall exist parallel to parking isles and at perimeter locations and the termination of parking isles. No internal parking islands for landscape or gaps in parking isles are required. Perimeter landscape buffer areas may, subject to applicable public safety standards, utilize public right-of-way areas for planting landscape buffers.

4. Landscape island width shall be a minimum of nine (9) feet.

5. Dumpsters or trash receptacles located in sub-surface vaults in such a manner as the dumpster or receptacle is substantially screened from public view, shall not require screening. The Olympus CDD will engage private refuse collection services of their choice to service underground or specialty building placement of refuse containers.

6. Fencing shall be measured for height at the base of the fence if co-located with a wall or terrace. Security or equipment enclosures internal to the Planned Unit Development may utilize fence height to 10’ to screen equipment.

7. All other landscaping, buffering, and screening requirements shall be in accordance with the Land Development Code, as amended. Existing trees may be used to meet the landscape buffer requirements in accordance with the Land Development Code, as amended.

8. Irrigation water shall be provided by a private well for all common areas and commercial sites throughout the project.

9. Irrigation and landscaping shall meet Florida Water Star requirements.

## SECTION 6: ENVIRONMENTAL

1. An environmental assessment addressing habitat and species shall be submitted to the City during the construction plans approval stage of each phase of the project. Applicable permits for any gopher tortoises and associated burrow commensal species or other threatened or endangered species found on the property must be received from the appropriate regulatory agencies prior to the initiation of development activity.

2. Grading shall be completed in accordance with the approved grading plan for the project set forth in Exhibit 5. Terraces constructed within the boundary of the Planned Unit Development shall include edge protection elements as required by applicable codes but shall not be required to include a five (5) foot landscape buffer along the terrace boundary.

## SECTION 7: ENVIRONMENTAL SERVICES

1. The developer shall connect to the existing City potable water, sanitary sewer and reclaimed water (when available) systems at connection point or points approved by the City.

2. The route of any off-site utility lines shall be according to engineering plans produced by the Developer and approved by the City.

3. All on-site utilities shall be privately owned and maintained, with the exception of possible transmission lines, which may be accepted by the City on a case-by-case basis, determined at site plan review.

4. The Developer shall be responsible for all costs of on-site and off-site utility improvements, including, but not limited to design, material, permitting, connection and installation of sufficient size lines, lift stations and other appurtenances necessary to allow the City to serve the property.

5. Any existing dedicated City of Clermont utilities must stay in service throughout construction. If the construction requires that the utilities be relocated or altered, the Developer shall prepare plans, permit the project and construct the modification at the Developer's expense.

6. No building permits shall be issued until water and sewer, in the applicable service area, are provided to the site or until a bond or letter of credit, acceptable to the City, is in place to guarantee completion of off-site improvements. No Certificate of Occupancy shall be issued until water and sewer improvements have been completed and accepted by the City.

7. The City may require a looped system to provide reliability and redundancy to the property.

8. The project shall be plumbed for reuse water with purple piping to irrigate all uses.

9. All utilities shall be designed and installed as per the City's specifications or as amended and approved by City staff.

10. Drainage/Stormwater Management: The Developer shall submit drainage calculations and a stormwater management plan when filing for final engineering approval. A lawfully created Community Development District or other entity acceptable to the City, shall be responsible for maintenance of all private stormwater ponds and drainage systems and improvements. Unless otherwise provided in the approved plans or plat for the Project, or in a separate agreement approved by the City, all such improvements located on the private

property, including, streets, roads and bike or pedestrian paths, shall be maintained by the Community Development District or other entity acceptable to the City.

11. 10' utility lateral line easements may be used in lieu of 15' in order to accommodate standard 10' building separation.

12. Lift station access may utilize 20' easement over access ways to connect to public dedicated road.

13. Bulkheads, walls, or non-turf vegetation slope stabilization may be used for stormwater retention side slopes.

14. To the extent that any water, sewer or reclaimed improvements provide capacity additional to that is required to serve the Project, the Developer reserves its rights, pursuant to Section 2-267 – Credits, of the City Code, to enter into an impact fee agreement with the City which shall provide for the establishment of credits and payment of impact fees in a specified manner and time. The terms and conditions of an impact fee agreement between the Developer and the City may replace or supersede the conditions contained in this Planned Unit Development.

## SECTION 8: TRANSPORTATION IMPROVEMENTS/ACCESS MANAGEMENT

1. The development shall comply with all applicable City, County and Florida Department of Transportation access management requirements, including but not limited to, a traffic/transportation impact study reviewed and approved by Lake-Sumter Metropolitan Planning Organization. The Developer shall timely complete all required mitigation and other improvements as may be applicable.

2. The Developer shall enter into a Proportionate Share Transportation Impact Fee Credit agreement with Lake County prior to the issuance of a building permit, which should be based upon Exhibit 9 - Olympus Transportation Impact Study/Proportionate Share, subject to final approval by Lake County. The Agreement shall require the Developer to fund improvements for right-of-way, design, permitting, and construction of roadways, traffic signals, intersection improvements for Transportation impact fee credits based upon the following priorities:

    i. Payment in escrow to Lake County for the acquisition of the four lane right-of-way from Conserv for Wellness Way;
    ii. Design and permitting of Wellness Way from US 27 to the Orange County line as a four lane roadway;
    iii. Construction of Wellness Way from Hancock Road to the Orange County line as the first two lanes of the ultimate four lane roadway;
    iv. Payment in escrow to Lake County for the acquisition of the four lane right-of-way from Conserv for Hancock Road;
    v. Design and permitting of Hancock Road from Wellness Way to the northern boundary of the Conserv property as a four lane roadway;

vi. Construction of Hancock Road from Wellness Way to the entrance of the Fuqua project south of Hartwood Marsh Road as the first 2-lanes of the ultimate 4-lane roadway;
vii. Construction of the 3rd and 4th lanes of Wellness Way from US 27 to the Hancock/Schofield intersection;
viii. Or as stipulated in the Proportionate Share Agreement.

3. The Developer will be responsible for their proportionate share of traffic signals, when warranted, at the time of construction for intersections that serve the project, including Wellness Way. The proportionate share shall be based upon the actual cost of traffic signals at the time they are constructed.

4. The Olympus Community Development District shall be responsible to maintain all roadway improvements, trails, lighting, landscaping, hardscaping, traffic control devices, and stormwater conveyance systems on all private streets, including the planned Olympus Blvd, which will also be private. For purposes herein, the Community Development District and the City shall enter into a separate Interlocal Agreement.

5. Private drive isles, private access ways, private easements for vehicular use shall not be required to be platted or re-platted.

6. For intersections on private streets, angled right-of-way lines in lieu of 25’ radius may be used to accommodate fencing and building walls.

7. Curb radii internal to development for streets or access ways may utilize a 10’ curb radii to promote traffic calming and pedestrian intersection and crossing safety.

8. Street dimensions may be used in accordance with the Planned Unit Development Exhibit 7 Right-of-Way Street Cross Section for street sections for private “local” street types internal to the development, provided however final engineering plans are reviewed and approved by the City.

9. Sidewalks/Streets:

   a. The Developer may permit skateboards, electric scooters, electric skate boards, Segway’s on any private street, sidewalk, vehicular use area, parking lot or space open to the general public within the boundary of the Planned Unit Development.

   b. The Developer may allow the selling of goods and services within the designated Planned Unit Development parks, squares, streets, sidewalks, promenades, plazas without additional permit so long as the activities do not diminish the public utility, security and accessibility of the space and are located on private property or common areas controlled and maintained by the Developer or assign(s). Property owners and commercial tenancy may be allowed to provide “gifts to the street” as a decorative embellishment in proximity to the commercial establishments. Provided however, nothing herein shall be construed to authorize the sale of good or services or the placement of a “gift to the street” or any other item on or about

Olympus Boulevard or Epic Boulevard.

c. Within the boundary of the Planned Unit Development on private streets, circulation ways, access ways use of any type of vehicle, electric carts, trams, "Neighborhood Electric Vehicles" (NEV) regardless of vehicle registration, may be permitted by the Developer.

d. Context sensitive street design standards/solutions as published by AASHTO & ITE shall be utilized for private streets and right-of-way within the boundary of the Planned Unit Development where the design speed is 30 mph or under and City referenced Florida Department of Transportation highway standards and specifications do not align with low speed street design.

10. Parking:

a. Parking spaces may be reduced to 9' x 18' providing 162 square feet.

b. The Planned Unit Development may be developed using shared parking methodology, as determined by the Developer and reviewed and approved by the Site Review Committee.

c. Oversized loading zone, or transit vehicle parking spaces within the Planned Unit Development may be provided by a single designated area and not allocated for all lots in excess of 100 spaces. Parking Garages shall not be required to provide oversized spaces internal to the garage footprint. Neighborhood Electric Vehicles parking spaces may be provided in lieu of compact spaces where Developer operations provides assigned Neighborhood Electric Vehicles to event patrons, visitors, staff, security, facilities maintenance or production personnel. Convertible Neighborhood Electric Vehicles to standard parking spaces may be utilized for management of parking capacity for all site vehicles.

d. On street loading zones utilizing parking restricted spaces during loading hours may be utilized on Planned Unit Development private, streets, right-of-way and access ways in addition to dedicated permanent off-street loading spaces without regard to ratio based on the most local need for loading activity. Off-street Loading zone spaces shall be 10' x 25' minimum to 10' x 55' maximum.

11. The project development program can be modified based on the Olympus Sports & Entertainment Planned Unit Development Equivalency-Trip Conversion Matrix contained in Exhibit 4. Any change in the development program mix will require the converting of average daily trips between land uses based on the matrix. The matrix is designed to equate land uses based on equivalent traffic impacts such that use of the matrix should not impact the overall traffic impact of the project. The following are limitations on the use of the trip conversion matrix in Exhibit 4, without amending the Planned Unit Development:

a. Residential uses can only be increased by 225 multi-family and 100 single-family units, with a maximum of 1,413 residential units. No additional conversion to

residential uses is allowed. The project may utilize the affordable housing density bonus, as contained in the Land Development Code, Section 122-358, as a way for increased density on any single development site.

b. Up to 50% of each of the General Office, Medical Office, and Recreational Community Center land use categories may be converted. These three uses may only be converted to one of the other two uses in these employment categories.

c. Any matrix conversions shall be documented in the annual report.

12. Street lighting shall be included for all Planned Unit Development internal roadways and along Wellness Way and Olympus Boulevard adjacent to the project. The Developer shall coordinate with the power utility provider for the installation and placement. The Developer shall be responsible for the cost of installation.

13. The Developer shall coordinate with the City, Lake County, and any other State Agencies in the placement and designing of a multi-purpose trail along the project's boundary as shown in Exhibit 8 Olympus Trail Network.

14. Prior to the first Certificate of Occupancy in Phase 3, the Developer shall provide the City a Mobility Plan which documents the commitments being made to increase internal capture. Such commitments could include, but are not limited to Neighborhood Electric Vehicle programs, internal and external shuttle programs, and other related vehicular reduction/internal capture strategies.

**SECTION 9: SIGNS**

1. Developer shall prepare an overall master signage plan for City approval. The Developer has submitted the overall master signage plan, prepared by Creative Sign Designs, with a published date of 1.11.24. The master signage plan was presented to City Council on October _____ and approved. The Developer, at their expense, shall record the overall master signage plan with the Lake County Clerk of Clerk. The document can be found at ORB _____ and PGS _____. As part of any sign permitting, the Olympus Architectural Review Board (ARB) shall issue a stamp or letter of approval of the proposed sign.

2. Street light pole banners are permitted with no more than two per pole. The perimeter road network will be limited to every other pole for flag use. Internal roads may have flags as needed. The banners shall be associated with current events or activities within the Planned Unit Development boundary and in no event shall be used to advertise or promote any specific business. Flags may be placed at designated areas, as indicated on Exhibit 6 attached hereto and incorporated herein.

3. The Urban Special Purpose District may incorporate video display monitors outdoors but within building envelopes, courtyards, and internal promenades (OEZ-1) which are oriented to the pre-event attendees & post event attendees and not visible to the general public. Event based Video Display application shall not be regulated as "signage" under

the City Ordinance and shall not be regulated as "signage" under the Olympus Sports and Entertainment Planned Unit Development Signage Master Plan. Video Display placement may vary with event scale and may also include non-permanent interview & broadcast platforms. Mobile broadcast & video production equipment may also incorporate display monitors that serve the temporary event function.

## SECTION 10: ALCOHOL BEVERAGE ESTABLISHMENTS

The restrictions set forth in 6-1 of the City Code as may be amended, shall not be applicable to the Planned Unit Development.

## SECTION 11: SCHOOL CONCURRENCY

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

## SECTION 12: CONCURRENCY MANAGEMENT REQUIREMENTS

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

## SECTION 13: DEVELOPMENT REVIEW AND APPROVAL

1. Prior to the issuance of permits, the Developer may be required to submit a Preliminary Plat, Construction Plans, and Final Plat generally consistent with Exhibit 2 for review and approval in accordance with the Comprehensive Plan and Land Development Code, as amended.

2. Expiration of applicable incremental development orders or project development agreement shall not occur prior to the expiration of the Planned Unit Development which shall not be less than five (5) years after the planned last phase of the development program.

## SECTION 14: FUTURE AMENDMENTS TO STATUTE(S), CODE(S), PLAN(S), AND/OR REGULATION(S)

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

## SECTION 15: ADDITIONAL CONDITIONS

1. After establishment of the facilities as provided herein, the aforementioned property shall only be used for the purposes named in this Planned Unit Development. Any other proposed use must be specifically authorized by the Clermont City Council.

2. No person, firm, or corporation shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building structure, add other uses, or alter the

land in any manner within the boundaries of the above described land without first obtaining the necessary approvals in accordance with the Clermont Code of Ordinances, as amended, and obtaining the permits required from the other appropriate governmental agencies.

3. This Planned Unit Development shall inure to the benefit of, and shall constitute a covenant running with the land and the terms, conditions, and provisions hereof, and shall be binding upon the present owner and any successor, and shall be subject to each and every condition herein set out.

4. Construction and operation of the proposed use shall at all times comply with the regulations of this and other governmental permitting agencies.

5. The transfer of ownership or lease of any or all of the property described in this Planned Unit Development shall be included in the transfer or lease agreement, a provision that the purchaser or lessee is made aware of the conditions established by this Planned Unit Development and agrees to be bound by these conditions. This Ordinance shall at the expense of the Developer be immediately recorded in the Public Records of Lake County and shall as a matter of record and legal purposes run with and govern the future development of the Property. The purchaser or lessee may request a change from the existing plans and conditions by following procedures contained in the Land Development Code, as amended.

6. An annual report documenting the construction of entities and their phase along with assignment of rights shall be submitted to the City for review and approval no later than May 15th for the prior calendar year. The report shall also include a running total of constructed square footage. The report shall be prepared at the cost of the Developer and the sole responsibility of the Developer, or assigned designee.

7. This Ordinance shall be rendered null and void if substantial construction, such as site infrastructure, as determined by the City, has not commenced within two years of its effective date.

8. The following waivers were not approved as indicated in Exhibit 3: Olympus Planned Unit Development Standards.

<u>Development Standards.</u>

a. Building height measured using stories will use City standard for measuring.
b. Laser lighting will use City standard until a Master Sign Plan has been reviewed and approved by City Council.
c. Maximum area of signs will use City standard until a Master Sign Plan has been reviewed and approved by City Council.
d. Telecommunication towers will be limited to 140 feet.
e. Special events and Temporary uses will use City standard until the applicant produces an event type and specific procedural guidelines for Public Safety/City Manager review and approval.
f. All indoor and Outdoor Entertainment will use City standard until the applicant

produces an event type and specific procedural guidelines for Public Safety/City Manager review and approval.

g. Industrial use/Waste related services will use City standard.
h. Architectural standards will use City standards until Architectural Plans have been reviewed and approved by City Council.
i. Definitions specific for Olympus Sports and Entertainment will use City standard until further clarified by the applicant.

**SECTION 16: CONFLICT**

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

**SECTION 17: 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 18: ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR**

Sections of 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 19: RECORDING**

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

**SECTION 20: PUBLICATION AND EFFECTIVE DATE**

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

**PASSED AND ADOPTED by** the City Council of the City of Clermont, Lake County, Florida on this 28th day of October, 2025.

CITY OF CLERMONT

_____
Tim Murry, Mayor

ATTEST:

_____
Tracy Ackroyd Howe, MMC
City Clerk

APPROVED AS TO FORM AND LEGALITY:

_____
Christian W. Waugh, City Attorney

# EXHIBIT 1

FUTURE WELLNESS WAY
US HIGHWAY 27
501+60
488+40
477+60
470+60
464+10
Phase line & number 1
Public Open Space & Conservation
COS - Conservation & open Space
Single - Purpose Site & Buildings
RSD - Residential / OSD - Office, Medical, ALF
Special - Purpose Site & Buildings
USU - Urban Special-Purpose
Mixed - Use Site & Buildings
UMU - Urban Mixed-Use
Highway Frontage Zone
EPIC BOULEVARD
EPIC BOULEVARD
STADIUM BOULEVARD
OLYMPUS VILLAGE
OLYMPUS VILLAGE
SCHOFIELD ROAD
OLYMPUS BOULEVARD
-OSD-
-UMU-
-USU-
-USU-A
-COS-
-RSD-
OSE PUD REGULATING PLAN Exhibit - 1
This drawing is not intended to be used for quantity measurements.
08 / 26 / 2021
OLYMPUS
0
200
400

# EXHIBIT 2

501+60
488+40
477+60
470+60
464+10
Out Parcel
Out Parcel
Out Parcel
Future Wellness Way
Future Schoefield Road
08/26/21
OSE PUD SITE PLAN E-2
MULTI USE PUBLIC TRAIL SYSTEM E-7
This illustrative drawing is not intended to be used for contract pricing or quantity calculation. All content is subject to Permits, Final Engineering & Architectural Review
ARB COORDINATION
Site Plan
Site Coverage
Drainage
Landscape
Architecture
Other
0
200
400
OLYMPUS
GATEWAY / MONUMENTS / KIOSK
ATHLETE TRAINING CLAY TRAIL
MULTI USE PUBLIC TRAIL SYSTEM
MULTI USE PROMENADE
PLAZA
PERVIOUS STABILIZED GRASS PARKING
PAD SITES / INFILL BUILDINGS
COTTAGE COURT
ENTERTAINMENT ZONE BOUNDARY
OUTDOOR EVENT ZONE (OEZ)

# EXHIBIT 3

OLYMPUS

# Development Standards–Exhibit H
# September 1, 2021
**Olympus Clermont**

## 1: PURPOSE AND INTENT

For the purposes of the Olympus Sports & Entertainment (OSE) Standards, significant development districts within the Olympus PUD have been categorized as Single-use or Urban Districts as shown in PUD Exhibit -1 Regulating Plan. In general, standards and provisions for urban based districts are designed to create walkable, mixed-use environments, whereas the conventional Single-Use districts are more reflective of conventional, primarily automobile-dependent, configuration.

The delineation of Urban Districts within the Olympus PUD serves to regulate land uses that share an Urban character & Master Site resources but require different development controls, parking provisions and management.

The OSE PUD includes proposed street ROW internal to the PUD that will be designed to complement OSE District Standards. PUD internal streets shown & named on PUD Exhibit -1 include "Olympus Village", "Epic", and "Stadium" which are collectively referred to as the PUD internal streets. "PUD street frontage" refers to OSE District, parcel & lot frontage along the ROW of only the PUD internal streets. External Streets named "Olympus", "Wellness Way", & Schofield are not regulated as Internal PUD frontage, although ROW donation and ROW construction may occur by agreement with the OSE CDD.

## 2: SUMMARY OF PUD BASED DISTRICTS

### -CONSERVATION & OPEN SPACE DISTRICT (COS)

The COS district is intended to preserve areas that contain sensitive habitats, active or passive open spaces and urban parks, plazas, trails, and limited community garden or horticultural uses. This District typically does not contain buildings, with the exception of small civic structures, iconic features, interpretive elements, monuments or supportive open space recreation & accessibility facilities. There are no specific development standards listed for this district.

### -RESIDENTIAL NEIGHBORHOOD SINGLE-USE DISTRICT (RSD)

The Residential Neighborhood District is a zone of suburban & urban residential units and limited ancillary non-residential (club house, facilities management offices, amenity elements) development. A wide range of building types exist in the Residential Neighborhood District, including, but not limited to, apartment buildings, rowhomes, duplexes, and both attached and detached single-family housing. SF – RSD denotes single family detached configuration and lot standards. Single Family Attached (duplex/tri-plex/town house) utilizes RSD standards and is subject to Conceptual Site Plan submittal & review by the City Site review Committee.

### -OFFICE & MEDICAL SERVICES SINGLE-USE DISTRICT (OSD)

The Office Single-Use District is a zone of urban & suburban office buildings and limited ancillary internally scaled commercial development. (vending, pre-prepared food services, facilities management offices, amenity elements) A wide range of building types exist in the Office Single-Use District, including, but not limited to, multi-story buildings, parking structures, free standing buildings & attached buildings forming an urban street frontage, plaza shade elements, arcade or above ground floor connections between buildings. Internalized parking levels may be incorporated within the building facades. Related ancillary uses include senior housing providing Independent Living Units, Assisted Living Units, Skilled Nursing Facilities & Memory Care Facilities.

### -HOSPITALITY SINGLE-USE DISTRICT (HSD)

If shown on the Regulating Plan, the Hospitality Single-Use District is a zone of Hotel core facilities, hotel rooms and limited ancillary commercial (full service food & beverage, facilities management offices, spa services, conference, amenity elements) development. A wide range of building types exist in the District, including, but not limited to, above & below grade parking structures, with storage, and hotel related buildings providing rooms separated from core hotel buildings. Hotel & other short term rental & managed condo-hotel may be incorporated into the Urban Districts as an allowable use following the applicable Urban District development standards.

### -URBAN MULTI-USE MIXED-USE DISTRICT (UMU)

This Core district consists of higher density buildings & mixed-use buildings that accommodate commercial, retail, offices, and residential units. Defined streets allow this district to be a highly walkable area. Buildings are set very close to the street to define the public realm and allow for visible activity along the streetscape.

### -URBAN SPECIAL-USE DISTRICT (USU)

This district consists of higher density, mixed-use liner buildings that accommodate retail, offices, and residential units located along primary thoroughfares. The mixed-use buildings provide frontage orientation and street character for larger specialty-use buildings, structures, stadiums, and related service facilities that are located internal to the lot or parcel. Internally orientated specialty buildings may also have street frontage A network of streets & pedestrian passages allows this district to be a highly walkable area. Buildings are set very close to the street in order to define the public realm and allow for visible activity along the streetscape. Specialty buildings may be set back from the street to produce plazas or other functional space.

## 2.1-2.3 Intentionally Reserved

## 2.4.1 DISTRICT STANDARDS

| DISTRICT | SF -RSD- | -HSD | -OSD | -RSD | -UMU | -USU |
|---|---|---|---|---|---|---|
| **A. LOT CONFIGURATION** | | | | | | |
| 1. Lot Width at Front Setback | 32' min. detached<br>16' min. attached | n/a | n/a | n/a | n/a | n/a |
| 2. Minimum Lot Size | 3200 s.f. detached<br>1600 s.f. attached | n/a | n/a | n/a | n/a | n/a |
| 3. Maximum Lot Coverage [1] | 95% | 95% | 90% | 80% of parcel area | 100% | 100% |
| 4. Frontage Build-Out [2,3] | 60% min 95% max | 20%min | 40%min | 60% min; 95% max | 75% min | 60% min |

[1] This percentage indicates maximum lot coverage by roofs; & total impervious coverage. Parcels individually & in aggregate may also be subject to Stormwater sub-basin limits.
[2] See Section 2.5.1.B for additional frontage build-out standards.

| | | | | | | |
|---|---|---|---|---|---|---|
| **B. PRIMARY BUILDING PLACEMENT** | | | | | | |
| 1. Front Setback | 10' | n/a | n/a | 0 ft min<br>15 ft max | 0 ft min<br>max. Prevailing Setback on block | 0 ft min<br>15 ft max |
| 2. Side Setback - Corner /Alley | 5'-7.5' | n/a<br>n/a | n/a<br>n/a | 0 ft min<br>10 ft max | 0 ft min<br>15 ft max | 0 ft min<br>15 ft max |
| 3. Side Setback - Interior | 5' or 3'-7' (10' min. separation) | 10 ft min | 10 ft min | 5 ft min, or 0 ft if attached | 0 ft min | 0 ft min |
| 4. Rear Setback [4] | 10' | 10 ft min | 10 ft min | 10 ft min | 0 ft min | 5 ft min |
| 5. Rear Setback from Alley [4] | 3' or 20' min. | n/a | n/a | 3' or 20' min. | 0 ft | 0 ft |
| 6. Attached Garage Setback (from front facade) [5,6] | 5' min. | n/a | garage doors shall not face the street | | | |

| | | | | | | |
|---|---|---|---|---|---|---|
| **C. ACCESSORY BUILDING PLACEMENT** - see section 3.11 for additional requirements | | | | | | |
| 1. Front Setback | accessory structures shall be located behind the front facade of the primary structure, except as provided for in Section 2.5.4 (Waterfront Lots) | | | | | |
| 2. Side Setback - Corner / Alley [5] | 2' - 10' | n/a | n/a | 3 ft min | 0 ft min | 0 ft min |
| 3. Side Setback - Interior | 0'-10' (10' min. separation) | 10 ft min | 10 ft min | 5 ft min | 0 ft min | 0 ft min |
| 4. Rear Setback [4] | 10' | 10 ft min | 10 ft min | 5 ft min | 0 ft min | 0 ft min |
| 5. Rear Setback from Alley [4] | 3' | n/a | n/a | 3 ft min | 3 ft min | 3 ft min |
| 6. Garage Door Setback (from front facade) [5] | 20' | n/a | n/a | 20 ft min | shall be located behind primary building and accessed via alley or side street [7] | |

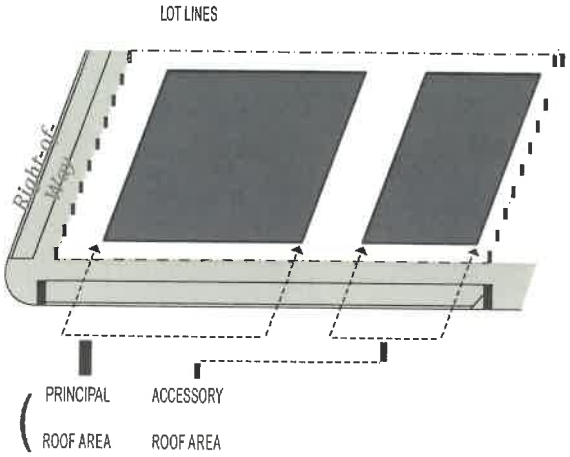
[3] US27 ROW does not count as Street Frontage for any building requirement.
[4] US 27 ROW does not count towards the calculation of overall Street Frontage % for any PUD District Land Use
[5] In addition to the setback requirements listed above, garage doors/carports which face a PUD or public right-of-way, except for rear alleys, shall be set back a minimum of 20 ft from that right-of-way.
[6] The ( RSD ) neighborhoods are exempt from this standard when garage doors do not face a PUD street or public right-of-way.
[7] Also see Section 2.5.7(Street Access Standards).

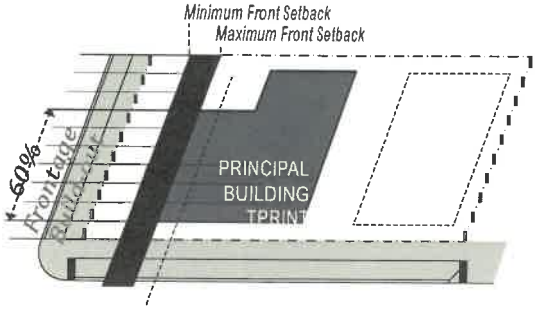
| | | | | | | |
|---|---|---|---|---|---|---|
| **D. BUILDING FORM** | | | | | | |
| 1. Primary Building Height - *see Section 2.6* | 2 stories min [8]<br>3 stories max<br>56 ft max | 2 stories min<br>8 stories max<br>130 ft max | 2 stories min<br>6 stories max<br>102 ft max | 2 stories min [8]<br>4 stories max;<br>68 ft max<br>*3.5 stories max fronting Schofield Road* | 2 stories min<br>4 stories max at property line,<br>102 ft max | 2 stories min [8]<br>175 ft max |
| 2. Accessory Building Height | 2 stories max | 2 stories max | 4 stories max | 2 stories or 30 ft max | 4 stories max[10] | 4 stories max[10] |
| 3. Building Width at Frontage | 16 min. | 440 ft max[9] | 300 ft max[9] | 240 ft max[9] | 280 ft max [9] | 460 ft max [9] |

[8] 2 stories are only required at significant intersections, in accordance with Section 2.6.3
[9] Buildings shall comply with the Large Footprint Building standards in the City Architectural Standards & the OSE Architectural Guidance Document.
[10] Buildings or Parking Structures exceeding 2 story may incorporate affordable dwellings as defined by City Ordinance.

| | | | | | | |
|---|---|---|---|---|---|---|
| **E. PARKING GARAGE LOCATION**- there are no interior side setbacks for parking buffers . See Section 2.5.8 for additional provisions | | | | | | |
| 1. Front Setback | n/a | 40 ft min | 10 ft min | 40 ft min | 40 ft min | 20 ft min |
| 2. Side Setback - Corner | n/a | 25 ft min | 10 ft min | 15 ft min | 5 ft min | 5 ft min |
| 3. Rear Setback | n/a | 0 ft min | 10 ft min | 15 ft min | 0 ft min | 0 ft min |

## LOT CONFIGURATION *(2.4.1.A)*

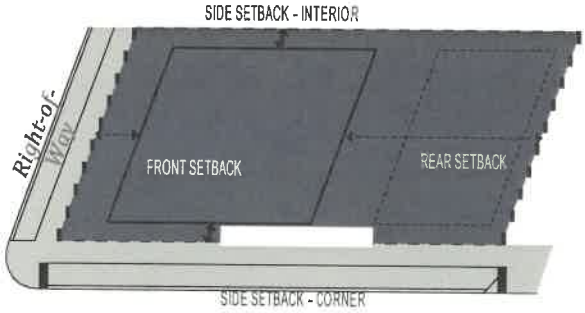


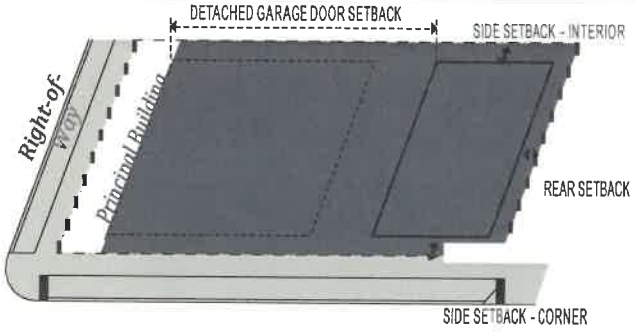

FRONTAGE BUILD-OUT *(2.4.1.A.4)*

*Frontage build-out is the percentage of the lot width where the front elevation of the building is located between the minimum and maximum front setbacks established for the district.*

## BUILDING PLACEMENT *(2.4.1.B - C)*




PRINCIPAL BUILDING SETBACKS *(2.4.1.B)*

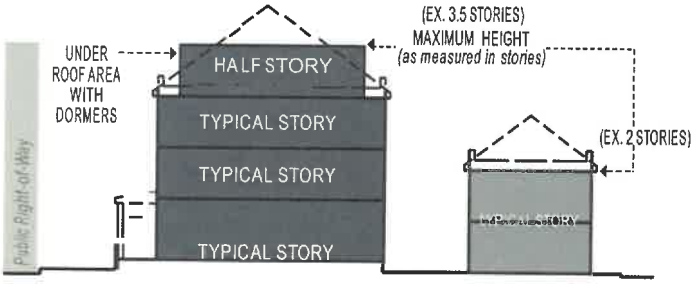



ACCESSORY BUILDING SETBACKS *(2.4.1.C)*

## BUILDING FORM *(2.4.1.D)*

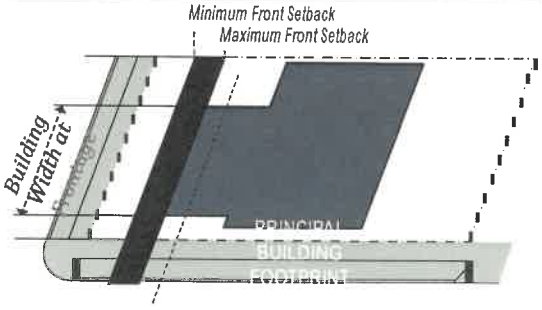
*Maximum height in stories is measured by counting the number of floors, or a portion thereof which is habitable.*

*If maximum heights are listed by a dimensional standard, height is measured from adjacent grade, above base flood elevation, if applicable, to the highest point of roof height including roof top elements. USU district building height shall not exceed 175' total and shall not be regulated by height per story. Maximum habitable height limit of 5 stories.*




PRINCIPAL BUILDING HEIGHT
*(2.4.1.D.1: also see Section 2.6)*

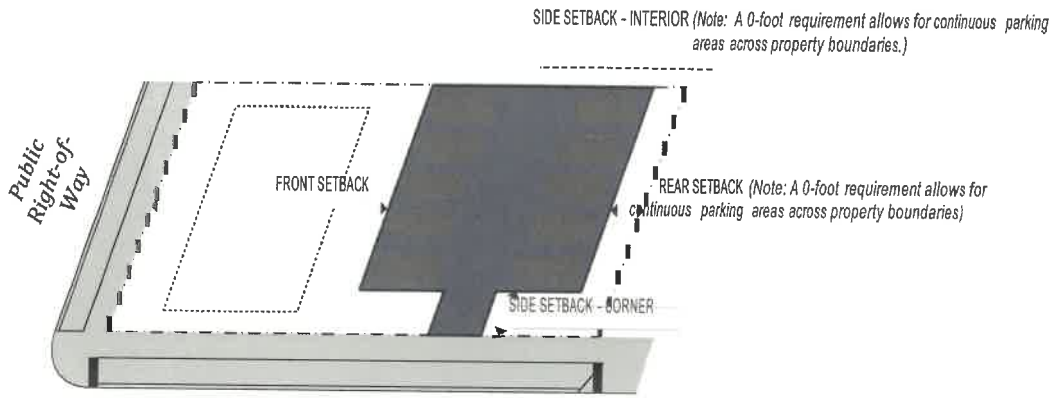
ACCESSORY BUILDING HEIGHT
*(2.4.1.D.2: also see Section 2.6)*




BUILDING WIDTH AT FRONTAGE *(2.4.1.D.3)*

*The building width at frontage is measured as the width of any portion of the front elevation located between the minimum and maximum front setbacks established for the district.*

## GARAGE PLACEMENT *(2.4.1.E)*




An Accessory Dwelling Unit may be located within an accessory structure of a primary dwelling unit on the lot in accordance with these standards. The typology of the Accessory Dwelling Unit may be in the form of a guest house, pool house, or carriage house above or to the side of a garage. Occupancy shall extend to the owner/occupant of the Primary dwelling without division by term, rental or physical modification into two dwellings.

Group sleeping within institutional and athletic buildings provided as a short term or emergency accommodation to athletic teams, school groups and similar groups with adult chaperones that request overnight accommodation may be provided within the facility and attendant security services. Such accommodation shall not be construed as regulated Group Housing or Community Care Facilities available to the public.

As shown in Section 3 Land Use Provisions, there is no PUD District in which Drive-Thru Facilities are permitted which are defined as any building where food or other products or services may be purchased or obtained by motorists without leaving their vehicle. Parking lot or garage facilities with collection systems shall not be considered a Drive-Thru Facility.

Dwelling / Dwelling Unit / Housing Unit as referenced within the OSE Development Standards describes a room or group of internally connected rooms that have sleeping, cooking, eating, and sanitation facilities but not more than one kitchen which collectively constitute an independent housekeeping unit occupied by one household.

An encroachment may occur as described within the OSE Development Standards to accommodate an architectural feature, or non-structural element such as a gallery, balcony, bay window, terrace, deck or awning that breaks the plane of a vertical or horizontal regulatory limit extending into a setback, build-to-line, or into the street ROW frontage.

## 2.5.1 BUILDING PLACEMENT AND ORIENTATION

**City Review**: Sketch Site Plan submittal & Architectural Elevation Sketches shall be provided for incremental parcel, lot or infill pad site development review by the City Site Review Committee. Conceptual Site Plan submittals shall be in substantial conformance with the PUD provisions and PUD Regulating Plan Exhibit-1.

**Frontage and Orientation on Street:** All buildings in Urban Mixed-Use Districts & Urban Special-Use Districts shall front a PUD internal street right-of-way, ( reference PUD Exhibit-1, OSE Development Standards, Section 1) and have a usable entrance on the Primary Frontage with the following conditions and exceptions:

1. **Multi-Building Sites:**
   a. Buildings shall be located to break up the site into a series of smaller blocks defined by streets, drive isles, driveways and pedestrian walkways, and to frame and enclose parking areas, outdoor dining areas, and/or gathering spaces for pedestrians between buildings.
   b. Perimeter buildings and outparcels shall be configured and located to define street edges, development entry points, and spaces for gathering between buildings.
   c. Perimeter buildings shall be oriented so that the primary facade(s) faces a public street and has a usable entry on that street. Buildings that are interior to a lot or with green space frontage that otherwise meet the frontage requirement may have entrances that do not face the Primary Street Frontage.
2. **Live/Work Buildings:** Where such buildings are permitted, the entrance to the commercial space shall face the Primary Frontage. However, the entrance to the residential space may be located on the side or rear.
3. **Utility and Conservation Lots:** Lots platted for the sole purposes of being sites for public utilities (e.g., water, sewer, electric, stormwater) or as conservation areas shall not be required to abut a dedicated public street. Adequate access by easement shall be provided. Buildings associated with utilities shall meet the OSE ARB architectural building standards and Written Narrative of the PUD zoning district.
4. **Lots May Front on Civic or Open Space:** Lots shall be permitted to front on a civic plaza, promenade or open space as defined.

B. **Frontage Build-Out:**

1. Facades shall be built parallel or angular to the principal frontage line or to the tangent of a curved principal frontage line, and along a minimum percentage of the frontage width at the setback, as specified.
   a. Exceptions:

      Exceptions may be granted by the City Manager where the parcel has an irregular configuration, utility easements or legal constraints which prevent compliance, or if building is sited to take advantage of specific topographical and natural characteristics.
2. Front facades shall front PUD internal streets or public rights-of-way. In the case where buildings front multiple streets, or desire to have entrances facing the parking lot, multiple front facades may be designed.
3. For parcels that may contain multiple structures in different phases, an overall Conceptual Site Plan, showing proposed building locations and site circulation, shall be prepared to ensure that the cumulative frontage build-out is being met as closely as possible. These parcels will not be required to be built out all at once and may be phased over time. The Conceptual Site Plan is subject to future modifications as long as the intent of this standard continues to be met — this will be evaluated by the Olympus Design Review (OSE ARB) as each individual project phase/parcel or buildings are designed.

4. Pedestrian-use areas (such as plazas, courtyards, and sidewalk cafes) within the minimum and maximum front setbacks are exempt from the frontage build-out when all of the following conditions are met:

    a. The existing sidewalk is less than 8' wide
    b. The primary facade is within 10' of the build-to line
    c. One of the appropriate frontage types is utilized.

5. Where rear access is not possible, driveways are also exempt from this requirement, and their width may be subtracted from the total lot width to determine the build-out percentage.

C. **Corner Lots:**

1. Buildings located at street intersections shall place the primary building, or part of the building, at the corner; however, gathering spaces may be appropriate at corners of larger buildings.

2. Parking shall not be located between the building and the PUD Primary Street(s).

D. **Pedestrian Entries from Frontage Line:**

1. Buildings shall have their principal pedestrian entrances on a frontage line.
2. All buildings with shared entrances shall be oriented so that the primary entrance(s) face(s) the PUD street.
3. In the case of corner lots, the primary entrance(s) shall face the PUD street from which the building derives its street address.
4. In the UMU and USU zones, blank facades are not permitted. Multiple pedestrian entrances for public access shall be provided every 100 feet, or more frequently unless the building space program would be functionally reduced. The OSE ARB may modify the spacing of the entrances based on the amount of glazing, interior layout, and general design & functional nature of the structure.

E. **Frontage Types:** The private frontage of the building shall comply with the standards laid out in the OSE ARB Architectural Guidelines.

F. **Building Types:** More specific standards may apply based on a specific building type as defined and regulated by the OSE ARB Architectural Guidelines.

## 2.5.2 INFILL LOT STANDARDS

A. **Pad Sites:** Designed to accommodate freestanding buildings may orient based on a specific building type. Reference PUD Exhibit-2 for locations.

## 2.5.3 WATER-ORIENTED FACILITIES

Water-oriented facilities such as docks, platforms boardwalk, overlooks, bridges etc., shall be allowed to encroach into required setback areas along shorelines and into lakes, streams and other bio-swales.

## 2.5.4 WATERFRONT LOTS

A. **Detached Garage:** Notwithstanding the requirements for detached garages, detached garages for residential

dwellings may be placed in front of the principal building elevation, with the following conditions:

1. Garage shall meet the typical front and/or side setback requirements, and
2. Garage doors shall be oriented perpendicular to the public right-of-way to minimize visibility.

B. **Conservation Area or Wetland Buffer:** As required by ERP permit or SJRWMD standards.

## 2.5.5 IRREGULAR LOT CONDITIONS

A. **Irregular Lot Lines:** Generally, side lot lines shall be perpendicular or radial to the street right-of-way, and rear lines should be approximately parallel to fronting right-of-way lines. Irregularly shaped lots shall be permitted at the discretion of the City Manager when unique site conditions exist & where shown on the PUD site plan.

B. **Irregular Lot Setbacks:** The location of required front, side, and rear yards (or setbacks) on irregularly shaped lots shall be determined by the City Manager, based on the prevailing spacing of buildings on the adjacent parcels. Where questions arise as to appropriateness, the applicant may be requested to provide additional design information.

C. **Double- and Triple-Frontage Lots:** On lots with two street frontages, not located at a corner, or with three frontages and located at a corner, the front setback will apply to both the street that the building derives its address from, in addition to the opposite, parallel street.

D. **Flag Lots**:

1. The front setback on flag lots shall be measured from the front property line within the main building site as opposed to the property line adjoining the public right-of-way.
2. Flag lots may be permitted if the lot has an access strip with a minimum width of 20' serving the main building site of the property.
3. Flag lots shall be permitted, using the process for Administrative Adjustment, if all of the following conditions apply:
   a. connectivity and circulation via a network of streets, alleys, pathways, etc. will be maintained.
   b. there is no reasonable alternative, due to extreme topographic conditions or other physical condition.
   c. the lot has an access strip with a minimum width of 20 feet serving the main building site of the property. The front setback on flag lots shall be measured from the front property line within the main building site, as opposed to the property line adjoining the public right-of-way.
   d. For waterfront lots, standards from Section 2.5.4 shall also be met.
4. Flag lot access shall meet the minimum fire apparatus access clearance requirements as outlined in the International Fire Code ( IFC Section 503.2 )

## 2.5.6 ENCROACHMENTS

The features listed below shall be permitted to encroach into a required yard or right-of-way, as applicable.

A. **Encroachments over Sidewalks:** With approval of the City, or CDD (whichever has authority over a street), awnings, arcades, canopies, and galleries may encroach over the sidewalk to within 4 feet of the curb, but they shall provide a vertical clearance of at least 13.5 feet from any sidewalk finished grade.

B. **Upper Story Encroachments:** Bay windows, balconies, and similar features projecting from the principal building may encroach up to 50% of the depth of the front and street

.side setback. With approval of the City, or CDD (whichever has authority over a street), upper-story balconies or bay windows may encroach over the right-of-way (ROW) a maximum of 6 feet, but they shall provide a vertical clearance of at least 13.5 feet from the sidewalk grade.

C. **Lower Story Encroachments:** Cornices, eave overhangs, chimneys, flues, bay windows, and similar projections (including gutters) may encroach up to 2 feet into any required setback.

D. **Covered Porches:** Covered porches may encroach a maximum of 8 feet into any required front yard or street setback and 4 feet into any interior side or rear yard setback.

E. **Uncovered Porches, Decks, and Patios:** Uncovered and unenclosed porches, decks, patios, and other similar features may encroach into the side and rear setback to within 5 feet of the property line.

F. **Steps, Stairs, Walkways, and Driveways:** Uncovered and unenclosed steps, stairs, walkways, and driveways may encroach up to 100% of the depth of any required street yard but may not encroach upon any public sidewalk.

G. **Handicapped Ramps:** Ramps for handicap accessibility and fire escapes that are required by the "Accessibility Code" may encroach into any required yard but may not be closer to any property line than 2 feet. Such features shall not be located in a front yard if it is possible to accommodate them in a side or rear yard.

H. **Fences and Walls:** Fences and yard walls may encroach into required setbacks. The support structures for fences shall be located on the inside of the fence, and no fence, wall or hedge shall exceed the following dimensions:

1. **Front or Street Side Setback:** 4 feet in height measured with retaining wall top elevation if present

2. **Interior Side or Rear Setback of a - RSD District:** 6 feet in height measured with retaining wall top elevation if present. Side measurement shall not extend forward of the front building wall projection.

3. **Interior Side or Rear Setback of a - UMU:** 8 feet in height measured with retaining wall top elevation if present. Side measurement shall not extend forward of the front building wall projection.

4. **Interior Side or Rear Setback of a - USU:** 10 feet in height measured with retaining wall top elevation if present. Side measurement shall not extend forward of the building wall projection.

I. **Mailboxes:** Mailboxes may encroach into a front setback area. The following standards apply:

1. Freestanding mailboxes are not permitted. Mailboxes shall be attached to a wall, fence or the structure itself.

2. When grouped or ganged mailboxes are required as part of a new parcel or zone of development, a structure shall be provided to house the individual mail box units. The structure may encroach into a typical front or side setback. The structure shall be included in the site plan and the design shall be approved by the appropriate Olympus Design Review Body.

## 2.5.7 STREET ACCESS STANDARDS

A. **Access to Lots from Alleys/Rear Lanes:**

1. Lots served by alleys shall access garages and/or off-street parking areas from the alley and shall not have driveways in front or corner side yard areas.

### 2.5.8 EXCEPTIONS TO SECTION 2.4.1.E - PARKING LOCATION

A. The provisions shall not apply to cars parked on plazas or street edge associated with valet or VIP event parking.

B. Where lot depth is less than 60' deep, the City Manager shall evaluate this requirement on a case-by-case basis. In no case shall parking be located in front of a building in UMU and USU districts.

C. Where lots have frontage on more than one Primary Street and build-out on one of the streets is planned to be phased, parking may be permitted within the parking setback, provided it doesn't prevent or preclude future build-out of the overall master plan for the parcel.

## 2.6: HEIGHT

Building heights by district, as specified in Section 2.4.1, shall be determined according to the provisions below.

### 2.6.1 MEASUREMENT OF BUILDING HEIGHT

A. Building height for life/safety Building Code purposes is measured as the number of habitable stories (syn. floors) in a building & for City land development regulations as a maximum dimensional measurement. A story is a habitable level in a building of no more than 16 feet in height from finished floor to finished ceiling. Stories measured above the ground floor shall not exceed 14' each for non-residential or 12' each for RSD buildings. Top floor habitable story height including roof top elements may exceed maximum story height without exceeding the maximum building dimensional height limits.

B. Where a maximum height is also provided in feet, that height shall be taken from the adjacent sidewalk or unimproved site grade at or along the front facade of the building to the highest roof height or top of the parapet. Where the building is located adjacent to a lake flood zone, the height shall be taken from the lowest adjacent grade as determined above the base flood elevation for the sub-basin design storm event.

C. Under-roof areas with dormers shall be counted as half-stories.

D. Mezzanines shall be counted as stories, unless they are within a floor-to-ceiling volume that is no more than 16 feet in height.

E. Unoccupied attics less than 7 feet in height to the ridge beam or collar tie (whichever is lower) and raised basements less than 6 feet above the adjacent grade shall not be calculated as stories.

F. Certain buildings (such as gymnasiums, stadiums institutions, theatres, etc.) may require finished floor-to-ceiling heights greater than 16 feet. In such instances, the number of stories is not regulated, the maximum habitable number of stories is 8 and the maximum building height is 175 feet.

### 2.6.2 BUILDING HEIGHT ABOVE GRADE

A. **General to All Zones:**

1. **Freeboard:** In addition to the standards listed below, where a parcel is located in a lake flood-zone, the minimum FFE elevation above grade is 2 foot above base post-development 500 year flood elevation.

2. **Exception:** Commercial buildings that have been floodproofed, per ASCE Section 24 or most recent version, do not have to be elevated fully above grade. Storage or parking basement levels may be constructed below the base flood elevation.

B. **Specific to - RSD Zones:**

1. If the finished floor of new residential construction will be lower than the average grade along any property line, the finished floor must be elevated a minimum of 6" above finished grade adjacent to the building exterior, excluding pedestrian access points, garage entry and fire exits.
2. The finished ground floor elevation for s.f. attached 2- 6- unit buildings shall be elevated a minimum of 2 feet above the average adjacent PUD main street sidewalk, or 6" above adjacent street curb grade where no sidewalk is present. Alternative FFE may be set by SJRWMD permitted plans.
3. The finished ground floor height for residential structures shall be elevated a minimum of 16 inches above the average adjacent sidewalk grade or adjacent street grade where no sidewalk is present. Apartment Houses are permitted to be a minimum of 18" above grade excluding pedestrian access points, garage entry and fire exits. Alternate FFE may be set by SJRWMD permitted Plans.
4. The ground floor height of multi-family residential structures shall be a minimum of 10 feet from finished floor to ceiling.
5. The ground floor height of ancillary habitable buildings shall be a minimum of 12 feet from finished floor to ceiling. This includes amenity structures, clubhouse, office or mail center and excludes garage or workshop structures.
6. Each full story above the ground floor shall be a minimum of 9 feet from floor to ceiling.

D. **Specific to UMU Zones:**

1. The finished ground floor height for residential structures shall be elevated a minimum of 2 feet above the average adjacent PUD main street sidewalk grade. Apartment Houses are permitted to be a minimum of 18" above grade, excluding points of entry, fire exit, and garage threshold.
2. The ground floor height of residential structures shall be a minimum of 12 feet from finished floor to ceiling.
3. The ground floor height of single-story commercial buildings shall be a minimum of 16 feet from finished floor to ceiling.
4. The ground floor height of multi-story mixed use commercial buildings shall be a minimum of 16 feet from finished floor to ceiling.
5. Each full story above the ground floor shall be a minimum of 10 feet from floor to ceiling.

## 2.6.3 TWO-STORY HEIGHT REQUIREMENTS

**Specific to Zones UMU and USU:** minimum Two-story buildings are required within 250 feet of any internal street ROW, as measured from the centerline of the street. Any building that is partially within the 250-foot radius will be required to comply with the two- story height requirements.

Where a two-story minimum building height is required, the following configurations are permitted in addition to a typical two-story building with habitable space on each level:

A. **Two-Story Mass:** This can be an open, double-height structure with a minimum building height of 24 feet. The second floor does not need to be built out or habitable.

B. **Mezzanine:** The intent of mezzanines is to provide upper-level activity along street facades. Mezzanines shall meet the following conditions:

1. All buildings shall include a minimum massing of two stories extending fully along all street-fronting facades and any facade that is visible from a corner. If a building cannot meet this standard through the use of a mezzanine, then the mezzanine will not be permitted to fulfill the two-story requirement.
2. Mezzanines shall be located on the Primary Facade(s) of a building.

3. A mezzanine shall be designed as usable primary interior floor space, not storage or other secondary, mechanical, or service functions.

4. All mezzanine floor space shall be located in direct contact with street-fronting second-floor windows and is required to meet all of the window transparency requirements of a second floor.

5. When being used to satisfy a two-story building height requirement, a mezzanine level shall meet all ceiling height standards of a second floor.

### 2.6.4 DIMENSIONAL HEIGHT STANDARDS & EXCEPTION - Site Elements

Height measurement requirements for signs, lighting, landscape, screens, and all other site elements, site structures or objects for which a dimensional height requirement is not established by the City or OSE Standards shall be measured as the vertical distance from the average sidewalk or site grade at the structure or object's mounting foundation to its highest point.

### 2.6.5 ITEMS NOT INCLUDED IN HEIGHT CALCULATIONS

The habitable building height limitations of the OSE Standards or City Code shall not apply to spires, belfries, cupolas and domes not intended for human occupancy, monuments, water towers, mechanical penthouses, observation towers, transmission towers, chimneys, flagpoles, masts and antennas. The City Manager & OSE ARB shall consider the Architectural Merit of vertical elements incorporated into the building design along with functional requirements to determine the appropriate scale, location and configuration.

## 2.7 CORRIDOR OVERLAY Certain areas of the PUD Site fall into one or more of the following overlay districts:

### 2.7.1 RETAIL US-27 & WELLNESS WAY FRONTAGE OVERLAY

A. **Purpose and Intent:** In all districts, it is desirable to maintain pedestrian street character while permitting allowable uses & mixed uses to occur in buildings that front designated streets.

B. **Certain Commercial Permitted:** Where designated on the PUD Regulating Plan as a retail frontage overlay, the buildings, parcels & lots with direct access to the designated fronting street is permitted to be occupied by certain additional commercial uses, as indicated in the Table of Permitted Uses in Section 3.2.

C. **Designation:** Retail frontage overlays are designated on the PUD Regulating Plan by a grey transparent line, as indicated in the map key.

### 2.8.1 SMALL-SCALE PLANNED INFILL DEVELOPMENT

A. **Purpose:** The alternative development options of this section allow for variety in OSE Development Standards while maintaining the overall character of the PUD. These options have several public benefits:

- They promote better site layout and opportunities for private recreational areas;
- They promote opportunities for affordable housing by allowing for a mixture of lot and building sizes, and
- They promote energy-efficient development.

B. **Definition:** A small-scale planned infill development or pad site is in a **USU** or **UMU** zone in which the building pads are allowed to be smaller (in area and width), have reduced setbacks, and/or are oriented in a different manner than otherwise required for the underlying base zoning district, but in which the overall density cannot exceed the maximum density limit for the underlying zoning district.

C. **Applicability: USU** or **UMU** parcel that comprise a minimum size building pad may utilize these standards.

D. **Conflict with Other Regulations:** If there is a conflict between the small-scale planned infill standards of this section and any other City Code or requirement of the OSE Standards, the standards of this section take precedence. Otherwise, a small-scale planned infill is subject to all other applicable requirements of the City & OSE Standards.

E. **Approval Procedures:** small-scale planned infill developments are subject to the Olympus architectural review procedures and City Building Permit procedures.

F. **Lot Size:** There is no set minimum lot size (area or width) requirement within a small- scale planned infill development. Individual lot sizes shall be adequate to meet all required density and development standards.

G. **Setbacks and Building Separation:** The minimum setback and frontage standards of the base zoning district apply along the perimeter of a small-scale planned infill development. All detached structures within a small-scale planned infill development shall be separated by a minimum distance of 10 feet. This distance may be reduced subject to the building code.

H. **Open Space Requirement:** A portion of the gross area of the PUD development shall be reserved for some type of usable, common open space, so zero open space is required for infill pad sites.

## 2.8.2 COTTAGE COURTS (A.K.A. BUNGALOW COURTS, POCKET NEIGHBORHOODS, COURTYARD HOMES)

A. **Purpose:** The alternative development options of this section allow for development of smaller dwelling units, organized around a common outdoor green space. They provide a space-efficient and economical alternative to traditional attached or detached single dwelling unit development. The ownership model may be either fee-simple or condominium-style and can achieve the same benefits as those listed in Section 2.8.1.A.

B. **Definition:** A Cottage Court development is a residential development in which small buildings are oriented around a central green or open space that is accessible by all residents.

C. **Conflict with Other Regulations:** If there is a conflict between the cottage courts standards of this section and any other requirement of the City Code or OSE Standards, the standards of this section control. Otherwise, cottage courts are subject to all other applicable requirements of the City Code.

D. **Approval Procedure:** Cottage courts are subject to the City subdivision review procedures, with revised standards to allow the common tract lot frontage with lane access.

E. **Number of Buildings:** Cottage courts shall contain a minimum of 4 residential buildings. For courts that have 8 or more buildings, a community structure shall be provided. Examples of these include garden sheds, pavilions, community houses, mail kiosk etc.

F. **Building Size & Details:**

1. Buildings may have a minimum 800 square foot footprint (not including porches) and may be no more than 3.5 stories tall.
2. Front porches shall be provided facing the common space, and they shall be a minimum of 8 feet deep.
3. Where a building is located on both a public street and a public space, it shall address the street with either a porch, stoop, balcony, enhanced window treatment or secondary entries.
4. The public spaces of the home shall be located facing the common space. These include living, dining, and kitchen areas. First-floor bedrooms should not be located fronting the civic space. An exception to this shall be made on corner lots, where public spaces may face the street.

G. **Setbacks and Building Separation:** The minimum setback and frontage standards of the SF-RSD district apply along the perimeter of a cottage court development. Buildings may be attached or detached. All detached structures within a cottage court development shall be separated by a minimum distance of 10 feet.

H. **Parking Requirements & Configuration:** One space per unit is required. Adjacent on-street parking spaces may count towards this requirement. Off street parking shall generally be screened from the public right-of-way by buildings or screen walls. A common parking area, accessed via a drive, is recommended. Access easement(s) shall be provided as part of the final plat.

I. **Open Space Requirement:** A minimum of 400 square feet of common open space is required per unit. The open space shall be connected to the public right-of-way either by opening up to the street, or via a paved path no less than 8 feet wide connected to an internal street sidewalk. Joint ownership and maintenance requirements shall be in accordance with Property Ownership Declarations.

J. **Civic/Open Space**

Development shall be required to reserve usable, common open space in accordance with the standards.

No portion of the RSD District shall be further than 1400 feet from a Community Green Space. Existing or reserved common open spaces outside of the RSD boundaries may be used to satisfy this requirement.

# 3:LAND USE PROVISIONS

## 3.1.1 USE PERMISSIONS DEFINED

The Conditional Use & Special Exception review procedure & approval shall be determined by the OSE Administrator and both are considered a permitted use under the City Codes if submitted for building or tenant improvement permits.

The use table in Section 3.2 assigns 1 of 5 permissions to each defined use in each Zoning sub-district as follows:

A. **Permitted Use (P):** The use is permitted by-right, with no additional conditions or requirements.

B. **Conditional Use (C):** The use is permitted by-right, provided that the additional use conditions set forth in this article are met.

1. The specified standards are intended to ensure that these uses are compatible with other development permitted within the sub-districts.

C. **Special Exception (SE):** The use is permitted only when a Special Exception has been approved.

1. Special Exceptions are required for uses that may be compatible with other uses permitted in a sub-district, but which, because of their unique characteristics or potential impacts on the surrounding neighborhood and/or the PUD as a whole, require individual consideration in their location, design, configuration, and/or operation at the particular location proposed.
2. All applications for Special Exceptions shall, at a minimum, meet the standards for the sub-district in which they are located, and the additional standards set forth in this article for that use. There may also be specific building design standards (OSE ARB) that must be met.

D. **Retail Frontage Only (RE):** The use is permitted only when the subject building meets all Street Frontage requirements and the location is not adjacent to (UMU) street frontage.

E. **Athlete Center Only (A)** The use is permitted within the Building & Building envelope, including roof area associated with the restricted access areas associated with the Athlete Center within the **Urban Special-Use District** (depicted as USU-A on the Regulating Plan)

## 3.2 TABLE OF PERMITTED USES

Land uses in location-based sub-districts shall be permitted in accordance with the table below. Special provisions related to uses where noted.

| DISTRICT | NA | NA | RSD | HSD | OSD | UMU | USU | NA | NA | NA | NA | ADD'L STANDARDS WHEN APPLICABLE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **RESIDENTIAL** | | | | | | | | | | | | |
| **Household Living** | | | | | | | | | | | | |
| Single-Family Dwelling | — | — | P | — | — | — | — | — | — | — | — | — |
| 2- or 3-Unit Dwelling | — | — | P | — | — | P | — | — | — | — | — | 4.1.2 |
| Rowhome | — | — | P | — | — | P | P | — | — | — | — | 4.1.2 |
| Apartment House / Multifamily Dwelling - 4+ units) | — | — | P | — | — | P | P | — | — | — | — | 4.1.2 |
| Home Occupation - Minor | — | — | SE | — | — | P | P | — | — | — | — | |
| Home Occupation - Major | — | — | C | — | — | P | P | — | — | — | — | |
| | — | — | — | — | — | — | — | — | — | — | — | |
| Live/Work Unit | — | — | — | — | — | P | P | — | — | — | — | 4.1.2 |
| | — | — | — | — | — | — | — | — | — | — | — | |
| **Group Living** | | | | | | | | | | | | |
| Group Dwelling (≤ 8 residents) | — | — | — | P | — | P | P | — | — | — | — | — |
| Group Dwelling (> 8 residents) | — | — | — | P | SE | P | P | — | — | — | — | — |
| **PUBLIC AND CIVIC** | | | | | | | | | | | | |
| **Civic / Government Facilities** | — | — | SE | SE | P | P | P | — | — | — | — | 4.1.2 |
| **Educational Facilities** | | | | | | | | | | | | |
| College/University/Trade/Vocational | — | — | — | — | P | SE | P | — | — | — | — | 4.1.2 |
| School, Public or Private | — | — | — | — | C | P | P | — | — | — | — | 4.1.2 |
| **Parks and Open Space** | | | | | | | | | | | | |
| Shelter/ Monument/Bridge,/Wall | | | P | P | P | P | P | | | | | |
| Plaza/Park/Open Space | | | P | P | P | P | P | | | | | 7.1.2 |
| **INSTITUTIONAL** | | | | | | | | | | | | |
| Community Service | — | — | SE | SE | P | P | P | — | — | — | — | 4.1.2 |

*P=Permitted Use C=Conditional Use SE=Special Exception RF = Retail Frontage Only A=ATHLETE CENTER ONLY — = Prohibited use*

| DISTRICT | NA | NA | RSD | HSD | OSD | UMU | USU | NA | NA | NA | NA | ADD'L STANDARDS WHEN APPLICABLE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Day Care Facility** | | | | | | | | | | | | |
| Family Day Care Home (≤ 6 clients) | see Home Occupation — Minor | | | | | | | | | | | |
| Group Day Care Home (7-12 clients) | — | — | — | C | C | P | — | | | | | 4.1.2 |
| Commercial Day Care Center (>12 clients) | — | — | C | C | P | P | A | | | | | 4.1.2 |
| | | | | | | | | | | | | |
| **Treatment Facility** | — | — | — | — | P | SE | P | | | | | 4.1.2 |
| **ILF, ALF Health Care Facilities** | | | — | **SE** | **P** | **SE** | **P** | | | | | **4.1.2** |
| **Religious Institution** | | | — | P | P | P | P | | | | | 4.1.2 |
| **COMMERCIAL** | | | --- | P | P | P | P | | | | | 4.1.2 |
| Indoor Entertainment | | | C | P | C | P | P | | | | | 4.1.2 |
| Outdoor Entertainment | | | — | P | C | SE | P | | | | | permit required |
| | | | | | | | | | | | | |
| **Office** | | — | C | P | P | P | P | | | | | **4.1.2** |
| Overnight Guest Accommodation | | | — | P | — | P | A | | | | | 4.1.2 |
| | | | | | | | | | | | | |
| Self-Service Accessory Storage | | | — | P | P | P | P | | | | | **4.1.2** |
| Inn/Motel/Hotel | — | — | — | P | — | P | A | | | | | 4.1.2 |
| Recreational Vehicle Parking | — | — | — | SE | — | — | P | | — | — | — | ancillary |
| **Restaurants** | | | | SE | RF | P | P | | | | | **4.1.2** |
| **Retail Sales and Service** | | | — | SE | RF | P | P | | | | | **4.1.2** |
| Animal Hospital/Kennel | — | — | — | — | C | — | — | | | — | — | 4.1.2 |
| General Retail/Service | — | — | — | C | RF | P | P | | | | | 4.1.2 |
| **VEHICLE- AND BOAT-RELATED** | | | | | | | | | | | | |
| Vehicle and Boat Rental | | | — | SE | — | — | SE | | | | | |
| Drive-Thru Facility | | | — | — | — | — | — | | | | | |
| Scooter/NEV/Bike Rental & Repair | | | — | SE | SE | P | P | | | | | |
| Minor Vehicle Service and Repair | | | — | — | — | — | — | | | | | |
| | | | | | | | | | | | | |
| Parking/ Commercial/ Surface | | | — | P | SE | P | P | | | | | |
| Parking/ Commercial/ Structure | | | — | P | P | P | P | | | | | 4.1.2 |
| Passenger Transit Hub | | | — | SE | C | — | SE | | | | | 4.1.2 |
| Water Oriented Facilities | | | SE | SE | — | SE | SE | | | | | Ancillary |
| **INDUSTRIAL** | | | | | | | | | | | | **4.1.2** |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |

| DISTRICT | NA | NA | RSD | HSD | OSD | UMU | USU | NA | NA | NA | NA | ADD'L STANDARDS WHEN APPLICABLE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Light Industrial Services-Accessory | | | — | — | SE | — | SE | | | | | 4.1.2/Ancillary |
| | | | | | | | | | | | | |
| Data Center / Production / Broadcast | | | — | — | SE | C | P | | | | | 4.1.2 |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| TRANSPORTATION, COMMUNICATION, INFRASTRUCTURE | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| Minor Infrastructure/Utilities | | | C | C | C | C | C | | | | | 4.1.2 |
| Recycle/Waste Related Services | | | P | P | P | — | P | | | | | 4.1.2 |
| Wireless Communications Facility | | | — | — | SE/C | — | C | | | | | 4.1.2 |
| FORESTY/ AGRICULTURE/HORTICULT | | | C | C | C | C | C | | | | | Ancillary Greenbelt |

P=Permitted Use C=Conditional Use SE=Special Exception RF = Retail Frontage Only A=ATHLETE CENTER ONLY — = Prohibited use

## 3.2.1 OVERVIEW OF USE CATEGORIES

A. **Definition of Use Category:** See City Code & OSE Standards (Definitions of Specialized Terms)

B. **Basis for Classification:** Use categories classify land uses and activities into categories based on common functional, product, or physical characteristics. Characteristics include the type and amount of activity, the type of customers or residents, how goods or services are sold or delivered and site conditions. The use categories provide a systematic basis for assigning present and future land uses into appropriate assigned Districts.

C. **Principal Uses:** Principal uses are assigned to the category that most closely describes the nature of the principal use. The "Characteristics" subsection of each use category describes the common characteristics of each principal use.

1. **Developments with Multiple Principal Uses:** When all principal uses of a development fall within one use category, the entire development is assigned to that use category. When the principal uses of a development fall within different use categories, each principal use is classified in the applicable category and each use is subject to all applicable regulations for that category.

D. **Accessory Uses:** Accessory uses are allowed by-right in conjunction with a principal use, unless otherwise stated in this Code. Also, unless otherwise stated, accessory uses are subject to the same regulations as the principal use. Common accessory uses are listed as examples in the use category descriptions.

E. **Use of Examples:** The "Examples" subsection of each use category lists common examples of uses included in the respective use category. The names of these sample uses are generic. They are based on common meanings and not on what a specific use may call itself. For example, a use that calls itself a "wholesale warehouse," but sells mostly to consumers, is included in the "Retail Sales and Service" category rather than the "Wholesale Sales" category. This is because the actual activity on the site matches the description of the "Retail Sales and Service" category.

F. **Similar Use Interpretation Criteria:** The following considerations shall be used in making similar use interpretations:

1. The actual or projected characteristics of the activity in relationship to the stated characteristics of each use category

2. The relative amount of site area or floor space and equipment devoted to the activity
3. Relative amounts of sales from each activity
4. The customer type for each activity
5. The relative number of employees in each activity
6. Hours of operation
7. Building and site arrangement
8. Vehicles used with the activity
9. The relative number of vehicle trips generated by the use
10. How the use advertises itself

**G. Artisan-Oriented:** Preparation, display, classes/education, performance- and sale of individually crafted artwork and visual and performing arts such as, jewelry, furniture, sculpture, pottery, leathercraft, textiles, drawing, photography, music, theater, painting, sculpture and writing.

**H. Trail-Related:** This limited subset of Retail Sales and Service specifically caters to the Public-use Trail System. Retail uses include the sale, rental, and/or repair of outdoor recreational equipment, goods, or clothing.

### 3.3.1 ADDITIONAL STANDARDS FOR COMMERCIAL USES

The following additional standards apply to the approval and development of projects where the use is listed in the "Table of Permitted Uses" in Section 3.2. In addition, any Building Design standards, as set forth in Article 4, apply as applicable.

A. **Entertainment Uses (Indoor and Outdoor)**

1. **Specific to RSD:** Indoor and outdoor entertainment are permitted if the property is owned by a neighborhood association or property owners' association, and if the use is owned or managed by that association.
2. **Specific to OSD:** Indoor Entertainment, unless temporary and scaled to the office staff & related guests, the individual or collective Entertainment venue shall be limited to 2,500 SF.
3. **Specific to HSD / USU:** Outdoor Entertainment is permitted on parcels 4 acres or larger, or designated Outdoor Entertainment Zones (OEZ) subject to City Permit, unless the event activity is contained within a defined event zone by fenced, walled, or access controlled perimeter.

B. **Overnight Guest Accommodation**

1. **Specific to UMU:**
   a. All residential dwelling Units may be utilized for short term rental, subject to Local Bed Tax provisions directly by the owner or with contracted management services.
   b. **Signs:** No additional sign area or rental advertisement is allowed.
   c. **Parking:** No additional parking for short term rental or management services is required or permitted.
   d. **Meals:** No Guest meals will be served outside of individual dwelling units
   f. **Events:** Business meetings, receptions, teas, and other events are permitted,

provided that the events are hosted for owners or guests.

2. **Inn/Hotel/Motel**
   a. **Specific to UMU**
      i. Inns are permitted as long as the building frontage standards are met, and parking is provided either on site or via managed remote surface lot parking or structured parking.
      ii. Inns with 6-24 rooms are permitted in mixed use buildings.
   b. **Specific to USU-A:** This use is allowed on premises as remote Guest accommodations in association with off-site full service Hotel facilities and/or remote OSE management services. Such Guest accommodation is not open to the public and may be reserved for invited VIP, Athletes registered for events, appearances, training or on-site activities within the PUD.

3. **General Retail/Service**
   a. **Specific to UMU within the US 27 Overlay:** The additional types of general retail/service uses permitted are prepared food, artisan-oriented and trail-related uses. The following conditions apply:
      i. Freestanding signs are limited to one per lot, with a maximum size of 5 square feet.
      ii. No outside amplified music is permitted.
      iii. No package alcohol sales are permitted.
      iv. New construction and exterior changes to proposed or existing bridge structures to accommodate such uses shall be subject to Article 4 Building Design and Infill Standards.
      v. Specific to trail-related uses:
         a. The floor area of each tenant space is limited to 2,500 square feet.
         b. On-site parking shall be provided at the rate of 1 space per 300 square feet.
         c. The hours of operation shall be limited to between 5:00 a.m. and 8:00 p.m. EST.
         d. Any use that includes outdoor seating including roof or bridge level shall have a trash container available for disposal of goods consumed on the premises.

4. **Self-Service Storage-Ancillary to on site uses in OSD/ HSD/ UMU/ USU**
   a. **Screening:** Self-service storage may be constructed within basement or partial basement & parking structures for the use of the property owner or tenant, it must be screened from public rights-of-way with fencing and/or vegetation or be located behind another building that would provide appropriate screening. Where fencing and/or vegetation is used, it must meet the requirements for parking lot landscape. A habitable office component of the building may be used to screen the storage area from the right-of-way.
   b. **Specific to UMU:** This use is permitted in upper floor habitable space, loft, or mezzanine for existing buildings tenants only.
   c. **Specific to USU / HSD:** Such use shall be setback a minimum of 100' feet from the public right-of-way, external to the PUD, with the following exceptions:
      i. **Multi-Story:** Multi-story structures, with two or more habitable floors, may comply with the standard setbacks if the ground floor contains an office and/or retail component and meets all of the design standards in Section 4.

ii. **Liner Building:** If a Liner Building exists between the storage area and the right-of-way, these uses may be located less than 100' from the public right-of-way.

d. **Operation**

i. The only uses allowed on-site shall be the rental of storage bays to adjacent tenants, the pickup and deposit of goods or property in dead storage, Daily vehicle, cart or bile rental may also be permitted as an accessory use.

ii. Storage bays shall not be used to manufacture, fabricate, or process goods, to service or repair vehicles, small engines or electrical equipment, or to conduct similar repair activities, garage sales or retail sales of any kind, or any other commercial or industrial activity on the site.

iii. Individual storage bays or private boxes within a self-service storage facility shall not be considered premises for the purpose of assigning a legal address.

iv. No security or caretaker quarters may be developed on the site.

v. All property stored on the site shall be contained entirely within enclosed buildings, or wall enclosed zones meeting PUD & City Codes.

e. **Building Appearance**

i. Garage doors serving individual storage units shall be perpendicular to a public or private street, so as to not be visible from adjacent streets.

f. **Fencing**

i. Fences shall be between 6 and 10 feet tall.

ii. Chain link fencing and entry gates within the PUD or along public rights-of-way is prohibited.

iii. Razor wire that is visible from public rights-of-way is prohibited.

iv. Wooden entry gates without structural support are prohibited.

# 3.8: INDUSTRIAL USE CATEGORIES

## 3.8.1 OVERVIEW OF INDUSTRIAL USE CATEGORIES

A. **Light Industrial Service – Accessory to Principal Use.**

1. **Characteristics:** Light Industrial Service activities are engaged in the repair or servicing of on-site facilities, principal customer business operations maintenance , or consumer machinery, equipment, and products or by-products. Specialty Contractors and building maintenance services and similar uses perform services on-site. Few customers, especially the general public, come to the site other than associated with the principal use.

2. **Accessory Uses:** Accessory activities may include offices, parking, and storage.

B. **Data Center / Production / Broadcast**

1. **Characteristics:** Enclosed building housing computer servers, broadcast studio, editing & post production equipment. Outdoor equipment for electronic data transfer.

2. **Accessory Uses:** Accessory activities & features include UPS battery & generators, satellite uplink & large dish reception, redundant power connections, closed-loop solvent or water-based cooling pumps, heat exchange equipment, mobile broadcast van or truck.

C. **Waste-Related Service**

1. **Characteristics:** Waste-Related Services are characterized by uses that receive solid or liquid wastes from within the PUD boundary for temporary storage and assemblage for disposal off the site or for transfer to another off site storage location, uses that collect sanitary wastes, medical waste, or uses that manufacture or produce goods or fertilizer from the composting of organic material.

2. **Accessory Uses:** Accessory uses may include recycling bins of materials, offices, and repackaging and transshipment of sorted by-products.

3. **Examples:** Examples include waste transfer or composting and recycling centers.

4. **Exceptions:** Disposal of dirt, concrete, asphalt, and similar non-decomposable materials is considered "fill" or construction debris.

## 3.8.2 ADDITIONAL STANDARDS FOR INDUSTRIAL USES

The following additional standards apply to the approval and development of projects where the use is listed in the "Table of Permitted Uses" in Section 3.2 as Conditional (C), Special Exception (SE), or Athlete (A). In addition, any Building Design standards, as set forth in City Codes apply.

A. **Light Industrial Services, Specific to OSD:** Rear setback is increased to 25 feet minimum.

B. **Data Center / Production / Broadcast, Specific to OSD District:**

1. The rear setback is increased to 25 feet minimum. Buffer planting, is required. If a rear lane is present within the 25-foot setback, buffer plantings shall be installed to the maximum extent possible, while still permitting the rear access to function.

2. The operation of the facility shall not become a nuisance to surrounding property owners per City Code.

# 3.9: TRANSPORTATION, COMMUNICATION, & INFRASTRUCTURE USES

## 3.9.1 OVERVIEW OF TRANSPORTATION, COMMUNICATION & INFRASTRUCTURE USE CATEGORIES

### A. Telecommunications Facilities

1. **Characteristics:** Telecommunications facilities include all devices, equipment, machinery, structures, or supporting elements necessary to produce non-ionizing electromagnetic radiation within the range of frequencies from 100 KHz to 300 GHz and operating as a discrete unit to produce a signal or message. Facilities may be self-supporting, guyed, or mounted on poles, other structures, light posts, power poles, or buildings. Facilities also include intertie and interconnection translators, connections from over-the-air to cable, fiber optic, or other landline transmission system.

2. **Accessory Uses:** Accessory use include transmitter facility buildings, co-location huts, risers & dedicated utility rooms in buildings that may serve more than one building.

3. **Examples:** Examples include broadcast towers, communication towers and point-to-point microwave towers, satellite uplink or reception dish, fixed or mobile.

4. **Exceptions**

   a. Receive-only antennas are not included in this category.

   b. Radio and television studios are classified in the Data Center/Broadcast category.

   c. Radio and television broadcast facilities that are also public safety facilities are classified as Basic Utilities.

### B. Infrastructure/Utilities (Major and Minor)

1. **Characteristics:** Major utilities are infrastructure services providing PUD-wide or regional service in association with authorized utility services providers.
   Minor utilities are infrastructure services that need to be located in or near the area where the service is provided.

2. **Accessory Uses:** Accessory uses include public utility accessways, parking and control, monitoring, and data or transmission equipment. Services may be publicly or privately provided.

3. **Examples**

   a. Examples of major utilities include above-ground public re-pump or pressure stations, above ground utility connections, public utility plants, water towers, waste collection , and telephone exchange co-location huts.

   b. Examples of minor utilities include underground public utility lines, utility risers, public utility lift stations, transformers, water and sewage pump stations, electrical junction boxes, and block- or neighborhood-scale stormwater management facilities. Minor utility uses generally do not regularly have employees or visitors at the site.

4. **Exceptions**

   a. Maintenance yards and related buildings are classified as Industrial Services.

   b. Utility offices are classified as Offices.

### 3.9.2 ADDITIONAL STANDARDS FOR TRANSPORTATION, COMMUNICATION & INFRASTRUCTURE USES

The following additional standards apply to the approval and development of projects where the use is listed in the "Table of Permitted Uses" in Section 3.2 . In addition, any Building Design standards, as set forth in City Codes, apply. Site location & construction of permanent fixed telecommunications equipment towers shall follow the City of Clermont Code. Mobile temporary telecommunications equipment shall be reviewed by the City Site Plan Review Committee prior to installation.

A. **Minor Infrastructure/Utility**

1. **Location:** Above-ground structures shall be located on interior properties, rather than on properties aligned with other lots that have continuous street frontage. Where this is not possible and the structures must be located on a street, they shall not be located on corners.
2. **Screening and Buffer:** Structures greater than 3 feet in height that cannot adhere to the scale, volume, spacing, setback, and typology of existing buildings along fronting streets, shall be designed so they do not have an adverse effect on the streetscape. Treatments may include a wall, landscaping, or architectural design solutions as approved by the OSE ARB Administrator.
3. **Accessory Uses:** No office, commercial operation, storage of vehicles, or equipment shall be allowed on the premises.
4. **Signage:** No commercial or branding signage is permitted.
5. **Specific to Public Utility Substations**
    a. **Screening:** Public utility substations shall be enclosed by a wall or fence at least 6 feet in height above finished grade.
    b. **Location:** Public utility substations shall not be located where visible from a primary public right-of-way. They shall be located internally on a property and screened from the right-of-way with buildings, site structures, or terraced walls . Where this is not possible and the structures must be located on a street, they shall not be located on corners.
    c. **Design:** Building design shall comply with the standards of the specific district as outlined.
    d. **Buffer:** A landscaped strip not less than 5 feet in width shall be planted and maintained around the facility, where room exists, and relocation is not possible.
    e. **Accessory Uses:** No office, commercial operations, or storage of vehicles or equipment shall be allowed on the premises.

C. **Waste Related Services, Buffer:** An additional 10 feet of landscape buffer or an 8 foot wall, landscaped with 1 overstory tree per 50 feet, is required around the designated property. If the adjacent property is zoned RSD, both the wall and an additional 25 feet of landscape buffer shall be included.

D. **Wireless Communications Facility**

1. **Collocation:**
    a. **Due Diligence:** All applications where wireless communication facilities are not being provided through collocation shall include a collocation study that

demonstrates there is not a suitable collocation site that can serve the needs of the user. Placement on existing towers, water towers or other tall structures shall be fully considered prior to making an application for a new tower.

b. **Proximity:** When a new tower is proposed within two miles of an existing tower, the applicant will be expected to prove that there is no technologically and structurally suitable space available within the search ring. The applicant shall submit satisfactory written evidence such as correspondence, agreements, contracts, etc., that alternative towers are not available for use. The proposed tower, if approved, shall be either camouflaged or stealth in design.

c. **Speculation Towers:** Speculation towers are prohibited.

d. **Expansion:** The design of ground structures for new towers shall be such that modular expansion to accommodate collocation is feasible.

2. **Freestanding Towers:** The following conditions shall be met before a freestanding telecommunication tower is approved:

a. **Maximum Height:**

i. 125 feet for towers with provisions for two or three co-locations

ii. 180 feet for towers for provisions for four or more co-locations

b. **Setbacks Requirements:**

i. **Collapse Zone (syn. Fall Zone):** A collapse zone shall be designed so that tower collapse will occur only within the property owned or leased by the tower company, or controlled by an easement held by the tower company.

ii. **Residential Setback:** The tower must be set back a distance of its height plus 50 feet from any residential structure, unless the owner of the structure waives this requirement by a notarized affidavit.

c. **Buffer Requirements:** A buffer shall be provided around the entire perimeter of the parent property containing the tower (not just the leased area). For camouflage and stealth towers, the City Site review Committee may approve a modification of this requirement based on site design.

d. **Lighting Requirements:** All towers 150 feet or taller shall be lighted. Lighting shall be in accordance with Federal Aviation Administration (FAA) Advisory Circular AC 70/7460-1K (and all future updates) and FAA Advisory Circular AC150/5345-43E (and all future updates) and shall be red strobe lights (L-864) at night and medium-intensity flashing white lights (L-865) during daylight and twilight use, unless otherwise required by the FAA. No general illumination shall be permitted. All commercial communication towers approved by the City prior to the adoption of this PUD and operating in conformance with those approvals shall be deemed to be a lawful, nonconforming use and structures and are not subject to these lighting requirements. Status as a lawful nonconforming use of structure under this section shall terminate upon expiration or revocation of a commercial communication tower's permit, or upon any modification to the height of the tower.

e. **Color:** The color of the tower and its antennae shall be one that will blend to the greatest extent possible with the natural surroundings and shall be approved by the OSE Architectural Design Review Board.

f. **Perimeter Security:** The tower shall be appropriately secured by means of a wall, at least 7 feet high; however, razor wire shall not be permitted directly adjacent to a public right-of-way. Fencing shall be solid masonry wall w/ stucco finish painted. The immediate perimeter of the fence or wall surrounding the tower and associated structure shall be planted with evergreen shrubs capable of obtaining a height of 12 feet, with a maximum spacing of 10 feet. These plants shall be at least three-gallon container plants or 24 inches tall at the time of planting.

g. **Signage:** A sign of no more than two square feet shall be mounted in an easily noticeable location, no more than four feet above the ground, providing tower identification and an emergency notification number.

h. **Application Disputes:** If disputed evidence occurs in the review of the application, the City may hire, at the developer's expense, a communications expert or engineer of its own choosing to assist in determining the facts.

i. **Abandonment:** All towers, antennae, accessory structures, or equipment that is not used for communication purposes for more than 180 days shall be considered abandoned and shall be removed by the owner within 60 days. Removal costs shall be the responsibility of the communications tower owner. The OSE CDD or City reserves the right to dismantle any abandoned communications structure and associated equipment that has not been removed within the allotted time period. In that event, the City may retain any and all materials, and dispose, use, or sell said materials unless reimbursed by the communications tower owner within 30 days of being sent an invoice.

3. **Roof-Mounted Telecommunication Towers :** The following conditions apply to roof-mounted telecommunication towers:

   a. No tower may be located on any residential structure.

   b. A proposed roof-mounted tower shall not extend more than 20 feet above the highest part of the structure.

4. **Special Height Review:** The City may approve towers up to 250 feet in height in the OSE PUD after a public hearing and findings of fact based on the following criteria:

   a. All application requirements and all conditions outlined in City Codes are met.

   b. The applicant has demonstrated that additional height is necessary for service to occupants of the immediate area within the City. The City has the authority to establish setback requirements and such additional conditions as it deems necessary to remove danger to health and safety, and to protect adjacent property.

   c. Existing, in-service cellular service towers are scheduled for removal or relocation that would create a diminishment of service volume in the area.

### 3.9.3 VEHICULAR PARKING, MANAGED PARKING & SHARED PARKING

The PUD and PUD Site Plan shall utilize two forms of vehicular parking generation and tabulation of required parking:

- Single Land Use with rate defined parking provided within the building, lot, or parcel containing the single land use.
- Mixed-use and Specialty Land Uses employing managed parking facilities and shared parking as the basis for tabulating required parking.

The developer or CDD shall provide a tabulation of parking demand and hours of peak utilization for the entire development program to be updated annually with the monitoring report. The parking allocation tabulation shall be updated and submitted with project site plan approval prior to issuance of building permits. Shared parking is not permitted by right. In order to utilize shared parking, it must be justified by the built development program and resulting shared parking opportunity based on that built program, and not any assumed percentage reduction in the TIS methodology.

Hotel & related hospitality rooms, food service, & pool shall provide 1 vehicular on-site parking space per room located within the Hotel parcel or a designated surface lot or garage. Drop-off & Valet services located on Hotel sites are

not eligible to offset on-site parking requirements. On-site Hotel Parking is not subject to shared parking reduction, although the minimum required on-site Hotel parking provided can serve to establish internal capture, mode split, and peak time parking reductions for other land use within the PUD. Employee parking spaces may occur within or beyond the limits of the Hotel parcel or designated guest parking.

**Residential & related amenity spaces, pools, & pavilions** shall provide 1 vehicular space per single bedroom dwelling and 1.5 spaces per dwelling with more than 1 bedroom. The required parking shall be provided within buildings, ancillary structures, surface lots and circulation areas within the Residential parcel and shall collectively be considered on-site parking. This parking requirement shall not be subject to shared parking reduction, may be designated as private or access controlled. The cumulative on-site parking provided by Residential designated parcels shall be considered as a basis for internal capture, mode split, and peak time parking reductions for other Land Uses within the PUD.

**Medical Services & Office** shall provide 1 vehicular space per 300 square feet net leasable area (NLA). The required parking shall be provided within buildings, ancillary garage structures, surface lots and circulation areas within the land use parcel and shall collectively be considered on-site parking. This parking base-line requirement shall not be subject to shared parking reduction; however it may not be designated as private or access controlled between the hours of 5:00 pm and 6:00 am. The on-site parking facilities, space availability and duration may be managed to support employee parking, visitor parking, patient or client parking, loading, and related customer and public use.
The cumulative on-site parking provided by Medical Services & Office designated parcels shall be considered as a basis for internal capture, mode split, and peak time parking reductions for other Land Uses within the PUD.

**Mixed-use and Specialty Use buildings and facilities** shall utilize shared parking reduction factors to determine the required vehicular parking, as well as the provisions for managed parking within the PUD. The required parking shall be provided by a combination of on-site, off-site, on-street, and managed parking facilities and vehicles operating under a managed transportation service. Employee parking spaces may occur within or beyond the limits of the Mixed-use or Specialty-Use parcel.

**Shared Parking Methodology**: The required parking for each eligible land use, building, mixed-use building occupant or pad site utilizing shared parking shall first utilize the ITE Parking Generation Rates 4th Generation table of base-line parking generation, as established from ITE, or alternatively an average parking generation between ITE and ULI parking rate standards based on case study examples. The required parking base-line for weekday, weekend and peak period shall be calculated for the proposed mix of uses. An active Excel spread sheet for this purpose will be provided to the City and will be maintained by the City & Applicant as Phased development occurs and refined as better Parking Generation data is collected and published.

If a specific PUD land use is determined to fall outside of the base-line parking generation table, a specific ITE or ULI parking generation rate can be utilized if the rate is considered to be more representative of the PUD land use or more recent or comprehensive. If a PUD Land Use is subject to conflicting parking generation rates as a base-line condition, the Applicant may employ a parking generation study utilizing independent land planning & engineering professionals to determine the peak parking demand and range of parking utilization over normal hours of operations.

Base-line parking generation associated with the PUD building, facility or pad site based on established methods provided above shall be subject to reduction as a result of the Olympus Site context allowing for a single parking duration to provide for more than one destination, and provisions for mode-split within the PUD and non-vehicular connectivity or transit outside of the PUD. All base-line parking generation for shared use eligible land uses shall be consistent with the approved TIS methodology when measured at the final cumulative construction phase. This reduction factor shall be adjusted +/- based upon linkage supported by the TIS methodology, mode split and internal capture percentage for the overall project.

The adjusted parking requirement provided by the formula of (base-line parking value) x (.63 or TIS adjustment) shall be met by the tabulation of available vehicular parking spaces within the specified pedestrian shed radius of the parcel limits of the Specialty land use or building pad limits or the Mixed-Use facility. Available spaces shall include, on-site, off-site,

on-street, service area, managed parking spaces available due to parking controls or off-peak availability of contributing un-managed parking facilities. Parking time-management of structured parking facilities and on-street parking may be utilized to ensure turn-over.

Employee parking demand may be met by assignment, agreement, cross access easement in locations that may exceed the 650' pedestrian shed requirement for Mixed-use sites and 1250' for Specialty-Use sites.

**Sporting, Entertainment & Performance Events** shall utilize time-based capacity management and assignable reservation of parking facilities to accommodate the peak parking demand associated with the primary event. Shoulder period sub-events designed to encourage early arrival and delayed departure may also serve to avoid serial performance parking overlap and traffic patterns that block parking availability. More remote structured or surface lot parking areas may be utilized to distribute circulation patterns and to program activities between parking and primary event destinations. The acceptable pedestrian shed for event facilities shall be 1250'. Additional temporary event parking requirements may be met by parking facilities located beyond the 1250' radius via the use of shuttle service, trams, drop-off zones, VIP lots, Valet and other forms of supporting trip end mobility.
Shared parking reduction provisions shall also be applied.

# 3.10: FORESTRY, AGRICULTURE AND HORTICULTURE

## 3.10.1 OVERVIEW OF FORESTRY, AGRICULTURE AND HORTICULTURE USE CATEGORIES

A. **Characteristics:** Agriculture includes activities that primarily involve producing crops either for personal or community consumption within the PUD boundary or for sale within the PUD allowed services & restaurants but not for general distribution.
Forestry includes the existing citrus trees and related activities that may be maintained within zones of the PUD that are scheduled for future development as a grandfathered use and for maintenance of greenbelt tax status. Additional tree planting may occur where such planting is normal grove management.
Horticulture includes the establishment of ornamental vegetation, annuals & perennials, that are utilized outside of growing areas within the PUD, either for common area display or usage & sales within Retail & Service establishments located within the PUD, but not for general distribution.

B. **Accessory Uses:** Accessory uses include roof gardens, green walls, irrigation equipment, green house, overhead shade elements, potting sheds, equipment sheds, loading shelter.

C. **Examples:** Examples include neighborhood common agricultural gardens and horticulture nurseries, tree farms, field to table restaurant provisioning & truck gardening.

D. **Exceptions**

1. Processing of animal or plant products that requires commercial trucking for distribution is classified as Manufacturing and Production.

2. Plant nurseries that are oriented to general retail sales are classified as Retail Sales and Service.

## 3.10.2 ADDITIONAL STANDARDS FOR FORESTRY, AGRICULTURE AND HORTICULTURE USES

The following additional standards apply to the approval and development of projects where the use is listed in the "Table of Permitted Uses" in Section 3.2 . In addition, any Building Design standards, as set forth in City codes, apply.

A. **Specific to Uses**

1. **Acreage**

a. **Specific to UMU** – Usage within Parcels can be a maximum of the building roof area less 15 % for roof equipment.

b. **All other zones – defined usage** Parcel area can be a maximum of the available roof area, net parcel ground area less vehicular use area & required paved circulation zones.

B. **Specific to Agriculture, Horticulture:** This use shall be permitted according to the defined development zoning Districts as well as the defined COS District.

# 3.11: ACCESSORY USES AND STRUCTURES

## 3.11.1 PURPOSE

This Section authorizes the establishment of accessory uses and structures that are incidental and customarily subordinate to principal uses. The intent in adopting this section is to allow a broad range of accessory uses. Such uses shall be located on the same site as the principal use and shall comply with the standards set forth in this section in order to reduce potentially adverse impacts on surrounding lands.

## 3.11.2 USES CUSTOMARILY ACCESSORY TO RESIDENTIAL DWELLINGS

A. **Accessory Dwelling Unit (ADU)**

1. For free standing ADUs, see Section 2.4
2. For attached ADUs, all standards apply, with the following addition: Any additional entrances will be located in the side or the rear of the primary structure. Additional external stairways or fire ladders are strongly discouraged but may be permitted at the discretion of the Fire Marshal when no practical alternative exists.

B. **Private Garage, Carport or Workshop Standards**

1. **Quantity:** One garage, carport or workshop is permitted per lot or per dwelling unit on a multi-unit parcel.
2. **Footprint**
   a. A garage or carport shall not exceed 50% of the footprint of the dwelling; however, in no case shall the footprint of the structure exceed 600 square feet.
   b. A workshop shall not exceed 320 square feet.
3. **Services**
   a. A garage or carport may be provided with electricity, a sink, and a commode.
   b. A workshop may be provided with electricity and a sink, but shall not be used as an accessory dwelling unit.

C. **Shed or Storage Building**

1. One shed or storage building, up to 120 square feet, is permitted. Steel cargo storage containers or modified versions thereof are not permitted. Sheds shall not be located in front of the front line of the dwelling. Sheds may be provided with electricity and a sink.
2. Sheds shall be located a minimum of 15 feet from the primary structure, unless approved to be closer by the Fire Marshal if materials are sufficiently fire resistant.

D. **Swimming Pool**

1. One private swimming pool, which may have a bath house or cabana up to 200 square feet in size and 25 feet in height, measured from average adjacent grade, is permitted. Swimming Pools shall abide by the requirements for Accessory Building Placement in 2.4.1.C.
2. Barriers shall be required per Florida Building Code, or City Code equivalent as updated.

E. **Covered, Open-Air Structures:** Gazebos and trellises up to 200 square feet are permitted.

F. **Outdoor Living and Recreation:** Playhouses, picnic tables, dog houses, basketball goal, flagpoles and furniture designed specifically for outdoor use are permitted, and do not require a Project Permit, if they are not permanently affixed to the ground (e.g., on a slab or movable platform). If a any structure under roof (e.g., playhouse, doghouse,) is permanently affixed to a the ground, it is considered a shed and shall comply with the standards in paragraph C of this section.

### 3.11.3 USES CUSTOMARILY ACCESSORY TO RETAIL BUSINESS, OFFICE USES AND RECREATIONAL FACILITIES

A. **Accessway loading Zone:** Off-street loading area or a temporary storage area for customers, clients, or employee-owned vehicles is considered an accessory use. Such zones may exist in addition to permanent off-street loading zones, or temporal on-street loading zones.

B. **Storage for Merchandise:** A completely enclosed building for the storage of supplies, stock, or merchandise is permitted. Steel cargo storage containers, or modified versions thereof, are not permitted.

C. **Storage for Equipment-Enclosed:** Sheds or tool rooms attached to the principal building perimeter wall for the storage of equipment used in operations or maintenance are permitted subject to City Conceptual Site Plan review. Steel cargo storage containers, or modified versions thereof, are not permitted.

D. **Specific to the USU:** Open yard use for the storage of materials or equipment is subject to City Review of Conceptual Site Plan Submittal and the following conditions:

1. Such uses shall be separated from adjoining properties by an opaque screen, fence, or wall at least 8 feet in height above finished grade. If adjacent to a public right-of-way, the screening fence shall be placed at or behind the building setback line.
2. Junk or other salvage is not permitted as part of an open storage yard.

E. **Light Assembly and Repair:** A light assembly and/or repair facility, incidental to the principal use is permitted, provided that it is not a nuisance, as defined by City Code, to adjacent parcels, and provided such operation is not otherwise specifically prohibited in the District in which the principal use is located.

### 3.11.4 USES CUSTOMARILY ACCESSORY TO PUBLIC USES, BUILDINGS OR ACTIVITIES

There shall be no limitations regarding accessory uses to any use, building, or activity operated within the publicly owned property or land, except that such uses, buildings, or activities must be directly related and subordinate to the principal public use.

### 3.11.5 SATELLITE DISHES

A. **General Requirements:** No form of advertising shall be allowed on the dish or framework, other than the manufacturer's small identification plate.

B. **Within UMU / OSD based Districts:** Satellite dishes shall be placed on the roof. Dishes shall not be visible from any adjacent front yard, or in a location that is visible from the public right-of-way, unless a company licensed to install satellite dishes in the city certifies that it is the only place for the dish to be operational. Satellite dishes shall be screened from the street, and to the degree feasible, from adjoining properties. Such screening can be accomplished through fencing, Parapet wall height, landscaping, or placement of the dish between or behind architectural features of the building.

C. **Within USU District:** The preferred location for all dishes is in the rear or side service area or on the roof. Dishes are encouraged to be screened from the street and to the degree feasible, from adjoining properties. Screening can be accomplished through fencing, landscaping, or placement of the dish between/behind architectural features of the building. Dishes greater than 2 meters in diameter must be located in the side or rear service yard, or on the roof, and must be screened from the street, and to the degree feasible, from adjoining properties.

### 3.11.6 Accessory Use Structures - Urban Districts

A. Special Requirements Specific to Urban Districts:

1. Disposition: Parking structures shall meet the required building setbacks except where Liner Buildings are required. In that case, parking structures should be set back from the property lines of the adjacent PUD Primary Street(s) a minimum of 25 feet to reserve room for Liner Buildings between parking structures and the lot frontage unless the garage ground level is designed to receive commercial or office space internal to the garage facade for at least 70% of the garage frontage.
2. Frontage Types: Shopfront/Awning, Gallery/Colonnade, Arcade — Balconies may be used if there is true habitable space on the upper floor(s).
3. Liner Buildings
   a. Liner Buildings are required in the Urban Districts along Primary PUD street frontage(s). Where parking structures face more than 1 street, requirements for Liner Buildings at secondary frontages are at the discretion of the OSE Design Review Body . They may be used in other districts to fulfill the requirements of the OSE Standards, such as height and parking location.
   b. Exceptions to this requirement may be granted when lot width or depth is less than 140 feet.
   c. Liner Buildings may be constructed concurrently with the parking garage, or space may be reserved for their construction in the future.

# 3.12: TEMPORARY USES

## 3.12.1 PERMITS REQUIRED

Unless otherwise provided, all permitted temporary uses listed below shall require a Temporary Use Permit that shall be reviewed and issued by the City Manager, subject to the procedures outlined in the City Codes & OSE PUD.

## 3.12.2 PERMITTED TEMPORARY USE

A. Outdoor Sporting Events, Trade Show, Trail System competition, competitive swim, kayak, and similar events, for a period not to exceed the City Permit Term for the type and location of the event as determined by the City Manager. In the USU Districts, sporting & related events that occur within the confined stadium & event grounds designed for the events shall not be considered a Temporary Use or require City Permits.

B. Open lot sale of seasonal produce and plant products including Christmas trees, in the UMU, Public Open Space Districts for a period not to exceed 30 days.

C. Temporary real estate sales offices, in conjunction with an approved parcel of construction or building development project, in any district, for a period not to exceed 1 year, provided no cooking or sleeping accommodations are maintained in the structure. These may be renewed, upon written request, for periods of 6 months at a time if the parcel or structure has an active Project Permit.

D. For new construction, a contractor's mobilized office and equipment sheds, including steel cargo storage containers, in any Districts, for a period of 6 months, or the duration of active construction, provided a Project Permit has been issued for construction on the site, and such facilities are placed on the property to which it is appurtenant. Site placement subject to City Site Review Committee.

E. **Temporary classroom facilities** shall not be located at any school, religious institution, or other teaching or training use, unless a plan for improvements designed to eliminate the temporary classrooms at a time certain in the future — within 18 months — has been approved by the City & OSE administrator. Such plan shall include a review of the placement of the temporary classrooms and may require screening and buffering in order to comply with the OSE Standards. Extensions of up to 1-year may be permitted by the OSE administrator, upon written request, if the units have not proven to be a nuisance and the plan for elimination is still active.

F. **Food Trucks/Concession:** Are allowable in association with programmed & scheduled events. City Permits & Vendor License requirements shall apply.

G. **Portable steel storage containers** are permitted in any USU District for purposes of event preparations, loading or unloading, for a period not to exceed 14 days with placement subject to City Site Review Committee & Event Permit if required.

H. **Cargo or freight storage containers**, or modified versions thereof, are permitted to be used as temporary storage facilities in the USU Districts for up to 2 consecutive months in any 12-month period, on the condition that the containers are not visible from the street, and the storage function is related to event turnover, temporary seating, event security equipment or re-purpose of flooring & seating configuration of interior venues.

# 4: BUILDING DESIGN & INFILL STANDARDS

## 4.1.1 PURPOSE

The purpose of this section is to:

A. protect and enhance Clermont's unique aesthetic character

B. support high quality streets and public spaces

C. encourage architecture that blends harmoniously with the natural sloped surroundings and neighboring development

D. safeguard property values and long-term economic assets

E. carefully establish the character of the Olympus Clermont PUD, Community Development brand while permitting appropriate growth.

## 4.1.2 INTENT

The use of Architectural standards and guidelines are not meant to stifle innovative design or creativity. Instead, they are intended to serve as the minimum standards and guidelines necessary to ensure that new development and future incremental infill development meets the purposes described above. Future Building Design will be reviewed based on the "City of Clermont – Architectural Standards" dated October 23, 2007. These minimum City Standards as well as "Architectural Style Guidance" for the OSE Administrator & OSE ARB shall serve collectively to form review process and building design conventions within the OSE PUD. The Building Design & Infill Standards & "Architectural Style Guidance" documents will address design & character details not regulated by the PUD but required via property ownership declarations & procedures. Where conflicts may exist or be created by building typologies not anticipated by the City of Clermont Architectural Standards, the OSE project specific standards shall prevail.

# 5: LANDSCAPING, PARKING & LIGHTING

## 5.1 PURPOSE

The purpose of this article is to

A. recognize the importance of trees and other landscaping and their contribution to health, welfare, beauty, safety, history and general well-being in all areas within the jurisdiction of the city.

B. establish reasonable minimum standards governing the preservation, planting, protection and maintenance of trees and other landscaping.

C. protect and enhance property values.

D. maintain the aesthetic quality of the OSE community & surroundings as a whole.

E. moderate climate and reduce energy costs,

F. mitigate the negative impact of noise, glare, air and water pollution, and soil erosion.

# 5.2: PARKING

## 5.2.1 PURPOSE

The purpose of this section is to regulate and ensure the provision of adequate parking and access for bicycles, NEV's and motor vehicles. The section also provides options for adjusting parking requirements and providing parking alternatives. These standards ensure that the parking needs of new land uses and development are met, while being designed and located in a manner consistent with the desired character and development patterns of the community.

## 5.2.2 APPLICABILITY

The parking standards of this section shall apply to new parcel developments and when a structural alteration in an existing building produces an increase in dwelling units, guest rooms, floor area, seating or bed capacity.

## 5.2.3 BICYCLE PARKING

A. Applicability: Dedicated or ride-share Bicycle parking is required in all Districts, the OSE Administrator has the authority to waive the bicycle parking requirement if it is not appropriate or feasible in a specific location.

B. Location and Configuration: Bicycle parking shall be placed in a usable and accessible location. The rack(s) shall be placed so that neither the rack nor the bike within it blocks pedestrian or vehicular access ways and shall always be maintained and kept clean and in proper working order .

C. Size: Parcel or Building Pad Developments shall provide either racks for 25% of the number of required vehicular parking spaces or contribute the equivalent bicycle inventory, to a ride-share program, or combination. whichever is equal.

## 5.2.4 NEIGHBORHOOD ELECTRIC VEHICLE (NEV)

A. Applicability: User Dedicated, General or ride-share NEV parking is required in all Districts, the OSE Administrator has the authority to waive the NEV parking requirement if it is not appropriate or feasible in a specific location.

B. Location and Configuration: NEV parking shall be placed in a usable and accessible locations, underground or service level storage areas, structured garages, surface lots, edge of travel lanes. Charging facilities if provided shall be placed so that neither the charging station, cords nor the NEV blocks pedestrian or vehicular access ways

and shall always be maintained and kept clean and in proper working order. NEV parking shall be shown on Site Plan submittals to the City Site Review Committee.

C. Size: Parcel or Building Pad Developments shall provide either space for 15% of the number of required vehicular parking spaces or contribute the equivalent NEV inventory, to a ride-share program, or combination. whichever is equal. Operations of Tram based transportation can offset the NEV parking requirements based on the ratio of 1 NEV space per 4 passenger seats.

### 5.2.5 PARKING SPACE REQUIREMENTS

A. Minimum Number of Parking Spaces: The number of permanent on-site motor vehicle parking spaces required shall be determined by the methodology defined in the PUD written narrative.

B. Credits for On-Street Parking

1. On-street parking spaces along the lot frontage may count toward the minimum number of required parking spaces if needed.
2. For multi-family dwellings over 3 units, adjacent existing on-street parking within 400 feet from the property line may be used to count toward the on-site parking requirement if needed.

C. Maximum Number of Parking Spaces: The maximum number of off-street parking spaces shall be as follows:

1. For buildings with a footprint less than or equal to 60,000 gross square feet, no more than 125% of the required minimum number of parking spaces are permitted.
2. For buildings with a footprint greater than 60,000 gross square feet, no more than 110% of the required minimum number of parking spaces are permitted.
3. Exceptions:

   a. Group Housing or Multi-Family buildings built specifically to accommodate athlete or student housing are permitted a maximum of 1 parking space per bedroom

### 5.2.6 PARKING EXCEPTIONS

A. In the UMUDistrict, all nonresidential uses, except for motels/hotels/extended stay guest accommodations, shall be exempt from the off-street parking requirements of this section. Where such uses elect to provide off-street parking, it shall meet the design requirements of this section.

### 5.2.7 SHARED PARKING AND PARKING REDUCTIONS

A. Parking Reductions

1. The City Manager may grant a reduction in the parking requirements set forth in this section in the following cases:

   a. Where uses in the same or adjoining development parcel, having different peak hour demand, seek to share parking, the applicant must submit to the administrator an analysis and substantiated projections of peak parking demand — based on historic data from other locations or a similar use — for the entire development to justify the shared use of parking spaces for separate uses.

   b. Where the special nature of a certain development (e.g., special types of housing projects inhabited by persons with low or no automobile ownership) does not require the amount of parking.

   c. Where fewer parking spaces are needed due to location and use — e.g., if there is a high concentration of residential units adjacent to a neighborhood-serving use, a parking reduction may be warranted.

2. The City Manager shall consider the following in determining whether a reduction is warranted:
    a. The likelihood that the reduced number of parking spaces can satisfy demand
    b. The amount of time during the year when the number of spaces provided may be insufficient and the amount of resulting parking overflow
    c. The impact of periodic overflows upon the public streets and other parking facilities
    d. The nature of surrounding land uses, character of surrounding road system, and nearby circulation pattern
3. In all cases, the burden to demonstrate that a reduction in parking requirements is warranted shall rest with the OSE applicant.

## 5.2.8 PARKING LOT DESIGN

A. General Design Standards

1. Design: Off-street parking stalls shall be located in areas that will not require backing into access driveways or streets, except where allowed for residences, or when no other practical alternative exists, as determined by the City Manager.
    a. **Parking Stall Dimensions:** Off-street parking spaces shall be at least 9 feet wide by 18 feet long, exclusive of access or maneuvering.
    b. **Travel Lane Dimensions:** Travel lanes without 90 degree opposed parking shall not exceed 20 feet wide for 2-way traffic, except in specific areas that may require additional room for drop-off or truck loading access. A minimum of 24 feet clear travel lane between 90 degree parking spaces shall be provided for 2-way traffic. One-way accessway may be permitted to have travel lane width reduced to 10 feet if approved by the fire marshal.
2. Parking Space Marking: The individual parking spaces in a lot shall be delineated in all parking lots except those utilizing grass, or other vegetative surfacing, or plazas & motor courts that are used for valet or temporary VIP parking. Removable cones , colored pavers or planters may be used for temporary marking.

B. Pedestrian Corridors in Parking Lots: Parking lots with 40 spaces or greater shall be designed to separate pedestrian travel from vehicles. They shall include designated pedestrian walkways to provide safe access to building entries for pedestrians and are subject to City Site Review Committee review.

1. Perimeter sidewalks — typically located on public rights-of-way— and/or interior parking lot pedestrian corridors may be utilized to provide the required pedestrian access.
2. Pedestrian pathways (if provided) shall be a minimum 5 feet in width where no adjacent perpendicular parking space exists or a minimum of 8 feet in width where vehicular overhang from parking bays may encroach on the sidewalk.
3. Where parking is located between a public entrance and the fronting sidewalk, a pedestrian pathway shall be provided, following the shortest practical route across the parking lot between at least 1 such entrance on each side of the building facing a public street.
4. Pedestrian pathways shall be clearly delineated. This may be accomplished with the use of paving materials that differ from that of vehicular areas, striping or other similar methods.

C. Connectivity

1. Parking lots shall provide for internal connectivity to adjoining parking lots (except those serving residential buildings of less than 4 units) unless determined not-feasible, or not required by the City Site Review Committee and shall be interconnected or designed to interconnect in the future.

2. Where a parking lot inter-connection is provided, an easement for ingress and egress to adjacent lots shall be recorded by the property owners with the City of Clermont or County Clerk.

D. Materials

1. Parking spaces and driveways shall be paved with a material that supports the anticipated load and context. Pervious or semi-pervious paving materials are encouraged. Where possible, such materials shall be used in combination with on-site stormwater control devices.

2. Parking provided above the minimum required parking spaces shall be with a pervious material.

E. Accessible Parking: All parking facilities that require accessible parking spaces shall ensure that a portion of the total number of required parking spaces shall be specifically designated, located, and reserved for use by persons with physical disabilities, in accordance with the standards in the federal American with Disabilities Act (ADA).

F. Tandem Parking in Residential Driveways is allowed.

### 5.2.9 STRUCTURED PARKING

Parking Structures shall be designed to accommodate structural support elements, life-safety, ventilation & site access limitations. Structured Garage Parking space size & circulation configuration may adjust typical surface lot parking dimensions & geometry.

### 5.2.10 PARKING OF SPECIFIC VEHICLES

A. Parking, Storage or Use of Campers, RV's or Other Major Recreation Equipment:

1. No major recreational equipment shall be parked or stored in any RSD or UMU District in a manner which poses a nuisance, or constitutes a hazard. When parked in a permanent garaged location, such equipment shall observe all setbacks, yard, and other requirements set forth within the Districts in which they are located.

2. Parking or storage of recreational equipment shall not be permitted in any District between the street and the building face. No such equipment shall be used for living, sleeping, or housekeeping purposes when parked or stored in any location not approved for such uses.

# 5.3: LIGHTING

## 5.3.1 PURPOSE

The standards set forth in this section are designed to:

A. ensure that all site lighting is designed and installed to maintain adequate lighting levels on-site,

B. prevent excessive light spillage and glare directed at adjacent properties, neighboring areas, and motorists, and

C. provide security for people and land.

## 5.3.2 ILLUMINATION OF OUTDOOR SPORTS FIELDS AND PERFORMANCE AREAS

Lighting of outdoor sports fields and performance areas shall comply with the following standards:

A. Glare Control Package: All lighting fixtures shall be equipped with a glare control package (e.g., louvers, shields, or similar devices) and aimed so that their beams are directed and fall within the primary playing or performance area.

B. Hours of Illumination: The hours of operation for the lighting system for any game or event shall not continue more than 1.5 hours after the end of the game or event.

## 5.3.3 PROHIBITED LIGHTING TYPES

A. Laser Source Light: The use of laser source light or any similar high intensity light for outdoor advertising or entertainment is prohibited unless approved by the OSE Administrator in association with scheduled events or activities in advance.

B. Searchlights: The operation of searchlights for advertising purposes is prohibited.

C. Flashing Lights: With the exception of motion-activated security lighting, lights that flash, move, revolve, rotate, scintillate, blink, flicker, vary in intensity or color, or use intermittent electrical pulsation are prohibited.

D. Awning and Canopy Back-Lighting: Awnings and canopies used for building accents over doors, windows, etc. shall not be up-lit. Lighting that illuminates the sidewalk, or downlights onto the architectural features of a building, may be installed under canopies.

# 6: SIGNS

### 6.1.1 PURPOSE

The purpose of this section is to regulate the time, place and manner in which signs shall be permitted. In furtherance of these purposes, standards are provided that are designed to protect and promote the public health, safety, and welfare, and to enhance the physical appearance while providing way-finding for visitors and provide significant OSE information.

It is the desire of the OSE PUD to allow business owners the opportunity to post adequate signage that contributes to the public realm, while preventing distractions and obstructions to motor vehicle operators and pedestrians that might lead to accidents or traffic congestion, removing obstructions to light, air and open space, and reducing the accumulation of clutter. The OSE PUD shall conform to the City Code as a minimum with additional signage design and controls defined within the OSE ARB and OSE Administration.

## 6.2: ADMINISTRATION AND MASTER SIGN PLANS

### 6.2.1 APPLICABILITY

A. Applicability: The regulations of this article shall apply to all OSE PUD Districts.

### 6.2.2 MASTER SIGN PLANS

A. Applicability: Master Sign Plans are required for the following development types:

1. New multi-tenant or multi-building development with 5 or more occupiable spaces.
2. Existing multi-tenant or multi-building development when the primary tenant proposes signage changes — the owner/manager of the multi-tenant/multi-building center shall be responsible for preparing the Master Sign Plan. For existing multi-tenant/multi-building centers where there is no clear primary tenant (for example, when there are several tenant spaces of equal size,) a Master Sign Plan shall not be required, but is highly encouraged.

B. Approval Required: No City permit shall be issued for an individual sign requiring a permit unless and until a Master Sign Plan for the parcel or lot has been reviewed and approved by the appropriate OSE body.

C. Conformance with Plan: After approval of a Master Sign Plan, no sign shall be erected, placed, painted, or maintained, except in conformance with such plan.

D. Amending a Master Sign Plan: A Master Sign Plan may be amended by filing a new plan that conforms with all requirements of the OSE Standards then in effect.

E. Voluntary Restrictions: The Master Sign Plan may contain such other restrictions as the owners of the parcels or OSE ARB may reasonably determine.

F. Design: The design, material, color, location, and illumination of signage shall be compatible with the overall design of the development.

# 6.3: OTHER SIGNS THAT REQUIRE A PERMIT

## 6.3.1 CHANGEABLE COPY SIGNS

A. Permitted Location: Changeable copy signs are permitted for performance businesses, sports or institutions that require sign messages to change on a regular basis. These include, but are not limited to, restaurants, theaters, stadiums, arenas, schools, non-profit organizations with multi-purpose assembly space.

B. Maximum Area

1. Restaurants: establishments, the changeable copy area shall not be more than 40% of the sign face of any freestanding sign.
2. Schools and Theaters: The changeable copy area may be up to 12 square feet in addition to the identification & site signage permitted by the City.
3. Digital Signs: Changeable copy is not permitted to be digital with the following exceptions:
    a. variable messaging signs in the USU Districts are permitted to be digital. The changeable copy area shall not be more than 25% of the maximum freestanding signage allowed. Animated or flashing digital content is prohibited.

# 7: Land Development

## 7.1 PURPOSE

A. Land subdivision & Commercial site development shall conform to the City Codes & Ordinances as a minimum standard as conditioned, adjusted or waived by the Clermont City Council & OSE PUD.

B. Gated Streets: New gated streets, driveways or drive isles are not encouraged. However, they may be permitted, at the discretion of the City & OSE Administrator in RSD Districts or other PUD Districts where public connection to the existing street grid is not practicable due to topography or existing surrounding conditions. They may be permitted by the applicable OSE Design Review Authority when the access proposed to be gated is an alley, parking lot connection or rear lane and is not the primary building frontage.

## 7.2 OTHER VEHICULAR CIRCULATION WITHOUT ROW

Drive Isles or driveways within and connecting parking areas may form connecting accessways for vehicular circulation network without ROW by the use of access easements between parcels with different ownerships. All of these potential circulation segments not marked as "streets" in the Regulating Plan or defined by Typical Cross Section will provide a minimum 20' two-way paved travel lanes or 10' one-way travel lanes. The location & configuration will be determined by careful design during the Parcel Site Plan submittal process to address unique site-specific considerations. As such, these accessways are specifically tailored to a unique development context and deviate from the standards enumerated in the typical street ROW sections. In most cases, sidewalks or street trees will not be necessary since the specific accessway section may apply only to a portion of a vehicular driveway within or connecting parking isles. Conceptual Site Plan submittal to the City Site Review Committee shall delineate accessways.

## 7.3 OVERHEAD UTILITIES

Overhead Electric or overhead Tele-communications utilities are not allowed within the Olympus PUD. Some individual overhead utilities components may be placed within the ROW or Building Envelope to provide Solar collection for small scale electronics, WIFI repeaters, 5G cellular, Photo-cells, Security Cameras, ITS Cameras where necessary.

## 7.4 TREE PLANTING STANDARDS

The following standards shall be used in conjunction with the appropriate street sections.

A. **Minimum Quantities:** Street trees shall be installed according to PUD Exhibit-4 Typical street sections. In addition, external street ROW may be utilized for street tree planting where the ROW is adjacent to the PUD Boundary & the street tree planting is acceptable to the owner of the ROW. OSE may enter into maintenance agreements with the adjoining ROW ownership for the long term support of street trees and understory landscape & turf. Utilization of enhanced adjacent ROW Landscape may be utilized to meet PUD perimeter landscape requirements.

B. **Minimum Spacing:** Arrangement of and distance between hardwood trees should correspond to the expected mature spread of the trees and shall in no instance be less than

1. 44 feet between overstory trees along the street edge & 60' within medians
2. 25 feet between overstory trees and understory trees
3. 15 feet between understory trees and palms if used.

C. **Conflict with Street Lighting:** Street trees shall be located and planted so as not to diminish the effectiveness of required street lighting, and in no instance shall street lights be located closer than

1. 15 feet to overstory trees
2. 8 feet to understory trees

D. **Tree Wells**

1. In commercial areas where there is no verge planting strip, trees shall be provided with grates, hard surface tree wells, perimeter low rail or other approved methods of tree root protection.
2. Tree wells for overstory trees shall be as specified per street section. The ideal tree well size is 5 feet by 10 feet; however, tree wells may be reduced to 5 feet by 5 feet if structural soils or silva cells are provided. Root barrier fabric is required.

# 8.1: COMMUNITY GREEN SPACE AND OPEN SPACE

## 8.1.1 PURPOSE AND INTENT

A. Intent: Community Green Space and Open Space (COS) is intended for the use and enjoyment of the OSE development's residents, employees, & visitors. These spaces serve to preserve natural areas, ensure access to open areas and recreation, reduce the heat island effect, enhance stormwater quality, and provide community health benefits. Community Green Space and Open Spaces are not, by definition, required to be deeded or to be granted via easement to any public entity or municipality. The OSE Administrator may elect to form an ownership entity, transfer the land to a CDD or dedicate the land to an existing entity with deed restrictions for conservation & maintenance as Open Space.

B. Purpose: The purpose of this section is to provide a set of Community Green Space and Open Space associated standards to use within all PUD Districts with frontage on COS. Community Green Space and Open Space in this section are distinct from those areas that are environmentally sensitive and must be otherwise protected as regulated through Environmental Protection.

## 8.1.2 COMMUNITY GREEN SPACE AND OPEN SPACE REQUIREMENT

A. Minimum Requirements: Development in all PUD Districts shall not encroach into the Community Green Space and Open Space, other than to provide for connectivity to circulation and to terrace grades for maximizing open space utilization.

B. Areas to be Included in Community Green Space and Open Space Calculations: The features and areas identified in (COS) PUD Exhibit-1 shall be credited towards the PUD open space requirements for the purposes of complying with the City Standards.

C. Areas not to be Included in Community Green Space and Open Space Calculations: The following areas shall not be counted toward open space requirements:

1. Private yards which are not subject to an open space or conservation easement
2. Public road rights-of-way or private street easements, including sidewalks& medians located within those rights-of-way or easements
3. Open stabilized grassed parking areas and driveways
4. Land covered by structures or restricted sports field & not designated for active public recreational uses
5. Designated outdoor VUA or storage areas

D. Playgrounds and Community Gardens: These may be incorporated into the COS or any of the other Districts or may stand alone.

E. Waterfront: When Community Green Space and Open Space exists, adjacent developments that contain waterfront access should include some type of common access to at least 25% of the waterfront.

F. Accessory Structure Standards: All accessory structures within parks and open spaces — including, but not limited to, restrooms, open-air pavilions, gazebos, monuments, picnic shelters, and outdoor theaters — shall not be subject to the physical requirements of the District building form or siting standards. They shall be designed to be consistent with the character of the open space in which they are located. Such consistency may require accessory structures to maintain building setbacks, frontage, massing, disposition, and character similar to adjacent development as determined by the OSE Administrator.

## 8.2 OWNERSHIP AND MAINTENANCE OF COMMUNITY GREEN SPACE AND OPEN SPACE SPACE

A. Provision must be made by the OSE Administrator to ensure preservation and long term maintenance and management of Community Green Space and Open Spaces through one of the following mechanisms:

1. Conveyance of the land to a property owners' or homeowners' association that holds the land in common ownership and will be responsible for managing and maintaining it for its intended purposes
2. Conveyance of the land to a third-party beneficiary, such as a nonprofit environmental or civic organization, that is organized for, capable of, and willing to accept responsibility for managing and maintaining the land for its intended purpose
3. Dedication of the land to the City or other appropriate public agency that is organized for, capable of, and willing to accept responsibility for managing and maintaining the land for its intended purposes

B. All methods utilizing private ownership shall require deed restrictions, covenants, or other legal instruments that ensure continued use of the land and facilities for their intended uses, and provide for the continued and effective management, operation, and maintenance of the land and facilities.

C. Failure to maintain Community Green Space and Open Space areas or other community facilities shall be a violation of the OSE Standards & City Code subject to remedies and penalties.

D. If the owner of the Community Green Space and Open Space fails to maintain it in reasonable condition, and in accordance with approved plans, and fails to correct deficiencies cited by the City, the City shall have the authority to correct the deficiencies per the City's Code of Ordinances.

# 9: CONSTRUCTION PHASE FLEXIBILITY

Individual parcel development may shift between phases as long as the projected limits of utility flows and trip generation assignable to the parcel shift delta does not exceed the total trip generation and utility flow projected for the cumulative Phase.

Parcel phase shift may be further restricted if the Shared Parking Tabulation indicates that parking demand would not be met due to peak time-share, pedestrian shed distance or internal capture limits created as a result of the proposed parcel development phase shift.

If shared parking limitations are the single limiting factor for acceptable parcel phase shift, the Olympus Master Developer can construct temporary parking facilities within the pedestrian shed and maintain availability and assignability of sufficient numbers to support the shared parking demand until the programmed, phase shifted parcel development occurs with permanent parking.

If the only limiting factor supporting a parcel phase shift is exceeding projected cumulative utility flows, the City may allow the proposed parcel phase shift if the capacity exists within the City treatment and delivery system. Determination of City System capacity is exclusively reserved by the City Utility Department.

If the only limiting factor supporting parcel phase shift is the projected cumulative trip generation, based upon the developer provided annual monitoring report documenting constructed, committed, or reserved trips by phase, the proposed parcel shift may not be approved if the total increase in cumulative phase trip generation exceeds the maximum assignment per phase.

# 10: DEFINITIONS OF SPECIALIZED TERMS

**Abutting Parcel.** Any parcel that shares a lot line with another parcel.

**Accessory Dwelling Unit.** An auxiliary dwelling unit located within an accessory structure of a primary dwelling unit on the lot. Includes, but is not limited to dwelling units in guest houses, carriage houses, pool houses, and above or beside a garage.

1. **Single Family Detached Dwelling Unit.** A structure containing one primary dwelling unit on a single lot.
2. **Two Single Family Attached Unit./Duplex.** A structure containing two dwelling units on a single lot.
3. **Three Single Family Attached Unit./Tri-plex.** A structure containing three dwelling units on a single lot.
4. **Multi-Family/Unit.** A structure containing four or more dwelling units on a single lot.
5. **Multi-Family Development.** One parcel that contains multiple buildings containing housing units, either as apartments, or condominium. Each building may have multiple dwelling units.

**City "Manager"** as defined herein shall be defined as any person or persons designated by the City of Clermont to fulfill the duties herein.

**OSE "Administrator"** as defined herein shall be defined as any person or persons designated by the Olympus Sports & Entertainment Entity or Olympus Clermont CDD to fulfill the duties herein.

**ACI (Aggregate Caliper Inch).** A measure of the total combined number of inches of existing and proposed trees used to meet landscaping requirements. Caliper inch sizes for individual proposed trees are measured as indicated in the American Standard for Nursery Stock (ANSI 260.1-2004). Caliper inch sizes for existing trees are measured in diameter at breast height (DBH).

**Approved Phase.** A phase of development that has been approved through the PUD, subdivision or commercial site plan approval process, or a phase thereof approved by the City Manager prior to a request for an inspection for a certificate of compliance.

**Architectural Features.** Exterior building elements intended to provide ornamentation to the building massing, including, but not limited to: eaves, cornices, bay windows, window and door surrounds, light fixtures, canopies, and balconies.

**ATM.** An automated teller machine (computerized, self-service machine used by banking customers for financial transactions, including deposits, withdrawals and fund transfers, without face-to-face contact with financial institution personnel), located outdoors at a bank or in another location. Does not include drive-up ATM's.

**Bar/ Tavern/Night Club.**

1. **Bar, Tavern.** A business where alcoholic beverages are sold for on-site consumption, which are not part of a larger restaurant. Includes bars, taverns, pubs, and similar establishments where any food service is subordinate to the sale of alcoholic beverages. May also include beer brewing as part of a micro brewery ("brew-pub"), and other beverage tasting facilities.
2. **Night Club.** A facility serving alcoholic beverages for on-site consumption, and providing entertainment, examples of which include live music and/or dancing, comedy, etc. Does not include adult-oriented businesses.

**Basement.** Any area of the building having its floor subgrade (below ground level) on all sides. A raised basement is a basement story with a floor level that is subgrade and ceiling level that is above grade.

**Brew Pub.** A pub or restaurant that also contains a microbrewery (see definition).

**Buildable Area.** The area of a lot that remains after removing the required front, side and rear yards for individual lots, as set forth for the particular District.

**Building Type / Typology** A structure defined by its combination of configuration, disposition and function.

**Build-to Line (BTL).** A line parallel to a property line or right-of-way where a building facade must be placed. The BTL may appear graphically on the regulating plan, sections or be stated as a dimension from the property line or right-of-way. Minor deviations from the BTL are allowed for architectural features, recessed entries, and recessed balconies and do not count against the calculations of % of BTL Defined by a building or Building at the BTL.

**Bungalow Court.** See (Building Type Standards).

**Caliper.** A horticultural method of measuring the diameter of a tree trunk for the purposes of determining the tree's size. The caliper of the trunk is measured six inches above the ground for trees with a diameter of four inches or less, twelve inches above the ground for trees with diameters more than four and less than ten inches, and at breast height (4½ feet) for trees with diameters of ten inches or greater.

**Ceiling Height, Ground Floor.** Height from finished floor to finished ceiling of primary rooms on the ground floor, not including secondary rooms such as bathrooms, closets, utility rooms and storage spaces.

**Ceiling Height, Upper Floor(s).** Height from finished floor to finished ceiling of primary rooms on the floor(s) above the ground floor, not including secondary rooms such as bathrooms, closets, utility rooms and storage spaces.

**Civic Institution.** A term defining not-for-profit organizations that are dedicated to arts, culture, education, religious activities, recreation, government, and transportation.

**Civic Building.** A structure operated by governmental or not-for-profit organizations and limited to civic and related uses. Civic Buildings may include the following:

1. **Library, Museum.** Public or quasi-public facilities, examples of which include: aquariums, arboretums, art galleries and exhibitions, botanical gardens, historic sites and exhibits, libraries, museums, planetariums, and zoos. May also include accessory retail uses such as a gift/book shop, restaurant, etc.

2. **Theater (Cinema or Performing Arts).** An indoor facility for group entertainment, other than sporting events. Examples of these facilities include: Civic theaters, facilities for "live" theater and concerts, and movie theaters.

3. **Public Service Buildings.** These are municipal buildings which include City Hall, Courthouse, Police Stations, and Fire Stations. May also be considered "Community/Public Safety Facilities."

4. **Religious Institutions, Club House, Meeting Facilities**

**Civic Space.** An An outdoor area, dedicated for community activities. These areas may be reserved for use by a specific neighborhood or community or group, or open for public use.

**Colleges and Universities.** A dedicated facility or branch location for post-secondary education that grants associates, bachelors, masters, or doctoral degrees, and may include research functions. Includes professional schools (e.g. law, medicine, etc.) and technical colleges.

**Commercial.** A term defining workplace, office and retail uses collectively.

**Common Courtyard.** An entry court, forecourt or courtyard shared by multiple residential units or commercial spaces.

**Community Garden.** A site used for growing plants for food, fiber, herbs, and flowers and

shared and maintained by community residents.

**Community Based Farmer's Market.** The temporary use of a site for the outdoor sales of food and farm produce items.

**Community Care Facilities.** Facilities that provide living, sleeping, and sanitation accommodations for institutional purposes in coordination with the provision of social services, or team training. The facilities may include facilities for eating and cooking. This category does not include Group Homes, or Community Residences

**Emergency Shelter.** A facility that provides temporary housing on a first- come, first-served basis where the facility design can accommodate safe shelter during a period of emergency or evacuation due to natural disaster. Facilities that provide temporary shelter during extremely cold weather (such as churches) are also included.

**Short Term Housing.** A facility that provides housing for individuals or families (not to exceed 6 months) within a continued identified bed space. The facility would also provide personal assistance to students, patients, clients, or performers who do not utilize daily Hotel accommodations or utilize long term rental of dwelling units. Such personal assistance may include food service, training or re-habitation activities, and in addition may include other needed and necessary supportive services tailored to the individual.

**Community/Public Safety Facility.** A facility operated by a public agency including fire stations, other fire preventive and fire fighting facilities, police and sheriff substations and headquarters, including interim incarceration facilities. May include ambulance dispatch on the same site. May also be considered "Civic Facilities".

**Day Care, Child or Adult.** A state-licensed facility that provides non-medical care and supervision for adult clients or minor children for periods of less than 24 hours per day for any client. Each individual receiving care is considered one "client". These facilities include the following, all of which are classified and required to be licensed by the Department of Health & Department of Social Services.

1. **Family Day Care Home.** A licensed facility in a private home where an occupant of the residence provides family day care for up to 6 adult clients or minor children for periods of less than 24 hours per day for any client. Facilities include but are not limited to: infant centers, nursery schools, preschool, after-school or extended day care, and school age child care centers. See "Home Occupation - Minor."
2. **Group Care Home.** A licensed day care facility that provides non-medical care and supervision to 7-12 adult clients or minor children for periods of less than 24 hours per day for any client. Facilities include, but are not limited to: infant centers, nursery schools, preschools, after-school or extended day care, and school age child care centers.
3. **Commercial Care Center.** A licensed day care facility licensed that provides non- medical care and supervision to more than 12 adult clients or minor children for periods of less than 24 hours per day for any client. Facilities include, but are not limited to: infant centers, nursery schools, preschools, after-school or extended day care, and school age child care centers. Conditional Use. These uses that require Administrator approval for conditional uses allowed within a zone.

**DBH (Diameter at Breast Height).** A standard measure of tree size for existing trees. The tree trunk diameter is measured, in inches, at a height of four and one-half (4.5) feet above the ground. If a tree splits into multiple trunks below four and one-half (4.5) feet, but adjacencies of trunks clearly show sharing of a singular rootball, then diameters of trunks below four and one-half feet to be totaled as a single number indicating DBH.

**Depth, Ground-Floor Commercial Space.** The distance from the street-facing facade to the rear interior wall of the ground-floor space available to a commercial tenant.

**District.** A defined zone suitable for development patterns associated with permitted uses according to the PUD regulating plan.

**Drive-Through Facility.** Facilities where food or other products may be purchased or services may be obtained by motorists without leaving their vehicles. Examples of drive-through sales facilities include fast-food restaurants, drive-through coffee, pharmacies, bank teller windows and ATMs, dry cleaners, etc., but do not include gas station or other vehicle services which are separately defined under "Vehicle Sales and Services."

**Dwelling /Dwelling Unit/Housing Unit.** A room or group of internally connected rooms that have sleeping, cooking, eating, and sanitation facilities, but not more than one kitchen, which constitute an independent housekeeping unit, occupied by or intended for one household on a long-term basis.

**Encroachment.** Any architectural feature, structure or structural element, such as a gallery, fence, garden wall, porch, stoop, balcony, bay window, terrace or deck, that breaks the plane of a vertical or horizontal regulatory limit extending into a setback, beyond the build-to-line, into the public frontage, or above a height limit.

**Facade.** The vertical surface of a building.

**Facade Zone.** The area between the minimum and maximum setback lines.

**Fenestration.** The arrangement of windows and doors on the exterior of a building.

**Finish Level, Ground Floor.** Height difference between the ground floor finished floor of residential or commercial space, excluding lobbies and common-use areas, and the adjacent public walk.

**Flex Space.** A room or group of internally connected rooms designed to accommodate an evolution of use over time in response to an evolving market demand. Typically designed to accommodate future commercial uses, while accommodating less intense short-term uses, such as residential or live/work, until the full commercial demand has been established.

**Formalized On-Street Parking.** see "Parking, On-Street"

**Formally Disposed.** Composed in a formal arrangement, in a regular, classical, and typically symmetrical manner.

**Front.** The primary frontage(s) of a lot, determined as follows:

- For lots with frontages along multiple thoroughfares, the Primary Frontage is determined by the Street address. All other frontages may be considered side street frontages.
- For lots with frontages along a thoroughfare and a civic space, the Front may be the frontage along either the thoroughfare or the civic space, or both frontages may be treated as Fronts, with the following exception: the frontage along certain Civic Spaces may be required to be a Front, as per the standards
- For lots with a single frontage along a thoroughfare or a Civic Space, but not both, that frontage is the Front.
- Frontages along alleys, service drives, and parking drives may never be a front.

**Frontage.** A strip or extent of land abutting a thoroughfare, civic space or other public right-of-way.

**Frontage, Primary.** The elevation(s) of a structure that fronts a Primary Street. See also "Primary Street."

**Frontage, Private.** The area between the edge of the public right-of-way and the front or side façade

**Frontage, Public.** The area between the curb of the vehicular lanes and the frontage line.

**Frontage Line.** The property line(s) of a lot fronting a thoroughfare or other public way, or a civic space.

**Garage.** A structure, or part thereof, used or intended to be used for the parking and storage of motor vehicles.

**General Retail.** Stores and shops intended to serve as destination retail, convenience shopping, and provision of general services, variety stores; including rental stores. May include sales of materials or artisanal elements produced on the premises.

**General Services.** Professional, commercial and public activities conducted in offices and storefronts, without outdoor storage needs, including but not limited to business and financial services, advanced technology uses that are compatible in terms of noise/ vibration impacts and hazards with adjoining buildings, minor repair services, health services, social services, legal services, educational services and cultural services. Does not include industrial or medical services.

1. **Bank/Financial Services.** Financial institutions, including, but not limited to: banks and trust companies, credit agencies, holding (but not primarily operating) companies, lending and thrift institutions, other investment companies, securities/ commodity contract brokers and dealers, security and commodity exchanges, and vehicle finance (equity) leasing agencies. Includes ATM facilities (see "ATM").
2. **Business Services.** Establishments providing direct services to consumers. Examples of these uses include employment agencies, insurance agent offices, real estate offices, travel agencies, utility company offices, elected official satellite offices, etc. This use does not include "Bank, Financial Services," which is separately defined.
3. **Business Support Service.** An establishment within a building that provides services to other businesses. Examples of these services include, but are not limited to: Computer-related services (rental, repair) (see also "Maintenance Service - Client Site Services"), copying, quick printing, and blueprinting services, film processing and photofinishing (retail), mailing and mailbox services.
4. **Personal Services.** Establishments that provide non-medical services to individuals as a primary use. Examples of these uses include: barber and beauty shops, body piercing facilities, clothing rental, dry cleaning pick-up stores with limited equipment, home electronics and small appliance repair, laundromats (self-service laundries), locksmiths, massage (licensed, therapeutic, non-sexual), nail salons, pet grooming with no boarding, shoe repair shops, tailors, tanning salons, tattoo parlors. These uses may also include accessory retail sales of products related to the services provided.
5. **Professional, Administrative Services.** Office-type facilities occupied by businesses that provide professional services, or are engaged in the production of intellectual property. Examples of these uses include: Accounting, auditing and bookkeeping services, advertising agencies, attorneys, business associations, chambers of commerce, commercial art and design services, construction contractors (office facilities only), counseling services, court reporting services, design services including architecture, engineering, landscape architecture, urban planning, detective agencies and similar services, educational, scientific and research organizations, financial management and investment counseling, literary and talent agencies, management and public relations services, media postproduction services, news services, photographers and photography studios, political campaign headquarters, psychologists, secretarial, stenographic, word processing, and temporary clerical employee services, security and commodity brokers, writers' and artists' offices.

**Ground Cover.** Low-growing plants that grow in a spreading fashion to form a more or less solid mat of vegetation, generally planted to provide decorative landscaping or permeable cover for bare earth that prevents soil erosion.

**Group Dwelling.** A residential facility for unrelated persons providing living facilities, sleeping rooms, and meals. This category does not include homes for the developmentally disabled or other institutional uses such as protective living or sheltered care facilities.

1. **8 or Fewer Residents, in a Home or Dwelling.** Residential facility for eight or fewer unrelated persons providing living facilities, sleeping rooms, and meals. The resident number listed does not include the operator, members of the operator's family, or persons employed by the operator as staff, except that the total number of persons living in a group home shall not exceed 10. This category does not include a home for the developmentally disabled or other institutional uses such as protective living or sheltered care facilities.
2. **More than 8 Residents, in a Community Residence.**
    a. **Dormitories.** A building or portion thereof which contains living quarters for nine or more students, staff, or members of a team, college, university, primary or secondary boarding school, theological school, or other athletic comparable organization, provided that such building is either owned or managed by such organization. Single family and two-family dwellings are defined separately. See "Rooming and Boarding Facilities."
    b. **Convent or Monastery.** The living quarters or dwelling units for a religious order or for the congregation of persons under religious vows.
    c. **Congregate Care Facility.** A facility for long-term residence exclusively by persons 62 years of age or older, and which may include, without limitation, common dining and social and recreational features, special safety and convenience features designed for the needs of the elderly, such as emergency call systems, grab bars and handrails, special door hardware, cabinets, appliances, passageways, and doorways designed to accommodate wheelchairs, and the provision of social services for residents which must include at least two of the following: meal services, transportation, housekeeping, linen, and organized social activities.
    d. **Nursing Home.** A health care institution other than a hospital or sheltered care home which provides inpatient or resident beds and is licensed by the Department of Health as a skilled nursing facility for two or more unrelated persons. A nursing home provides services to those who need continuous care but do not require hospital care or direct daily care from a physician.

**Hedge.** A group of shrubs planted in line or in groups that forms a compact, dense, living barrier that demarcates an area from on-site or off-site views.

**Height, Overall.** Overall building height shall be measured vertically from the natural grade or finished grade adjacent to the building exterior to the highest point of coping of a flat roof, the top of a mansard roof, or the highest point of the highest pitched roof.

**Home Occupation - Major.** Residential premises used for the transaction of business, the supply of professional services, and the limited supply of retail by the resident thereof. Major Home Occupations may include agent, architect, artist, broker, consultant, draftsman, dressmaker, engineer, family daycare home, interior decorator, lawyer, notary public, teacher, and other similar occupations, as determined by the City Manager. Such use shall not simultaneously employ more than 1 person in addition to the residents of the dwelling. The Home Occupation use shall not disrupt the general character of the neighborhood.

**Home Occupation - Minor.** Residential premises used for the transaction of business or the supply of professional services. Home Offices shall be limited to the following: agent, architect, artist, broker, consultant, draftsman, dressmaker, engineer, interior decorator, lawyer, notary public, teacher, and other similar occupations, as determined by the City Manager. The Home Office use shall not disrupt the generally residential character of the neighborhood.

**Household.** A group or family living in a single Dwelling Unit. A single household may include up to 5 unrelated people.

**Eave/Parapet.** Building height to eave/parapet shall be measured from the eave or top of parapet to natural grade or finished grade at the lowest point adjacent to the building exterior, whichever yields the greatest height.

**Impervious Surface Coverage/Ratio ( ISR)** The percent of a defined lot or property that is covered with non-infiltrating material. This includes all structures, slabs and paving material. Individual lots may have variable ISR standards that are collectively accounted & regulated by drainage sub-basin design criteria.

**Infill.** The development of vacant land that is currently largely surrounded by developed land. It is typically served by existing infrastructure, particularly roads, and may include properties which were previously developed or used for non-building or temporary functions.

**Infrastructure and Utilities.** Installations or facilities or means for furnishing to the public, electricity, gas, steam, chilled water, communications, Potable or reclaimed water, drainage, sewage disposal, or flood control, irrespective of whether such facilities or means are underground or above ground; utilities may be owned and operated by any person, firm, corporation, municipal department or board, duly appointed by state or municipal regulations. Utility or utilities as used herein may also refer to such persons, firms, corporations, departments, or boards; however, it does not include Maintenance Yards (see "Maintenance Yard") or utility offices (see "General Service and Office").

**Intensive Level Survey.** A survey that will be based on a systematic approach to the entire tract, usually at 100-foot intervals, that are differentiated between having high or low potential for containing archaeological and historic resources. Topography and soil types are also taken into consideration to help determine the areas of high and low potential. In addition, subsurface activity, such as shovel tests, are done, unless surface exposure is evident, and the materials are sifted. All of the findings, as well as a determination of eligible sites, will be compiled into a final report.

**Landscape Strip, Perimeter.** Vegetative material associated with the perimeter landscaping required for a parking lot area or property perimeter.

**Liner Building.** An occupiable structure specifically designed to mask a separate interior use from a frontage.

**Live/ Work Unit.** An integrated housing unit and working space, that accommodates both residential occupancy and work or commercial activity. Typically the commercial space is below or in front of the residential space.

**Lodging.** (syn. Overnight Guest Accommodation)

1. **Bed & Breakfast Inn (B&B).** (10 or Fewer Rooms) The use of a single structure for commercial lodging purposes, with up to ten bedrooms used for the purpose of the lodging transient guests and in which meals may be prepared for them, provided that no meals may be sold to persons other than such guests.
2. **Hostel.** A facility for residence of under twenty-nine (29) days that provides simple dormitory or sleeping rooms and common rooms for cooking, meeting, recreational, and educational use; that is chartered or approved by the International Hostel Federation or its national or regional affiliates, or similar organizations; and that is supervised by resident house-parents or managers.
3. **Hotel/Motel (25 or more rooms).** A lodging establishment of 25 or more rooms in a building or group of buildings offering transient lodging accommodations on a daily rate to the general public. Additional services may include a restaurant, meeting rooms, and recreational facilities.
4. **Inn (6 to 24 rooms).** A building or group of buildings used as a lodging establishment having six to 24 guest rooms

providing overnight accommodations and breakfast to transient guests.

5. **Resort Hotel.** Lodging that serves as a destination point for visitors, located and designed with some combination of recreational uses or natural areas, pools, tennis, other special recreation opportunities, and/or a variety of restaurants and shops to serve the guests. Buildings and structures in the resort shall complement the scenic and natural qualities of the location and area where it is situated.
6. **Rooming and Boarding Facility.** A residence or dwelling, other than a hotel, wherein three or more rooms, with or without individual or group cooking facilities, are rented to individuals under separate rental agreements or leases, either written or oral, whether or not an owner, agent, or rental agent is in residence. Includes dormitories, single room occupancy, fraternities, and sororities.
7. **Short-Term Rental.** A single-family dwelling, individual two-family or three-family dwelling, multifamily dwelling, or any portion thereof, that is available for use or is used for accommodations or lodging of guests paying a fee or other compensation for a period of less than 6 months. When a portion of a dwelling unit is being rented, only one rental party may rent space at one time. If separate parties are renting rooms simultaneously, the use is considered a Bed and Breakfast.

**Lot Area.** Lot area refers to the horizontal land area within lot lines, excluding any wetlands.

**Lot Width.** Lot width is measured between side lot lines along a line that is parallel to the front lot line or its chord and located the minimum front setback distance from the front lot line.

**Manufacturing, Processing, Packaging: Light.** A facility accommodating manufacturing processes involving less intense levels of fabrication and/or production such as the assembly, fabrication, and conversion of already processed raw materials into products, where the operational characteristics of the manufacturing processes and the materials used are unlikely to cause significant impacts on surrounding land uses or the community. The premises may include secondary retail or wholesale sales. Examples of light manufacturing/assembly uses include:

1. **Artisan/Craft Product Manufacturing.** An establishment that manufactures and/or assembles small products primarily by hand, including jewelry, pottery and other ceramics, as well as small glass and metal art and craft products, where any retail sales are incidental to the manufacturing activity.
2. **Clothing and Fabric Product Manufacturing.** An establishment that assembles clothing, draperies, and/or other products by cutting and sewing purchased textile fabrics, and related materials including leather, rubberized fabrics, plastics and furs. Does not include custom tailors and dressmakers and not located on the site of a clothing store (see "Personal Services"). Does not include the production of textile fabrics and related materials.
3. **Furniture and Fixtures Manufacturing, Cabinet Shop.** A business that showcases and orders wood and metal household furniture and appliances; bedsprings and mattresses; all types of office furniture and partitions, shelving, lockers and store furniture; and miscellaneous drapery without on-site manufacturing.
   hardware, window blinds and shades. Includes furniture re-upholstering businesses, and wood and cabinet shops, but not sawmills or planing mills.
4. **Handicraft Industries, Small-Scale Manufacturing.** Establishments manufacturing and/or assembling small products primarily by hand, including jewelry, pottery and other ceramics, as well as small glass and metal art and craft products, and taxidermists. Also includes manufacturing establishments producing small products not classified in another major manufacturing group, including: brooms and brushes; buttons, costume novelties; jewelry; musical instruments; pens, pencils, and other office and artists' materials; sporting and athletic goods; toys; etc.
5. **Media Production.** Facilities for motion picture, television, video, sound, computer, and other communications media production.

**Manufacturing and Processing, Heavy.** A facility accommodating manufacturing processes that involve and/or produce basic metals, building materials, chemicals, fabricated metals, paper products,

machinery, textiles, and/or transportation equipment, where the intensity and/or scale of operations may cause significant impacts on surrounding land uses or the community.

**Marine Industrial.** A place of business serving marine-related needs including but not limited to: the loading and unloading of boats, boat storage (dry stack or boatyard), major boat repairs and servicing (engine, painting, body work, overhaul), commercial boat manufacturing, commercial fishing, the shipping of goods and containers, and other activities whose primary purpose is to facilitate the commercial maritime industry.

**Medical Services: Clinic, Urgent Care; Doctor Office; and Extended Care.**

1. **Clinic, Urgent Care.** A facility other than a hospital where medical, mental health, surgical and other personal health services are provided on an outpatient basis. Examples of these uses include: Medical offices with five or more licensed practitioners and/or medical specialties, outpatient care facilities, urgent care facilities, other allied health services. These facilities may also include incidental medical laboratories. Counseling services by other than medical doctors or psychiatrists are included under "Offices - Professional/Administrative."
2. **Doctor Office.** A facility other than a hospital where medical, dental, mental health, surgical, and/or other personal health care services are provided on an outpatient basis, and that accommodates no more than four licensed primary practitioners (for example, chiropractors, medical doctors, psychiatrists, etc., other than nursing staff) within an individual office suite.
   A facility with five or more licensed practitioners is instead classified under "Medical Services – Clinic, Urgent Care." Counseling services by other than medical doctors or psychiatrists are included under "Office – Professional, Administrative."
3. **Extended Care.** Residential facilities providing nursing and health-related care as a primary use with in-patient beds. Examples of these uses include: board and care homes; convalescent and rest homes; extended care facilities; and skilled nursing facilities. Long-term personal care facilities that do not emphasize medical treatment are included under "Residential Care."

**Maximum Lot Coverage.** The percentage of a lot that is covered by roofs of the primary structure, and any accessory structures.

**Medical Services: Hospital.** A major institution where people receive medical, surgical, or psychiatric treatment and nursing care.

**Meeting Facility, Public or Private.** A facility for public or private meetings, including: Community centers, religious assembly facilities (e.g., churches, mosques, synagogues, etc.), civic and private auditoriums, halls, meeting halls for clubs and other membership organizations, etc. Also includes functionally related internal facilities such as kitchens, multi-purpose rooms, and storage. Does not include conference and meeting rooms accessory and incidental to another primary use, and which are typically used only by on-site employees and clients and occupy less floor area on the site than the offices they support. Does not include: Cinemas, performing arts theaters, indoor commercial sports assembly or other commercial entertainment facilities. Related on-site facilities such as day care centers and schools are separately defined and regulated.

**Microbrewery.** (syn. Craft Brewery) A brewery that produces a small amount of beer (up to 10,000 barrels per year) for sale and consumption on or off premises. These establishments may be part of a brew pub (see definition).

**Mining /Resource Extraction**. Extractive uses such as surface mining for sand, gravel, clay and topsoil and any other such use. Quarrying is not permitted. Mass parcel grading & relocation of soil & terracing is not considered mining, where the activity is related to an approved phase of development.

**Mixed-Use.** Multiple functions & land use within the same building or the same general area through superimposition or within the same area through vertical or horizontal adjacency.

**Mixed-Use Project.** A development that combines both commercial and residential or other uses on the same site, typically with the commercial uses occupying the ground floor street frontage and the residential uses above.

**Museum.** See "Community Oriented Civic Facility."

**Naturally Disposed.** A preservation of the existing natural condition or a composition of elements arranged as they would appear in a nature, with irregular shapes and asymmetry.

**Neighborhood Market.** A neighborhood serving retail store, primarily offering food products, which may also carry a range of merchandise oriented to daily convenience shopping needs, and may be combined with food service (e.g., delicatessen).

**Office.** See "General Services, Business Services, and Professional, Administrative Services."

**Open Air Retail.** A retail sales establishment operated substantially in the open air including, but not limited to: kiosk display & sales, clothing, or event related merchandise, water based or trail recreation services and rental, and the like. Does not include community farmer's markets (see "Community Farmer's Market"), Vehicle Sales and Rental (see "Vehicle Sales and Rental"), Services"), home or garden supplies and equipment, or plant nurseries.

**Outdoor Storage.** Open yard area used for storage of materials or equipment associated with a primary use, excluding junk or other salvage. This is an accessory of primary use.

**Outparcel.** A small lot at the outer edge of a shopping center or commercial parcel typically with frontage along a highway. This is distinct from a Pad Site.

**Pad Site.** A small individual building site or lot that may occur internal to a multi-building parcel and is designed to integrate a new building into the adjacent buildings and site circulation without significant alteration.

**Parking Facility, Public or Commercial, Surface or Structure.** Parking lots or structures operated by the jurisdiction or a private entity, providing parking either for free or for a fee. Does not include towing impound and storage facilities.

**Parking, On-Street.** On-street parking is parking constructed parallel or diagonal to the street right-of-way, defined by a ribbon or vertical curb, utilizing a durable surface material such as asphalt, concrete, pavers, with appropriate stormwater controls.

**Passive Recreation.** Recreation requiring little or no physical exertion focusing on the enjoyment of one's natural surroundings.

**Pedestrian Shed.** An area centered on a major destination. Its size is limited by an average distance that may be traversed at an easy walking pace in a given amount of time from its center to its edge. Pedestrian sheds are useful for planning walkable areas and define acceptable proximity between parking and building occupancy.

**Personal Storage Facility, Indoor-Ancillary** Structures containing generally small, individual, compartmentalized stalls or lockers offered for rent or lease to the building tenancy or employees as individual storage spaces and characterized by low parking demand. Premises may include retail, recreational, spa or restaurant sales not related to personal storage functions.

**Perimeter Buffer.** The required installation of landscaping and screening materials between specified Districts.

**Planting Strip.** Areas intended for the placement of vegetation within the interior of parking lot areas or along street right-of-way edges, typically between the back of the curb and the inside edge of the sidewalk.

**Primary Facade.** The elevation(s) of a structure fronting a street. When located on a corner, this may be the elevation fronting only the Primary Street

**Primary Street.** The most significant street that a building fronts. When a structure only fronts one street, that street is considered the Primary Street.

**Public Right-of-Way.** The entire area between property boundaries which is owned by a governmental agency dedicated to public use, or impressed with an easement for public use; which is primarily used for pedestrian or vehicular travel; and which is publicly maintained, in whole or in part, for such use, and includes without limitations the street, curb, shoulder, sidewalk, parking or parking strip, planting strip, and any public way.

**Public Right-of-Way Line.** The line where the property meets the public right-of-way at a public street or public waterway, provided that this definition shall not include unimproved alleys, easements or other similar dedicated uses.

**Public Way.** Any street, accessway, path or right-of-way, whether privately or publicly owned, which is designed, or used for vehicular or pedestrian traffic or access.

**Recreation Facility, Commercial or Institutional.**

1. **Indoor.** An establishment providing indoor amusement and entertainment services for a fee or admission charge,. Any establishment with four or more electronic games or amusement devices (e.g., pool or billiard tables, pinball machines, etc.) or a premises where 50 percent or more of the floor area is occupied by electronic games or amusement devices is considered a commercial recreation facility; three or fewer machines or devices are not considered a use separate from the primary recreation use of the site. Does not include adult-oriented businesses.
2. **Club.** This land use consists of meeting & service space and accessory facilities and uses including: clubhouses with bar and restaurant; locker and shower facilities; "pro shops" for on-site sales of equipment and clothing; and cart storage and rental facilities.
3. **Health/Fitness Facility.** A fitness center, gymnasium, or health and athletic club, which may include any of the following: Exercise machines, weight facilities, group exercise rooms, sauna, spa, hot tub, or swimming facilities, indoor tennis, handball, racquetball, archery and shooting ranges and other indoor sports activities. Does not include adult-oriented businesses.
4. **Outdoor.** A facility for outdoor recreational activities where a fee may be charged for use. May also include commercial facilities customarily associated with the above outdoor commercial recreational uses, including bars and restaurants, concessions, ticketing offices, will-call, facility maintenance storage & equipment.

**Recreational Vehicle Parking.** Land area dedicated to the short term or overnight parking of recreational vehicles.

**Redevelopment Area.** For purposes of the OSE Standards, there is no defined redevelopment area, however development patterns once established in any District can become eligible for redevelopment activities designed to re-purpose or refresh building and site components. Forms of redevelopment can include demolition & reconstruction, retrofit of new uses into established building and site areas, and renovation.

**Reserved Strip.** A piece of land in a subdivision that is reserved, held or controlled for the purpose of prohibiting access to streets and roads.

**Residential.** Premises used primarily for human habitation.

**Restaurant, Cafe, Coffee Shop.** A retail business selling ready-to-eat food and/or beverages for on- or off-premise consumption. These include eating establishments where customers are served from a walk- up ordering counter for either on- or off- premise consumption ("counter service"); and establishments where customers are served food at their tables for on-premise consumption ("table service"), that may also provide food for take-out, but does not include drive-through services, which are separately defined and regulated.

**Root Flare.** (syn. Trunk Flare). The outwardly curving base of a tree where it joins the roots.

**School, Private or Public.** Includes the following facilities:

1. **Elementary, Middle, Secondary.** A public or private academic educational institution, including elementary (kindergarten through 6th grade), middle and junior high schools (7th and 8th grades), secondary and high schools (9th through 12th grades), and facilities that provide any combination of those levels. May also include any of these schools that also provide room and board.
2. **Does not include pre-schools and child day care facilities (see "Day Care, Child or Adult").** See also the definition of "Studio - Specialized Education/Training" for smaller-scale facilities offering specialized instruction.

**Setback.** The mandatory clear distance between a property line and a structure.

**Sexually Oriented Business.** Defined by the City of Clermont Code of Ordinances, Ch. 95

**Shared Parking.** Any parking spaces assigned to more than one user, where different persons utilizing the spaces are unlikely to need the spaces at the same time of day.

**Sharrow.** A marking on the road delineating travel lanes to be shared by bikes and cars.

**Signage - Entrance Monument.** A structure or related structures, together with landscape and project logo and or logo type, colors & materials that are associated with the overall OSE project boundary location and do not advertise any specific internal establishment.

**Special Event Sign.** A sign which carries message regarding a special event or function which is of general interest to the community.

**Sports Complex.** See Division 2.5 (Civic and Open Space Types).

**Square.** See Division 2.5 (Civic and Open Space Types).

**Storage, Outdoor.** See "Outdoor Storage."

**Storefront.** The portion of a frontage composed of the display window and/or entrance and its components, including windows, doors, transoms and sill pane, that is inserted into various frontage types, such as a shopfront or gallery, to accommodate retail uses.

**Story.** An above-grade habitable floor level within a building.

**Studio - Specialized Education/ Training, etc.** Small & medium scale facilities that provide individual and group instruction, education and/or training, including tutoring and vocational training in limited subjects, such as:

1. **The arts.** Production rehearsal; photography, and the processing of photographs produced only by users of the studio facilities; martial arts training studios; gymnastics instruction, and aerobics and gymnastics studios with no other fitness facilities or equipment. Also includes production studios for individual musicians, painters, sculptors, photographers, and other artists.
2. **Vocational and Professional Schools.** Business, secretarial, and vocational school, computers and electronics school, driver education school, establishments providing courses by mail, language school, professional school (e.g. law, medicine, etc.), religious ministry training facilities.

**Structure.** Anything constructed or erected, the use of which requires attachment to the ground,

attachment to something located on the ground, or placement on the ground. The term "structure" shall include: Buildings; Walls or fences; Signs; Light fixtures; or anything else constructed or erected, the use of which requires a permanent or semi-permanent location on the ground or which is attached to something having a permanent or semi-permanent location on the ground.

**Tandem Parking.** A parking space deep enough to allow two cars to park, one behind the other.

**Temporary Parking Lots.** Parking lots that are not permanent, are only intended to fulfill a short-term need, and ultimately will be replaced by a permanent building or structure. Temporary Parking lots are not subject to the parking location regulations and liner requirements for above grade parking in the building form standards, but must comply with all landscaping standards.

**Thoroughfare.** A road, street, or path providing a connection between two places.

**Traffic Impact Analysis (TIA).** A study performed by professional engineers with expertise in traffic engineering principles and practice, which reviews development of a specific property and analyzes how it integrates into the existing and proposed city street network and ongoing traffic study. The analysis utilizes data and conclusions developed in previous studies, and identifies improvements needed to mitigate the impact of traffic generated by a development on the street network system.

**Transit Station.** A lot or structure used for the purpose of parking, loading and unloading passengers from tram, or bus transportation. May include parking facilities and other commercial amenities to service transit passengers.

**Transit Stop.** A location where buses or other transit providers stop to load and unload passengers. A transit stop may or may not include a shelter or a pullout.

**Transitional/Supportive Housing.** A state licensed residential dwelling occupied with a 24-hour per day resident attendant directly employed for the temporary care, assistance and supervision of not more than eight (8) adults, with or without children, who require transitional housing accommodations made necessary due to conflict or threat of personal harm arising from the person's former living arrangement.

**Transportation Terminal.** Facilities for the embarkation and departure of surface transit facilities, including but not limited to: bus, tram, taxi transit.

**Vehicle and Boat Sales and Rental.** A retail establishment selling and/or renting electric motorized vehicles, cycles, boats, and/or scooters. May also include ancillary repair and the sales of parts and accessories incidental to the use. Does not include businesses dealing exclusively in automobile used parts, auto wrecking and/or salvage; the sale of auto parts/accessories, but may include automobile rental services.

**Waterfront Lot.** Any lot that is bound on one or more sides by a significant and naturally occurring body of water. This includes wetlands, & lakes. This does not include retention or detention ponds, ditches, or pools.

**Water/Marine Oriented Facilities.** A non-for-profit or for-profit enterprise for on-water storage, servicing, charging, berthing, securing, loading and unloading of canoes, kayak, boats, and other marine related activities including: recreational and fishing, watercraft rentals, and marine-related retail supplies, etc.)

# EXHIBIT 4

**Olympus Sports & Entertainment PUD - Final Draft 12/27/18 (added notes with residential limitations)**
**Equivalency-Trip Conversion Matrix**

# Exhibit 4

**Table 1 - Summary of Land Use & PM Peak Hour Net New External Trips**

| Land Use Type | Includes | Density/Intensity | PM Pk. Net New External Trips (Trip Generation) | | |
|---|---|---|---|---|---|
| | | | Total | Enter | Exit |
| General Office (Sq. Ft.) | main gate, welcome/sales center, leased offices, some buildings mixed use (primary office) | 384,659 | 370 | 58 | 312 |
| Medical Office (Sq. Ft.) | Sports Medicine, professional medical offices, wellness programs | 382,637 | 1171 | 321 | 850 |
| Shopping Center- Retail (Sq. Ft.) | retail-shopping centers, mixed use buildings (primary retail with restaurant(s) and/or office) | 225,154 | 382 | 208 | 174 |
| Restaurants (Sq. Ft.) | Stand alone sit-down/high-turnover | 44,500 | 111 | 86 | 25 |
| Multi-family Housing (DU) | Villas, townhomes, apartments | 1088 | 198 | 117 | 81 |
| Public Park (Acres) | surf park, beach volleyball, skateboard park | 17.47 | 18 | 10 | 8 |
| Soccer Complex (Fields) | soccer, track and field | 5 | 81 | 54 | 27 |
| Recreational Community Center (Sq. Ft.) | Tennis, arena (special events), ice sports, aquatics, multi-sport training, health & fitness center, EPIC center | 379,748 | 513 | 247 | 266 |
| Live Theatre (Seats) | Outdoor stage | 1500 | 23 | 12 | 11 |
| Hotel (Rooms) | Ancillary Restaurants, retail, office | 1312 | 621 | 309 | 312 |
| | | TOTAL: | 3488 | 1422 | 2066 |

**Table 2 - Land Use Conversion Table**

| FROM: | TO: Units | General Office Sq. Ft. | Medical Office Sq. Ft. | Shopping Center-Retail Sq. Ft. | Restaurant Sq. Ft. | Multi-Family Housing * DU | Public Park Acres | Soccer, Track and Field Complex Fields | Recreational Community Center Sq. Ft. | Live Theater Seats | Hotel Rooms | Institutional (University/ College)/ ITE 550 Sq. Ft. | Day Care/ ITE 565 Sq. Ft. | Single Family/ ITE 210 * DU |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| General Office/ITE 710 | Sq. Ft. | | 0.1798 | 0.146 | 0.0395 | 0.00068 | 0.004 | 0.0002 | 0.3149 | .0203 (24,000 SF min.) | 0.00316 | 0.4835 | 0.0337 (355,000 SF max.) | 0.000258 (250,000 SF max.) |
| Medical Office/ITE 720 | Sq. Ft. | 5.563 | | 0.874 | 0.2233 | 0.00389 | 0.02 (min. 400 SF) | 0.00062 | 1.8013 | 0.1279 | 0.0033 | 2.63 | 0.1921 | 0.0015 |
| Shopping Center - Retail/ITE 820 | Sq. Ft. | 6.85 (50,000 SF max.) | 1.15 (300,000 SF max.) | | 0.285 | .0065 (max. 700) | 0.0142 | 0.0003 | 2.225 | 0.12 | 0.00435 (max. 500) | 1.675 (9,000 SF min.) | 0.2396 (120,000 SF max.) | 0.00195 (130,000 SF max.) |
| Restaurant/ITE 932 | Sq. Ft. | 25.47 (15,000 SF max) | 4.481 | 3.51 (limit 35,000 SF max.) | | 0.0175 (25,000 SF max) | 0.0417 | 0.0003 | 7.09 (50,000 SF max) | 0.31464 | .01478 (1800 SF min.) | 3.41 (2500 SF min., 9000 SF max.) | 0.50 (10,000 SF max.) | 0.0068 (10,000 SF max.) |
| Multi-family Housing/ITE 220 * | DU | 1473.6 | 257.0 (1400 DU max.) | 203.88 (limit 500 DU max.) | 57.1 | | 2.65 (min. 5 DU) | 0.03344 | 406.5 | 17.21 | 0.868 | 197.44 (50 min. DU) | 27.22 (470 DU max.) | 0.4246 (500 DU max.) |
| Public Park/ITE 411 | Acres | 255 (min. 4 ac) | 55 (min. 4 ac.) | 70.6 (17.47 ac. max.) | 26.54 | 0.40 | | 0.0052 (limit 17.52 ac max.) | 100 (4 ac. min.) | 4.3 (limit 17.47 ac. Max.) | 0.23 | - | - | - |
| Soccer, Track and Field Complex/ ITE 488 | Fields | 4965.4 (5 field max) | 1691.4 | 3503.9 | 1575 | 29.95 | 193.3 (limit 5 fields max.) | | 14,225.4 | 534.3 | 16.45 | - | - | - |
| Recreational Community Center/ ITE 495 | Sq. Ft. | 3.182 (110,000 SF max.) | 0.5562 | 0.45 (limit 300,000 SF max.) | 0.1416 | 0.00248 (100,000 SF max) | 0.01 | 0.008703 | | 0.0796 | 0.00221 (limit 100,000 SF) | 0.904 (10,000 SF min.) | 0.1212 | 0.00093 (up to 250KSF), 0.00115 (>250KSF) |
| Live Theatre/ITE 441 | Seats | 49.11 (400 seats min.) | 7.88 | 8.6 (1500 max.) | 3.196 | 0.058 | 0.24 | 0.0019 | 12.68 | | 0.0355 | - | - | - |
| Hotel/ITE 310 | Rooms | 1612.5 | 284.98 | 229.93 (111,500 SF max.) | 67.75 (75 rooms max.) | 1.777 (450 DU max.) | 5.58 (min. 2 rooms) | 0.06088 | 518.25 (250 rooms max.) | 30.63 (min. 5 rooms) | | 358.49 | 48.44 | 0.4527 (500 room max.) |

**TABLE 2 LAND USE CONVERSION TABLE NOTES:**

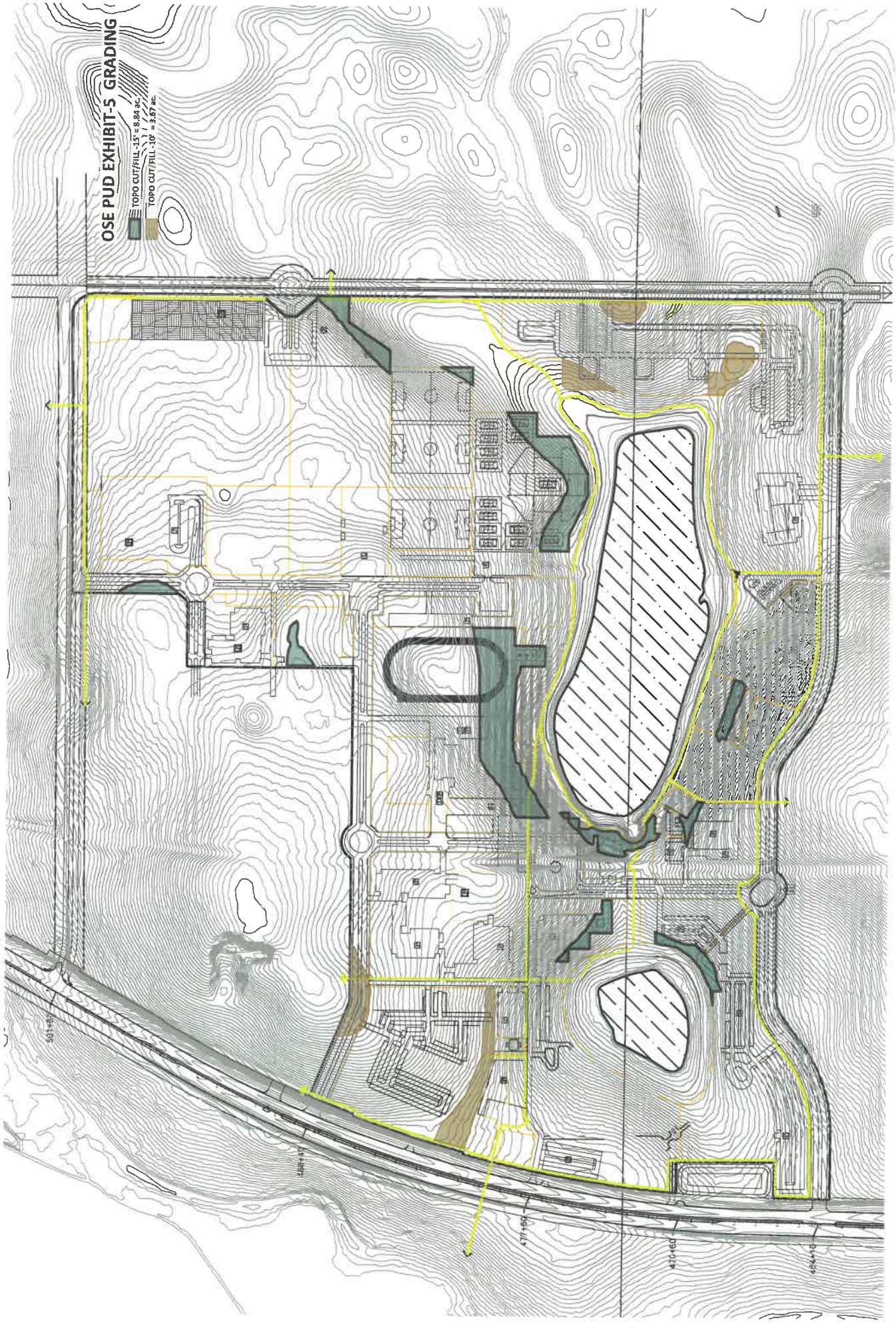
General: The conversion limit of the table is straightforward. The shopping center-retail land use in square feet or Gross Leasable Area (GLA) could be converted to hotel, multi-family, general office or other land uses within this table by applying the appropriate multiplier. For example, Table 2 to convert from hotel rooms to medical office, one would look across the 'Hotel' line to the column headed 'Medical Office' and find that one hotel room is equal to 284.98 square feet. If 150 hotel rooms were to be converted to shopping center-retail, then 34,490 square feet (150 rooms x 229.93 sq. ft.) would be allowed. If 40,000 SF of medical office were to be converted to multi-family units, the results would be 155.6 or 156 multi-family units (40,000 x 0.00389) and still maintain the same impacts. Single and combinations of conversions have also been verified; however, limitations are noted in Table 2.

General: (1) For any land use conversion not shown in Table 2 or limited as noted, a detailed trip generation must be provided.
(2) The land uses within the TIS and Conversion Matrix are based on ITE classifications for trip generation purposes and do not represent additional land use assignments for the Olympus Sports & Entertainment PUD.

* Residential Limitations: Multi-family increase limited to 225 dwelling units (D.U.), Single family addition limited to 100 D.U.with Affordable Housing units (if added) considered as Multi or Single family based on construction type.

PANTIN CONSULTING, LLC

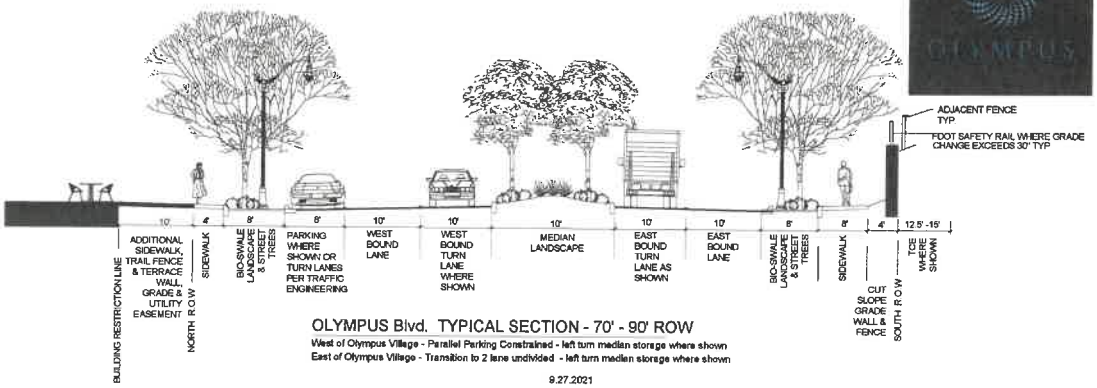
# EXHIBIT 5


OSE PUD EXHIBIT-5 GRADING
TOPO CUT/FILL -15' = 8.84 ac.
TOPO CUT/FILL -10' = 3.67 ac.

# EXHIBIT 6

OSE PUD EXHIBIT 6
OSE PUD SITE PLAN Exhibit-2
ARB COORDINATION
Future Wellness Way
Future Schofield Road
Out Parcel
Out Parcel
Out Parcel
501+60
488+60
477+60
470+60
464+10
OLYMPUS
SPORTS WELLNESS FITNESS
GATEWAY
PEDESTRIAN PATHWAYS
MULTI USE TRAIL SYSTEM
MULTI USE PROMENADE
PLAZA
PERVIOUS STABILIZED GRASS PARKING
FLAGS and BANNERS
Banners
Flags

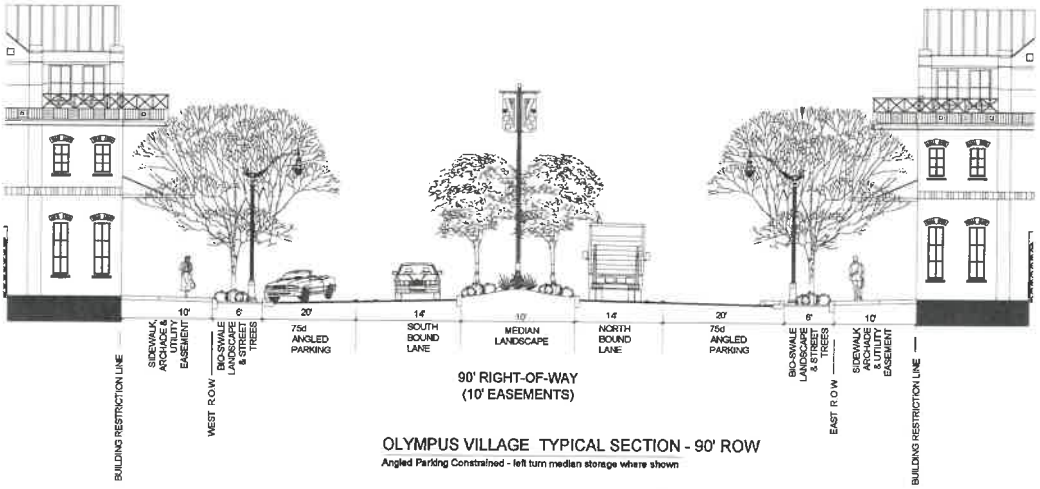
# EXHIBIT 7




OLYMPUS Blvd. TYPICAL SECTION - 70' - 90' ROW

West of Olympus Village - Parallel Parking Constrained - left turn median storage where shown
East of Olympus Village - Transition to 2 lane undivided - left turn median storage where shown

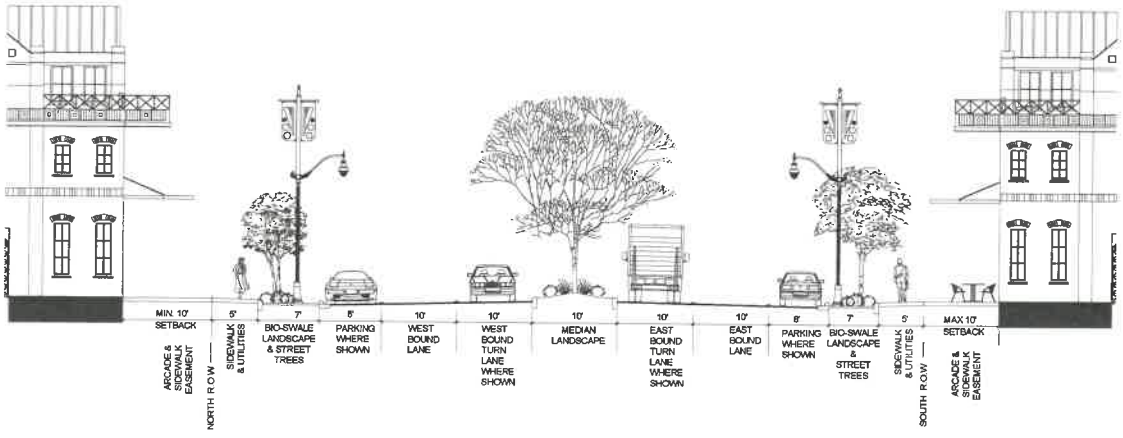
9.27.2021




OLYMPUS VILLAGE TYPICAL SECTION - 90' ROW

Angled Parking Constrained - left turn median storage where shown

6.11.2018

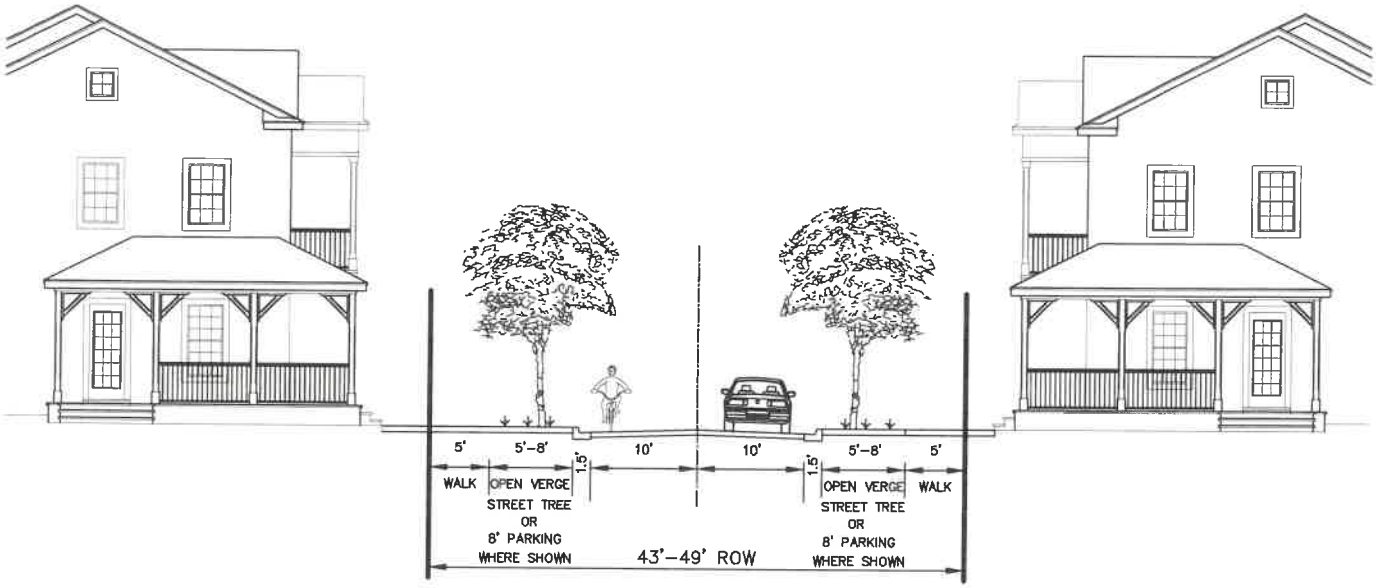



EPIC / STADIUM Blvd. Typical Section 90' ROW

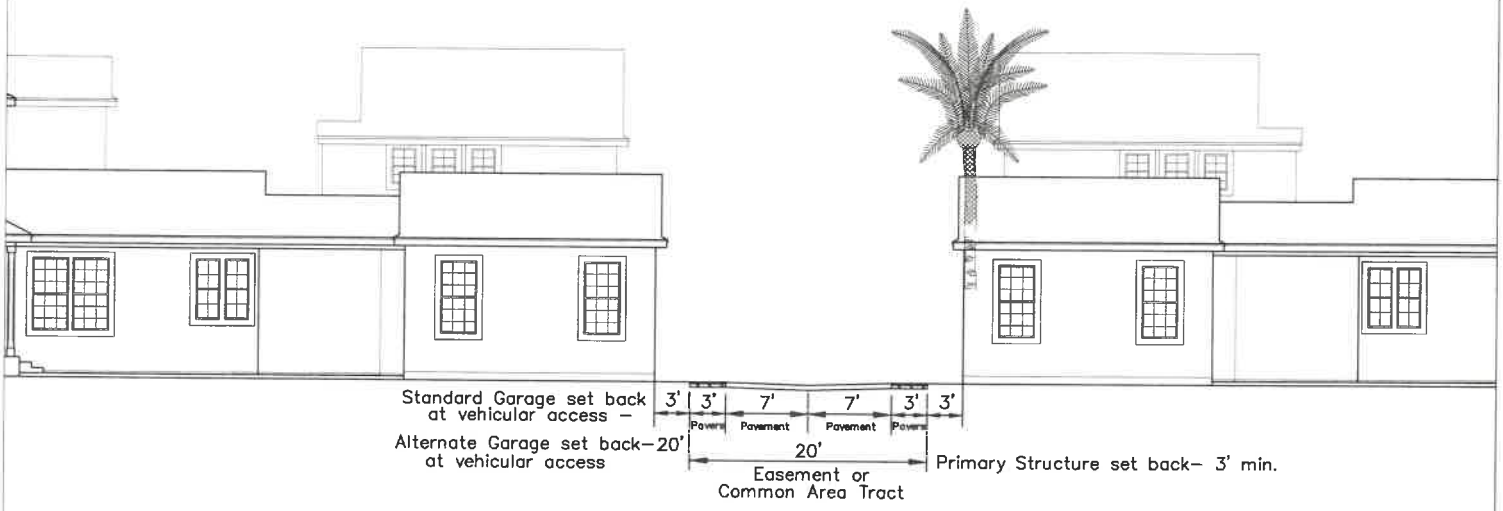
Parallel Parking & Median Turn Lane Storage where Shown

6.05.2018

OLYMPUS PUD - Exhibit 7




RSD/UMU
LOCAL STREET




LANE
SECTION

Depths at Finished Grade Locations:
Electric: 42"
Reclaim Water/Gas/FM/Water/Sewer: 36"
CATV/Telephone: 18" – 24" Min.
Sewer Service From R/W: 30" – 60" Deep

OLYMPUS

PUD EXHIBIT 4A TYPICAL SECTIONS

# EXHIBIT 8

501+60
488+40
477+60
470+60
464+10
Out Parcel
Out Parcel
Out Parcel
Future Wellness Way
08 / 07 / 21
OSE PUD SITE PLAN Exhibit-2
MULTI USE PUBLIC TRAIL SYSTEM E-7
This drawing is not intended to be used for contract pricing or quantity calculation. All content is subject to Permits, Final Engineering & Architectural Review
ARB COORDINATION
Site Plan
Site Coverage
Drainage
Landscape
Architecture
Other
0
200
400
OLYMPUS
MULTI USE PUBLIC TRAIL SYSTEM

EXHIBIT 9

Lake County TCMS - October 2018
OLYMPUS SPORTS & ENTERTAINMENT
3/7/19 - FINAL DRAFT Buildout Mitigation Analysis and Proportionate Share

3/6/19 - Update corrected Hartle south of CFX (Prop. Share % wrong)
Buildout - Phase 5 (Year 2025)

Olympus Net External PM Peak Hour Trips:
Enter = 1422
Exit = 2086

## EXISTING ROAD SEGMENTS

Forecasted 2025 Background Traffic without Project

| Road Name | From | To | LOS Standard | LOS Capacity | 5 Year Growth Rate | Source Growth Rate | 2025 Daily Traffic with Growth Rate | PM Peak Hour Total, Year 2025 with Growth Rate | PM Peak Hour/Peak Direction | Peak Dir. | 2025 NB/EB | Remaining Trips (within Adopted LOS) | V/C Ratio | LOS | 2025 SB/WB | Remaining Trips (within Adopted LOS) | V/C Ratio | LOS |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| CR 455/Hartle Road (+new 2L to Lost Lake) | US 50 | Magnolia Island | D | 1800 | 6.58% | FDOT 11-8106 | 7024 | 792 | 308 | SB | 380 | 1420 | 0.21 | C | 412 | 1388 | 0.23 | C |
| CR 455/Hartle Road (+new 2L to C-0854) | Magnolia Island | Hartwood Marsh C-0854 | D | 792 | 6.58% | FDOT 11-8106 | 7024 | 792 | 308 | SB | 380 | 1420 | 0.21 | C | 412 | 1388 | 0.23 | C |
| S. Hancock Road | US 50 | Hooks Street | D | 1800 | 3.38% | LC Sta. 165 | 25350 | 2096 | 1152 | SB | 945 | 855 | 0.53 | C | 1152 | 648 | 0.64 | C |
| S. Hancock Road | Hooks | Johns Lake | D | 792 | 3.38% | LC Sta. 165 | 25350 | 2096 | 1152 | SB | 945 | -360 | 1.45 | F | 1152 | -360 | 1.45 | F |
| S. Hancock Road | Johns Lake | Hartwood Marsh | D | 792 | 7.58% | LC Sta. 180 | 18576 | 1616 | 843 | NB | 843 | -51 | 1.06 | F | 773 | 19 | 0.98 | D |
| Hartwood Marsh Road | US 27 | Hancock Road | D | 675 | 7.79% | LC Sta. 146 | 27180 | 2407 | 1319 | WB | 979 | -304 | 1.95 | F | 1319 | -644 | 1.95 | F |
| Hartwood Marsh Road | Hancock Road | N. 90 Degree Bend | D | 675 | 6.92% | Avg. 146 & 150 | 23894 | 2413 | 1217 | WB | 945 | -270 | 1.80 | F | 1217 | -542 | 1.80 | F |
| Hartwood Marsh Road | N. 90 Degree Bend | Orange County Line | D | 612 | 6.04% | LC Sta. 150 | 18277 | 1600 | 1180 | SB | 1180 | -568 | 1.93 | F | 419 | 193 | 0.68 | D |
| Hooks Street | US 27 | Citrus Tower Blvd. | D | 1800 | 9.41% | LC Sta. 281 | 19240 | 1687 | 856 | WB | 831 | 969 | 0.46 | C | 856 | 944 | 0.48 | C |
| Johns Lake Road | US 27 | Hancock Road | D | 675 | 3.00% | LC Sta. 170 | 6544 | 649 | 345 | WB | 302 | 373 | 0.45 | C | 345 | 330 | 0.51 | D |
| Lake Louisa Road | Vista Del Lago | US 27 | D | 675 | 3.00% | LC Sta. 151 | 3920 | 317 | 212 | WB | 105 | 570 | 0.16 | C | 212 | 463 | 0.31 | C |
| US 27 /SR 25 | SR 50 | John Lake Road | C | 2940 | 3.91% | From Avg. 11-5184 & 11-8012 | 49948 | 2467 | 1958 | SB | 1552 | 1388 | 0.53 | C | 1958 | 982 | 0.67 | C |
| US 27 /SR 25 | Johns Lake Road | Hartwood Marsh Road | C | 2940 | 5.11% | FDOT 11-0011 | 53636 | 4175 | 2135 | NB | 2135 | 805 | 0.73 | C | 2061 | 879 | 0.70 | C |
| US 27 /SR 25 | Hartwood Marsh Road | Lake Louisa Road | C | 2940 | 3.00% | FDOT 13-0811 | 37613 | 2485 | 1347 | SB | 1128 | 1802 | 0.38 | C | 1347 | 1593 | 0.46 | C |
| US 27/SR 25 | Lake Louisa Road | Schofield Road | C | 2940 | 5.36% | FDOT 13-0007 | 40224 | 5270 | 2857 | NB | 2857 | 83 | 0.97 | C | 2413 | 527 | 0.82 | C |
| US 27/SR 25 | Schofield Road | Lake Louisa State Park - Ridgeview | C | 2940 | 5.36% | FDOT 11-0007 From Avg 11-5184 & 11-8012 | 40224 | 5270 | 2857 | NB | 2856 | 84 | 0.97 | C | 2414 | 526 | 0.82 | C |
| US 27/SR 25 | Lake Louisa State Park - Ridge | CFX Toll | C | 2940 | 3.25% | From Avg. 11-5184 & 11-8012 | 34220 | 4483 | 2430 | NB | 2430 | 510 | 0.83 | C | 2053 | 887 | 0.70 | C |
| US 27/SR 25 | CFX Toll | Boggy Marsh Road | C | 2940 | 3.25% | From 11-5184 & 11-8012 | 34220 | 4483 | 2430 | NB | 2430 | 510 | 0.83 | C | 2053 | 887 | 0.70 | C |
| US 27/SR 25 | Boggy Marsh Road | CR 474 | C | 2940 | 3.92% | FDOT 11-0310 | 61208 | 5509 | 2986 | SB | 2523 | 417 | 0.86 | C | 2986 | -46 | 1.01 | F |
| US 27/SR 25 | CR 474 | US 192 | C | 2940 | 3.92% | FDOT 11-0310 | 61208 | 5508 | 2986 | SB | 2523 | 417 | 0.86 | C | 2986 | -46 | 1.01 | F |

Note: LC - FDOT Available Counts Applied, Year 2017

Forecasted 2025 Background Traffic with Olympus

| Enter or Exit | Project Traffic % | Project Trips | NB/EB | 2025 Background Trips | Total Trips PM Peak Hour Trips 2025 with Olympus | Available Trips (within Adopted LOS) | V/C Ratio | LOS * | Enter or Exit | Project Traffic % | Project Trips | SB/WB | 2025 Background Trips | Total Trips PM Peak Hour Trips 2025 with Olympus | Available Trips (within Adopted LOS) | V/C Ratio | LOS * |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Exit | 4.0% | 83 | NB | 380 | 462 | 1338 | 0.26 | C | Enter | 4.0% | 111 | SB | 412 | 513 | 1287 | 0.29 | C |
| Exit | 3.0% | 62 | NB | 380 | 442 | 350 | 1.16 | C | Enter | 3.0% | 43 | SB | 412 | 455 | 332 | 0.57 | C |
| Exit | 2.0% | 41 | NB | 945 | 987 | 813 | 1.55 | C | Enter | 2.0% | 34 | SB | 1152 | 1186 | 614 | 1.96 | C |
| Exit | 3.0% | 62 | NB | 945 | 1007 | -1070 | 2.27 | F | Enter | 3.0% | 36 | SB | 1152 | 1188 | -1396 | 3.08 | F |
| Exit | 6.0% | 124 | NB | 843 | 967 | -1070 | 2.27 | F | Enter | 6.0% | 104 | SB | 773 | 877 | -1396 | 3.08 | F |
| Exit | 8.0% | 124 | EB | 979 | 1103 | -1626 | 3.63 | F | Enter | 6.0% | 68 | WB | 1319 | 1387 | -1715 | 3.85 | F |
| Exit | 4.0% | 83 | EB | 945 | 1028 | -1626 | 3.63 | F | Enter | 4.0% | 111 | WB | 1217 | 1328 | -1715 | 3.85 | F |
| Exit | 3.0% | 62 | EB | 1180 | 1242 | -1626 | 3.63 | F | Enter | 3.0% | 73 | WB | 419 | 492 | 188 | 0.73 | D |
| Exit | 2.0% | 41 | EB | 831 | 875 | 527 | 0.48 | C | Enter | 2.0% | 24 | WB | 856 | 880 | 920 | 0.49 | C |
| Enter | 4.0% | 57 | EB | 302 | 359 | 316 | 0.53 | D | Exit | 4.0% | 2 | WB | 345 | 347 | 328 | 0.51 | D |
| Enter | 10.0% | 142 | EB | 105 | 247 | 86 | 0.74 | C | Exit | 10.0% | 267 | WB | 212 | 478 | 196 | 0.71 | D |
| Exit | 7.0% | 145 | NB | 3552 | 1897 | 1243 | 0.58 | C | Enter | 7.0% | 242 | SB | 1958 | 2200 | 740 | 0.75 | C |
| Exit | 20.0% | 413 | NB | 2135 | 2548 | 392 | 0.87 | C | Enter | 20.0% | 304 | SB | 2061 | 2365 | 575 | 0.80 | C |
| Exit | 21.0% | 434 | NB | 1138 | 1572 | 1268 | 0.55 | C | Enter | 21.0% | 353 | SB | 1347 | 1700 | 1240 | 0.58 | C |
| Exit | 32.0% | 661 | NB | 2857 | 3518 | -1781 | 4.35 | F | Enter | 31.0% | 435 | SB | 2413 | 2849 | 93 | 0.97 | C |
| Enter | 26.0% | 370 | NB | 2856 | 3228 | -2340 | 3.68 | F | Exit | 26.0% | 486 | SB | 2424 | 2899 | 41 | 0.99 | C |
| Enter | 23.0% | 327 | NB | 2430 | 2757 | 183 | 0.94 | C | Exit | 20.0% | 331 | SB | 2053 | 2386 | 554 | 0.81 | C |
| Enter | 20.0% | 284 | NB | 2430 | 2715 | 225 | 0.92 | C | Exit | 20.0% | 242 | SB | 2053 | 2295 | 645 | 0.78 | C |
| Enter | 14.0% | 199 | NB | 2523 | 2722 | 218 | 0.93 | C | Exit | 14.0% | 242 | SB | 2986 | 3227 | -1871 | 1.58 | F |
| Enter | 7.5% | 107 | NB | 2523 | 2630 | 310 | 0.89 | C | Exit | 7.5% | 192 | SB | 2986 | 3178 | -1780 | 1.54 | F |

WITH TOLL

## NEW ROADWAYS (WELLNESS WAY FRAMEWORK PLAN) - ADDED TO OLYMPUS TIS MODEL NETWORK

Forecasted 2025 Background Traffic without Project

| Road Name | From | To | Adopted LOS Standard | LOS Capacity | AADT, Background Traffic (2025 Model) | K (peak to daily factor), from review of local roads | D (directional split) from model (No Build Network) | Peak Dir. (from model TOD, No Build) | PM Peak Hour Total | PM Peak Hour/Peak Direction | 2025 NB/EB | Remaining Trips (within Adopted LOS) | V/C Ratio | LOS | 2025 SB/WB | Remaining Trips (within Adopted LOS) | V/C Ratio | LOS |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| CFX Lake-Orange County Connector | US 27 | CR 455 | C | 4580 | 14100 | 0.12 | 62.5% | WB | 1682 | 1074 | 618 | 3962 | 0.13 | C | 1682 | 2888 | 0.37 | C |
| CFX Lake-Orange County Connector | CR 455 | Orange Co. | C | 4580 | 24300 | 0.12 | 60.8% | WB | 2916 | 1773 | 1143 | 3437 | 0.25 | C | 2916 | 1664 | 0.64 | C |
| CFX Lake-Orange County Connector | Orange Co. | Schofield Road w/o Toll 429 | C | 4580 | 24300 | 0.12 | 60.8% | WB | 2916 | 1773 | 1143 | 3437 | 0.25 | C | 2916 | 1664 | 0.64 | C |
| CR 455/Hartle Road | Hartwood Marsh- C-0854 | Wellness Way | D | 792 | 15200 | 0.11 | 51.9% | NB | 2112 | 1088 | 1088 | -296 | 1.37 | F | 1024 | -232 | 1.29 | F |
| CR 455/Hartle Road | Wellness Way | Schofield | D | 792 | 14100 | 0.11 | 51.3% | NB | 1551 | 796 | 796 | -4 | 1.00 | F | 755 | 37 | 0.95 | E |
| CR 455/Hartle Road | Schofield | CFX Toll | D | 792 | 22600 | 0.11 | 51.5% | NB | 2486 | 1280 | 1280 | -488 | 1.62 | F | 1206 | -414 | 1.52 | F |
| CR 455/Hartle Road | CFX Toll | Seagrass Bay Blvd. | D | 792 | 6700 | 0.11 | 52.9% | NB | 737 | 380 | 380 | 402 | 0.49 | C | 347 | 445 | 0.44 | C |
| Hancock Ext | Hartwood Marsh | Wellness Way Parkway | D | 792 | 12900 | 0.09 | 63.2% | NB | 1161 | 734 | 734 | 58 | 0.93 | D | 427 | 365 | 0.54 | C |
| Hartwood Ridgeview PUD - Lake Louisa State Park | US 27 | Schofield | D | 792 | 4000 | 0.09 | 62.5% | EB | 360 | 225 | 225 | 567 | 0.28 | D | 135 | 657 | 0.17 | C |
| Schofield Rd. - Wellness Way Parkway | US 27 | Hartham Blvd. (Road C) | D | 1800 | 5700 | 0.09 | 50.7% | WB | 486 | 246 | 240 | 1560 | 0.13 | C | 246 | 1554 | 0.14 | C |
| Schofield Rd. - Wellness Way Parkway | Hartham Blvd. (Road C) | Hancock Est. 1st 90 degree | D | 1800 | 5400 | 0.09 | 51.0% | WB | 486 | 246 | 240 | 1560 | 0.13 | C | 248 | 1552 | 0.14 | C |
| Schofield Road | Hancock Est. 1st 90 degree | Olympus Blvd. (Road A) | D | 792 | 9300 | 0.09 | 60.0% | SB | 818 | 491 | 328 | 464 | 0.41 | C | 491 | 301 | 0.62 | C |
| Schofield Road | Olympus Blvd (Road A) | Shell Pond, 2nd 90 degree | D | 792 | 9300 | 0.09 | 56.9% | NB | 819 | 486 | 486 | 326 | 0.59 | C | 353 | 439 | 0.45 | C |
| Schofield Road | Shell Pond, 2nd 90 degree | CR 455/Hartle Rd. | D | 792 | 5700 | 0.09 | 56.9% | WB | 513 | 292 | 221 | 571 | 0.28 | C | 292 | 500 | 0.37 | C |
| Schofield Road | CR 455 | Orange Co. | D | 792 | 5500 | 0.09 | 56.9% | WB | 495 | 282 | 213 | 579 | 0.27 | C | 282 | 510 | 0.36 | C |
| Wellness Way Parkway | Hancock Road | CR 455 | D | 1800 | 5000 | 0.09 | 61.5% | WB | 450 | 277 | 173 | 1627 | 0.10 | C | 277 | 1523 | 0.15 | C |
| Wellness Way Parkway | CR 455 | Orange Co. | D | 1800 | 12100 | 0.09 | 58.6% | WB | 1089 | 638 | 451 | 1349 | 0.25 | C | 638 | 1162 | 0.35 | C |
| Wellness Way Parkway (Orange Co.) | Orange Co. | CR 545 or New Independence | D | 1800 | 12300 | 0.09 | 58.6% | WB | 1089 | 638 | 451 | 1349 | 0.25 | C | 638 | 1162 | 0.35 | C |

WITH CFX TOLL

Forecasted 2025 Background Traffic with Olympus

| Enter or Exit | Project Traffic % | Project Trips | NB/EB | 2025 Background Trips | Total Trips PM Peak Hour Trips 2025 with Olympus | Available Trips (within Adopted LOS) | V/C Ratio | LOS * | Enter or Exit | Project Traffic % | Project Trips | SB/WB | 2025 Background Trips | Total Trips PM Peak Hour Trips 2025 with Olympus | Available Trips (within Adopted LOS) | V/C Ratio | LOS * |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Exit | 0.0% | 0 | EB | 618 | 618 | 3962 | 0.13 | B | Enter | 3.0% | 43 | WB | 1692 | 1735 | 2845 | 0.38 | B |
| Exit | 13.0% | 268 | EB | 1143 | 1412 | 3168 | 0.31 | B | Enter | 12.0% | 185 | WB | 2916 | 3101 | 1479 | 0.68 | B |
| Exit | 13.0% | 268 | EB | 1143 | 1412 | 3168 | 0.31 | B | Enter | 13.0% | 185 | WB | 2916 | 3101 | 1479 | 0.68 | B |
| Exit | 5.0% | 103 | NB | 1088 | 1191 | 2296 | 1.08 | F | Enter | 6.0% | 85 | SB | 1024 | 1110 | -2116 | 1.80 | F |
| Enter | 2.0% | 28 | NB | 796 | 824 | -272 | 1.04 | F | Exit | 3.0% | 62 | SB | 755 | 817 | -1406 | 1.28 | F |
| Enter | 13.0% | 185 | NB | 1280 | 1465 | -673 | 1.85 | F | Exit | 15.0% | 310 | SB | 1206 | 1516 | -7724 | 3.56 | F |
| Enter | 3.0% | 43 | NB | 390 | 433 | 359 | 0.55 | C | Exit | 2.0% | 41 | SB | 347 | 388 | 404 | 0.49 | C |
| Exit | 16.0% | 331 | NB | 734 | 1064 | -1078 | 2.68 | F | Enter | 16.0% | 228 | SB | 427 | 655 | 137 | 0.83 | C |
| Enter | 1.0% | 14 | EB | 225 | 239 | 553 | 0.30 | C | Exit | 0.0% | 0 | WB | 135 | 135 | 657 | 0.17 | C |
| Enter | 12.0% | 171 | EB | 240 | 410 | 1390 | 0.23 | C | Exit | 12.0% | 248 | WB | 346 | 494 | 1506 | 0.27 | C |
| Exit | 28.0% | 578 | EB | 338 | 817 | 983 | 0.45 | C | Enter | 28.0% | 398 | WB | 248 | 646 | 1154 | 0.36 | C |
| Enter | 10.0% | 142 | NB | 328 | 470 | 322 | 0.59 | C | Exit | 10.0% | 207 | SB | 491 | 698 | 94 | 0.88 | C |
| Enter | 14.0% | 199 | NB | 466 | 665 | 127 | 0.84 | C | Exit | 15.0% | 310 | SB | 353 | 663 | 129 | 0.84 | C |
| Exit | 15.0% | 310 | EB | 221 | 531 | 261 | 0.67 | C | Enter | 14.0% | 199 | WB | 282 | 481 | 301 | 0.62 | C |
| Exit | 2.0% | 41 | EB | 213 | 255 | 537 | 0.32 | C | Enter | 3.0% | 43 | WB | 232 | 324 | 468 | 0.41 | C |
| Exit | 4.0% | 83 | EB | 173 | 256 | 1544 | 0.14 | C | Enter | 14.0% | 199 | WB | 277 | 476 | 1324 | 0.26 | C |
| Exit | 4.0% | 83 | EB | 451 | 533 | 1267 | 0.30 | C | Enter | 5.0% | 71 | WB | 638 | 709 | 1091 | 0.39 | C |
| Exit | 4.0% | 83 | EB | 451 | 533 | 1267 | 0.30 | C | Enter | 4.0% | 57 | WB | 638.154 | 695 | 1305 | 0.35 | C |

* Existing Roads - mitigate only project trips over capacity (see available capacity)
New Roads - mitigate all project trips on roadways not committed for funded by others

# PROPORTIONATE SHARE SPREADSHEET - DRAFT

Prepared/updated: 3/7/19 Update for Client - FINAL DRAFT

Buildout - Phase 5 (Year 2025)

1/24/19 Add Local Lake County Costs

3/6/19 - Update corrected Hartle south of CFX (Prop. Share % wrong)

## EXISTING ROAD SEGMENTS

| Road Name | From | To | Adopted LOS Standard | LOS Capacity | Remaining Trips Before Project (LINKED) | Remaining Trips Capacity After Project (LINKED) | Seg. Deficiency * | Segment Length (mi.) | Segment Length (feet) | <—NB or EB—> Project Trips (LINKED) | <—NB or EB—> Dir. | <—SB or WB—> Project Trips (LINKED) | <—SB or WB—> Dir. | Project Trip to MITIGATE* (MANUAL CHECK) | Deficiency includes background(Total Trips) | Hypothetical improve. to Mitigate: Proposed Improvement | MSV Add | Cost per Mile | Total Cost (cost/mi x length) | % Proj. Trips to Capacity (% Prop. Share Cost) | PFS to Developer |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| S. Hancock Road | Hooks | Johns Lake | D | 792 | | | | 1.22 | 6450 | | | | | | | | | | | | |
| NB or EB | | | | | (353) | (215) | Y | | | 62 | NB | | | 62 | (215) | Add NB Left (dual) | 250 | $ 208,022 | $ 208,022 | 0.25 | $ 51,573 |
| SB or WB | | | | | (350) | (396) | Y | | | | | 36 | SB | 36 | (396) | Turn lane SB Right | 250 | $ 200,845 | $ 200,845 | 0.14 | $ 28,560 |
| S. Hancock Road | Johns Lake | Hartwood Marsh | D | 792 | | | | 1.75 | 9238 | | | | | | | | | | | | |
| NB or EB | | | | | (51) | (175) | Y | | | 124 | NB | | | 124 | (175) | Turn lane NB Right | 250 | $ 200,845 | $ 200,845 | 0.50 | $ 99,587 |
| SB or WB | | | | | 19 | (85) | Y | | | | | 104 | SB | 85 | (85) | Add separate SB Left | 250 | $ 208,022 | $ 208,022 | 0.34 | $ 70,728 |
| Hartwood Marsh Road | US 27 | Hancock Road | D | 675 | | | | 0.68 | 3615 | | | | | | | | | | | | |
| NB or EB | | | | | (304) | (428) | Y | | | 124 | EB | | | 124 | (428) | Widen EB thru 1L to 2L (future) | 675 | $ 1,745,916 | $ 1,187,223.14 | 0.18 | $ 218,027 |
| SB or WB | | | | | (644) | (712) | Y | | | | | 68 | WB | 68 | (712) | Extend WB left (550' to 800'), Extend WB right (240' to 570') RURAL | 500 | $ 545,276.56 | $ 545,276.56 | 0.14 | $ 74,437 |
| Hartwood Marsh Road | Hancock Road | 2nd - 90 Degree Bend | D | 675 | | | | 2.5 | 13181 | | | | | | | | | | | | |
| NB or EB | | | | | (270) | (353) | Y | | | 83 | EB | | | 83 | (353) | Widen to 2L EB | 792 | $ 1,431,080 | $ 3,577,700.55 | 0.10 | $ 373,310 |
| SB or WB | | | | | (542) | (653) | Y | | | | | 111 | WB | 111 | (653) | Extend WB left 200' to 500' | 250 | $ 269,477 | $ 269,477.26 | 0.44 | $ 119,557 |
| Hartwood Marsh Road | N. 90 Degree Bend | Orange County Line | D | 612 | | | | 1.4 | 7426 | | | | | | | | | | | | |
| NB or EB | | | | | (568) | (567) | Y | | | 62 | EB | | | 62 | (567) | Widen 2L EB | 792 | $ 1,745,916 | $ 2,444,282.93 | 0.08 | $ 191,345 |
| SB or WB | | | | | 193 | 183 | N | | | | | 73 | WB | | | | | | | | |
| US 27/SR 25 | Lake Louisa Road | Schofield Road | C | 2940 | | | | 0.98 | | | | | | | | | | | | | |
| NB or EB | | | | | 83 | (578) | Y | | | 661 | NB | | | 578 | (578) | Add NB thru (hypothetical) 1/3 cap. (includes exclusive right turn lanes) | 1029 | $ 3,273,289.89 | $ 3,207,824.09 | 0.58 | $ 1,801,868.15 |
| SB or WB | | | | | 527 | 91 | | | | | | | | | | | | 6L to 8L URBAN | | | |
| US 27/SR 25 | Schofield Road | Lake Louisa State Park | C | 2860 | | | | 1.0 | 5263 | | | | | | | | | | | | |
| NB or EB | | | | | 84 | (286) | Y | | | 370 | NB | | | 286 | (286) | Add NB right turn lane | 300 | $ 200,845 | $ 200,845 | 0.95 | $ 191,472.18 |
| SB or WB | | | | | 526 | 41 | N | | | | | | | | | | | | | | |
| US 27/SR 25 (outside SA) | Boggy Marsh Road | CR 474 | C | 2940 | | | | 2.01 | 10639 | | | | | | | | | | | | |
| NB or EB | | | | | 417 | 218 | N | | | 198 | NB | | | | | | | | | | |
| SB or WB | | | | | (46) | (287) | Y | | | | | 242 | SB | 242 | (287) | Add SB right turn lane | 300 | $ 208,022.20 | $ 208,022.20 | 0.81 | $ 167,612 |
| US 27/SR 25 (outside SA) | CR 474 | US 192 | C | 2940 | | | | 1.71 | 9047 | | | | | | | | | | | | |
| NB or EB | | | | | 417 | 310 | N | | | 107 | NB | | | | | | | | | | |
| SB or WB | | | | | (46) | (238) | Y | | | | | 192 | SB | 192 | (238) | Add left turn lane | 300 | $ 208,022 | $ 208,022 | 0.64 | $ 133,229.90 |
| | | | | | | | | | | | | | | | | | | | Subtotal | | $ 3,521,306 |

## NEW Roadway Segments - Added to Olympus TIS Model Network

| Road Name | From | To | Adopted LOS Standard | LOS Capacity | Remaining Trips Before Project (LINKED) | Remaining Trips Capacity After Project (LINKED) | Seg. Impact * | Segment Length (mi.) | Segment Length (feet) | <—NB or EB—> Project Trips (LINKED) | <—NB or EB—> Dir. | <—SB or WB—> Project Trips (LINKED) | <—SB or WB—> Dir. | Project Trips to MITIGATE* | Deficiency? Includes background(Total Trips) | Proposed Improvement | MSV Add | Cost per Mile | Total Cost (cost/mi x length) | % Proj. Trips to Capacity (% Prop. Share Cost) | PFS to Developer |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| CR 455/Hartle Road | Hartwood Marsh- C-0854 | Wellness Way | D | 792 | | | | 3.25 | 17161 | | | | | | | | | | | | |
| NB or EB | | | | | (296) | (395) | Y | | | 103 | NB | | | 103 | (395) | Rural 2L | 792 | $ 1,072,071 | $ 3,484,231 | 0.13 | $ 454,446 |
| SB or WB | | | | | (292) | (318) | Y | | | | | 85 | SB | 85 | (318) | Rural 2L | 792 | $ 1,072,071 | $ 3,484,231 | 0.11 | $ 375,347 |
| CR 455/Hartle Road | Wellness Way | Schofield | D | 792 | | | | 1.6 | 8450 | | | | | | | | | | | | |
| NB or EB | | | | | (4) | (32) | Y | | | 38 | NB | | | 28 | (32) | Rural 2L | 792 | $ 1,072,071 | $ 1,715,314 | 0.04 | $ 61,595 |
| SB or WB | | | | | 37 | (25) | Y | | | | | 62 | SB | 62 | (25) | Rural 2L | 792 | $ 1,072,071 | $ 1,715,314 | 0.08 | $ 134,236 |
| CR 455/Hartle Road | Schofield | CFX TOLL | D | 792 | | | | 0.29 | 1511 | | | | | | | | | | | | |
| NB or EB | | | | | (488) | (673) | Y | | | 185 | NB | | | 185 | (673) | Rural 2L | 792 | $ 1,072,071 | $ 310,901 | 0.23 | $ 72,567 |
| SB or WB | | | | | (414) | (724) | Y | | | | | 310 | SB | 310 | (724) | Rural 2L | 792 | $ 1,072,071 | $ 310,901 | 0.39 | $ 121,652 |
| CR 455/Hartle Road | CFX TOLL | SAWGRASS WAY | D | 792 | | | | 3.1 | 16368 | | | | | | | | | | | | |
| NB or EB | | | | | 402 | 359 | | | | 43 | NB | | | 43 | | Rural 2L | 792 | $ 1,072,071 | $ 3,323,420 | 0.05 | $ 179,011 |
| SB or WB | | | | | 445 | 404 | | | | | | 41 | SB | 41 | | Rural 2L | 792 | $ 1,072,071 | $ 3,323,420 | 0.05 | $ 173,388 |
| Hancock Ext | Hartwood Marsh- C-0854 | Wellness Way | | 792 | | | | 2.19 | 11549 | | | | | | | | | | | | |
| NB or EB | | | | | 58 | (273) | Y | | | 331 | NB | | | 331 | (272) | Rural 2L | 792 | $ 1,072,071 | $ 2,347,835 | 0.42 | $ 979,925 |
| SB or WB | | | | | 365 | 137 | N | | | | | 228 | SB | 228 | | Rural 2L | 792 | $ 1,072,071 | $ 2,347,835 | 0.29 | $ 674,469 |
| Schofield Rd. - Wellness Way Parkway | US 27 | Stadium Blvd. | D | 1800 | | | | 0.25 | 1320 | | | | | | | | | | | | |
| NB or EB | | | | | 1560 | 1390 | | | | 171 | EB | | | 171 | | 2L to 4L Urban | 1800 | $ 825,000 | $ 206,250 | 0.09 | $ 19,553 |
| SB or WB | | | | | 1554 | 1306 | | | | | | 248 | WB | 248 | | 2L to 4L Urban | 1800 | $ 825,000 | $ 206,250 | 0.14 | $ 28,408 |
| Schofield Rd. - Wellness Way Parkway | Stadium Blvd. | Hancock Ext. 1st 90 degree | | 1800 | | | | 0.35 | 1870 | | | | | | | | | | | | |
| NB or EB | | | | | 1562 | 983 | | | | 578 | EB | | | 578 | | 2L to 4L Urban | 1800 | $ 825,000 | $ 288,750 | 0.32 | $ 92,798 |
| SB or WB | | | | | 1552 | 1154 | | | | | | 398 | WB | 398 | | 2L to 4L Urban | 1800 | $ 825,000 | $ 288,750 | 0.22 | $ 63,872 |
| Wellness Way Parkway | Hancock Road | CR 455 | D | 1800 | | | | 2.52 | 13312 | | | | | | | | | | | | |
| NB or EB | | | | | 1627 | 1544 | | | | 83 | EB | | | 83 | | Urban 4L - Use 2LD future 4L | 1800 | $ 2,425,500 | $ 6,111,260 | 0.05 | $ 280,621 |
| SB or WB | | | | | 1523 | 1324 | | | | | | 199 | WB | 199 | | Urban 4L - Use 2LD future 4L | 1800 | $ 2,425,500 | $ 6,112,260 | 0.11 | $ 676,016 |
| Wellness Way Parkway | CR 455 | Orange Co. | D | 1800 | | | | 0.54 | 2875 | | | | | | | | | | | | |
| NB or EB | | | | | 1349 | 1267 | | | | 83 | EB | | | 83 | | Urban 4L - Use 2LD future 4L | 1800 | $ 2,425,500 | $ 1,309,770 | 0.05 | $ 60,133 |
| SB or WB | | | | | 1162 | 1091 | | | | | | 71 | WB | 71 | | Urban 4L - Use 2LD future 4L | 1800 | $ 2,425,500 | $ 1,309,770 | 0.04 | $ 51,736 |
| | | | | | | | | | | | | | | | | | | | | Subtotal | $ 4,499,772 |

* Existing Roads - mitigate only project trips over capacity (see available capacity)
New Roads - mitigate all project trips on roadways not committed for funded by others

**TOTAL** $ 8,021,077

**Prop. Share Credit Against Impact Fees and Proposed Credits**
Credits: Olympus Blvd. Remaining Capacity, Regional Trails, Signal Fiber Optics

3/7/2019

Prop Share Buildout FDOT and Local Costs 0319.xlsx

| Lake County Costs, 1/24/19 | |
|---|---|
| | Const. Cost Per CEMEX Agreement |
| New 2L Urban - future 4L | $3,675,000 |
| New 2L Undiv. Rural 4' Sh | $1,624,350 |
| Widen 2L inside 4L div. U | $1,250,000 |

Contingency 10%, Design 12%, CEI 10%

**1.32**

**General FDOT 2018 Costs (No Specific D-5 Available)**

**Note: Divide cost by 2, 1/2 road improvement per directiton**

| | Section | Cost/Mile | | Description | |
|---|---|---|---|---|---|
| New: | Urban 2LU | $ | 4,981,800 | with 4' bike lanes | |
| | Rural 2L | $ | 2,202,091 | 5' paved shoulders | |
| | Rural 4LD | $ | 4,312,785 | (2' paved shoulders inside, 5' outside) | |
| | Urban 4L | $ | 7,448,544 | 22' median and 4' bike lanes | |
| Widen: | 2L to 4LDU | $ | 2,862,158 | 2L ex. Add 2L 5' paved shoulders | |
| | 4LR add turn lane | $ | 170,510 | ADD LEFT TURN lane | |
| | 4LR add turn lane | $ | 164,627 | ADD RIGHT TURN lane | |
| | 6LD to 8LD (rural) | $ | 2,879,092 | Add outside lanes | |
| | 6LD to 8LD (urban) | $ | 5,366,049 | Add outside lanes has B/L | |
| | Turn Lane Ext Rural | $ | 226,065 | Ext. 300' left turn | D3 Cost |
| | Turn Lane Ext Rural | $ | 220,883 | Ext. 300' right turn | D3 Cost |
| | Turn Lane Ext Urban | $ | 307,636 | Ext. 300' left turn | D3 Cost |
| | Turn Lane Ext Urban | $ | 277,180 | Ext. 300' right turn | D3 Cost |
| | 2LU to 4LD | $ | 5,456,415 | 22' median and 4' bike lanes | |

**1.22** 10% continugency in above FDOT Costs, Use Design 12% and CEI 10% @ 22%

OLYMPUS

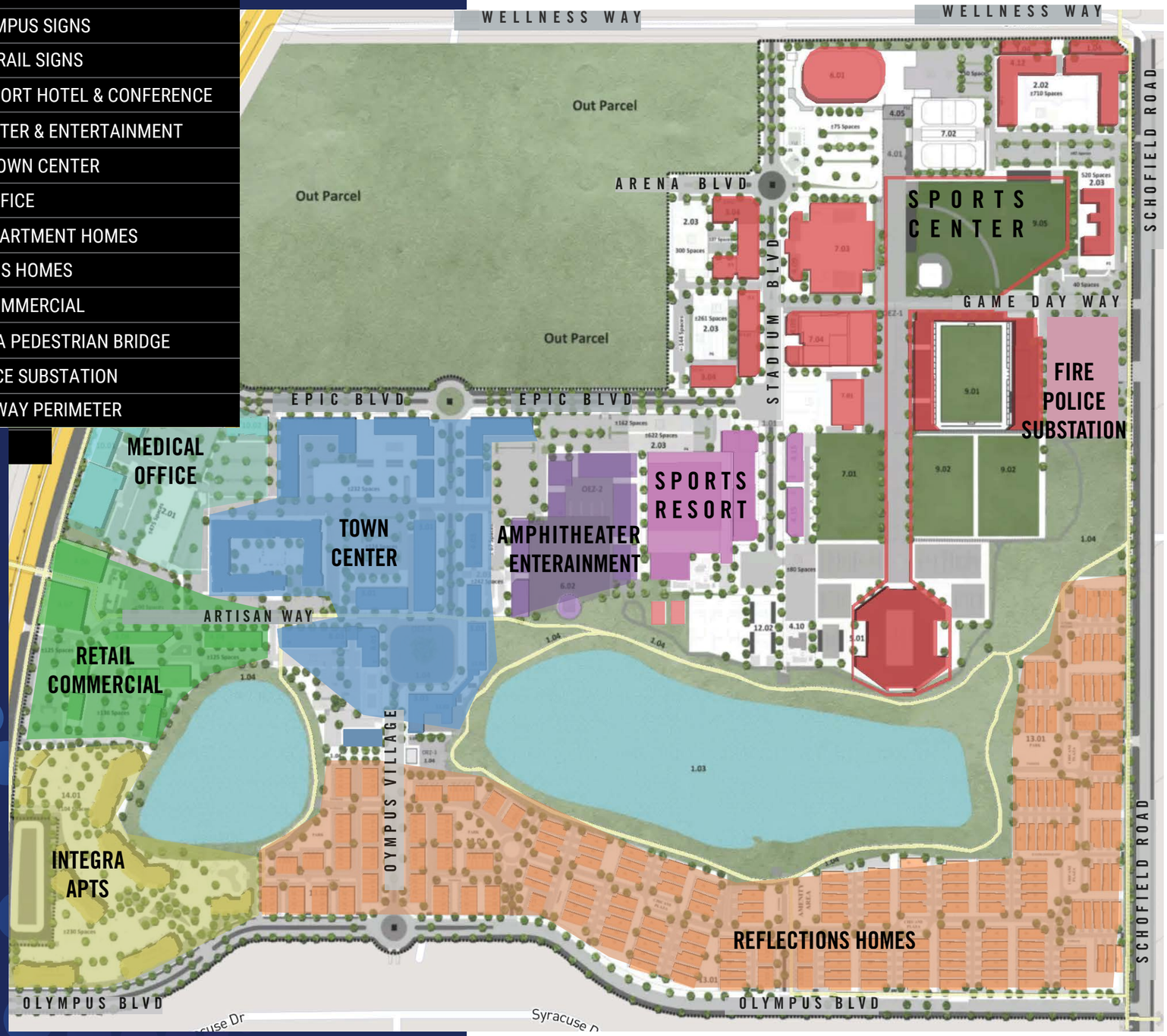
# MASTER SIGN PLAN + WAYFINDING

DATE: 1.11.24

OLYMPUS CDD USAGE STANDARDS

CREATIVE SIGN DESIGNS | 12801 COMMODITY PLACE, TAMPA, FLORIDA 33626 | 800.804.4809 | WWW.CREATIVESIGNDESIGNS.COM

| SIGN TYPE LEGEND | |
|---|---|
| SC | SPORTS CAMPUS SIGNS |
| TR | OLYMPUS TRAIL SIGNS |
| SR | SPORTS RESORT HOTEL & CONFERENCE |
| ET | AMPHITHEATER & ENTERTAINMENT |
| TC | OLYMPUS TOWN CENTER |
| MO | MEDICAL OFFICE |
| AP | INTEGRA APARTMENT HOMES |
| RF | REFLECTIONS HOMES |
| RT | RETAIL & COMMERCIAL |
| LL | LAKE LOUISA PEDESTRIAN BRIDGE |
| FP | FIRE & POLICE SUBSTATION |
| PS | WELLNESS WAY PERIMETER |




# PS

# WELLNESS WAY PERIMETER SIGNAGE

SIGN FAMILY

# PS PERIMETER AREA

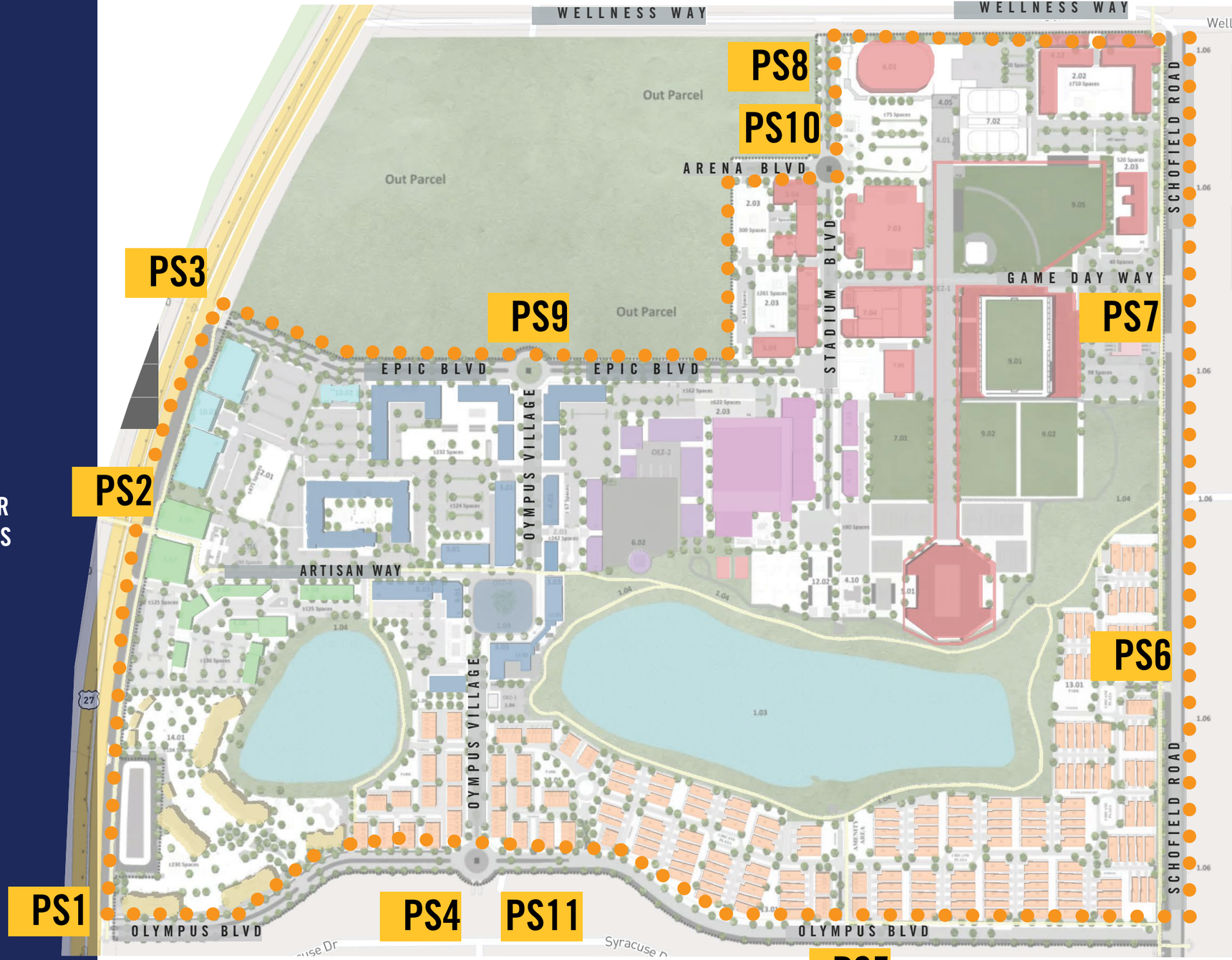
PROJECT BOUNDARY

ALL SIGNS IN THE WELLNESS WAY PERIMETER ZONE MUST INCLUDE THE WELLNESS WAY LOGO SHOWN TO RIGHT.

## WELLNESS WAY BRANDING

WELLNESS WAY

WELLNESS WAY PERIMETER SHOWN WITH ORANGE DOTS




ALL SIGNS MUST COMPLY WITH DARK SKY LIGHTING RULES

1.11.24
OLYMPUS | CLERMONT, FLORIDA

CREATIVE SIGN DESIGNS

SIGN FAMILY

# PS PERIMETER

## SIGN SPECIFICATION TABLE

| SIGN TYPE | DESCRIPTION | SIGN CLASSIFICATION | SIGN LOCATION | MAX SIGN FACE | MAX QTY | MAX HEIGHT | SQ FT | MAX COPY MAX LOGO | WELLNESS WAY LOGO | LOGOS ALLOWED | ILLUMINATION | ZONE | ZONE COLOR ID |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| PS - ID | PERIMETER IDENTITY | PERIMETER SIGN | | | | | PER SIGN FACE | | | | | | |
| PS - 01 | PERIMETER IDENTITY | PERIMETER ID SIGN OLYMPUS | ALONG US-27 AT OLYMPUS BLVD ENTRY | 2 | 1 | 17’ | 85 | 4’0” X 9’9” | REQUIRED | OLYMPUS | INTERNAL | PERIMETER | YELLOW |
| PS - 02 | PERIMETER IDENTITY | PERIMETER ID SIGN OLYMPUS | ALONG ARTISAN WAY ENTRY | 2 | 1 | 17’ | 85 | 4’0” X 9’9” | REQUIRED | OLYMPUS | INTERNAL | PERIMETER | YELLOW |
| PS - 03 | PERIMETER IDENTITY | PERIMETER ID SIGN OLYMPUS MAYBE A HORIZONTAL WALL SIGN | AT US-27 AND NORTH CORNER OF EPIC BLVD SIGN -FINAL SIGN LOCATION AND SIGNTYPE TO BE BASED FINAL SITE CONDITIONS AND BASED ON FINAL SITE PLAN | 2 | 1 | 17’ | 85 | 4’0” X 9’9” | REQUIRED | OLYMPUS | INTERNAL | PERIMETER | YELLOW |
| PS - 04 | PERIMETER IDENTITY REFLECTIONS SIGNS | PERIMETER ID SIGN OLYMPUS | ROUNDABOUT ON OLYMPUS BLVD AT OLYMPUS VILLAGE DRIVE - EAST & WEST SIDE OF ROUNDABOUT | 2 | 2 | 9 | 225 | LOGO 3’10”X3’4” COPY 3’9” X 16’7” | REQUIRED | REFLECTIONS AT OLYMPUS | INTERNAL OR EXTERNAL | PERIMETER | YELLOW |
| | | | | | | | | | | | | | |

ALL SIGNS MUST COMPLY WITH DARK SKY LIGHTING RULES

SIGN FAMILY

# PS PERIMETER

## SIGN SPECIFICATION TABLE

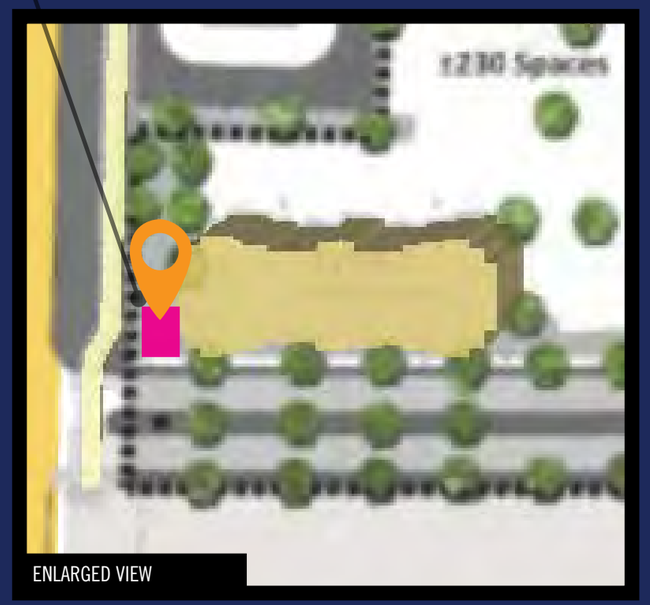
| SIGN TYPE | DESCRIPTION | SIGN CLASSIFICATION | SIGN LOCATION | MAX SIGN FACE | MAX QTY | MAX HEIGHT | SQ FT | MAX COPY MAX LOGO | WELLNESS WAY LOGO | LOGOS ALLOWED | ILLUMINATION | ZONE | ZONE COLOR ID |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| PS - 05 | PERIMETER IDENTITY | PERIMETER SIGN ENTRY MARKER | ALONG OLYMPUS VILLAGE EAST SIDE OF ENTRANCE | 2 | 2 AT EACH | 8' | 64 | 3'0" X 2'8" MAXIMUM LOGO AREA | REQUIRED | REFLECTIONS | INTERNAL OR EXTERNAL | PERIMETER | YELLOW |
| PS - 06 | PERIMETER IDENTITY | PERIMETER SIGN ENTRY MARKER | SOUTHSIDE OF SCHOEFIELD ROAD & CHICANE PLAZA | 2 | 2 AT EACH | 8' | 64 | 3'0" X 2'8" MAXIMUM LOGO AREA | REQUIRED | REFLECTIONS | INTERNAL OR EXTERNAL | PERIMETER | YELLOW |
| PS - 07 | PERIMETER IDENTITY PARCEL ID | PERIMETER ID SIGN OLYMPUS | SCHOEFIELD WAY AND GAME DAY WAY | 2 | 1 | 17' | 85 | 4'0" X 9'9" | REQUIRED | OLYMPUS | INTERNAL OR EXTERNAL | PERIMETER | YELLOW |
| PS - 08 | PERIMETER IDENTITY PARCEL ID | PERIMETER ID SIGN OLYMPUS | WELLNESS WAY AT STADIUM BLVD | 2 | 1 | 17' | 85 | 4'0" X 9'9" | REQUIRED | OLYMPUS | INTERNAL OR EXTERNAL | PERIMETER | YELLOW |
| PS - 09 | ROUNDABOUT SIGNAGE | PERIMETER ID SIGN OLYMPUS | CENTER OF ROUND-ABOUT ON EPIC BLVD AT OLYMPUS VILLAGE DRIVE | 4 | 4 1 per Street intersection | 11' | 27 SQ ft | Olympus - 13.5 SQFT Directional 11.5 SQFT | ALLOWED | OLYMPUS | INTERNAL OR EXTERNAL | PERIMETER | YELLOW |
| PS - 10 | ROUNDABOUT SIGNAGE | PERIMETER ID SIGN OLYMPUS | CENTER OF ROUNDABOUT ON ARENA BLVD AT OLYMPUS VILLAGE DRIVE | 4 | 4 1 per Street intersection | 11' | 27 SQ ft | 27 Olympus - 13.5 SQFT Directional 11.5 SQFT | ALLOWED | OLYMPUS | INTERNAL OR EXTERNAL | PERIMETER | YELLOW |
| PS - 11 | ROUNDABOUT SIGNAGE | PERIMETER ID SIGN OLYMPUS | CENTER OF ROUNDABOUT ON ARENA BLVD AT OLYMPUS VILLAGE DRIVE | 4 | 4 1 per Street intersection | 11' | 27 SQ ft | Olympus - 13.5 SQFT Directional 11.5 SQFT | ALLOWED | OLYMPUS | INTERNAL OR EXTERNAL | PERIMETER | YELLOW |

ALL SIGNS MUST COMPLY WITH DARK SKY LIGHTING RULES

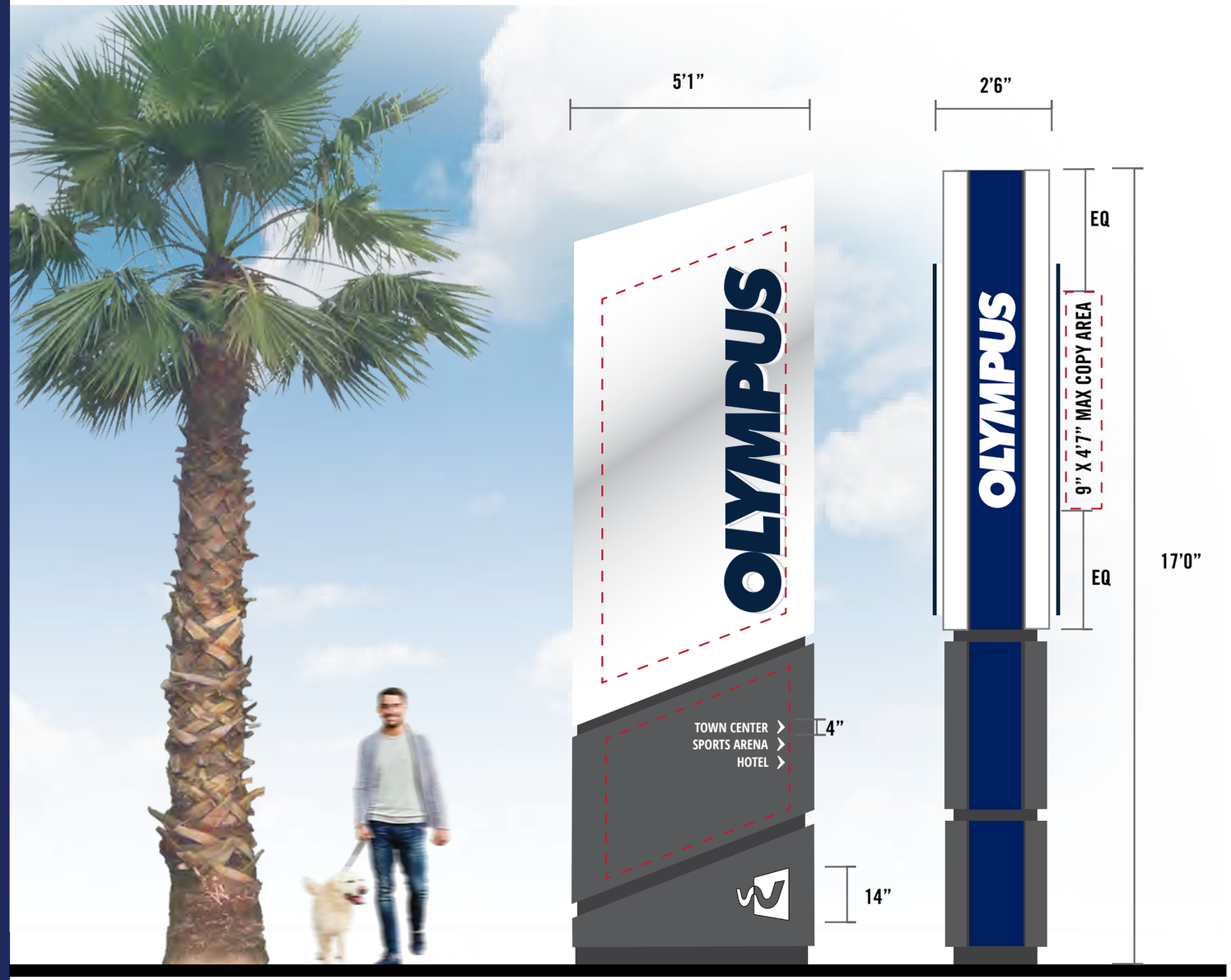
SIGN FAMILY

# PS1 PERIMETER 1 OLYMPUS BLVD ENTRY

## Sign Location:
## 1) Along US-27 at Olympus Blvd Entry




## ALL SIGNS MUST COMPLY WITH DARK SKY LIGHTING RULES




**PS1**

**QTY 1**

**FRONT ELEVATION**
**SCALE: 3/8”= 1’0”**
**85 SQFT SIGN AREA**
INCLUDES WELLNESS WAY LOGO

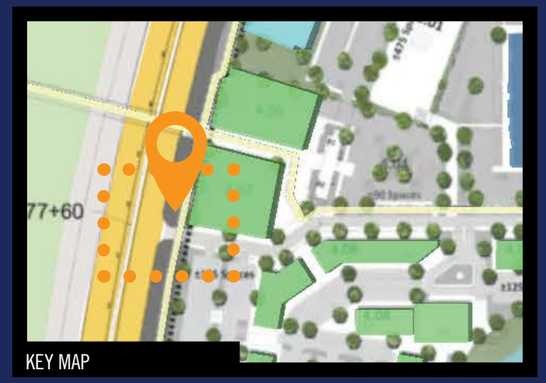
**PARCEL ID SIGN**

TOP AREA:
MAXIMUM COPY AREA
4’0” X 9’9”
12” MINIMUM LETTER SIZE
BOTTOM AREA:
4” TALL TYPE
6 LINES OF COPY MAX
ICON USE ALLOWED
14” WELLNESS WAY LOGO

**SIDE VIEW**

SIGN FAMILY

# PS2 PERIMETER 2 ARTISAN ENTRY RETAIL ENTRY

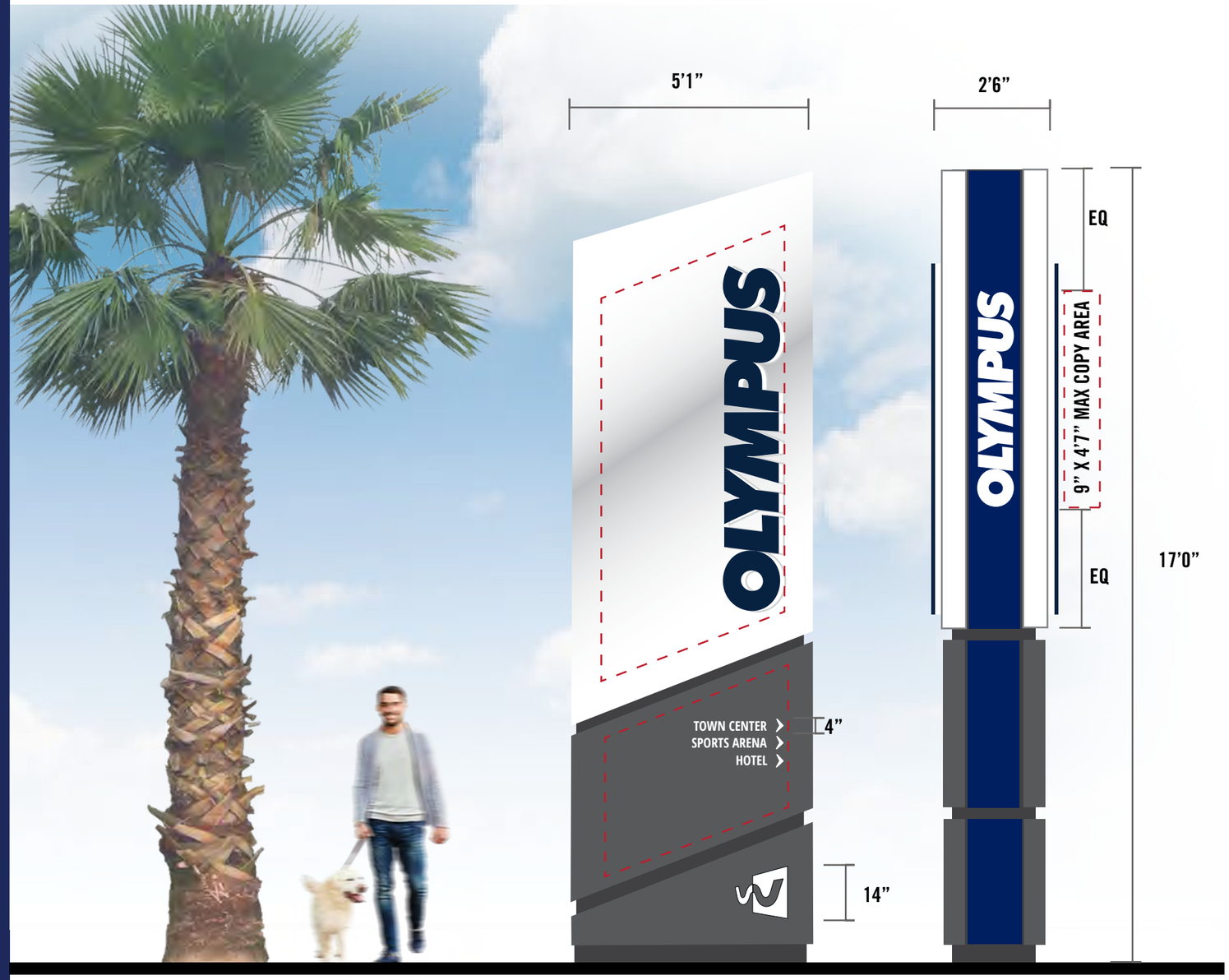


KEY MAP

## Sign Location:
## 1) Along Artisan Way Entry

ENLARGED VIEW

## ALL SIGNS MUST COMPLY WITH DARK SKY LIGHTING RULES




**PS2**
QTY 1

**FRONT ELEVATION**
**SCALE: 3/8”= 1’0”**
**85 SQFT SIGN AREA**
INCLUDES WELLNESS WAY LOGO

**PARCEL ID SIGN**
TOP AREA:
MAXIMUM COPY AREA
4’0” X 9’9”
12” MINIMUM LETTER SIZE
BOTTOM AREA:
4” TALL TYPE
6 LINES OF COPY MAX
ICON USE ALLOWED
14” WELLNESS WAY LOGO

**SIDE VIEW**

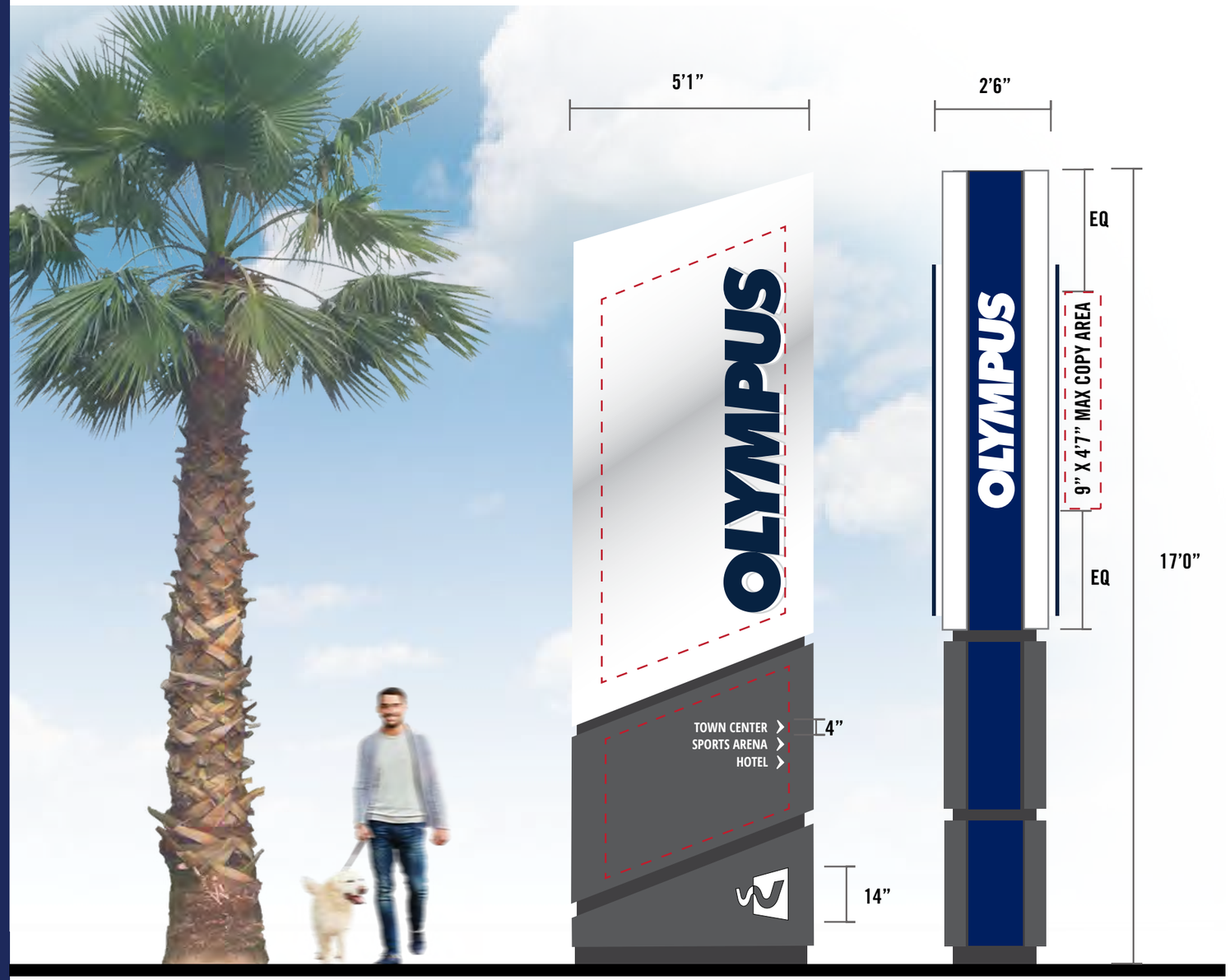
1.11.24
OLYMPUS I CLERMONT, FLORIDA

CREATIVE SIGN DESIGNS

SIGN FAMILY

# PS3 PERIMETER 3 EPIC BLVD ENTRY

**Sign Locations:**
**1) At US-27 and North Corner of Epic Blvd Sign maybe a Horizontal Wall sign.** -*Final sign location and signtype to be based final site conditions and based on final site plan*




**PS3**

**QTY 1**

**FRONT ELEVATION**
**SCALE: 3/8”= 1’0”**
**85 SQFT SIGN AREA**
INCLUDES WELLNESS WAY LOGO

**PARCEL ID SIGN**

TOP AREA:
MAXIMUM COPY AREA
4’0” X 9’9”
12” MINIMUM LETTER SIZE
BOTTOM AREA: **85 SQ FT**
4” TALL TYPE
6 LINES OF COPY MAX
ICON USE ALLOWED
14” WELLNESS WAY LOGO

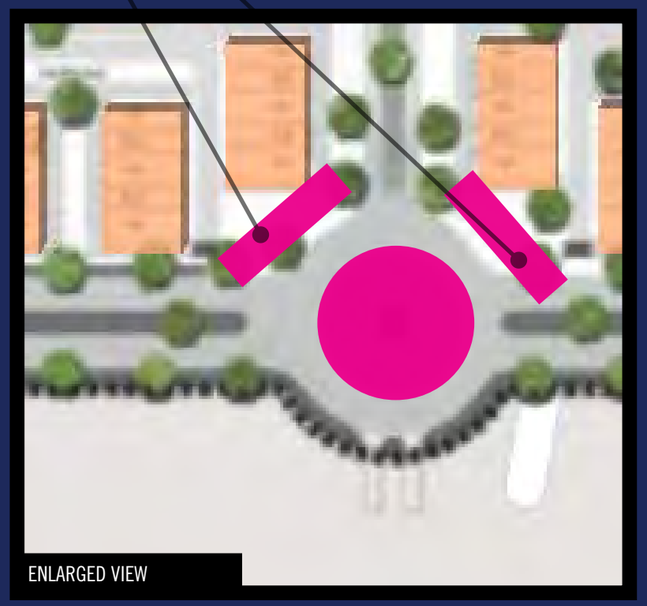
**SIDE VIEW**

ALL SIGNS MUST COMPLY WITH DARK SKY LIGHTING RULES

SIGN FAMILY

# PS4 PERIMETER 4 OLYMPUS BLVD ROUNDABOUT ENTRY

**Sign Location:**
**1) Roundabout on Olympus Blvd at Olympus Village Drive**
**- East & West Side of Roundabout**




**ALL SIGNS MUST COMPLY WITH DARK SKY LIGHTING RULES**

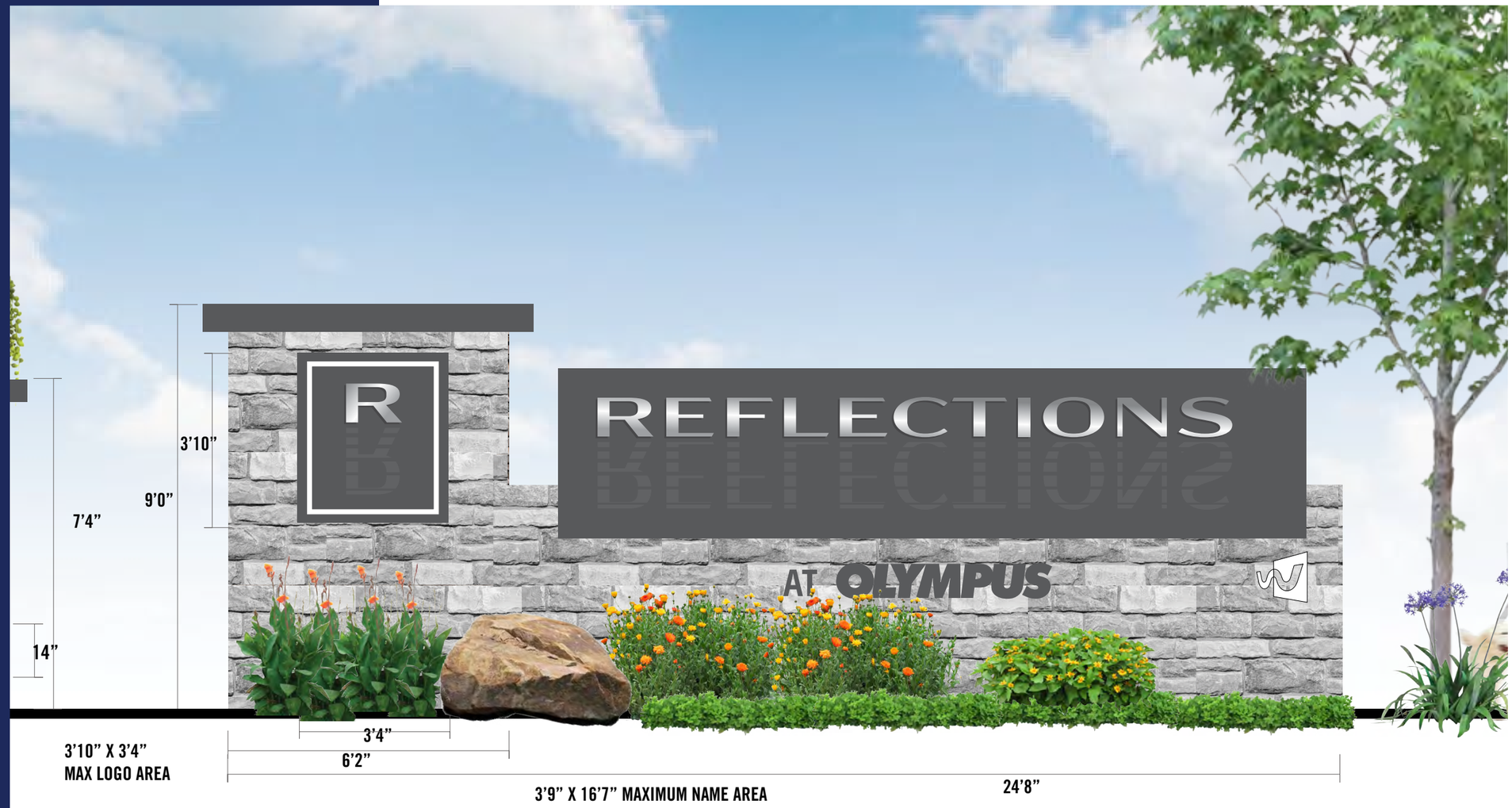
**PS4**

**QTY 2**

**Enlarged View Following Page**

SIGN FAMILY

# PS4 PERIMETER 4 OLYMPUS BLVD ROUNDABOUT ENTRY




**PS4**

**QTY 2**

**Enlarged View**

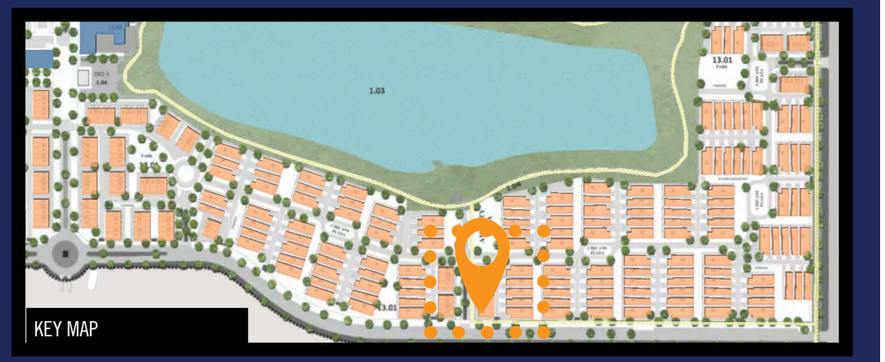
1.11.24
OLYMPUS I CLERMONT, FLORIDA

CREATIVE SIGN DESIGNS

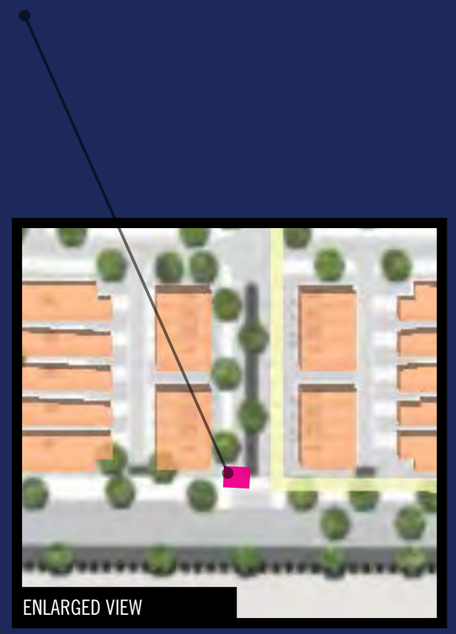
ALL SIGNS MUST COMPLY WITH DARK SKY LIGHTING RULES

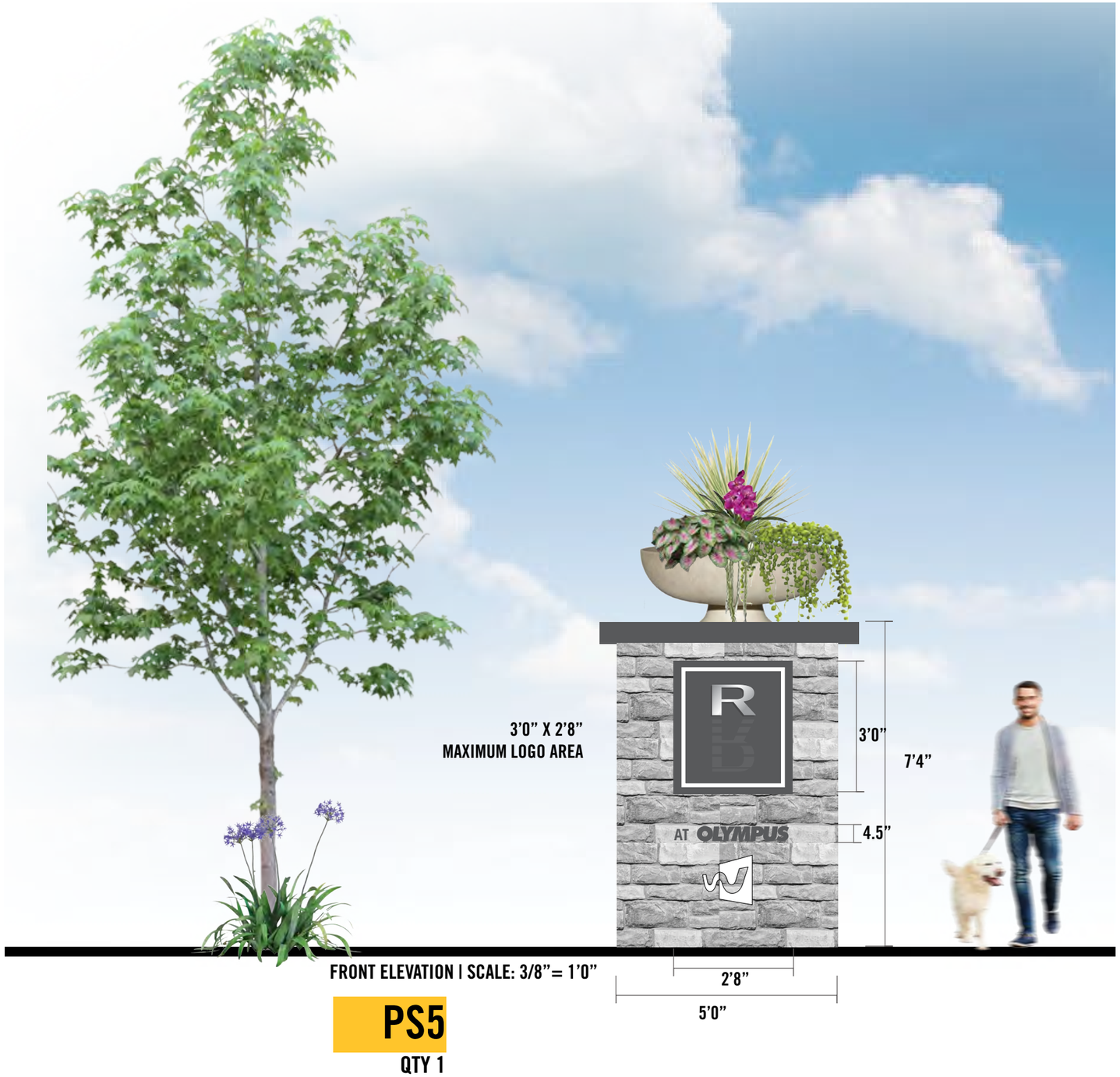
SIGN FAMILY

# PS5 PERIMETER 5 2ND OLYMPUS BLVD ROUNDABOUT ENTRY




## Sign Location 1:
## 1) Along Olympus Village East side of Entrance




FRONT ELEVATION | SCALE: 3/8"= 1'0"

**PS5**

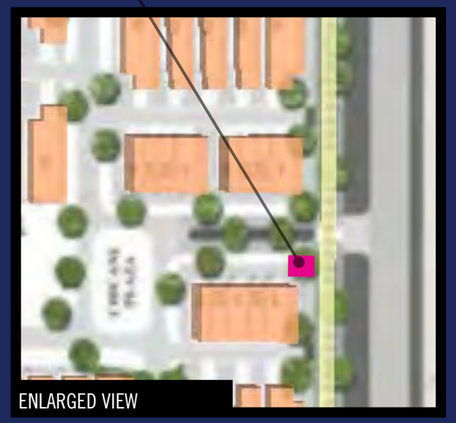
**QTY 1**

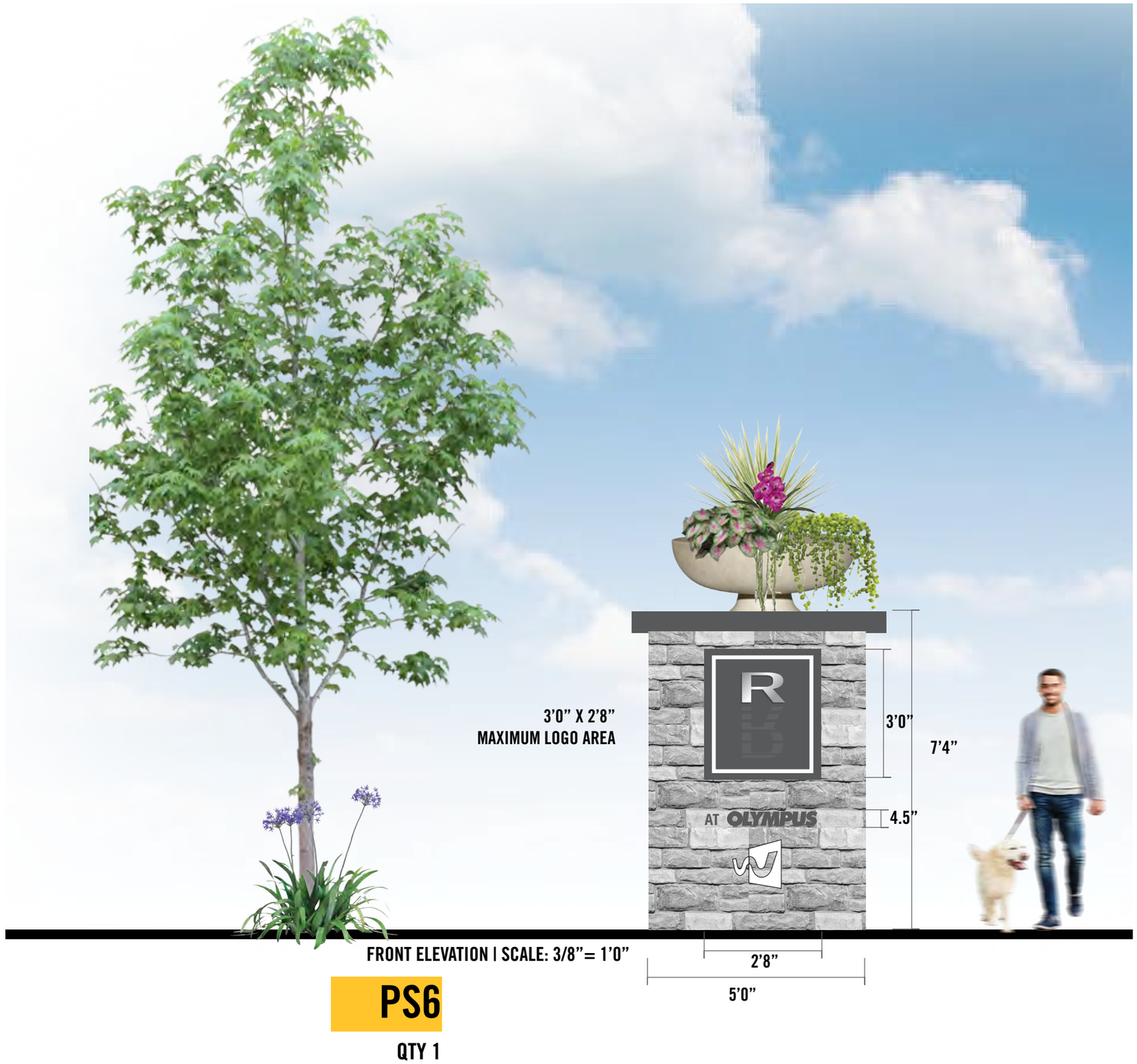
ALL SIGNS MUST COMPLY WITH DARK SKY LIGHTING RULES

SIGN FAMILY

# PS6 PERIMETER 6 SCHOEFIELD ROAD AT CHICANE PLAZA

## Sign Location 2:
## 2) Southside of Schoefield Road & Chicane Plaza




FRONT ELEVATION | SCALE: 3/8"= 1'0"

**PS6**

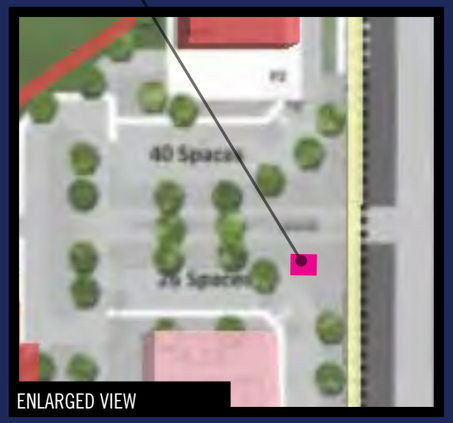
QTY 1

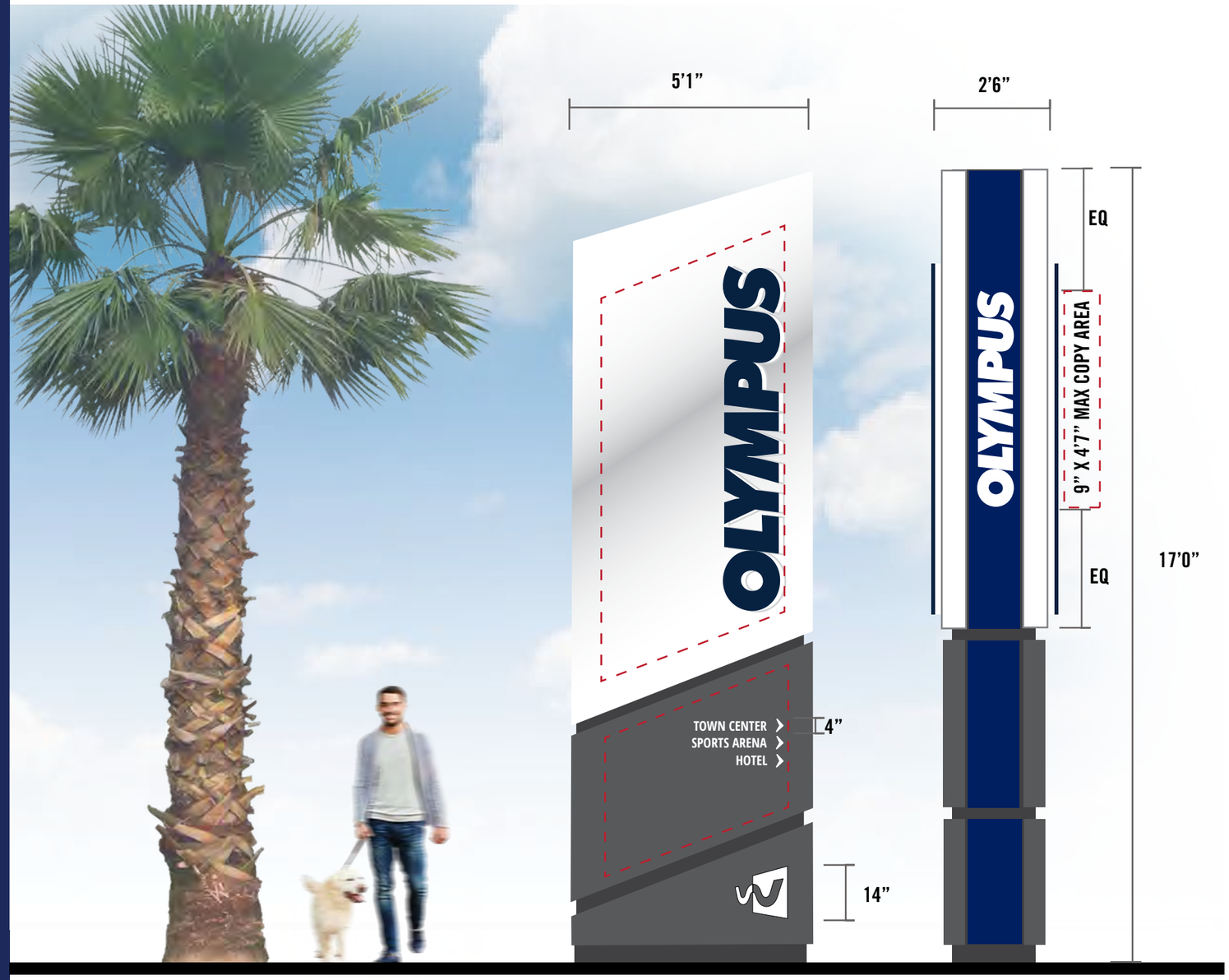
ALL SIGNS MUST COMPLY WITH DARK SKY LIGHTING RULES

SIGN FAMILY

# PS7 PERIMETER 7 SCHOEFIELD WAY AND GAME DAY WAY

## Sign Location:
## 1) West side of Schoefield Road




**PS7**

**QTY 1**

**FRONT ELEVATION**
**SCALE: 3/8”= 1’0”**
**85 SQFT SIGN AREA**
INCLUDES WELLNESS WAY LOGO

**PARCEL ID SIGN**

TOP AREA:
MAXIMUM COPY AREA
4’0” X 9’9”
12” MINIMUM LETTER SIZE
BOTTOM AREA:
4” TALL TYPE
6 LINES OF COPY MAX
ICON USE ALLOWED
14” WELLNESS WAY LOGO

**SIDE VIEW**

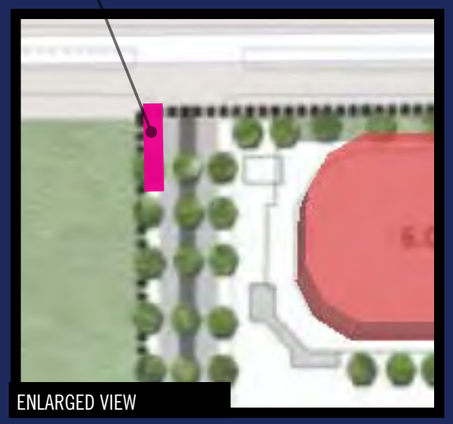
ALL SIGNS MUST COMPLY WITH DARK SKY LIGHTING RULES

SIGN FAMILY

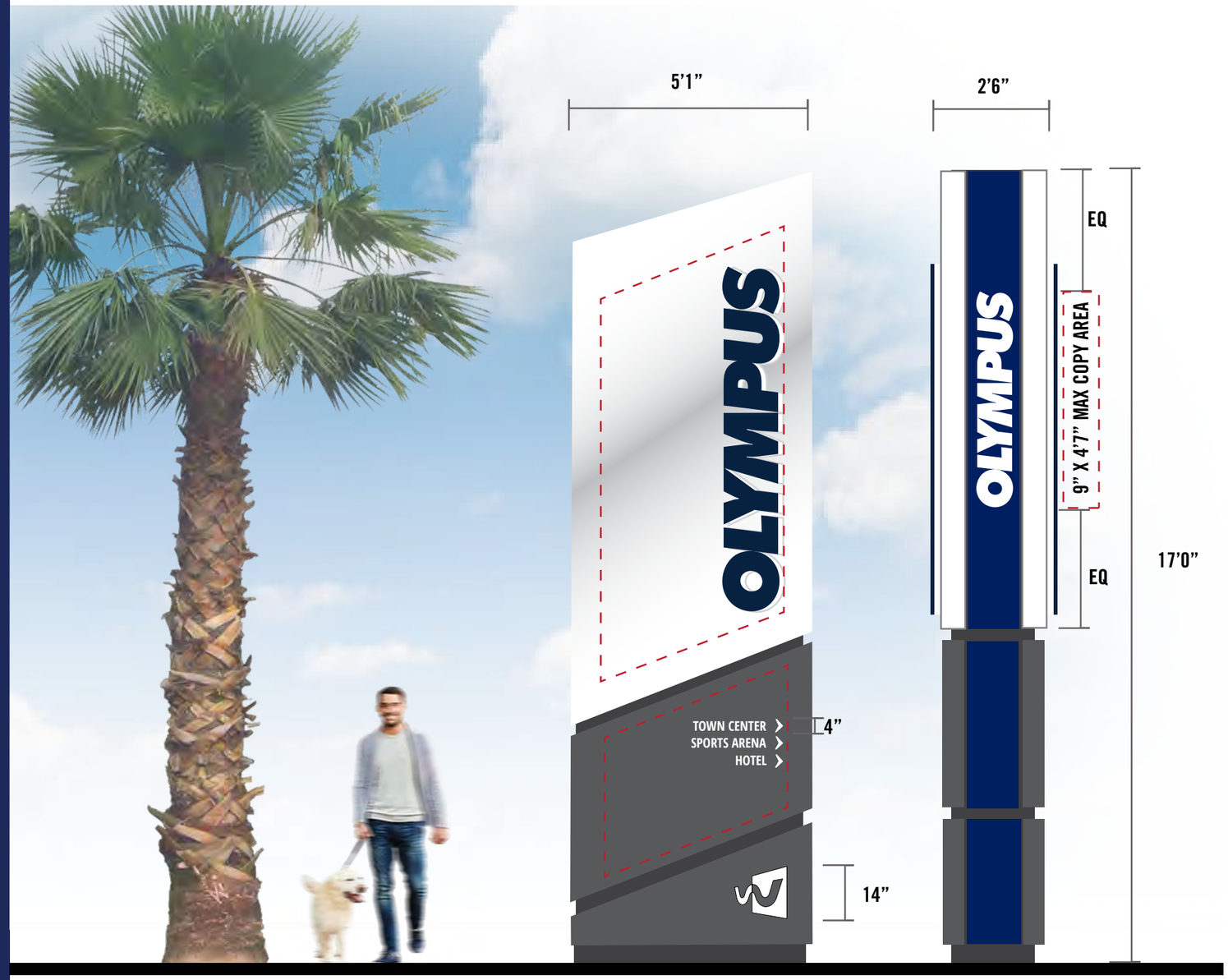
# PS8 PERIMETER 8 WELLNESS WAY AT STADIUM BLVD

KEY MAP

## Sign Location:
## Wellness Way At Stadium Blvd


ENLARGED VIEW

## ALL SIGNS MUST COMPLY WITH DARK SKY LIGHTING RULES




**PS8**
QTY 1

**FRONT ELEVATION**
**SCALE: 3/8”= 1’0”**
**85 SQFT SIGN AREA**
INCLUDES WELLNESS WAY LOGO

**PARCEL ID SIGN**
TOP AREA:
MAXIMUM COPY AREA
4’0” X 9’9”
12” MINIMUM LETTER SIZE
BOTTOM AREA:
4” TALL TYPE
6 LINES OF COPY MAX
ICON USE ALLOWED
14” WELLNESS WAY LOGO

**SIDE VIEW**

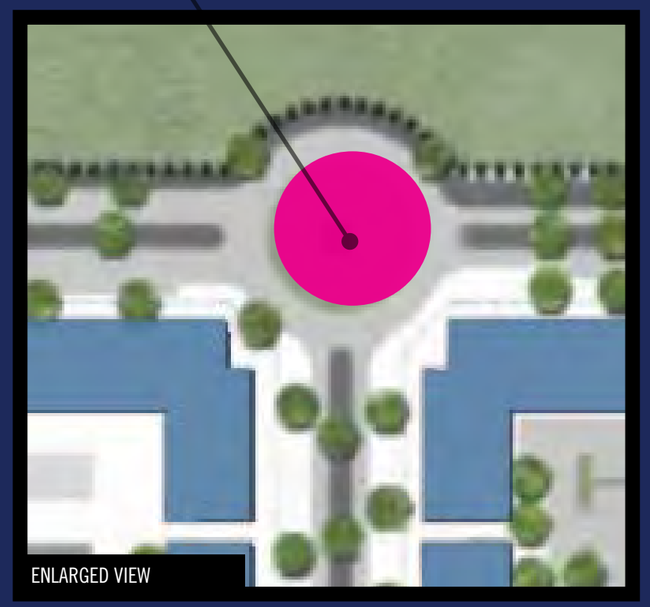
1.11.24
OLYMPUS I CLERMONT, FLORIDA

CREATIVE SIGN DESIGNS

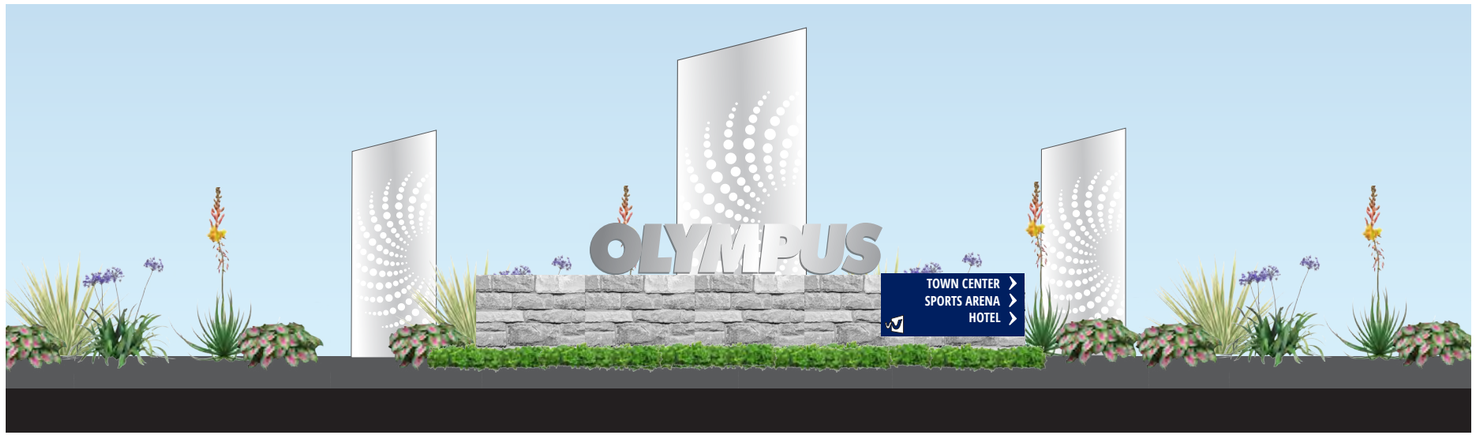
SIGN FAMILY

# PS9 PERIMETER 9 EPIC BLVD ROUNDABOUT CENTER

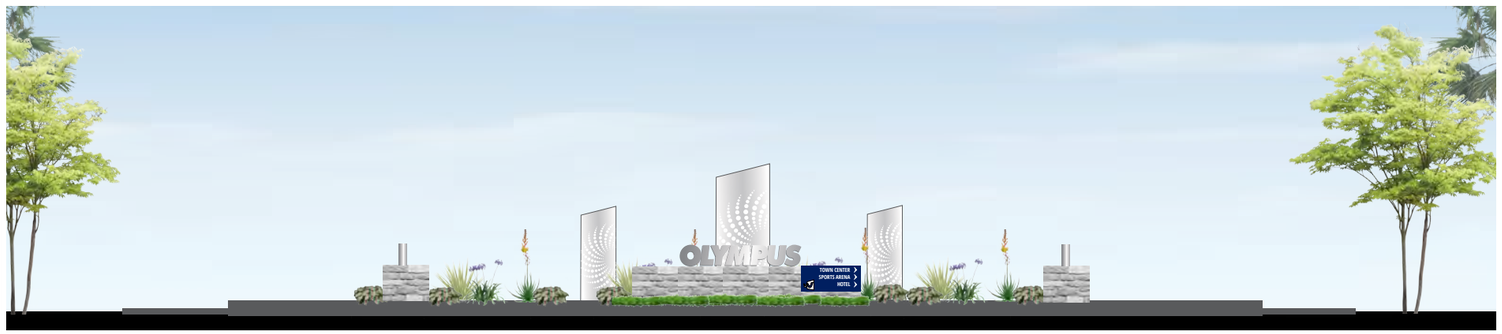
## Sign Location:
## 1) Center of Roundabout on Epic Blvd at Olympus Village Drive




**ALL SIGNS MUST COMPLY WITH DARK SKY LIGHTING RULES**




**NOTE: WAYFINDING TO APPEAR ON WALLS OR COLUMNS AS NEEDED**

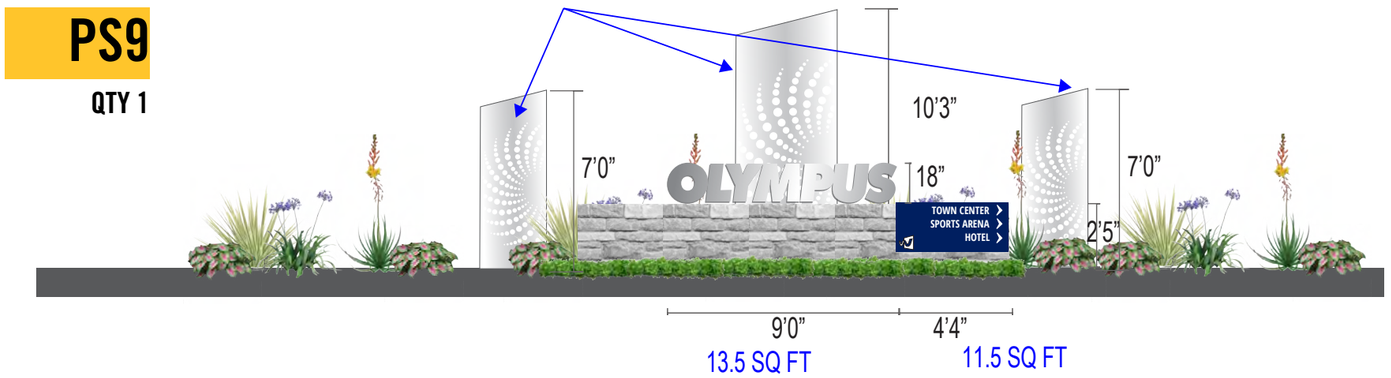



**NOTE: DECORATIVE OR ILLUMINATED COLUMNS NOT CONSIDERED SIGNAGE**

**PS9**

**QTY 1**

DECORATIVE LANDSCAPE ELEMENTS



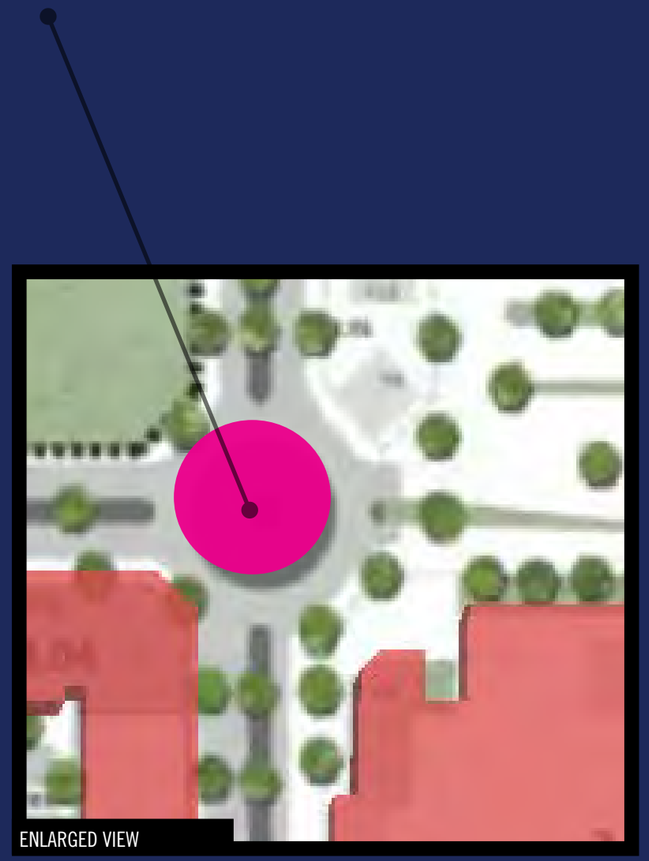

1.11.24
OLYMPUS I CLERMONT, FLORIDA

CREATIVE SIGN DESIGNS

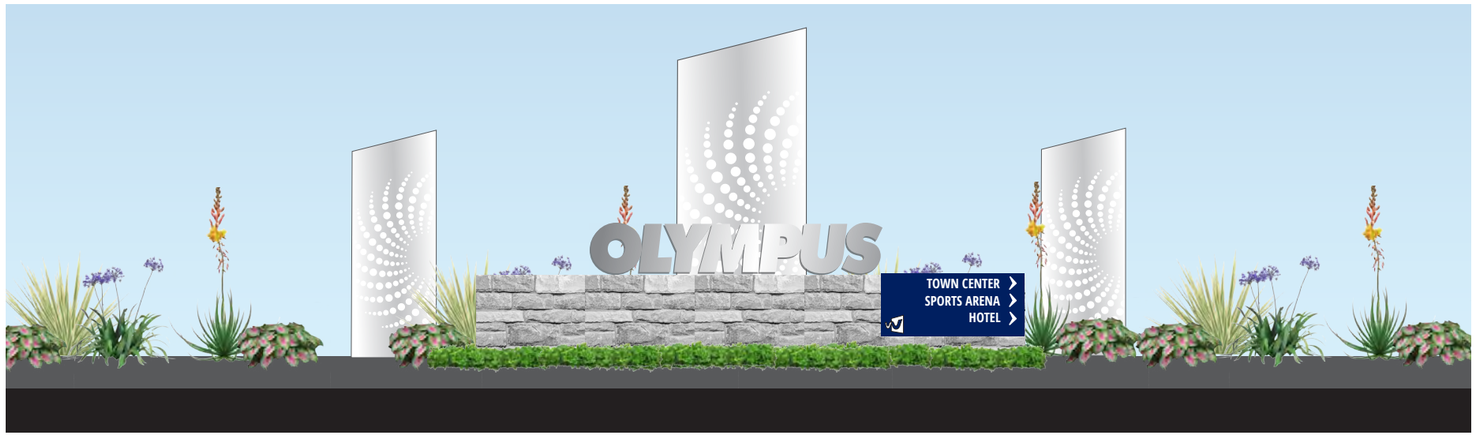
SIGN FAMILY

# PS10 PERIMETER 10 ARENA BLVD ROUNDABOUT CENTER

## Sign Location:
1) Center of Roundabout on Arena Blvd at Olympus Village Drive




ALL SIGNS MUST COMPLY WITH DARK SKY LIGHTING RULES

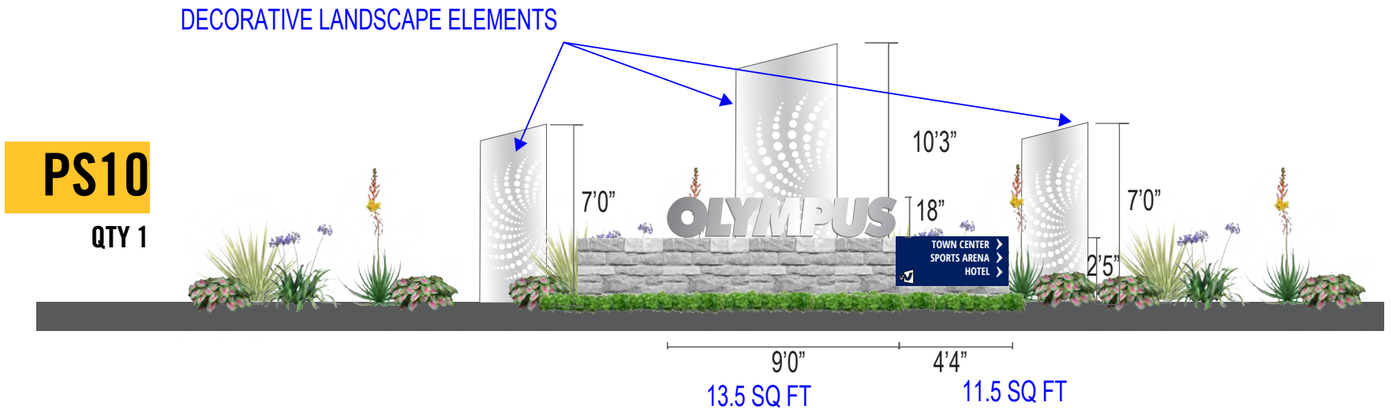



NOTE: WAYFINDING TO APPEAR ON WALLS OR COLUMNS AS NEEDED

NOTE: DECORATIVE OR ILLUMINATED COLUMNS NOT CONSIDERED SIGNAGE

**PS10**

**QTY 1**



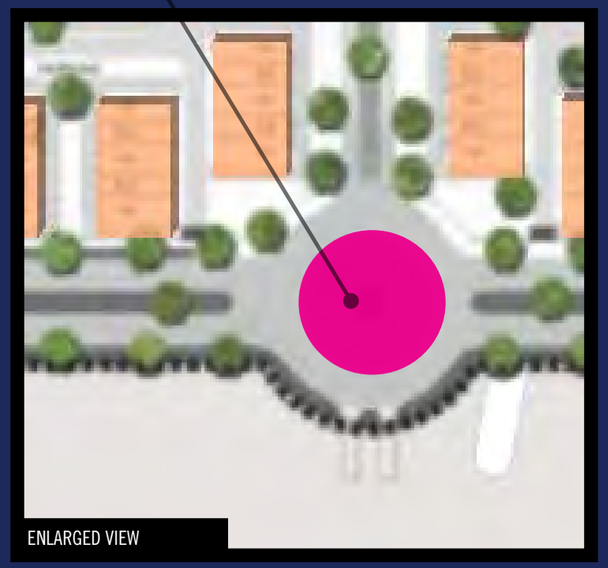

1.11.24
OLYMPUS I CLERMONT, FLORIDA

CREATIVE SIGN DESIGNS

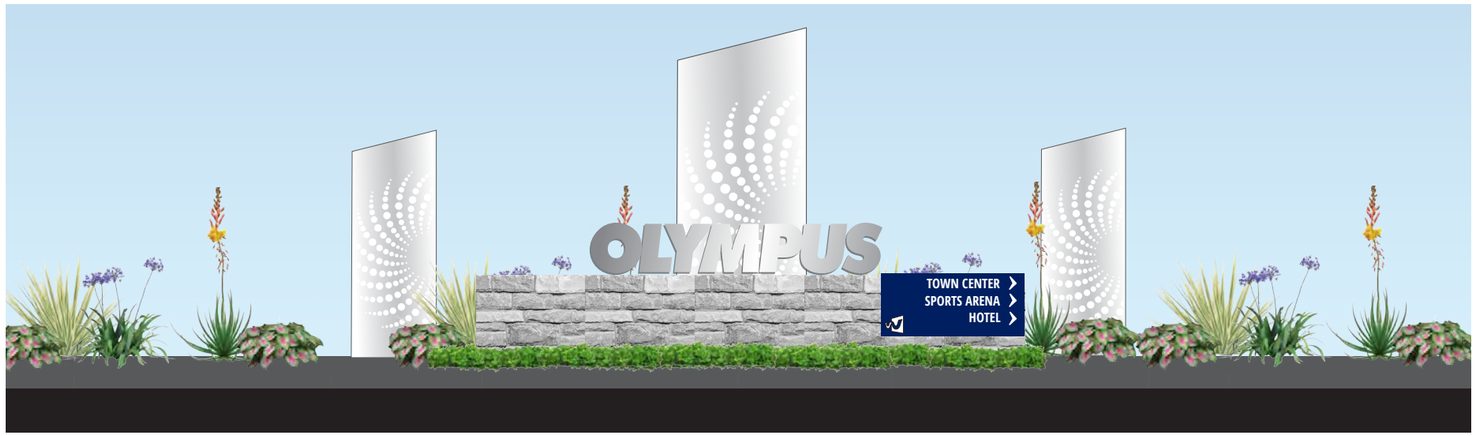
SIGN FAMILY

# PS11 PERIMETER 11 OLYMPUS BLVD ROUNDABOUT CENTER

## Sign Location:
1) Center of Roundabout on Olympus Blvd at Olympus Village Drive




ALL SIGNS MUST COMPLY WITH DARK SKY LIGHTING RULES

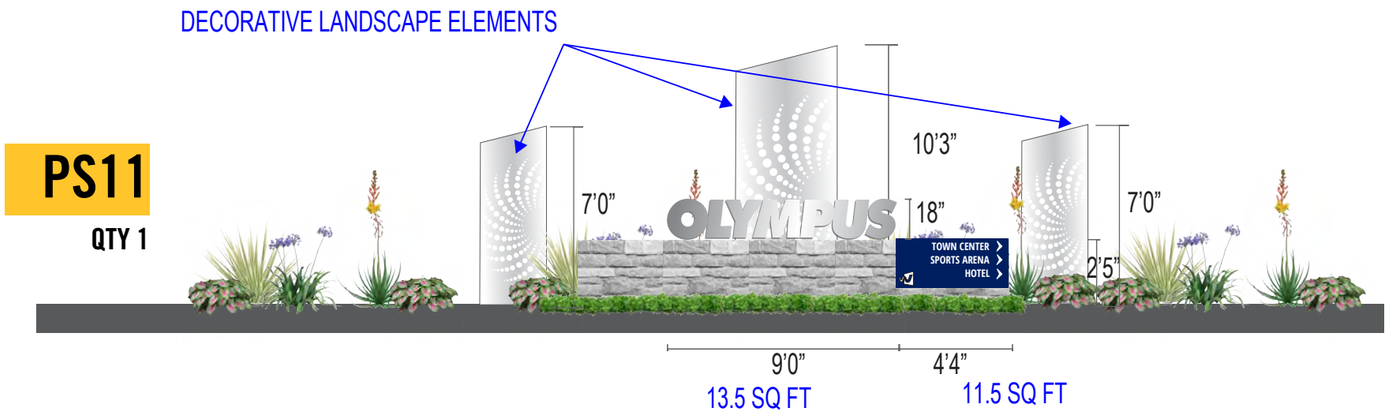



NOTE: WAYFINDING TO APPEAR ON WALLS OR COLUMNS AS NEEDED

NOTE: DECORATIVE OR ILLUMINATED COLUMNS NOT CONSIDERED SIGNAGE

**PS11**

**QTY 1**

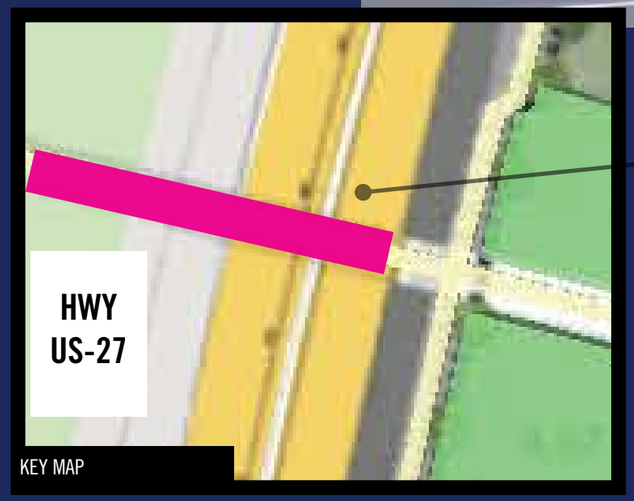



1.11.24
OLYMPUS I CLERMONT, FLORIDA

CREATIVE SIGN DESIGNS

SIGN FAMILY

# LL1 LAKE LOUISA HWY OVERPASS BRIDGE ID - OPTIONAL




ALL SIGNS MUST COMPLY WITH DARK SKY LIGHTING RULES

HIGHWAY OVERPASS BRIDGE IDENTITY TO BE LOCATED ON PEDESTRIAN FOOTBRIDGE TO BE LOCATED OVER HWY 1-27
NOTE: PEDESTRIAN BRIDGE AND SIGNAGE SUBJECT TO LOCAL GOVERNMENTAL APPROVAL, GRANT PARTICIPATION, FDOT & FHA APPROVALS & REGULATIONS
LOCATION TO BE DETERMINED
MAXIMUM TEXT COPY AREA IS 4'0" X 42'0"

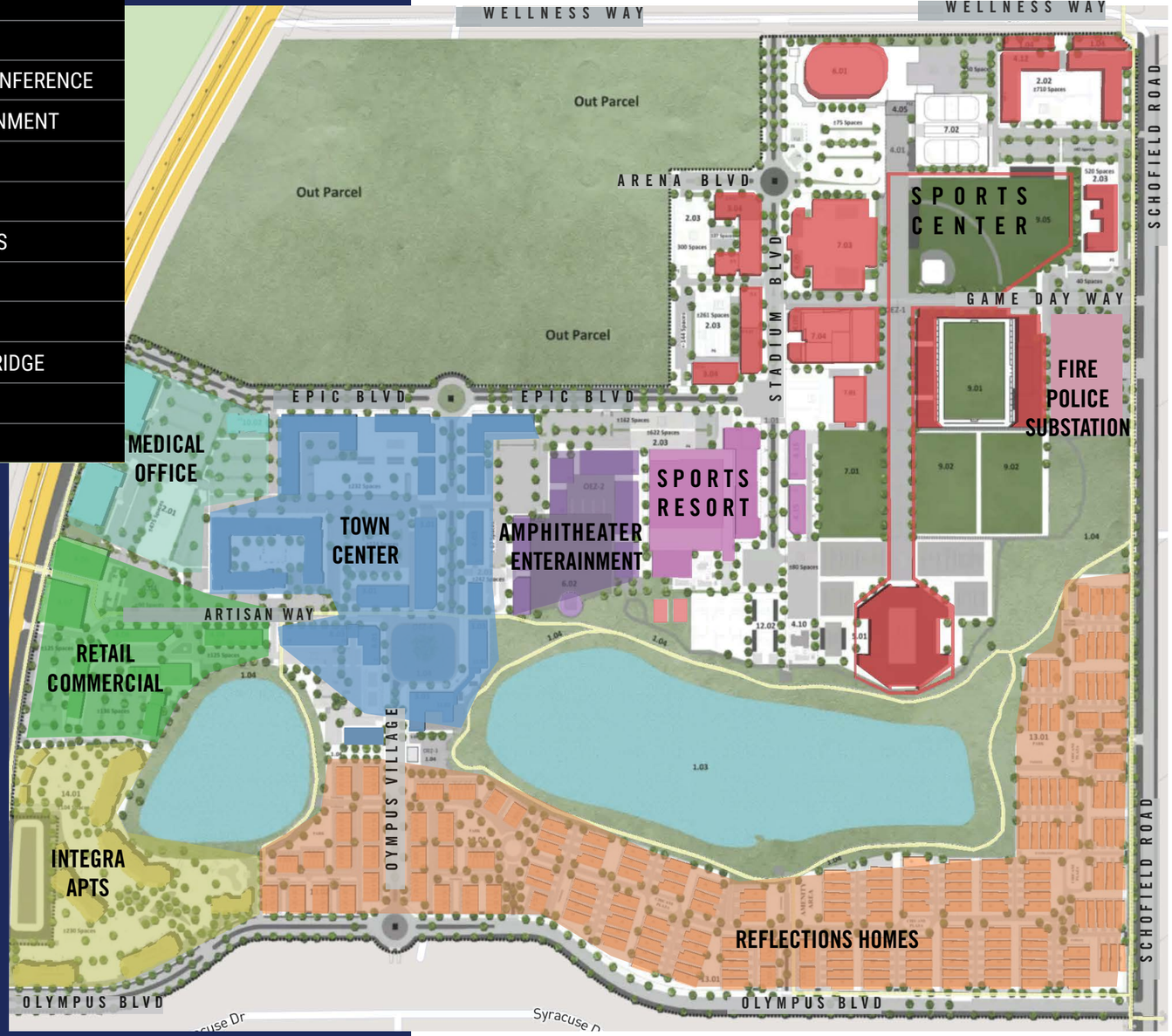
**NOTE: PEDESTRIAN BRIDGE AND SIGNAGE SUBJECT TO LOCAL GOVERNMENTAL APPROVAL, GRANT PARTICIPATION, FDOT & FHA APPROVALS & REGULATIONS**

**LL1**
**QTY 1**

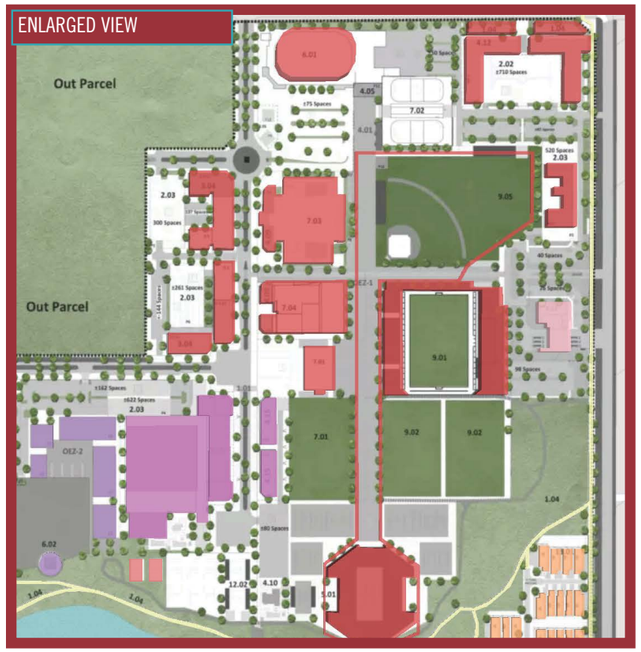
SIGN FAMILY

# SC SPORTS CAMPUS SITE PLAN

| SIGN TYPE LEGEND | |
|---|---|
| SC | SPORTS CAMPUS SIGNS |
| TR | OLYMPUS TRAIL SIGNS |
| SR | SPORTS RESORT HOTEL & CONFERENCE |
| ET | AMPHITHEATER & ENTERTAINMENT |
| TC | OLYMPUS TOWN CENTER |
| MO | MEDICAL OFFICE |
| AP | INTEGRA APARTMENT HOMES |
| RF | REFLECTIONS HOMES |
| RT | RETAIL & COMMERCIAL |
| LL | LAKE LOUISA PEDESTRIAN BRIDGE |
| FP | FIRE & POLICE SUBSTATION |
| PS | WELLNESS WAY PERIMETER |




ENLARGED VIEW




## Internal Signage

**SC**

## SPORTS CAMPUS SIGNS

ALL SIGNS MUST COMPLY WITH DARK SKY LIGHTING RULES

SIGN FAMILY

# SC SPORTS CAMPUS SIGN SPECIFICATION TABLE

| SIGN TYPE | DESCRIPTION | SIGN CLASSIFICATION | SIGN LOCATION | MAX SIGN FACE | MAX QTY | MAX HEIGHT | SQ FT | MAX COPY MAX LOGO | WELLNESS WAY LOGO | LOGOS ALLOWED | ILLUMINATION | ZONE | ZONE COLOR ID |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| SC - ID | SIGN TYPE | | | | | | | | | | | | |
| SC - PI.01 | PARCEL IDENTITY TENANT NAME | PARCEL IDENTITY | SCHOEFIELD WAY AND GAME DAY WAY | 2 | 1 | 17’ | 85 | MAXIMUM COPY AREA 4’0” X 9’6” 12” MIN. LETTER SIZE 2 LINES OF COPY MAX | PERMITTED | OLYMPUS | INTERNAL OR EXTERNAL | SPORTS CAMP | RED CLAY |
| SC - BI.01 | TENANT NAME | BUILDING IDENTITY | SCHOEFIELD WAY AND GAME DAY WAY | 2 | 1 | 13’8” | 85 | MAXIMUM COPY AREA 3’2” X 7’6” 12” MINIMUM LETTER SIZE 2 LINES OF COPY MAX | PERMITTED | OLYMPUS | INTERNAL OR EXTERNAL | SPORTS CAMP | RED CLAY |
| SC - ZI.01 | SPORT CAMPUS | ZONE IDENTITY | WELLNESS WAY AT STADIUM BLVD | 2 | 1 | 15 | 85 | MAXIMUM COPY AREA 1’3” X 6’3” 6” MINIMUM LETTER SIZE 1 LINES OF COPY MAX | PERMITTED | OLYMPUS | INTERNAL OR EXTERNAL | SPORTS CAMP | RED CLAY |
| SC-ZD.01 | SPORTS ICON ARROW(S) | ZONE DIRECTIONAL | WELLNESS WAY AT STADIUM BLVD | 2 | 1 | 6’7” | 14 | ARROWS OPTIONAL 13” MAX ICON | PERMITTED | Y | INTERNAL OR EXTERNAL | SPORTS CAMP | RED CLAY |
| SC - TID1.01 | OLYMPUS 4-TENANT PANELS | MULTI-TENANT ID SIGN TYPE 1 | WEST OR EAST BUILDING FACADE STADIUM BLVD | 2 | 2 | 15’ | 79.5 | TENANT PANEL 9.25” X 4’10” | PERMITTED | Y | Y | SPORTS CAMP | RED CLAY |

FOR BUILDING & TENANT SIGNS REFER TO PAGES 72 - 83 IN TENANT SIGN GUIDELINES SECTION

*-Final sign locations and signtypes to be based on DRB and ARB Approval*

ALL SIGNS MUST COMPLY WITH DARK SKY LIGHTING RULES

SIGN FAMILY

# SC SPORTS CAMPUS SIGN SPECIFICATION TABLE

| SIGN TYPE | DESCRIPTION | SIGN CLASSIFICATION | SIGN LOCATION | MAX SIGN FACE | MAX QTY | MAX HEIGHT | SQ FT | MAX COPY MAX LOGO | WELLNESS WAY LOGO | LOGOS ALLOWED | ILLUMINATION | ZONE | ZONE COLOR ID |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| SC - TID2.01 | OLYMPUS 7-TENANT PANELS | MULTI-TENANT ID SIGN TYPE 2 | EAST BUILDING FACADE AT SCHOFIELD ROAD | 2 | 2 | 15’ | 150 | TENANT PANEL 14”X 86” | ALLOWED | Y | Y | SPORTS CAMP | RED CLAY |
| SC - TO.01 | TENANT NAME ICON OR LOGO | TENANT TOWER | TBD | 2 | 2 | 15’ | 42 | MAXIMUM COPY AREA 13” X 11’9” 12” MINIMUM LETTER SIZE 1 LINES OF COPY MAX ICON USE OPTIONAL | ALLOWED | Y | Y | SPORTS CAMP | RED CLAY |

## FOR BUILDING & TENANT SIGNS REFER TO PAGES 72 - 83 IN TENANT SIGN GUIDELINES SECTION

*-Final sign locations and signtypes to be based on DRB and ARB Approval*

## ALL SIGNS MUST COMPLY WITH DARK SKY LIGHTING RULES

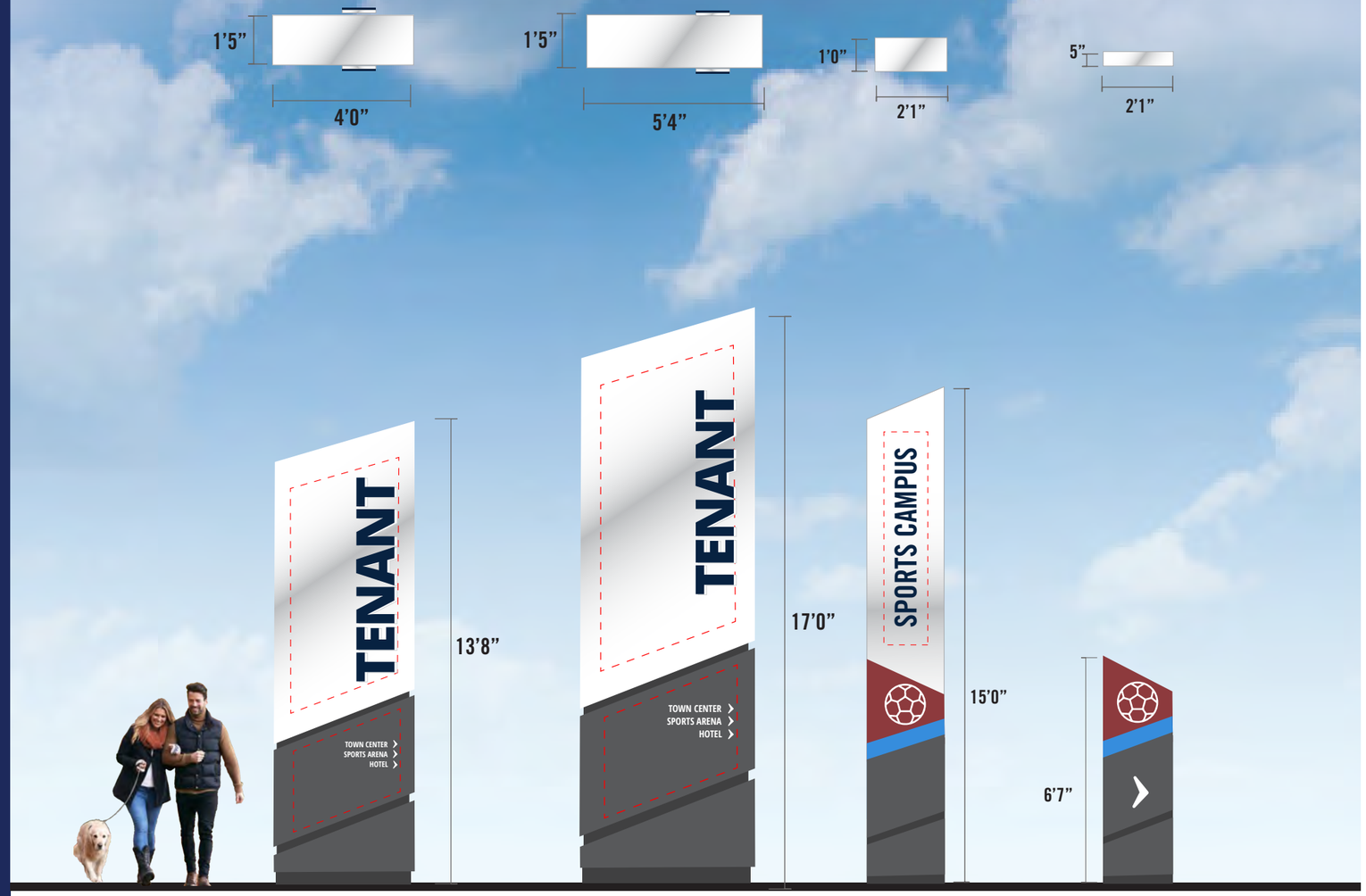
SIGN FAMILY

# SC SPORTS CAMPUS

PARCEL ID SIGN
BUILDING SIGN
ZONE SIGN
ZONE DIRECTIONAL

*-Final sign locations and signtypes to be based on DRB and ARB Approval*

**ALL SIGNS MUST COMPLY WITH DARK SKY LIGHTING RULES**




**FRONT ELEVATION**
**SCALE: 1/4"= 1'0"**

**BUILDING ID SIGN**

MAXIMUM COPY AREA
3'2" X 7'6"
12" MINIMUM LETTER SIZE
2 LINES OF COPY MAX

MAXIMUM COPY AREA
3'1" X 3'7"
2" MINIMUM LETTER SIZE
ICON USE ALLOWED

**SC-BI.1**

**PARCEL ID SIGN**

MAXIMUM COPY AREA
4'0" X 9'6"
12" MINIMUM LETTER SIZE
2 LINES OF COPY MAX

MAXIMUM COPY AREA
3'11" X 4'6"
2" MINIMUM LETTER SIZE
ICON USE ALLOWED

**SC-PI.1**

**ZONE SIGN**

ZONE COLOR
ZONE ICON

MAXIMUM COPY AREA
1'3" X 6'3"
6" MINIMUM LETTER SIZE
1 LINES OF COPY MAX

**SC-ZI.1**

**ZONE DIRECTIONAL**

ZONE COLOR
ZONE ICON

ARROWS OPTIONAL
13" MAX ICON

**SC-ZD.1**

SIGN FAMILY

**SC** SPORTS CAMPUS

# MULTI-TENANT ID SIGN 1
# MULTI-TENANT ID SIGN 2

ENLARGED VIEW

*-Final sign locations and signtypes to be based on DRB and ARB Approval*

ALL SIGNS MUST COMPLY WITH DARK SKY LIGHTING RULES

**FRONT ELEVATION**
**SCALE: 1/4"= 1'0"**

**MULTI-TENANT ID SIGN TYPE 1**

MAXIMUM COPY AREA
9.25" X 4'10"
3" MINIMUM LETTER SIZE
2 LINES OF COPY MAX
ICON USE OPTIONAL

**79.5 SQ ft**

MAXIMUM COPY AREA
9.25" X 4'10"

**SC-TID1.1**

**MULTI-TENANT ID SIGN TYPE 2**

MAXIMUM COPY AREA
14" X 86"
5" MINIMUM LETTER SIZE
2 LINES OF COPY MAX
ICON USE OPTIONAL

**150 SQ ft**

MAXIMUM TENANT COPY AREA
14" X 86"

**SC-TID2.1**

**2'3"**
**SIDE VIEW**

SIGN FAMILY

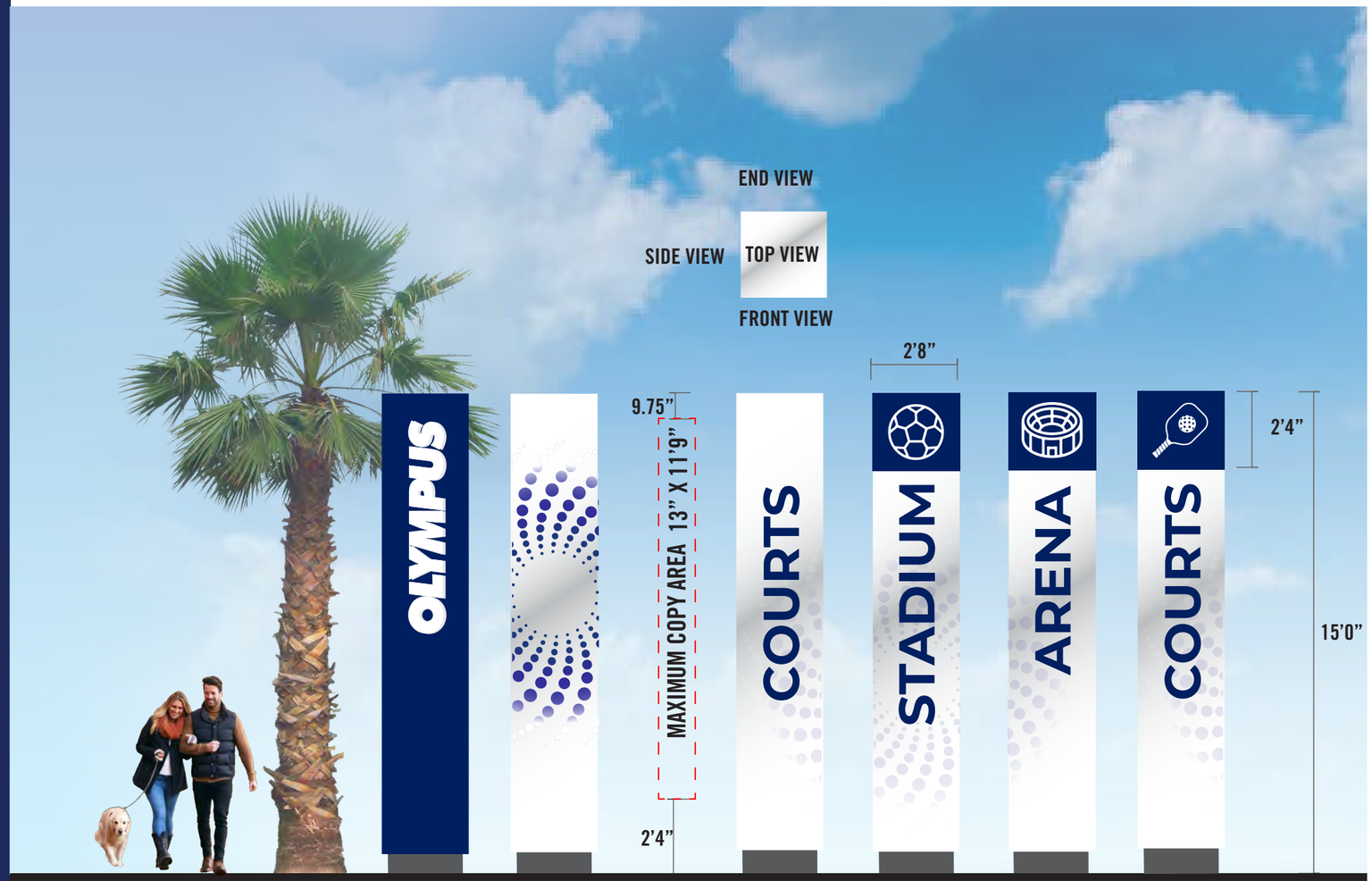
**SC** SPORTS CAMPUS

## SPORTS ZONE TOWER

ENLARGED VIEW

*-Final sign locations and signtypes to be based on DRB and ARB Approval*

**ALL SIGNS MUST COMPLY WITH DARK SKY LIGHTING RULES**




**FRONT ELEVATION**
**SCALE: 1/4"= 1'0"**

**END VIEW** | **SIDE VIEW** | **FRONT VIEW**

ONE SIGN TYPE JUST SHOWING 3 SIDES

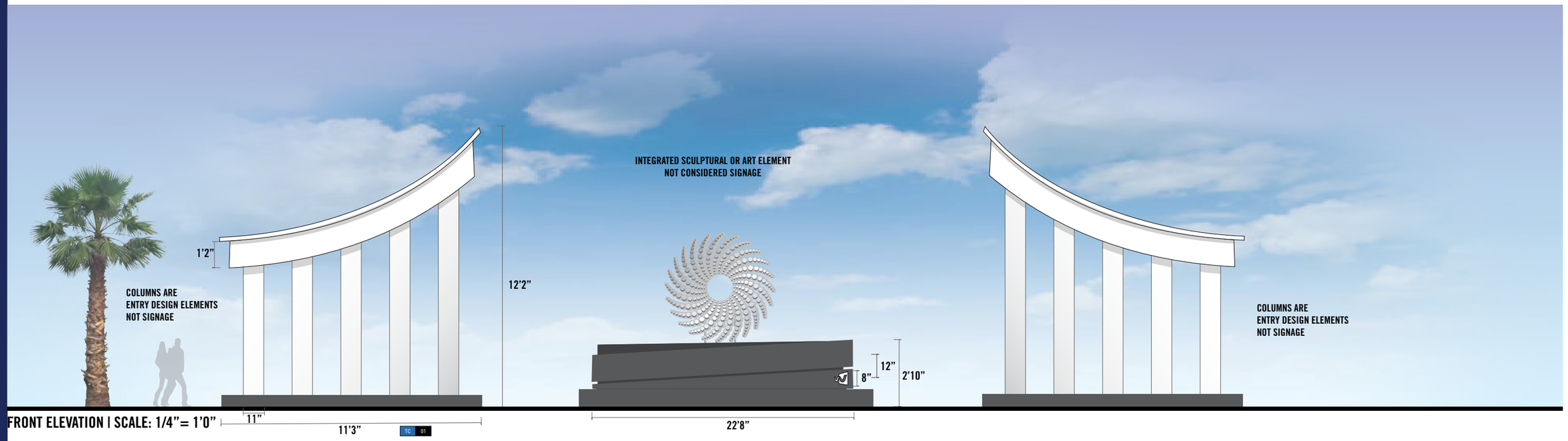
**SPORTS ZONE TOWER**

MAXIMUM COPY AREA
13" X 11'9"
12" MINIMUM LETTER SIZE
1 LINES OF COPY MAX
ICON USE OPTIONAL
42 SQFT

**SC-TO.1**

# INTERIOR PROJECT ARCHITECTURAL FEATURES CAN BE USED WITH APPROVED SIGNAGE

FRONT ELEVATION | SCALE: 1/4"= 1'0"




FRONT ELEVATION | SCALE: 1/4"= 1'0"

ALL SIGNS MUST COMPLY WITH DARK SKY LIGHTING RULES

Epic Arena
Conceptual Artist Rendering. Subject to Change.

## LARGE DIGITAL SCREEN MAX 1600 SQ FT

## SPONSOR OR ARENA NAME - 4’ -8’ CHANNEL LETTERS

FOR BUILDING SIGNS & TENANT SIGNS REFER TO PAGE 72 & 83 OR TENANT SIGN GUIDELINES SECTION

*-Final sign locations and signtypes to be based on DRB and ARB Approval*

ALL SIGNS MUST COMPLY WITH DARK SKY LIGHTING RULES

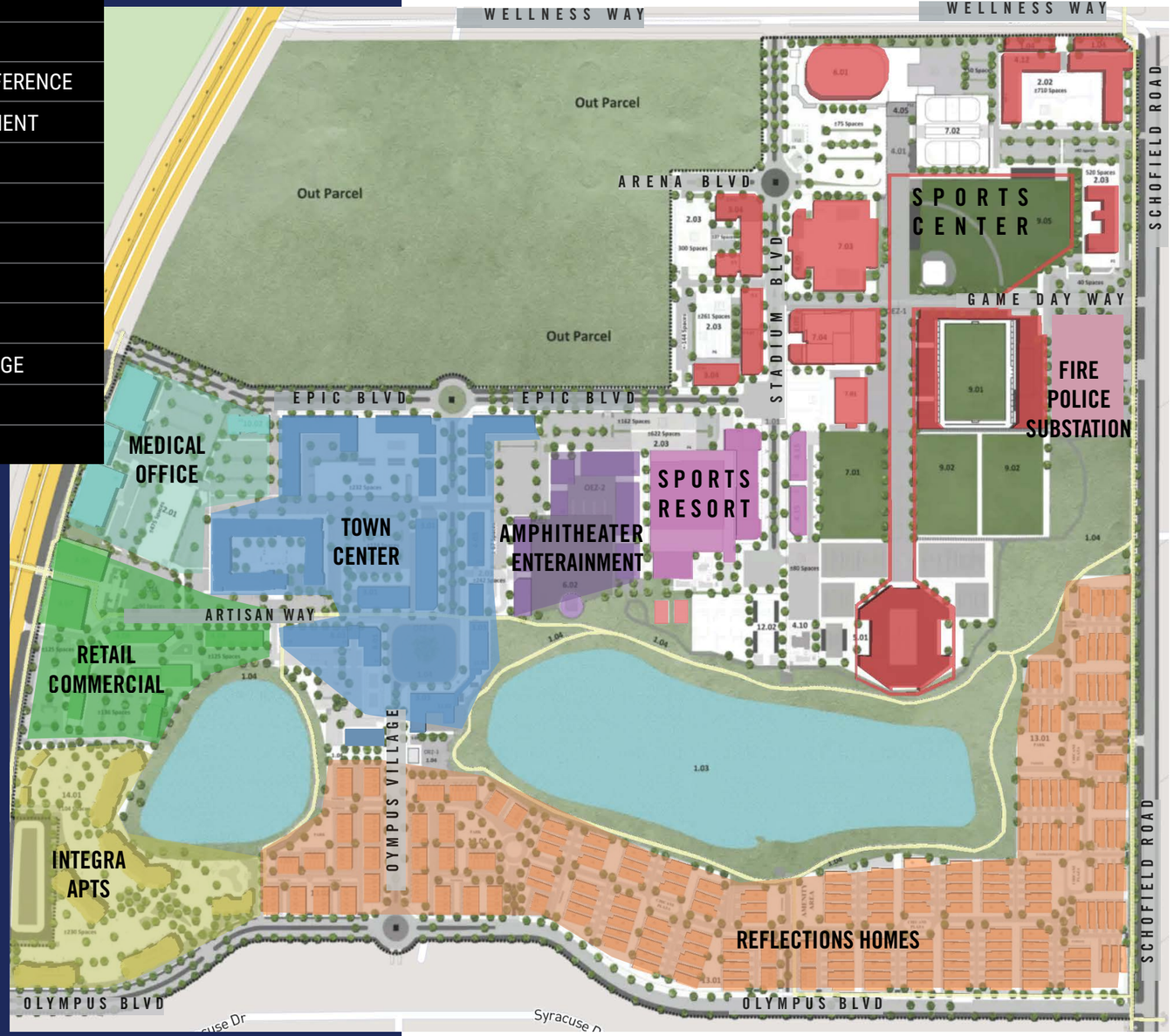
SC-BU.1

SIGN FAMILY

# MO

## SITE MAP | ZONE LEGEND

| SIGN TYPE LEGEND | |
|---|---|
| SC | SPORTS CAMPUS SIGNS |
| TR | OLYMPUS TRAIL SIGNS |
| SR | SPORTS RESORT HOTEL & CONFERENCE |
| ET | AMPHITHEATER & ENTERTAINMENT |
| TC | OLYMPUS TOWN CENTER |
| MO | MEDICAL OFFICE |
| AP | INTEGRA APARTMENT HOMES |
| RF | REFLECTIONS HOMES |
| RT | RETAIL & COMMERCIAL |
| LL | LAKE LOUISA PEDESTRIAN BRIDGE |
| FP | FIRE & POLICE SUBSTATION |
| PS | WELLNESS WAY PERIMETER |



# MO

## MEDICAL OFFICE BUILDING AREA

ALL SIGNS MUST COMPLY WITH DARK SKY LIGHTING RULES

SIGN FAMILY

# MO MEDICAL OFFICE I HEALTH CAMPUS

## SIGN SPECIFICATION TABLE

| SIGN TYPE | DESCRIPTION | SIGN CLASSIFICATION | SIGN LOCATION | MAX SIGN FACE | MAX QTY | MAX HEIGHT | SQ FT | MAX COPY MAX LOGO | WELLNESS WAY LOGO | LOGOS ALLOWED | ILLUMINATION | ZONE | ZONE COLOR ID |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| SC - ID | SIGN TYPE | | | | | | | | | | | | |
| MO - PI.01 | PARCEL IDENTITY TENANT NAME | PARCEL IDENTITY | SCHOEFIELD WAY AND GAME DAY WAY | 2 | 1 | 17' | 85 | MAXIMUM COPY AREA 4'0" X 9'6" 12" MIN. LETTER SIZE 2 LINES OF COPY MAX | PERMITTED | OLYMPUS | INTERNAL OR EXTERNAL | MEDICAL HEALTH CAMPUS | LT BLUE |
| MO - BI.01 | TENANT NAME | BUILDING IDENTITY | SCHOEFIELD WAY AND GAME DAY WAY | 2 | 1 | 13'8" | 85 | MAXIMUM COPY AREA 3'2" X 7'6" 12" MINIMUM LETTER SIZE 2 LINES OF COPY MAX | PERMITTED | OLYMPUS | INTERNAL OR EXTERNAL | MEDICAL HEALTH CAMPUS | LT BLUE |
| MO - ZI.01 | SPORT CAMPUS | ZONE IDENTITY | WELLNESS WAY AT STADIUM BLVD | 2 | 1 | 15' | 85 | MAXIMUM COPY AREA 1'3" X 6'3" 6" MINIMUM LETTER SIZE 1 LINES OF COPY MAX | PERMITTED | OLYMPUS | INTERNAL OR EXTERNAL | MEDICAL HEALTH CAMPUS | LT BLUE |
| MO-ZD.01 | SPORTS ICON ARROW(S) | ZONE DIRECTIONAL | WELLNESS WAY AT STADIUM BLVD | 2 | 1 | 6'7" | 14 | ARROWS OPTIONAL 13" MAX ICON | PERMITTED | SPORTS ICON | INTERNAL OR EXTERNAL | MEDICAL HEALTH CAMPUS | LT BLUE |
| | | | | | | | | | | | | | |

FOR BUILDING & TENANT SIGNS REFER TO PAGES 72 - 83 IN TENANT SIGN GUIDELINES SECTION

*-Final sign locations and signtypes to be based on DRB and ARB Approval*

ALL SIGNS MUST COMPLY WITH DARK SKY LIGHTING RULES

SIGN FAMILY

**MO** MEDICAL OFFICE

## INTERIOR PROJECT SIGNS

PARCEL ID SIGN
BUILDING SIGN
ZONE SIGN

FRONT ELEVATION | SCALE: NTS

PS3

MO-ZD.1

MO-BI.1

MO-ZI.1

ALL SIGNS MUST COMPLY WITH DARK SKY LIGHTING RULES

SIGN FAMILY

# MO MEDICAL OFFICE

PARCEL ID SIGN A OR B
ZONE SIGN
ZONE DIRECTIONAL

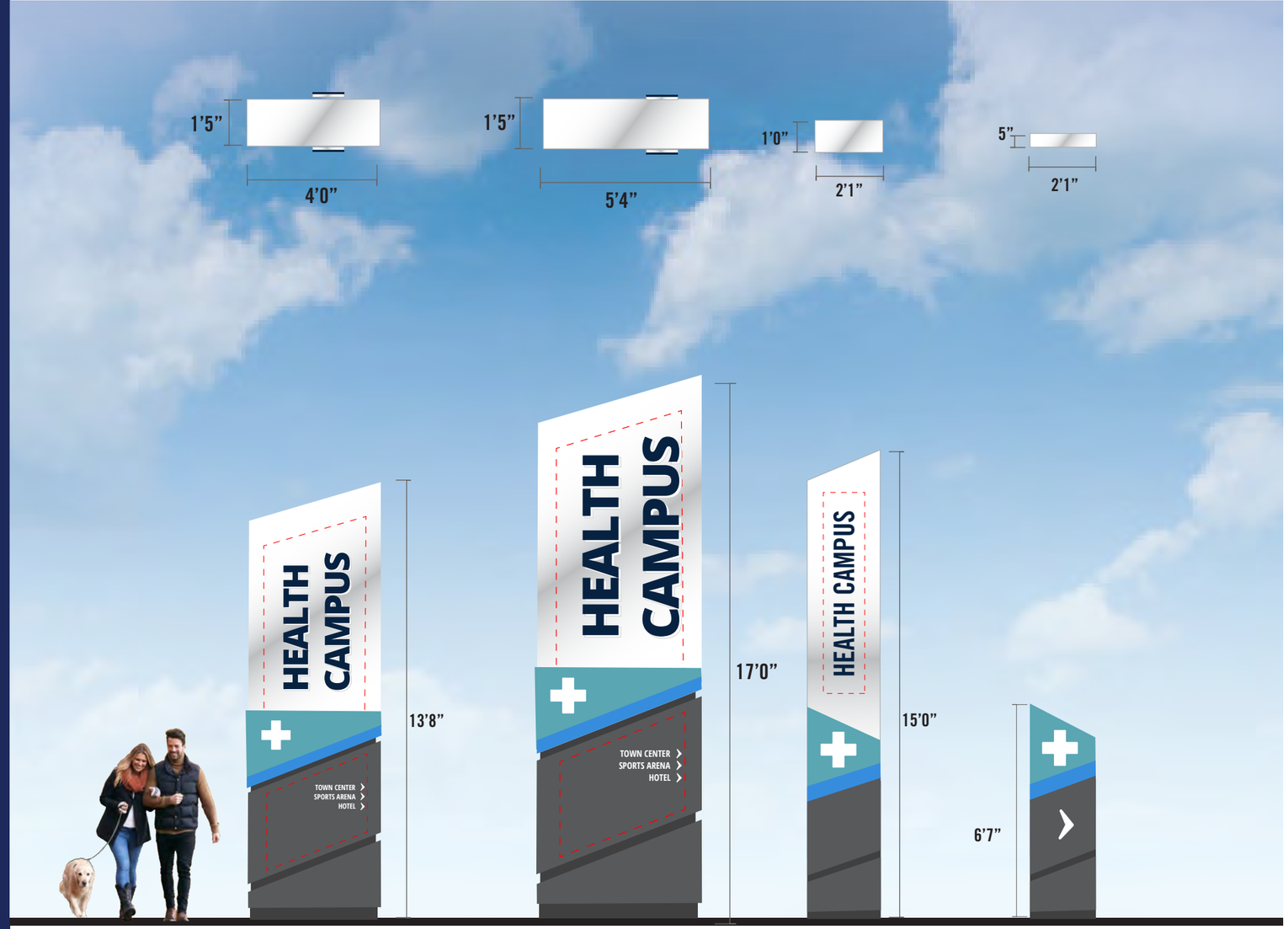
## MEDICAL OFFICE

### Sign Locations:

FOR BUILDING & TENANT SIGNS REFER TO PAGE 67 & 72 IN TENANT SIGN GUIDELINES SECTION

*-Final sign locations and signtypes to be based on DRB and ARB Approval*

ALL SIGNS MUST COMPLY WITH DARK SKY LIGHTING RULES




**FRONT ELEVATION**
**SCALE: 1/4"= 1'0"**

**PARCEL ID SIGN B**

MAXIMUM COPY AREA
3'2" X 7'6"
12" MINIMUM LETTER SIZE
2 LINES OF COPY MAX

MAXIMUM COPY AREA
3'1" X 3'7"
2" MINIMUM LETTER SIZE
ICON USE ALLOWED

**MO-BI.1**

**PARCEL ID SIGN A**

MAXIMUM COPY AREA
4'0" X 9'6"
12" MINIMUM LETTER SIZE
2 LINES OF COPY MAX

MAXIMUM COPY AREA
3'11" X 4'6"
2" MINIMUM LETTER SIZE
ICON USE ALLOWED

**MO-PI.1**

**ZONE SIGN**

ZONE COLOR
ZONE ICON

MAXIMUM COPY AREA
1'3" X 6'3"
6" MINIMUM LETTER SIZE
1 LINES OF COPY MAX

**MO-ZI.1**

**ZONE DIRECTIONAL**

ZONE COLOR
ZONE ICON

ARROWS OPTIONAL
13" MAX ICON

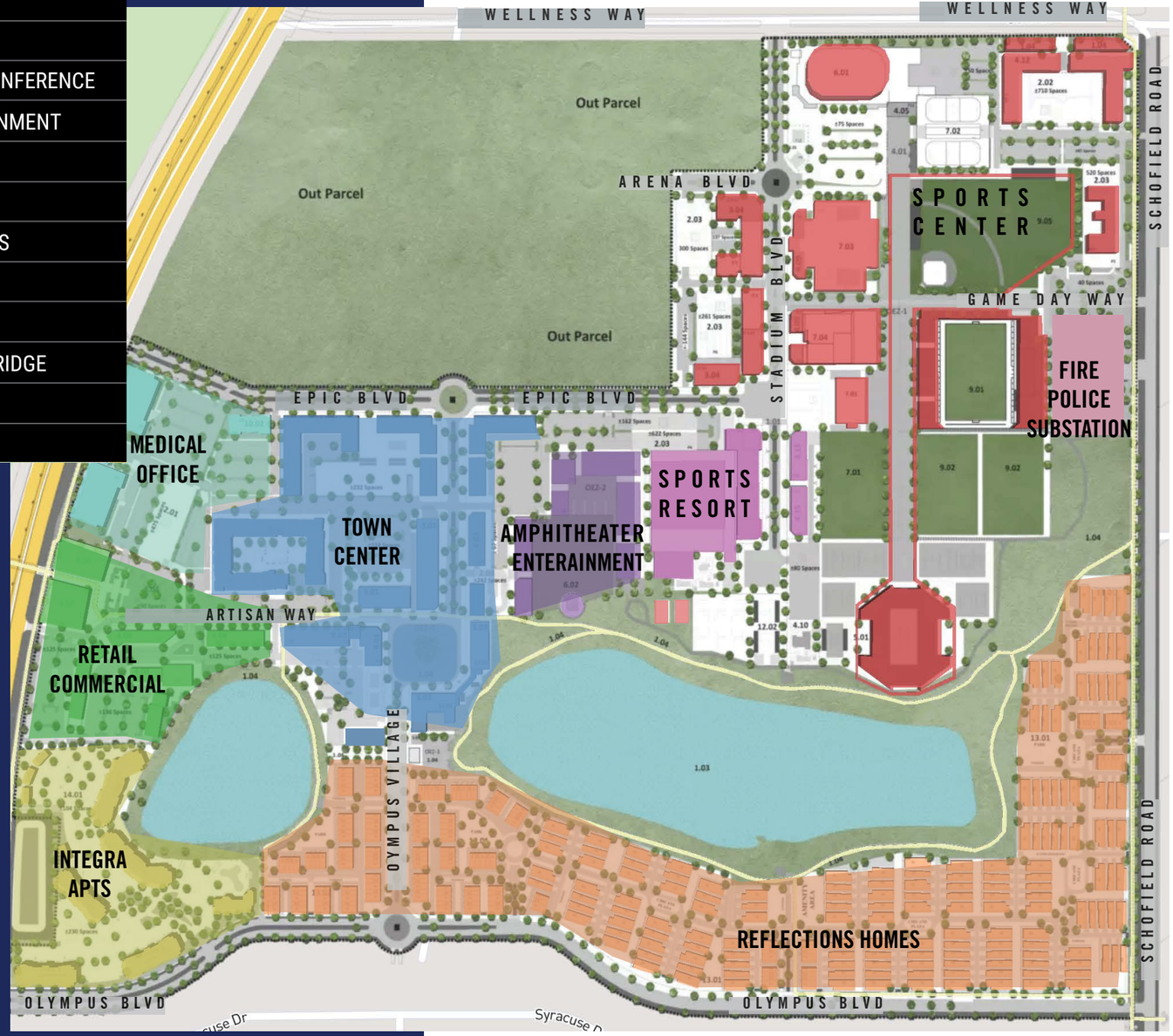
**MO-ZD.1**

SIGN FAMILY

# AP

## SITE MAP | ZONE LEGEND

| SIGN TYPE LEGEND | |
|---|---|
| SC | SPORTS CAMPUS SIGNS |
| TR | OLYMPUS TRAIL SIGNS |
| SR | SPORTS RESORT HOTEL & CONFERENCE |
| ET | AMPHITHEATER & ENTERTAINMENT |
| TC | OLYMPUS TOWN CENTER |
| MO | MEDICAL OFFICE |
| AP | INTEGRA APARTMENT HOMES |
| RF | REFLECTIONS HOMES |
| RT | RETAIL & COMMERCIAL |
| LL | LAKE LOUISA PEDESTRIAN BRIDGE |
| FP | FIRE & POLICE SUBSTATION |
| PS | WELLNESS WAY PERIMETER |




# AP

## INTEGRA APARTMENT HOMES

ALL SIGNS MUST COMPLY WITH DARK SKY LIGHTING RULES

SIGN FAMILY

# AP INTEGRA APARTMENTS

## SIGN SPECIFICATION TABLE

| SIGN TYPE | DESCRIPTION | SIGN CLASSIFICATION | SIGN LOCATION | MAX QTY | SQ FT | OLYMPUS LOGO | LOGOS ALLOWED | ILLUMINATION PERMITTED | ZONE | COLOR |
|---|---|---|---|---|---|---|---|---|---|---|
| AP - ID | PARCEL IDENTITY | PARCEL IDENTITY | | | | | | | | |
| AP - P1 | PARCEL IDENTITY | PARCEL ID | OF EPIC BLVD SIGN | 1 | 85 | Y | Y | Y | AP | PISTACHIO |
| AP - B1 | TENANT IDENTITY | BUILDING OR TENANT ID | BUILDING 1 | 1 PER BUILDING | 3 SQ PER LINEAR FT OF FRONTAGE | Y | Y | Y | AP | PISTACHIO |
| AP - B2 | TENANT IDENTITY | BUILDING OR TENANT ID | BUILDING 2 | 1 PER BUILDING | 3 SQ PER LINEAR FT OF FRONTAGE | Y | Y | Y | AP | PISTACHIO |
| AP - B3 | TENANT IDENTITY | BUILDING OR TENANT ID | BUILDING 3 | 1 PER BUILDING | 3 SQ PER LINEAR FT OF FRONTAGE | Y | Y | Y | AP | PISTACHIO |
| AP - B4 | TENANT IDENTITY | BUILDING OR TENANT ID | BUILDING 4 | 1 PER BUILDING | TBD | Y | Y | Y | AP | PISTACHIO |

FOR BUILDING & TENANT SIGNS REFER TO PAGES 72 - 83 IN TENANT SIGN GUIDELINES SECTION

*-Final sign locations and signtypes to be based on DRB and ARB Approval*

ALL SIGNS MUST COMPLY WITH DARK SKY LIGHTING RULES

SIGN FAMILY

# AP INTEGRA APARTMENTS

PARCEL ID SIGN
ZONE SIGN
ZONE DIRECTIONAL

## INTEGRA APARTMENTS MONUMENTS:

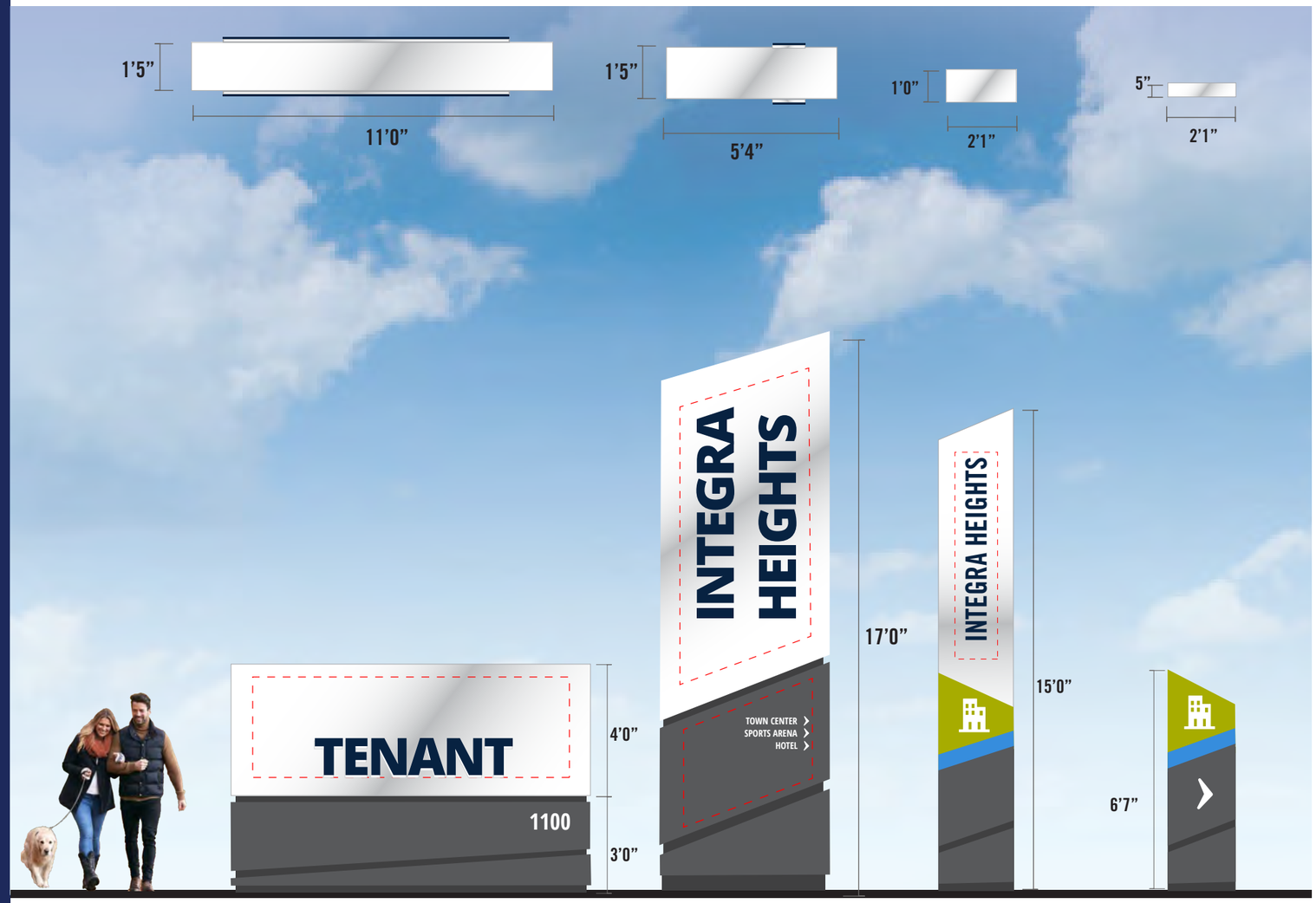
### Sign Locations:

FOR BUILDING & TENANT SIGNS REFER TO PAGE 67 & 72 IN TENANT SIGN GUIDELINES SECTION

*-Final sign locations and signtypes to be based on DRB and ARB Approval*

ENLARGED VIEW

ALL SIGNS MUST COMPLY WITH DARK SKY LIGHTING RULES




**FRONT ELEVATION**
**SCALE: 1/4"= 1'0"**

**BUILDING ID SIGN B**
MAXIMUM COPY AREA
4'0" X 11'0"
12" MINIMUM LETTER SIZE
2 LINES OF COPY MAX
LOGOS ALLOWED

**PARCEL ID SIGN**
MAXIMUM COPY AREA
4'0" X 9'6"
12" MINIMUM LETTER SIZE
2 LINES OF COPY MAX

MAXIMUM COPY AREA
3'11" X 4'6"
2" MINIMUM LETTER SIZE
ICON USE ALLOWED

**ZONE SIGN**
ZONE COLOR
ZONE ICON

MAXIMUM COPY AREA
1'3" X 6'3"
6" MINIMUM LETTER SIZE
1 LINES OF COPY MAX

**ZONE DIRECTIONAL**
ZONE COLOR
ZONE ICON

ARROWS OPTIONAL
13" MAX ICON

**AP-PI.1**
QTY TBD

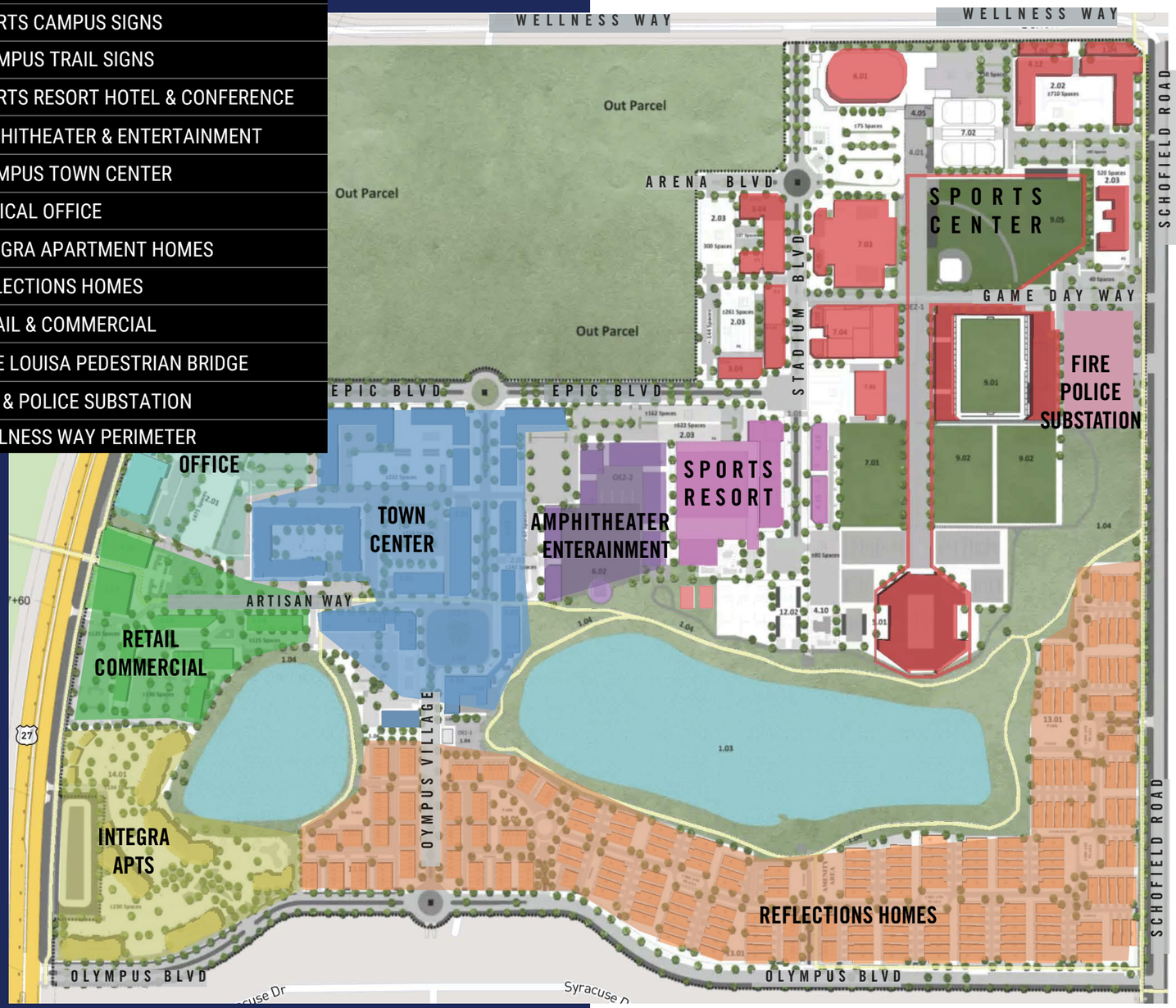
**AP-ZI.1**
QTY TBD

**AP-ZD.1**
QTY TBD

SIGN FAMILY

# TC SITE MAP | ZONE LEGEND

| SIGN TYPE LEGEND | |
|---|---|
| SC | SPORTS CAMPUS SIGNS |
| TR | OLYMPUS TRAIL SIGNS |
| SR | SPORTS RESORT HOTEL & CONFERENCE |
| ET | AMPHITHEATER & ENTERTAINMENT |
| TC | OLYMPUS TOWN CENTER |
| MO | MEDICAL OFFICE |
| AP | INTEGRA APARTMENT HOMES |
| RF | REFLECTIONS HOMES |
| RT | RETAIL & COMMERCIAL |
| LL | LAKE LOUISA PEDESTRIAN BRIDGE |
| FP | FIRE & POLICE SUBSTATION |
| PS | WELLNESS WAY PERIMETER |




**ALL SIGNS MUST COMPLY WITH DARK SKY LIGHTING RULES**

## TC

# TOWN CENTER RETAIL AREA

SIGN FAMILY

# TC TOWN CENTER & RETAIL

## SIGN SPECIFICATION TABLE

| SIGN TYPE | DESCRIPTION | SIGN CLASSIFICATION | SIGN LOCATION | MAX SIGN FACE | MAX QTY | MAX HEIGHT | SQ FT | MAX COPY MAX LOGO | LOGOS ALLOWED | ILLUMINATION | ZONE | ZONE COLOR ID |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| TC - ID | SIGN TYPE | | | | | | | | | | | |
| TC - BIA.01 | TENANT NAME | BUILDING IDENTITY SIGN VERTICAL | AT BLDG | 2 | 1 PER BLDG | 13'8" | 55 | MAXIMUM COPY AREA 3'2" X 7'6" 12" MINIMUM LETTER SIZE 2 LINES OF COPY MAX | TENANT | INTERNAL OR EXTERNAL | TOWN CENTER | BLUE |
| TC - BIB.01 | TENANT NAME | BUILDING IDENTITY SIGN HORIZONTAL | AT BLDG | 2 | 1 PER BLDG | 7' | 44 | MAXIMUM COPY AREA 4'0" X 11'0" 12" MINIMUM LETTER SIZE 2 LINES OF COPY MAX | TENANT | INTERNAL OR EXTERNAL | TOWN CENTER | BLUE |
| TC - ZI.01 | TOWN CENTER | ZONE IDENTITY | AT ZONE | 2 | 1 PER BLDG | 15' | 30 | MAXIMUM COPY AREA 1'3" X 6'3" 6" MINIMUM LETTER SIZE 1 LINES OF COPY MAX | TENANT | INTERNAL OR EXTERNAL | TOWN CENTER | BLUE |
| TC-ZD.01 | TOWN ICON ARROW(S) | ZONE DIRECTIONAL | IN ZONE | 2 | 1 PER BLDG | 6'7" | 14 | ARROWS OPTIONAL 13" MAX ICON | TENANT | INTERNAL OR EXTERNAL | TOWN CENTER | BLUE |

FOR BUILDING & TENANT SIGNS REFER TO PAGES 72 - 83 IN TENANT SIGN GUIDELINES SECTION

*-Final sign locations and signtypes to be based on DRB and ARB Approval*

ALL SIGNS MUST COMPLY WITH DARK SKY LIGHTING RULES

SIGN FAMILY

# TC TOWN CENTER & RETAIL

## SIGN SPECIFICATION TABLE

| SIGN TYPE | DESCRIPTION | SIGN CLASSIFICATION | SIGN LOCATION | MAX SIGN FACE | MAX QTY | MAX HEIGHT | SQ FT | MAX COPY MAX LOGO | LOGOS ALLOWED | ILLUMINATION | ZONE | ZONE COLOR ID |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| TC - TID1.01 | OLYMPUS 4-TENANT PANELS | MULTI-TENANT ID SIGN TYPE 1 | WEST OR EAST BUILDING FACADE STADIUM BLVD | 2 | 1 PER BLDG | 15′ | 79.5 | TENANT PANEL 9.25″ X 4′10″ | TENANT | INTERNAL OR EXTERNAL | TOWN CENTER | BLUE |
| TC - TID2.01 | OLYMPUS 7-TENANT PANELS | MULTI-TENANT ID SIGN TYPE 2 | EAST BUILDING FACADE AT SCHOFIELD ROAD | 2 | 2 | 15′ | 150 | TENANT PANEL 14″X 86″ | TENANT | INTERNAL OR EXTERNAL | TOWN CENTER | BLUE |
| TC - TO.01 | TENANT NAME ICON OR LOGO | TENANT TOWER | TBD | 2 | 2 | 15′ | 42 | MAXIMUM COPY AREA 13″ X 11′9″ 12″ MINIMUM LETTER SIZE 1 LINES OF COPY MAX ICON USE OPTIONAL | TENANT | INTERNAL OR EXTERNAL | TOWN CENTER | BLUE |

FOR BUILDING & TENANT SIGNS REFER TO PAGES 72 - 83 IN TENANT SIGN GUIDELINES SECTION

*-Final sign locations and signtypes to be based on DRB and ARB Approval*

ALL SIGNS MUST COMPLY WITH DARK SKY LIGHTING RULES

SIGN FAMILY

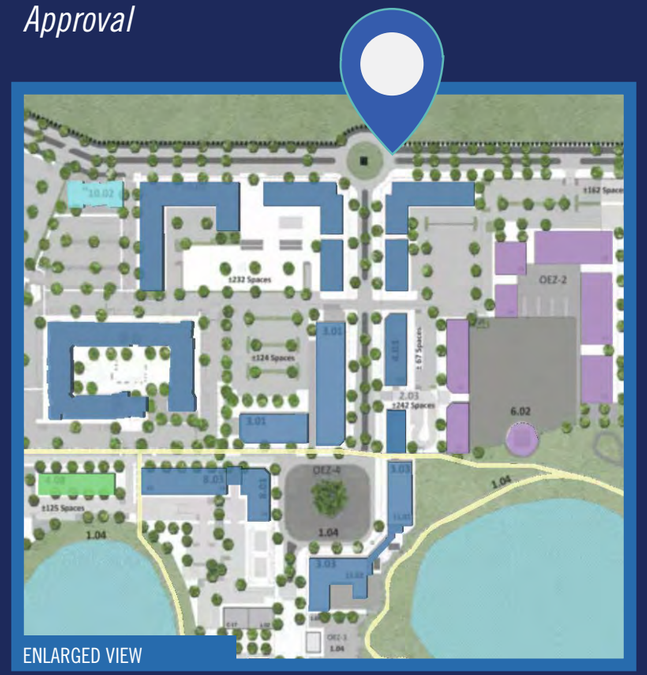
**TC** TOWN CENTER & RETAIL

PARCEL ID SIGN
BUILDING SIGN
ZONE SIGN
ZONE DIRECTIONAL

## TOWN CENTER PARCEL

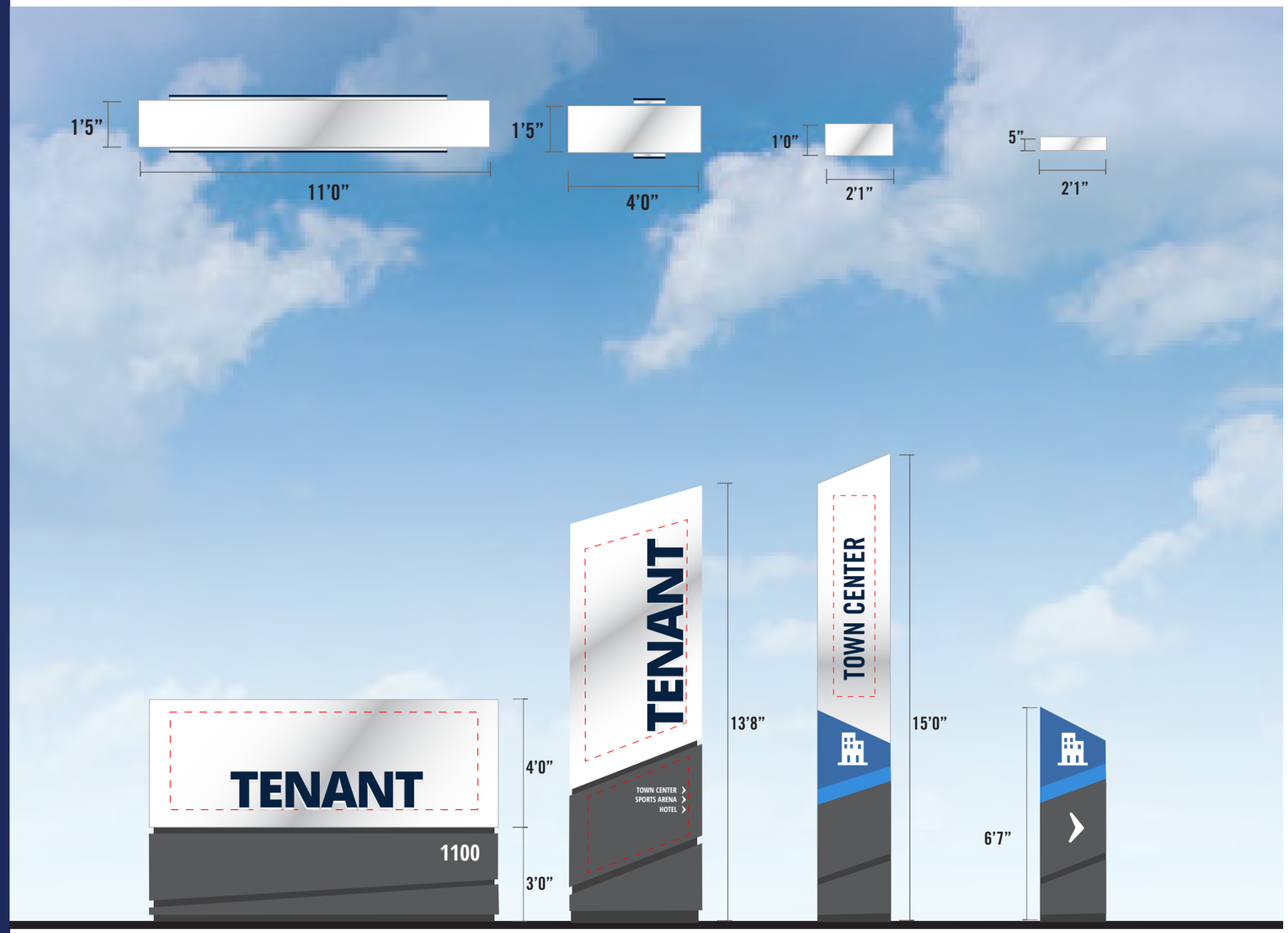
**FOR BUILDING & TENANT SIGNS REFER TO PAGE 67 & 72 IN TENANT SIGN GUIDELINES SECTION**

*-Final sign locations and signtypes to be based on DRB and ARB Approval*




ENLARGED VIEW

**ALL SIGNS MUST COMPLY WITH DARK SKY LIGHTING RULES**




### BUILDING ID SIGN B

MAXIMUM COPY AREA
4’0” X 11’0”
12” MINIMUM LETTER SIZE
2 LINES OF COPY MAX
LOGOS ALLOWED

**TC-BIB.1**

### BUILDING ID SIGN A

MAXIMUM COPY AREA
3’2” X 7’6”
12” MINIMUM LETTER SIZE
2 LINES OF COPY MAX

MAXIMUM COPY AREA
3’1” X 3’7”
2” MINIMUM LETTER SIZE
ICON USE ALLOWED

**TC-BIA.1**

### ZONE SIGN

ZONE COLOR
ZONE ICON

MAXIMUM COPY AREA
1’3” X 6’3”
6” MINIMUM LETTER SIZE
1 LINES OF COPY MAX

**TC-ZI.1**

### ZONE DIRECTIONAL

ZONE COLOR
ZONE ICON

ARROWS OPTIONAL
13” MAX ICON

**TC-ZD.1**

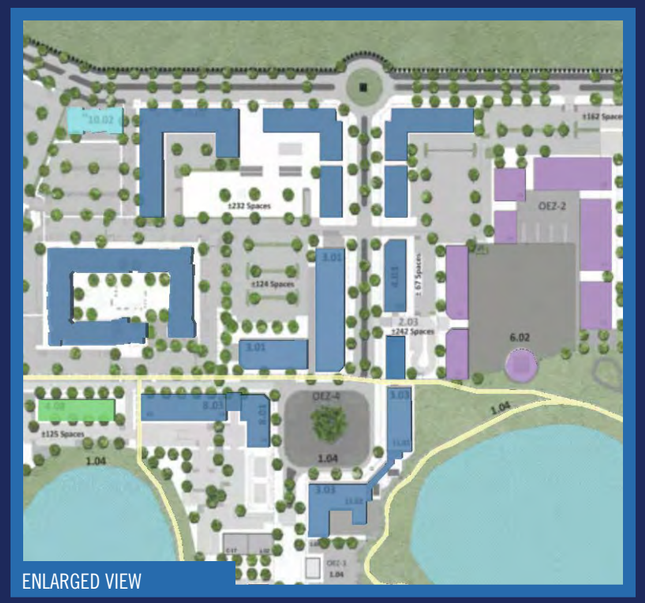
SIGN FAMILY

**TC** TOWN CENTER

# TC MULTI-TENANT ID SIGN TYPE 1
# TC MULTI-TENANT ID SIGN TYPE 2

## FOR BUILDING & TENANT SIGNS REFER TO PAGE 67 & 72 IN TENANT SIGN GUIDELINES SECTION

*-Final sign locations and signtypes to be based on DRB and ARB Approval*




ENLARGED VIEW

## ALL SIGNS MUST COMPLY WITH DARK SKY LIGHTING RULES

**FRONT ELEVATION**
**SCALE: 1/4"= 1'0"**

### TC MULTI-TENANT ID SIGN TYPE 1

MAXIMUM TENANT AREA
9.25" X 4'10"
2" MINIMUM LETTER SIZE
2 LINES OF COPY MAX
LOGO & ICON USE OPTIONAL

**79.5 SQ ft**

**TC-TID1.1**

### TC MULTI-TENANT ID SIGN TYPE 2

MAXIMUM COPY AREA
14" X 86"
3" MINIMUM LETTER SIZE
2 LINES OF COPY MAX
LOGO & ICON USE OPTIONAL

**150 SQ ft**

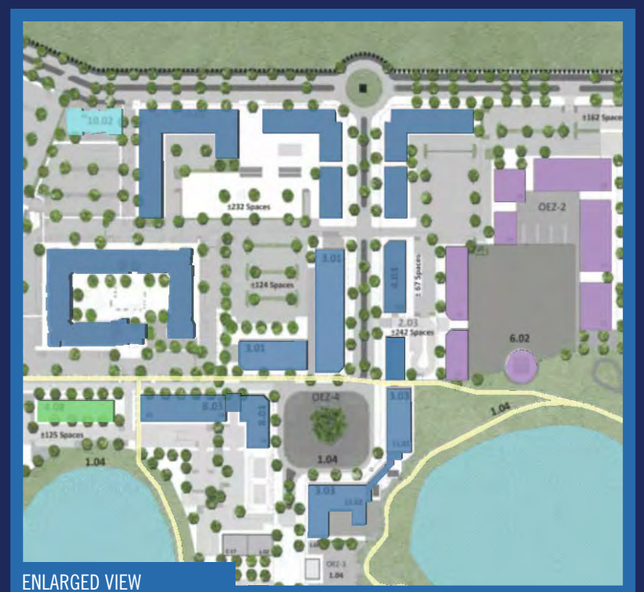
**TC-TID2.1**

**SIDE VIEW**

# TOWN CENTER TOWER

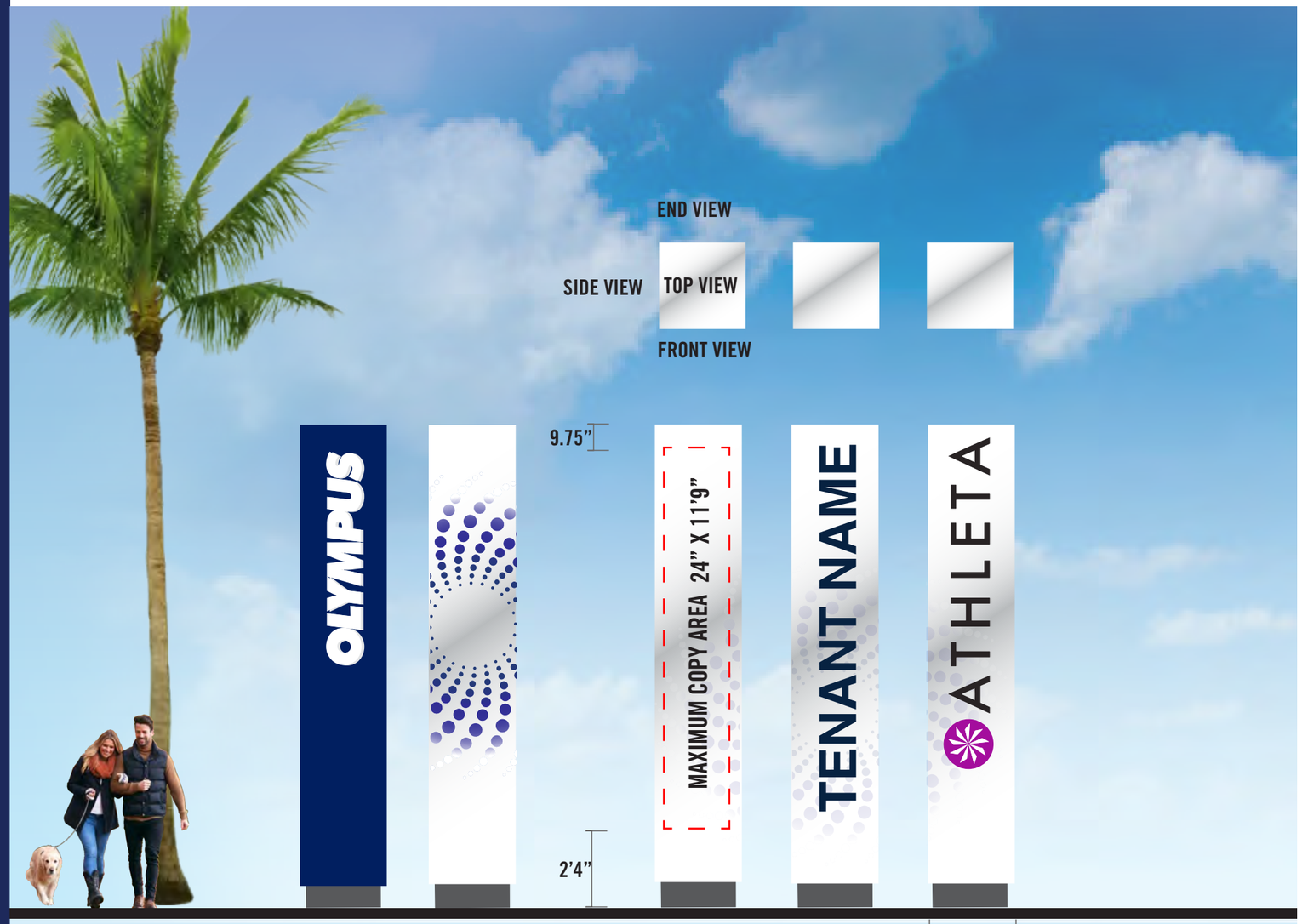
## FOR BUILDING & TENANT SIGNS REFER TO PAGE 67 & 72 IN TENANT SIGN GUIDELINES SECTION

*-Final sign locations and signtypes to be based on DRB and ARB Approval*




ENLARGED VIEW

## ALL SIGNS MUST COMPLY WITH DARK SKY LIGHTING RULES




**FRONT ELEVATION**
**SCALE: 1/4”= 1’0”**

END VIEW | SIDE VIEW | FRONT VIEW

ONE SIGN TYPE JUST SHOWING 3 SIDES

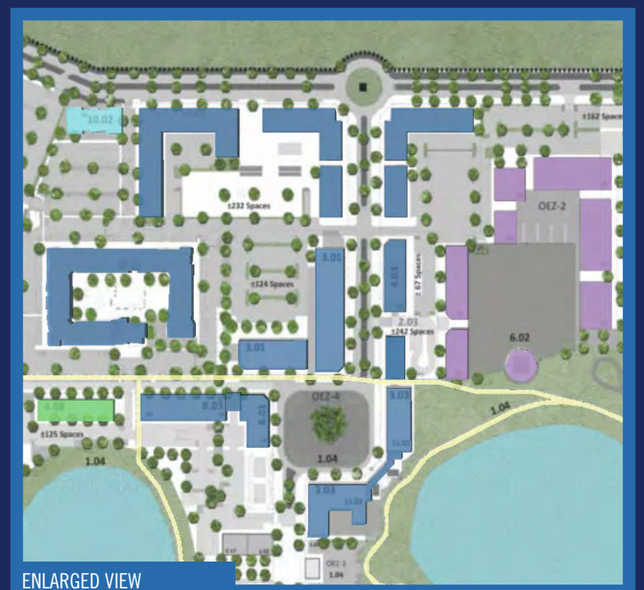
**TOWN CENTER TOWER**
MAXIMUM COPY AREA
24” X 11’9”
4” MINIMUM LETTER SIZE
3 LINES OF COPY MAX
LOGOS ALLOWED
ICON USE OPTIONAL
42 SQFT

**TC-T0.1**

# INTERIOR PROJECT WAYFINDING
# IDENTITY LANDSCAPE LIGHT TOWERS

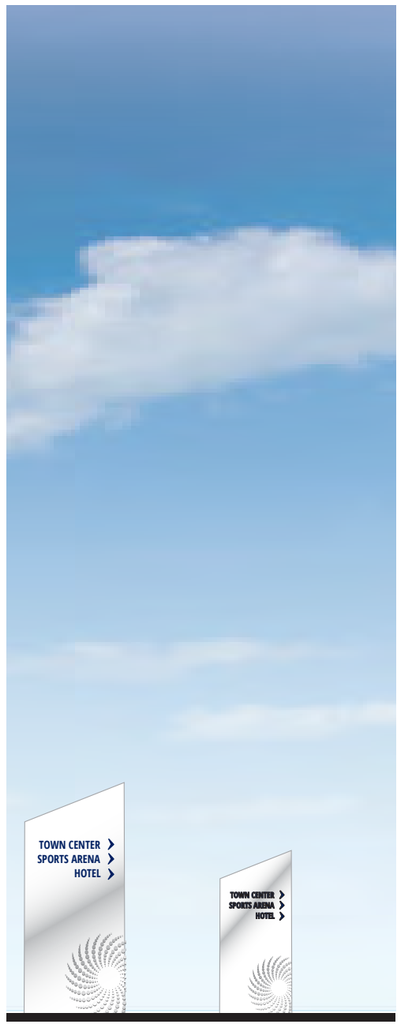
## FOR BUILDING & TENANT SIGNS REFER TO PAGE 67 & 72 IN TENANT SIGN GUIDELINES SECTION

*-Final sign locations and signtypes to be based on DRB and ARB Approval*




ENLARGED VIEW

## ALL SIGNS MUST COMPLY WITH DARK SKY LIGHTING RULES

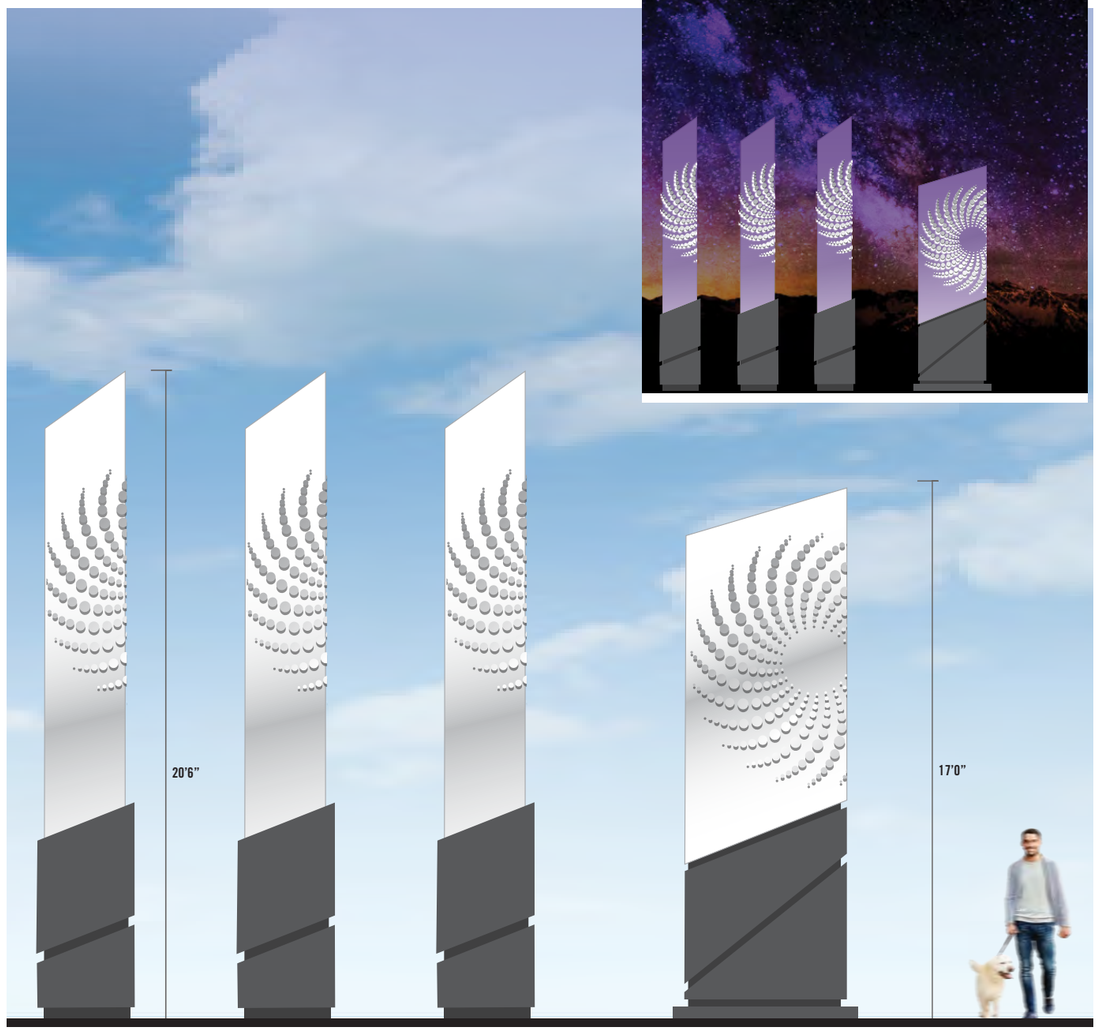



3'3"
23.5 Sq Ft

2'4"
12 Sq Ft

**TC-02**

**TC-03**




**TC-04**



**TC-05**

# INTERIOR PROJECT WAYFINDING SIGNS
# BANNERS & PAGEANTRY

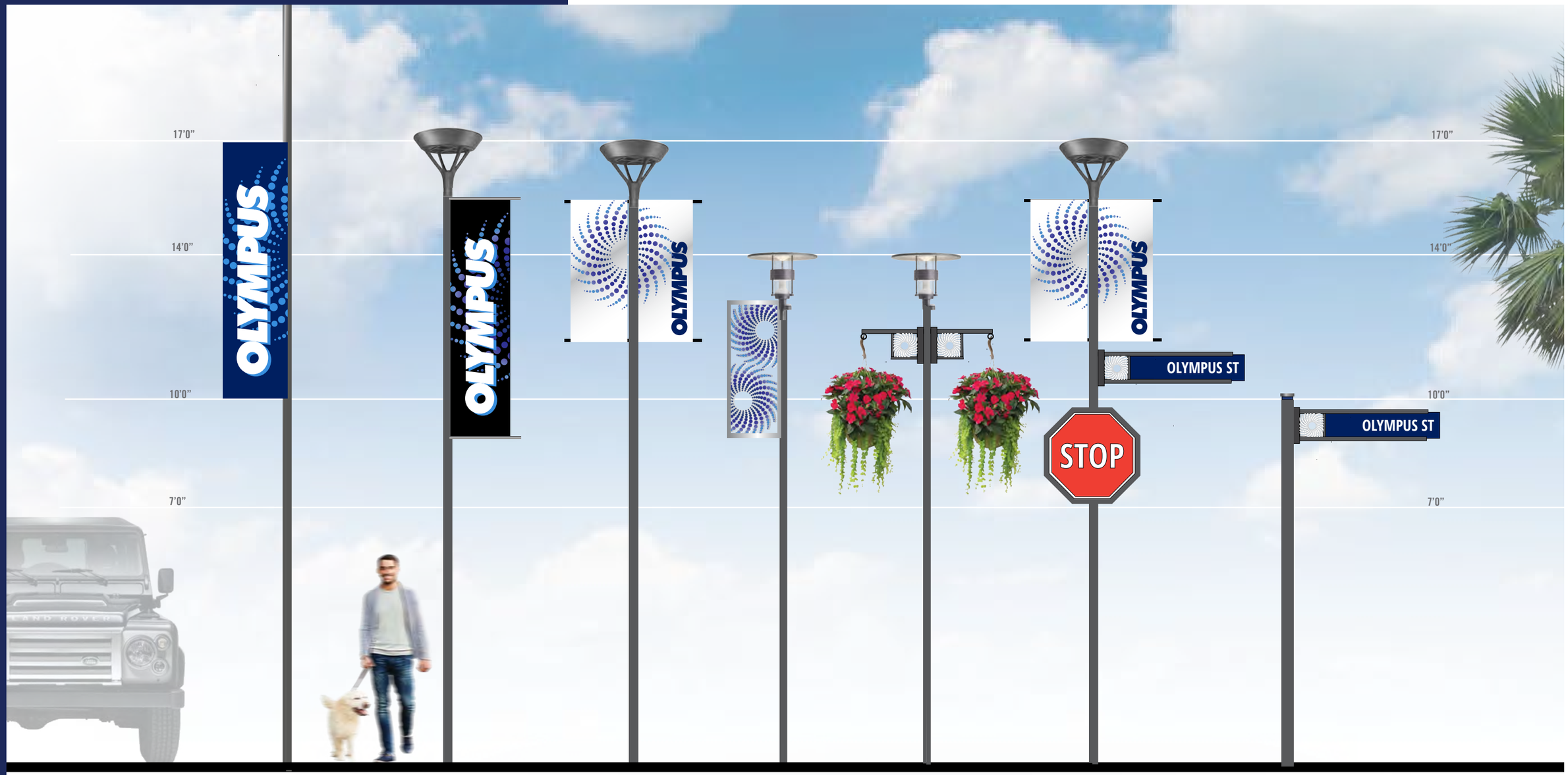
## EXAMPLES OF WAYFINDING, TRAFFIC CONTROL & COLOR PALETTE

FRONT ELEVATION | SCALE: 3/8"= 1'0"

CONSOLIDATE ITEMS WHEN APPROPRIATE

ALL SIGNS MUST COMPLY WITH DARK SKY LIGHTING RULES

# INTERIOR PROJECT WAYFINDING SIGNS
# BANNERS & PAGEANTRY




FRONT ELEVATION | SCALE: 3/8"= 1'0"

OCTAGONAL POLE BY DUKE

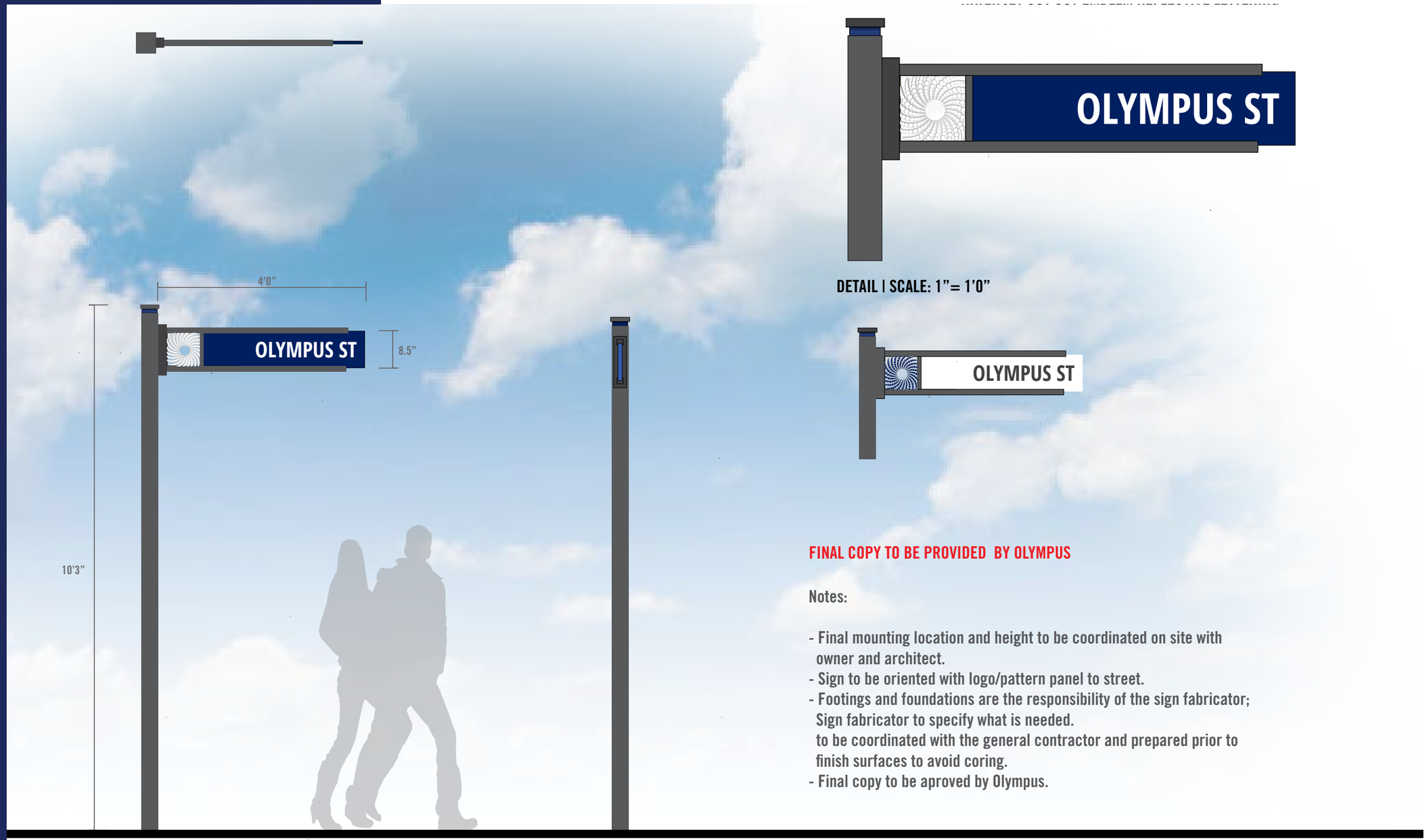
HANGING BASKETS ENCOURAGED

CONSOLIDATE ITEMS WHEN APPROPRIATE

POLES TO MATCH COOL GRAY 11C

ALL SIGNS MUST COMPLY WITH DARK SKY LIGHTING RULES

# INTERIOR STREET SIGNS




FRONT ELEVATION | SCALE: 1/2"= 1'0"



END VIEW




DETAIL | SCALE: 1"= 1'0"




POLES TO MATCH COOL GRAY 11C

**FINAL COPY TO BE PROVIDED BY OLYMPUS**

Notes:

- Final mounting location and height to be coordinated on site with owner and architect.
- Sign to be oriented with logo/pattern panel to street.
- Footings and foundations are the responsibility of the sign fabricator; Sign fabricator to specify what is needed. to be coordinated with the general contractor and prepared prior to finish surfaces to avoid coring.
- Final copy to be aproved by Olympus.

ALL SIGNS MUST COMPLY WITH DARK SKY LIGHTING RULES

# RETAIL PEDESTRIAN DIRECTIONALS

BUILDING &
WALL MOUNTED

POLES TO MATCH COOL GRAY 11C
POLE MOUNTED

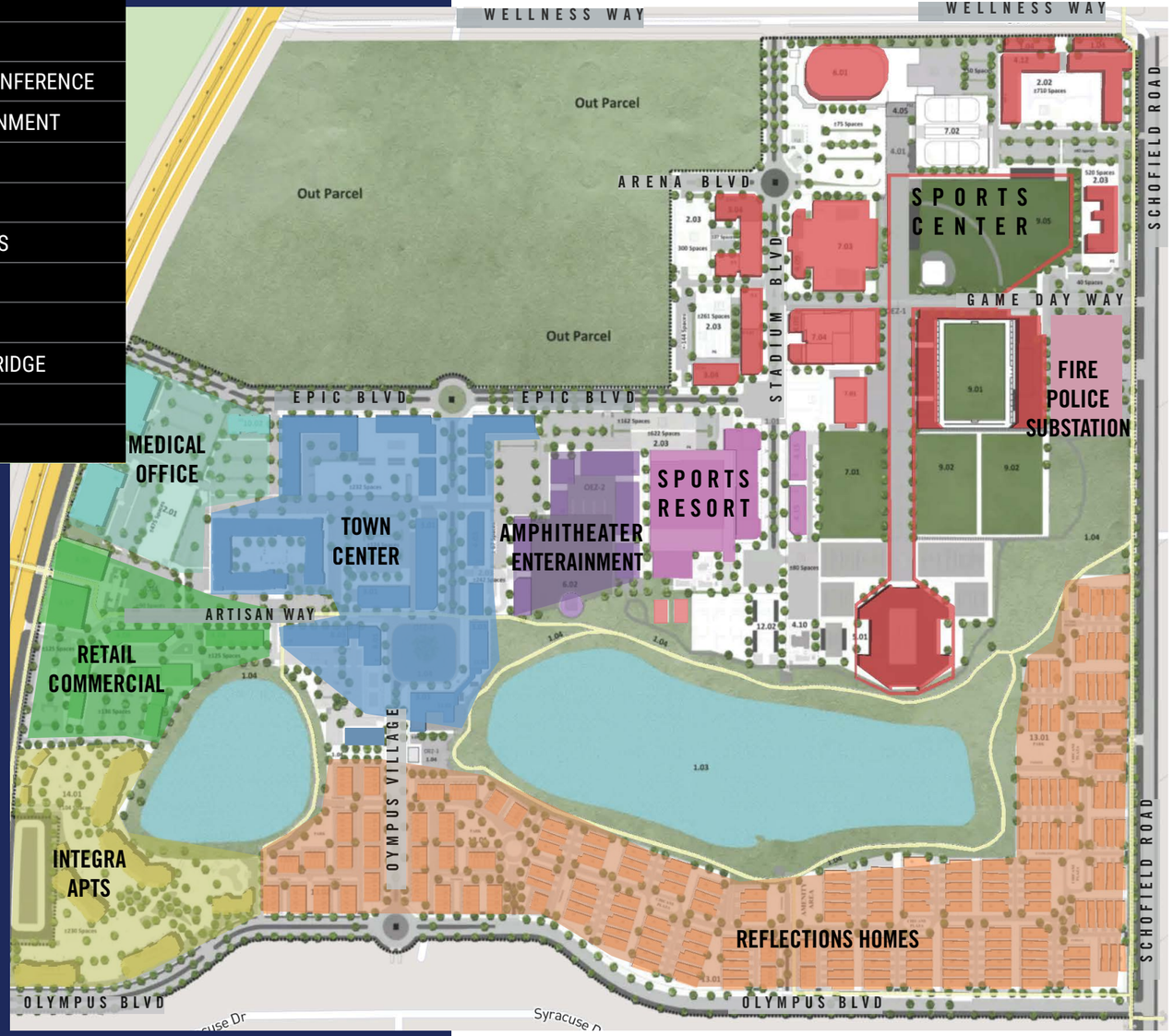
END VIEW

ALL SIGNS MUST COMPLY WITH DARK SKY LIGHTING RULES

SIGN FAMILY

# ET SITE MAP | ZONE LEGEND

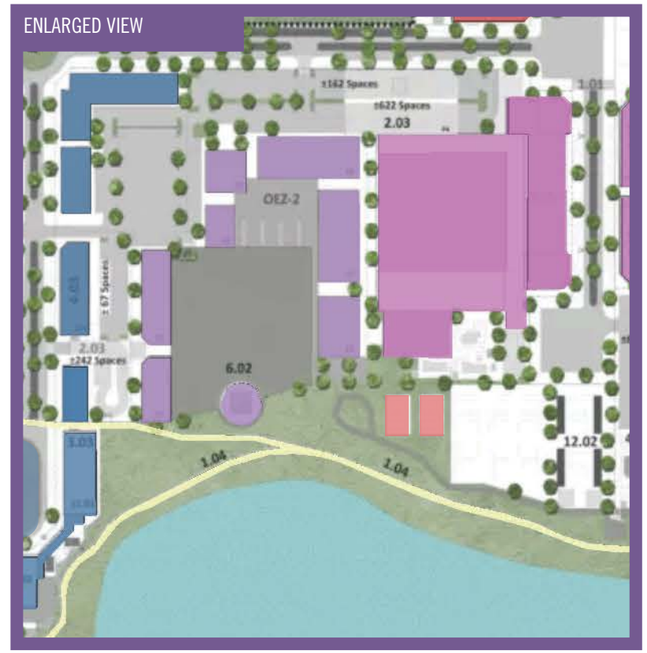
| SIGN TYPE LEGEND | |
|---|---|
| SC | SPORTS CAMPUS SIGNS |
| TR | OLYMPUS TRAIL SIGNS |
| SR | SPORTS RESORT HOTEL & CONFERENCE |
| ET | AMPHITHEATER & ENTERTAINMENT |
| TC | OLYMPUS TOWN CENTER |
| MO | MEDICAL OFFICE |
| AP | INTEGRA APARTMENT HOMES |
| RF | REFLECTIONS HOMES |
| RT | RETAIL & COMMERCIAL |
| LL | LAKE LOUISA PEDESTRIAN BRIDGE |
| FP | FIRE & POLICE SUBSTATION |
| PS | WELLNESS WAY PERIMETER |




ET

# AMPHITHEATER & ENTERTAINMENT

ENLARGED VIEW



ALL SIGNS MUST COMPLY WITH DARK SKY LIGHTING RULES

SIGN FAMILY

# ET AMPHITHEATER & ENTERTAINMENT

## SIGN SPECIFICATION TABLE

| SIGN TYPE | DESCRIPTION | SIGN CLASSIFICATION | SIGN LOCATION | MAX SIGN FACE | MAX QTY | MAX HEIGHT | SQ FT | MAX COPY MAX LOGO | LOGOS ALLOWED | ILLUMINATION | ZONE | ZONE COLOR ID |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| ET - ID | SIGN TYPE | | | | | | | | | | | |
| ET-RI-01 | TENANT NAME | BUILDING IDENTITY SIGN HORIZONTAL | AT BLDG | 2 | 1 PER BLDG | 7'0"" | 44 | MAXIMUM COPY AREA 4'0" X 11'0" 12" MINIMUM LETTER SIZE 2 LINES OF COPY MAX LOGOS ALLOWED | TENANT | INTERNAL OR EXTERNAL | AMPHITHEATER ENTERTAINMENT | LAVENDER |
| ET - BI.01 | TENANT NAME | BUILDING IDENTITY SIGN HORIZONTAL | AT BLDG | 2 | 1 PER BLDG | 7' | 77 | MAXIMUM COPY AREA 4'0" X 11'0" 12" MINIMUM LETTER SIZE 2 LINES OF COPY MAX | TENANT | INTERNAL OR EXTERNAL | AMPHITHEATER ENTERTAINMENT | LAVENDER |
| ET - ZI.01 | AMPHITHEATER ENTERTAINMENT | ZONE IDENTITY | AT ZONE | 2 | 1 PER BLDG | 15' | 30 | MAXIMUM COPY AREA 1'3" X 6'3" 6" MINIMUM LETTER SIZE 1 LINES OF COPY MAX | ICON | INTERNAL OR EXTERNAL | AMPHITHEATER ENTERTAINMENT | LAVENDER |
| ET-ZD.01 | MUSIC ICON ARROW(S) | ZONE DIRECTIONAL | IN ZONE | 2 | 1 PER BLDG | 6'7" | 14 | ARROWS OPTIONAL 13" MAX ICON | ICON | INTERNAL OR EXTERNAL | AMPHITHEATER ENTERTAINMENT | LAVENDER |

FOR BUILDING & TENANT SIGNS REFER TO PAGES 72 - 83 IN TENANT SIGN GUIDELINES SECTION

*-Final sign locations and signtypes to be based on DRB and ARB Approval*

ALL SIGNS MUST COMPLY WITH DARK SKY LIGHTING RULES

SIGN FAMILY

# ET AMPHITHEATER & ENTERTAINMENT

## SIGN SPECIFICATION TABLE

| SIGN TYPE | DESCRIPTION | SIGN CLASSIFICATION | SIGN LOCATION | MAX SIGN FACE | MAX QTY | MAX HEIGHT | SQ FT | MAX COPY MAX LOGO | LOGOS ALLOWED | ILLUMINATION | ZONE | ZONE COLOR ID |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| ET - TID1.01 | OLYMPUS 4-TENANT PANELS | MULTI-TENANT ID SIGN TYPE 1 | NORTH BUILDING FACADE EPIC BLVD | 2 | 1 PER BLDG | 15’ | 79.5 | TENANT PANEL 9.25” X 4’10” | TENANT | INTERNAL OR EXTERNAL | AMPHITHEATER ENTERTAINMENT | LAVENDER |
| ET - TID2.01 | OLYMPUS 7-TENANT PANELS | MULTI-TENANT ID SIGN TYPE 2 | EAST BUILDING FACADE AT OLYMPUS VILLAGE | 2 | 2 | 15’ | 150 | TENANT PANEL 14”X 86” | Y | INTERNAL OR EXTERNAL | AMPHITHEATER ENTERTAINMENT | LAVENDER |
| ET - TO.01 | TENANT NAME ICON OR LOGO | TENANT TOWER | TBD | 2 | 2 | 15’ | 42 | MAXIMUM COPY AREA 13” X 11’9” 12” MINIMUM LETTER SIZE 1 LINES OF COPY MAX ICON USE OPTIONAL | Y | INTERNAL OR EXTERNAL | AMPHITHEATER ENTERTAINMENT | LAVENDER |

**FOR BUILDING & TENANT SIGNS REFER TO PAGES 72 - 83 IN TENANT SIGN GUIDELINES SECTION**

*-Final sign locations and signtypes to be based on DRB and ARB Approval*

**ALL SIGNS MUST COMPLY WITH DARK SKY LIGHTING RULES**

SIGN FAMILY

# ET AMPHITHEATER & ENTERTAINMENT

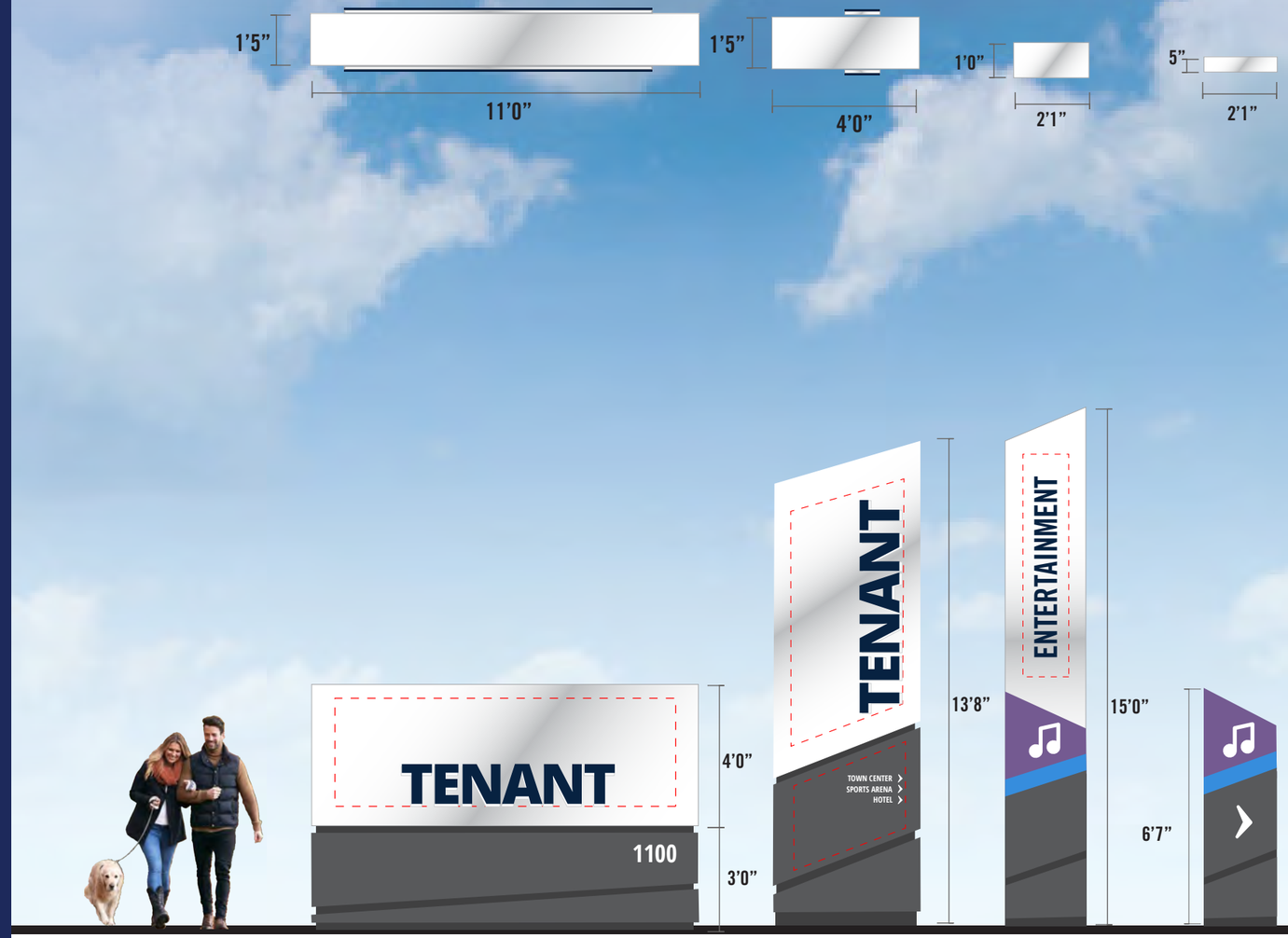
PARCEL ID SIGN
RESORT ID SIGN
ZONE SIGN
ZONE DIRECTIONAL

## FOR BUILDING & TENANT SIGNS REFER TO PAGE 67 & 72 IN TENANT SIGN GUIDELINES SECTION

*-Final sign locations and signtypes to be based on DRB and ARB Approval*

ENLARGED VIEW

## ALL SIGNS MUST COMPLY WITH DARK SKY LIGHTING RULES




FRONT ELEVATION
SCALE: 1/4"= 1'0"

### RESORT ID SIGN

MAXIMUM COPY AREA
4'0" X 11'0"
12" MINIMUM LETTER SIZE
2 LINES OF COPY MAX
LOGOS ALLOWED

ET-RI.1

### BUILDING ID SIGN

MAXIMUM COPY AREA
3'2" X 7'6"
12" MINIMUM LETTER SIZE
2 LINES OF COPY MAX

MAXIMUM COPY AREA
3'1" X 3'7"
2" MINIMUM LETTER SIZE
ICON USE ALLOWED

ET-BI.1

### ZONE SIGN

ZONE COLOR
ZONE ICON

MAXIMUM COPY AREA
1'3" X 6'3"
6" MINIMUM LETTER SIZE
1 LINES OF COPY MAX

ET-ZI.1

### ZONE DIRECTIONAL

ZONE COLOR
ZONE ICON

ARROWS OPTIONAL
13" MAX ICON

ET-ZD.1

SIGN FAMILY

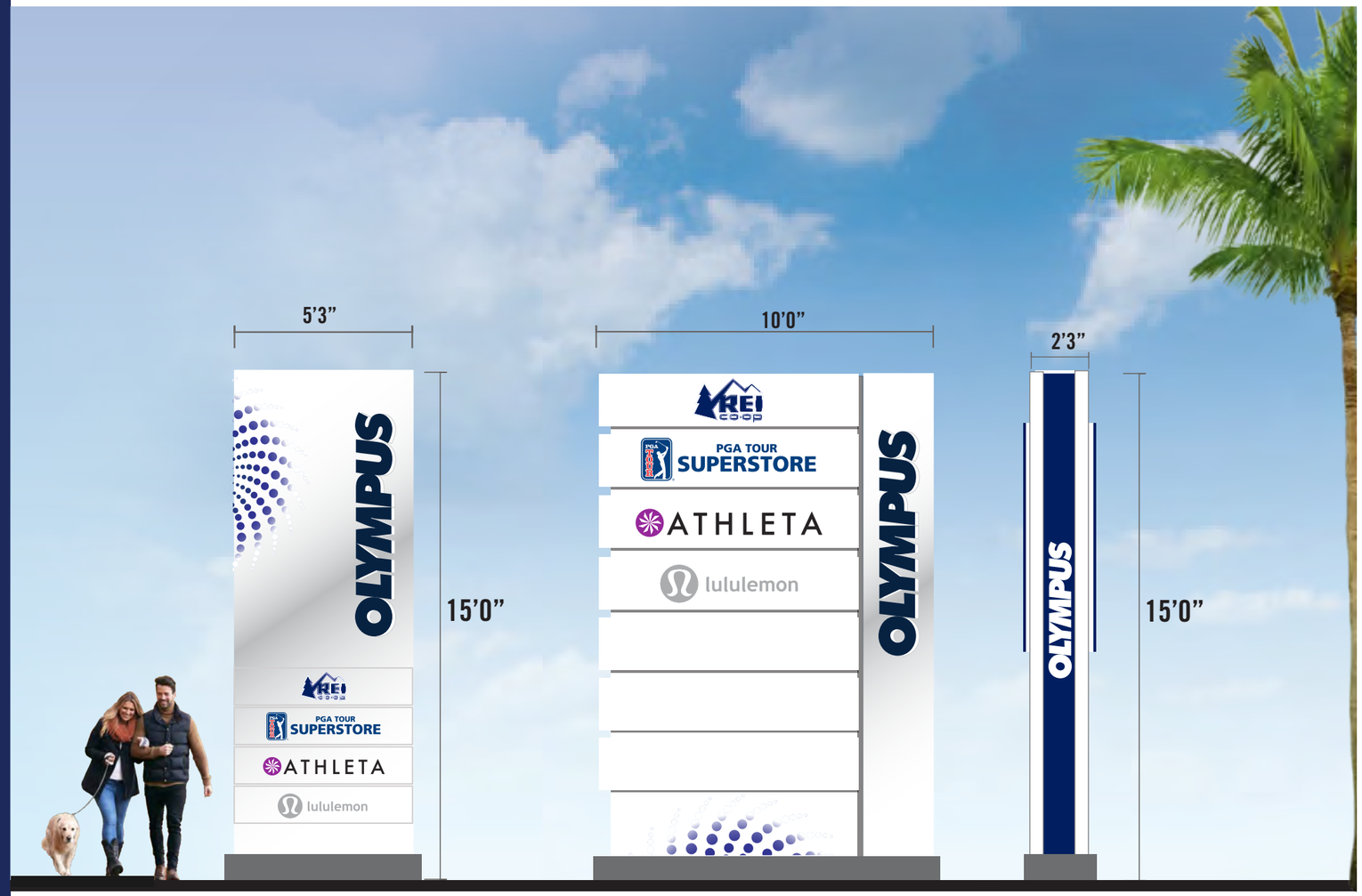
# ET AMPHITHEATER & ENTERTAINMENT

## TC MULTI-TENANT ID SIGN TYPE 1
## TC MULTI-TENANT ID SIGN TYPE 2

**FOR BUILDING & TENANT SIGNS REFER TO PAGE 67 & 72 IN TENANT SIGN GUIDELINES SECTION**

*-Final sign locations and signtypes to be based on DRB and ARB Approval*

ENLARGED VIEW




**FRONT ELEVATION**
**SCALE: 1/4"= 1'0"**

### TC MULTI-TENANT ID SIGN TYPE 1

MAXIMUM TENANT AREA
9.25" X 4'10"
2" MINIMUM LETTER SIZE
2 LINES OF COPY MAX
LOGO & ICON USE OPTIONAL

**79.5 SQ ft**

MAXIMUM COPY AREA
9.25" X 4'10"

**ET-TID1.1**

### TC MULTI-TENANT ID SIGN TYPE 2

MAXIMUM COPY AREA
14" X 86"
3" MINIMUM LETTER SIZE
2 LINES OF COPY MAX
LOGO & ICON USE OPTIONAL

**150 SQ ft**

MAXIMUM TENANT COPY AREA
14" X 86"

**ET-TID2.1**

**SIDE VIEW**

**ALL SIGNS MUST COMPLY WITH DARK SKY LIGHTING RULES**

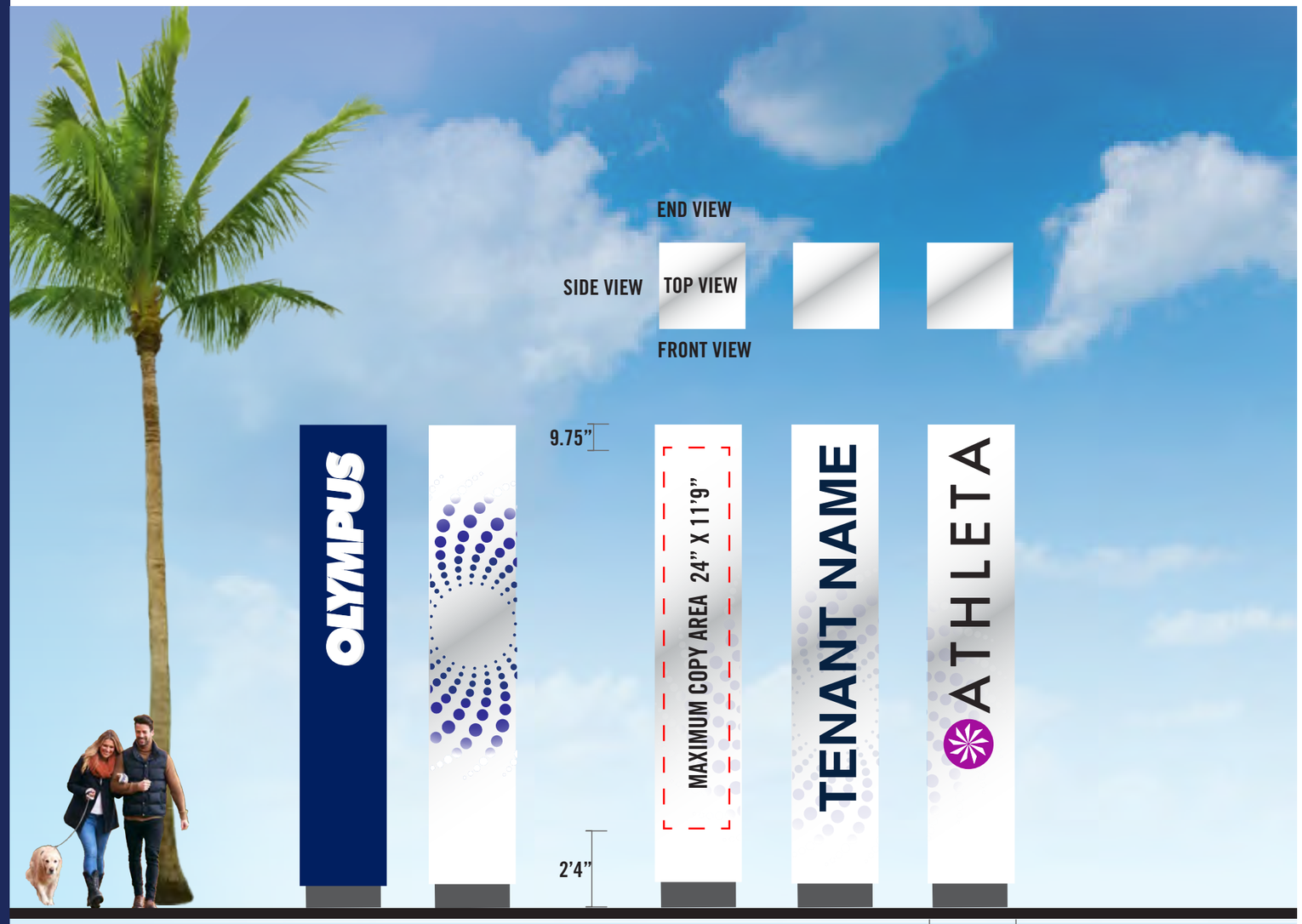
SIGN FAMILY

# ET AMPHITHEATER & ENTERTAINMENT TOWN CENTER TOWER

## FOR BUILDING & TENANT SIGNS REFER TO PAGE 67 & 72 IN TENANT SIGN GUIDELINES SECTION

*-Final sign locations and signtypes to be based on DRB and ARB Approval*

ENLARGED VIEW




**FRONT ELEVATION**
**SCALE: 1/4”= 1’0”**

END VIEW | SIDE VIEW | FRONT VIEW

ONE SIGN TYPE JUST SHOWING 3 SIDES

**ET-T0.1**

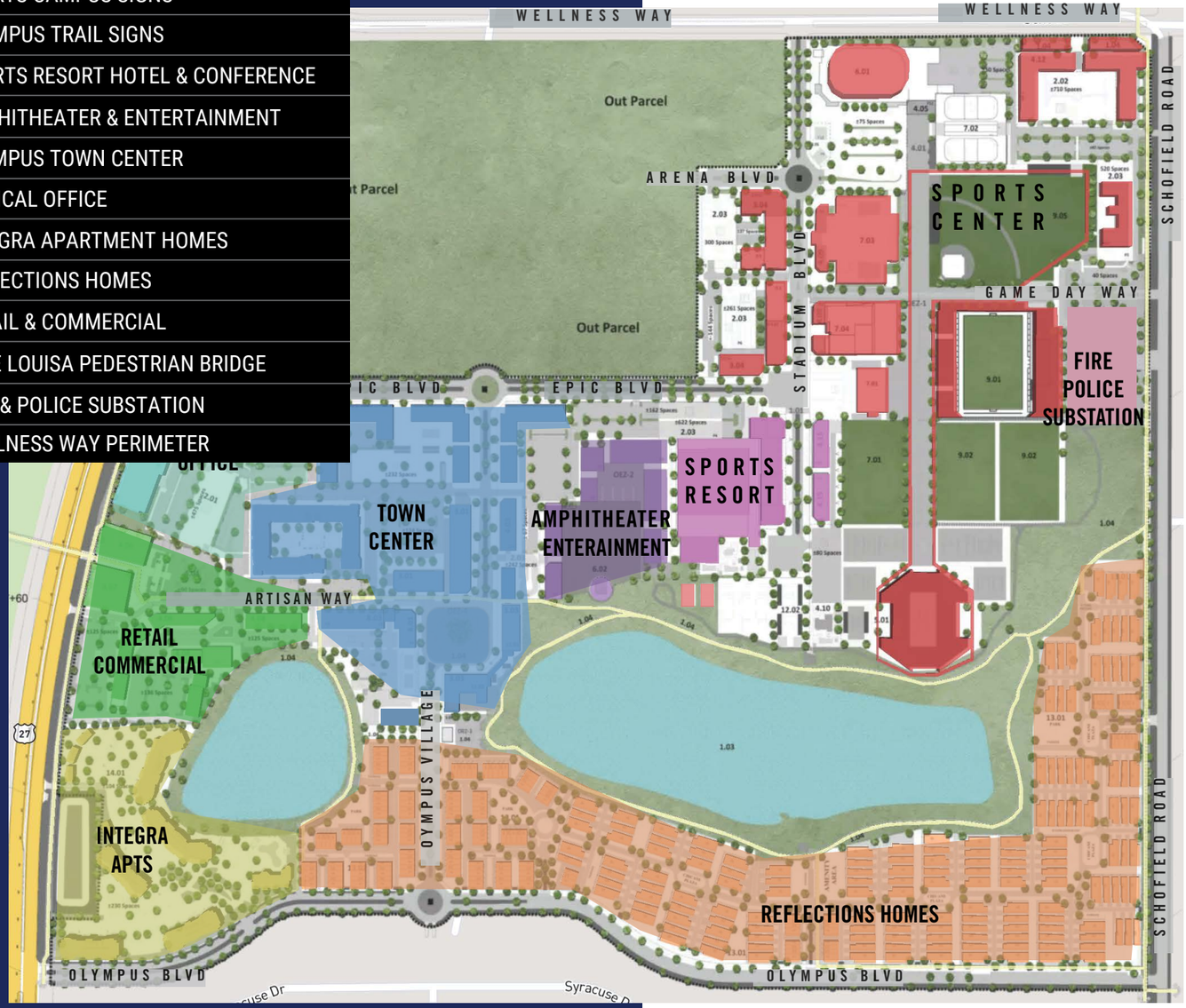
**TOWN CENTER TOWER**
MAXIMUM COPY AREA
24” X 11’9”
4” MINIMUM LETTER SIZE
3 LINES OF COPY MAX
LOGOS ALLOWED
ICON USE OPTIONAL
42 SQFT

## ALL SIGNS MUST COMPLY WITH DARK SKY LIGHTING RULES

SIGN FAMILY

# SR SPORTS RESORT SITE MAP | ZONE LEGEND

| SIGN TYPE LEGEND | |
|---|---|
| SC | SPORTS CAMPUS SIGNS |
| TR | OLYMPUS TRAIL SIGNS |
| SR | SPORTS RESORT HOTEL & CONFERENCE |
| ET | AMPHITHEATER & ENTERTAINMENT |
| TC | OLYMPUS TOWN CENTER |
| MO | MEDICAL OFFICE |
| AP | INTEGRA APARTMENT HOMES |
| RF | REFLECTIONS HOMES |
| RT | RETAIL & COMMERCIAL |
| LL | LAKE LOUISA PEDESTRIAN BRIDGE |
| FP | FIRE & POLICE SUBSTATION |
| PS | WELLNESS WAY PERIMETER |




SR

## SPORTS RESORT HOTEL & CONFERENCE

ALL SIGNS MUST COMPLY WITH DARK SKY LIGHTING RULES

SIGN FAMILY

# SR SPORTS RESORT

## SIGN SPECIFICATION TABLE

| SIGN TYPE | DESCRIPTION | SIGN CLASSIFICATION | SIGN LOCATION | MAX SIGN FACE | MAX QTY | MAX HEIGHT | SQ FT | MAX COPY MAX LOGO | LOGOS ALLOWED | ILLUMINATION | ZONE | ZONE COLOR ID |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| SR-RI-01 | TENANT NAME | BUILDING IDENTITY SIGN HORIZONTAL | AT BLDG | 2 | 1 PER BLDG | 7'0"" | 44 | MAXIMUM COPY AREA 4'0" X 11'0" 12" MINIMUM LETTER SIZE 2 LINES OF COPY MAX LOGOS ALLOWED | TENANT | INTERNAL OR EXTERNAL | SPORTS RESORT HOTEL | PURPLE |
| SR-BI.01 | TENANT NAME | PARCEL IDENTITY SIGN VERTICAL | AT BLDG | 2 | 1 PER BLDG | 17'0" | 91 | MAXIMUM COPY AREA 4'0" X 9'6" 12" MINIMUM LETTER SIZE 2 LINES OF COPY MAX | TENANT | INTERNAL OR EXTERNAL | SPORTS RESORT HOTEL | PURPLE |
| SR - ZI.01 | SPORTS RESORT HOTEL | ZONE IDENTITY | AT ZONE | 2 | 1 PER BLDG | 15' | 30 | MAXIMUM COPY AREA 1'3" X 6'3" 6" MINIMUM LETTER SIZE 1 LINES OF COPY MAX | ICON | INTERNAL OR EXTERNAL | SPORTS RESORT HOTEL | PURPLE |
| SR-ZD.01 | RESORT ICON ARROW(S) | ZONE DIRECTIONAL | IN ZONE | 2 | 1 PER BLDG | 6'7" | 14 | ARROWS OPTIONAL 13" MAX ICON | ICON | INTERNAL OR EXTERNAL | SPORTS RESORT HOTEL | PURPLE |

FOR BUILDING & TENANT SIGNS REFER TO PAGES 72 - 83 IN TENANT SIGN GUIDELINES SECTION

*-Final sign locations and signtypes to be based on DRB and ARB Approval*

ALL SIGNS MUST COMPLY WITH DARK SKY LIGHTING RULES

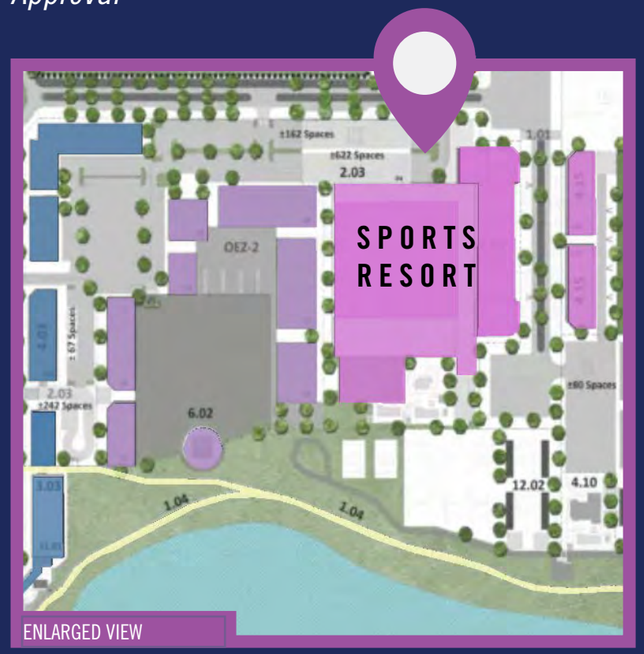
SIGN FAMILY

# SR SPORTS RESORT HOTEL

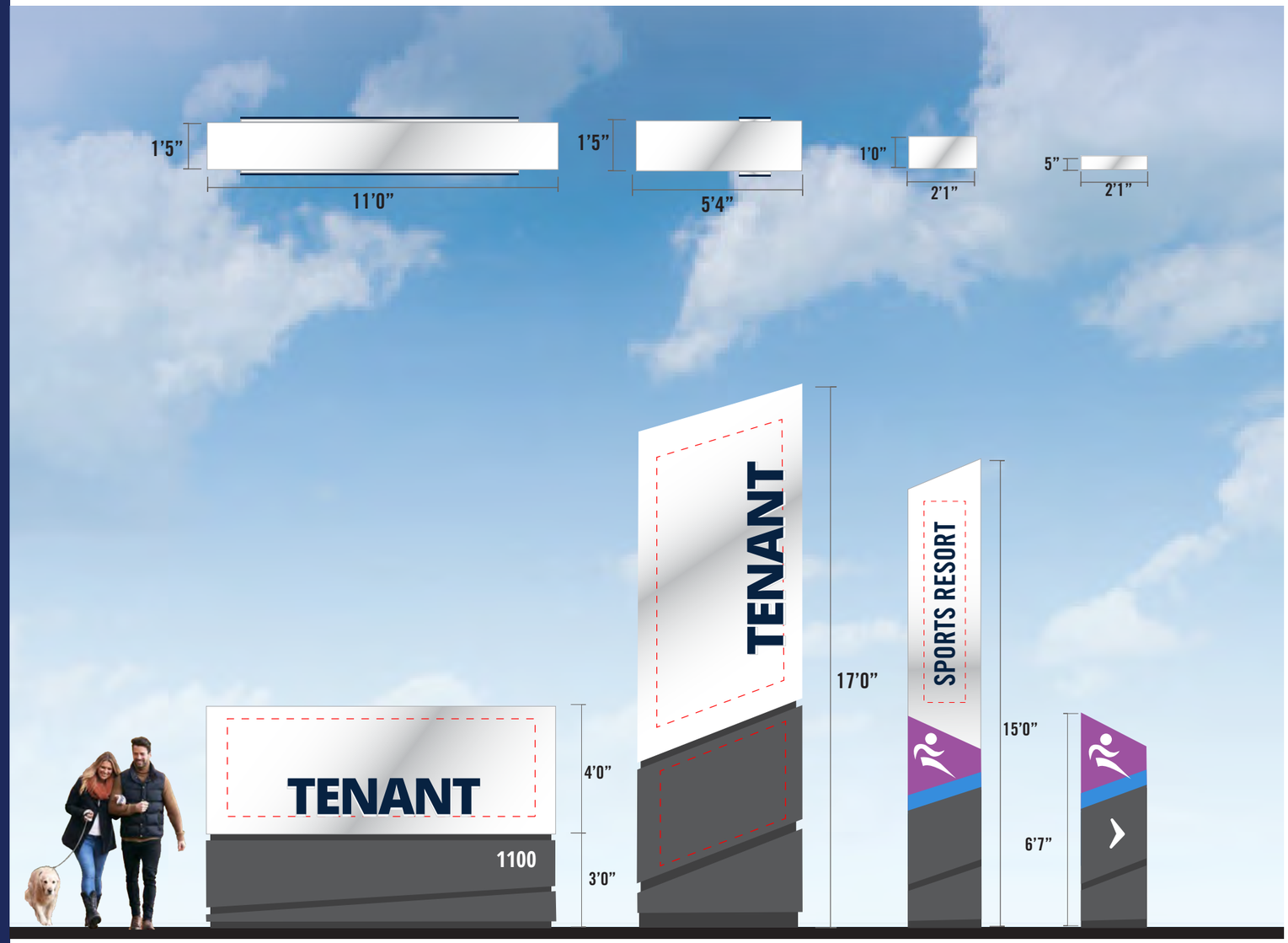
PARCEL ID SIGN
BUILDING SIGN
ZONE SIGN
ZONE DIRECTIONAL

## FOR BUILDING & TENANT SIGNS REFER TO PAGE 67 & 72 IN TENANT SIGN GUIDELINES SECTION

*-Final sign locations and signtypes to be based on DRB and ARB Approval*



ENLARGED VIEW




**FRONT ELEVATION**
**SCALE: 1/4"= 1'0"**

### RESORT ID SIGN

MAXIMUM COPY AREA
4'0" X 11'0"
12" MINIMUM LETTER SIZE
2 LINES OF COPY MAX
LOGOS ALLOWED

**SR-RI.1**

### PARCEL ID SIGN

MAXIMUM COPY AREA
4'0" X 9'6"
12" MINIMUM LETTER SIZE
2 LINES OF COPY MAX

MAXIMUM COPY AREA
3'11" X 4'6"
2" MINIMUM LETTER SIZE
ICON USE ALLOWED

**SR-PI.1**

### ZONE SIGN

ZONE COLOR
ZONE ICON

MAXIMUM COPY AREA
1'3" X 6'3"
6" MINIMUM LETTER SIZE
1 LINES OF COPY MAX

**SR-ZI.1**

### ZONE DIRECTIONAL

ZONE COLOR
ZONE ICON

ARROWS OPTIONAL
13" MAX ICON

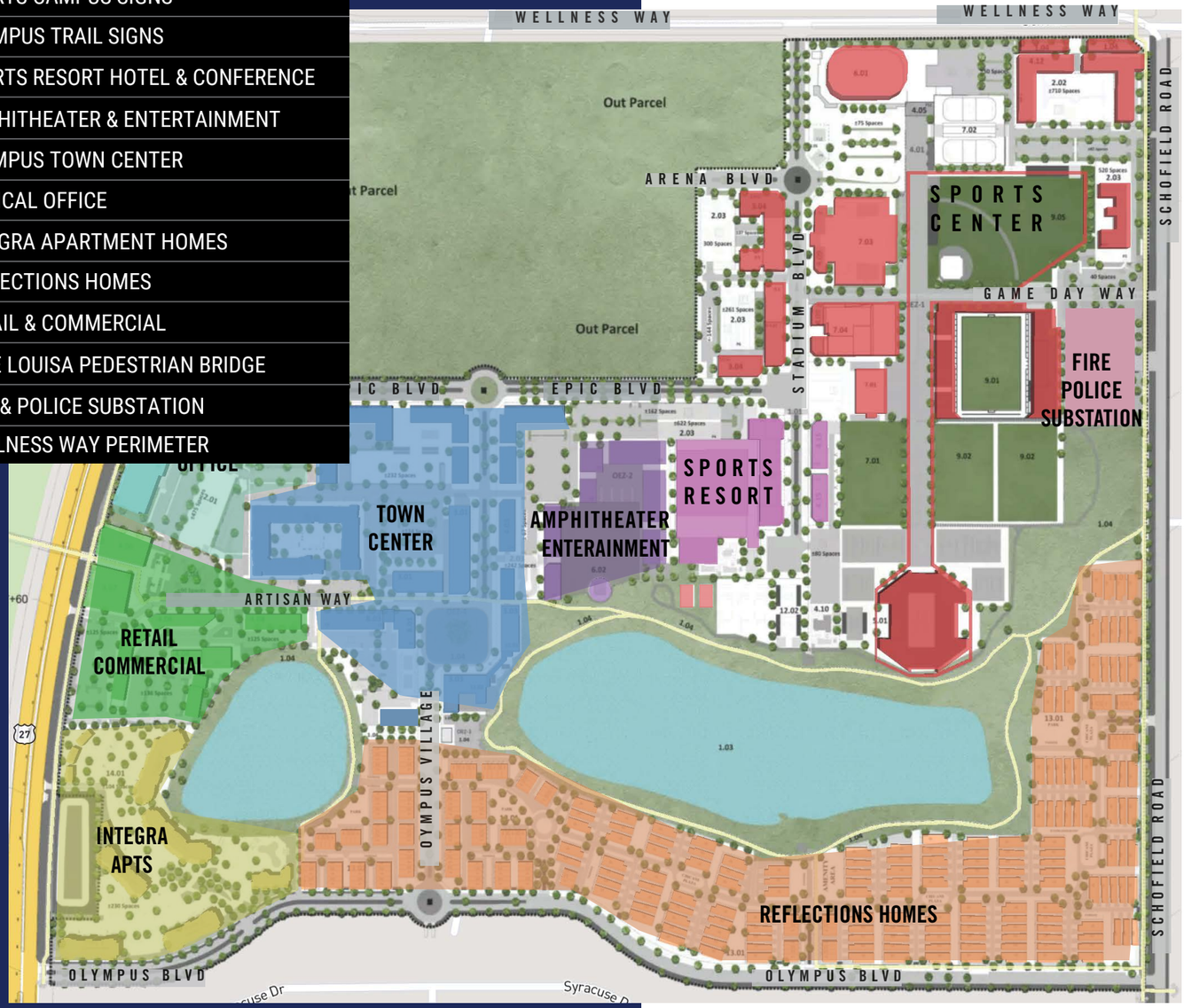
**SR-ZD.1**

## ALL SIGNS MUST COMPLY WITH DARK SKY LIGHTING RULES

SIGN FAMILY

# RT RETAIL COMMERCIAL RETAIL PEDESTRIAN DIRECTIONALS

| SIGN TYPE LEGEND | |
|---|---|
| SC | SPORTS CAMPUS SIGNS |
| TR | OLYMPUS TRAIL SIGNS |
| SR | SPORTS RESORT HOTEL & CONFERENCE |
| ET | AMPHITHEATER & ENTERTAINMENT |
| TC | OLYMPUS TOWN CENTER |
| MO | MEDICAL OFFICE |
| AP | INTEGRA APARTMENT HOMES |
| RF | REFLECTIONS HOMES |
| RT | RETAIL & COMMERCIAL |
| LL | LAKE LOUISA PEDESTRIAN BRIDGE |
| FP | FIRE & POLICE SUBSTATION |
| PS | WELLNESS WAY PERIMETER |




RT

## RETAIL & COMMERCIAL

ENLARGED VIEW

ALL SIGNS MUST COMPLY WITH DARK SKY LIGHTING RULES

SIGN FAMILY

# RT RETAIL & COMMERCIAL

## SIGN SPECIFICATION TABLE

| SIGN TYPE | DESCRIPTION | SIGN CLASSIFICATION | SIGN LOCATION | MAX SIGN FACE | MAX QTY | MAX HEIGHT | SQ FT | MAX COPY MAX LOGO | LOGOS ALLOWED | ILLUMINATION | ZONE | ZONE COLOR ID |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| TC - ID | SIGN TYPE | | | | | | | | | | | |
| RT BI-01 | TENANT NAME | BUILDING IDENTITY SIGN HORIZONTAL | AT BLDG | 2 | 1 PER BLDG | 7'0"" | 44 | MAXIMUM COPY AREA 4'0" X 11'0" 12" MINIMUM LETTER SIZE 2 LINES OF COPY MAX LOGOS ALLOWED | TENANT | INTERNAL OR EXTERNAL | RETAIL COMMERCIAL | GREEN |
| RT -PI.01 | TENANT NAME | PARCEL IDENTITY SIGN VERTICAL | AT BLDG | 2 | 1 PER BLDG | 17'0" | 91 | MAXIMUM COPY AREA 4'0" X 9'6" 12" MINIMUM LETTER SIZE 2 LINES OF COPY MAX | TENANT | PISTACHIO | RETAIL COMMERCIAL | GREEN |
| RT - ZI.01 | RETAIL COMMERCIAL | ZONE IDENTITY | AT ZONE | 2 | 1 PER BLDG | 15' | 30 | MAXIMUM COPY AREA 1'3" X 6'3" 6" MINIMUM LETTER SIZE 1 LINES OF COPY MAX | ICON | PISTACHIO | RETAIL COMMERCIAL | GREEN |
| RT-ZD.01 | SHOPPING ICON ARROW(S) | ZONE DIRECTIONAL | IN ZONE | 2 | 1 PER BLDG | 6'7" | 14 | ARROWS OPTIONAL 13" MAX ICON | ICON | INTERNAL OR EXTERNAL | RETAIL COMMERCIAL | GREEN |

FOR BUILDING & TENANT SIGNS REFER TO PAGES 72 - 83 IN TENANT SIGN GUIDELINES SECTION

*-Final sign locations and signtypes to be based on DRB and ARB Approval*

ALL SIGNS MUST COMPLY WITH DARK SKY LIGHTING RULES

SIGN FAMILY

# RT RETAIL & COMMERCIAL

## SIGN SPECIFICATION TABLE

| SIGN TYPE | DESCRIPTION | SIGN CLASSIFICATION | SIGN LOCATION | MAX SIGN FACE | MAX QTY | MAX HEIGHT | SQ FT | MAX COPY MAX LOGO | LOGOS ALLOWED | ILLUMINATION | ZONE | ZONE COLOR ID |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| RT - TID1.01 | OLYMPUS 4-TENANT PANELS | MULTI-TENANT ID SIGN TYPE 1 | WEST OR EAST BUILDING FACADE STADIUM BLVD | 2 | 1 PER BLDG | 15’ | 79.5 | TENANT PANEL 9.25” X 4’10” | TENANT | INTERNAL OR EXTERNAL | AMPHITHEATER ENTERTAINMENT | LAVENDER |
| RT - TID2.01 | OLYMPUS 7-TENANT PANELS | MULTI-TENANT ID SIGN TYPE 2 | EAST BUILDING FACADE AT SCHOFIELD ROAD | 2 | 2 | 15’ | 150 | TENANT PANEL 14”X 86” | Y | INTERNAL OR EXTERNAL | AMPHITHEATER ENTERTAINMENT | LAVENDER |
| RT - TO.01 | TENANT NAME ICON OR LOGO | TENANT TOWER | FINAL SIGN LOCATION BASED ON DRB & ARB | 2 | 2 | 15’ | 42 | MAXIMUM COPY AREA 13” X 11’9” 12” MINIMUM LETTER SIZE 1 LINES OF COPY MAX ICON USE OPTIONAL | Y | INTERNAL OR EXTERNAL | AMPHITHEATER ENTERTAINMENT | LAVENDER |

FOR BUILDING & TENANT SIGNS REFER TO PAGES 72 - 83 IN TENANT SIGN GUIDELINES SECTION

*-Final sign locations and signtypes to be based on DRB and ARB Approval*

ALL SIGNS MUST COMPLY WITH DARK SKY LIGHTING RULES

SIGN FAMILY

# RT RETAIL & COMMERCIAL

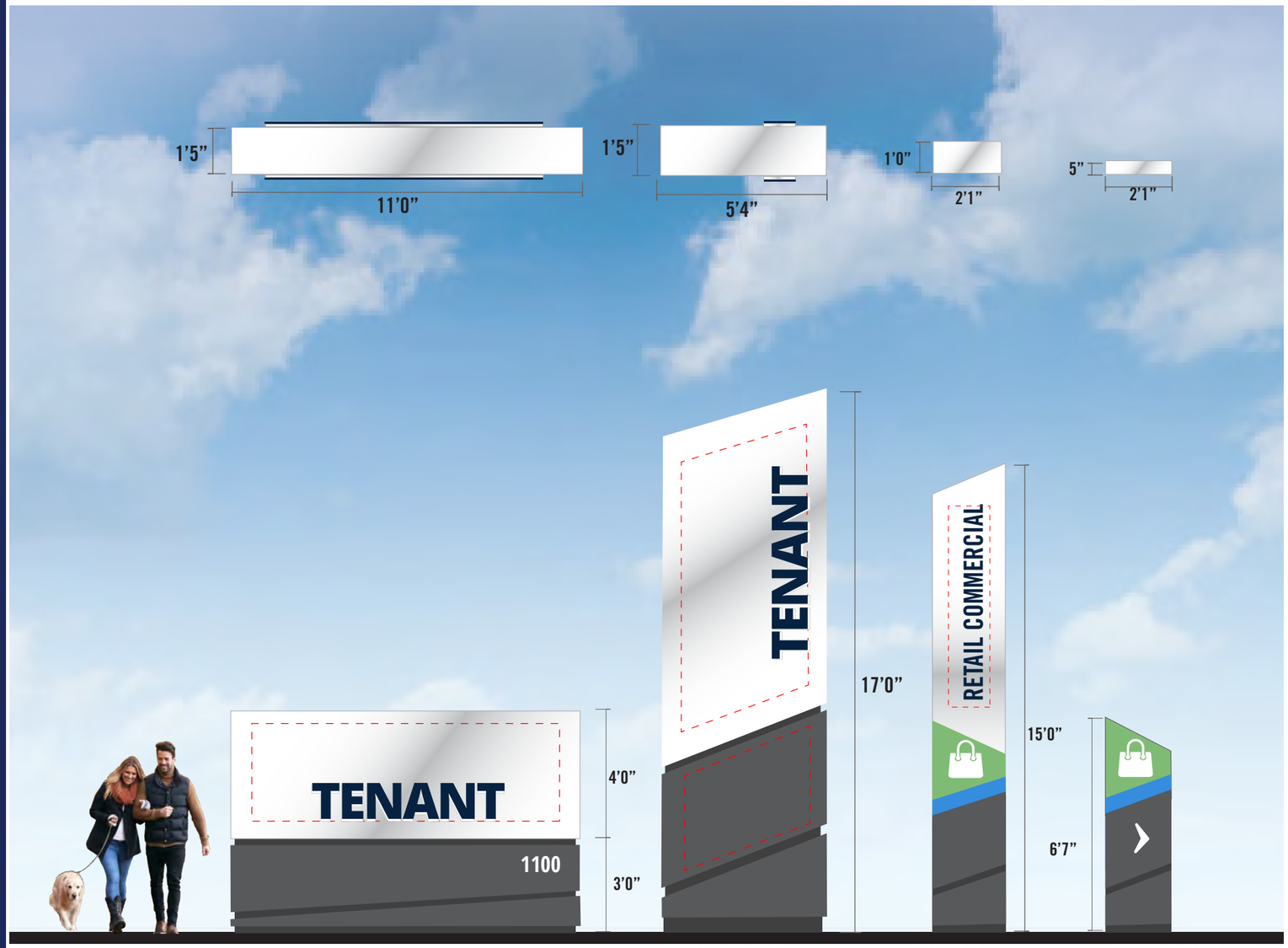
PARCEL ID SIGN
BUILDING SIGN
ZONE SIGN
ZONE DIRECTIONAL

## FOR BUILDING & TENANT SIGNS REFER TO PAGE 67 & 72 IN TENANT SIGN GUIDELINES SECTION

*-Final sign locations and signtypes to be based on DRB and ARB Approval*

ENLARGED VIEW

ALL SIGNS MUST COMPLY WITH DARK SKY LIGHTING RULES




**FRONT ELEVATION**
**SCALE: 1/4”= 1’0”**

### RESORT ID SIGN

MAXIMUM COPY AREA
4’0” X 11’0”
12” MINIMUM LETTER SIZE
2 LINES OF COPY MAX
LOGOS ALLOWED

**RT-BI.1**

### PARCEL ID SIGN

MAXIMUM COPY AREA
4’0” X 9’6”
12” MINIMUM LETTER SIZE
2 LINES OF COPY MAX

MAXIMUM COPY AREA
3’11” X 4’6”
2” MINIMUM LETTER SIZE
ICON USE ALLOWED

**RT-PI.1**

### ZONE SIGN

ZONE COLOR
ZONE ICON

MAXIMUM COPY AREA
1’3” X 6’3”
6” MINIMUM LETTER SIZE
1 LINES OF COPY MAX

**RT-ZI.1**

### ZONE DIRECTIONAL

ZONE COLOR
ZONE ICON

ARROWS OPTIONAL
13” MAX ICON

**RT-ZD.1**

## FOR BUILDING & TENANT SIGNS REFER TO PAGE 67 & 72 IN TENANT SIGN GUIDELINES SECTION

*-Final sign locations and signtypes to be based on DRB and ARB Approval*

ENLARGED VIEW

## ALL SIGNS MUST COMPLY WITH DARK SKY LIGHTING RULES

**FRONT ELEVATION**
**SCALE: 1/4”= 1’0”**

**END VIEW** **SIDE VIEW** **FRONT VIEW**

ONE SIGN TYPE JUST SHOWING 3 SIDES

**TOWN CENTER TOWER**
MAXIMUM COPY AREA
24” X 11’9”
4” MINIMUM LETTER SIZE
3 LINES OF COPY MAX
LOGOS ALLOWED
ICON USE OPTIONAL
42 SQFT

**RT-T0.1**

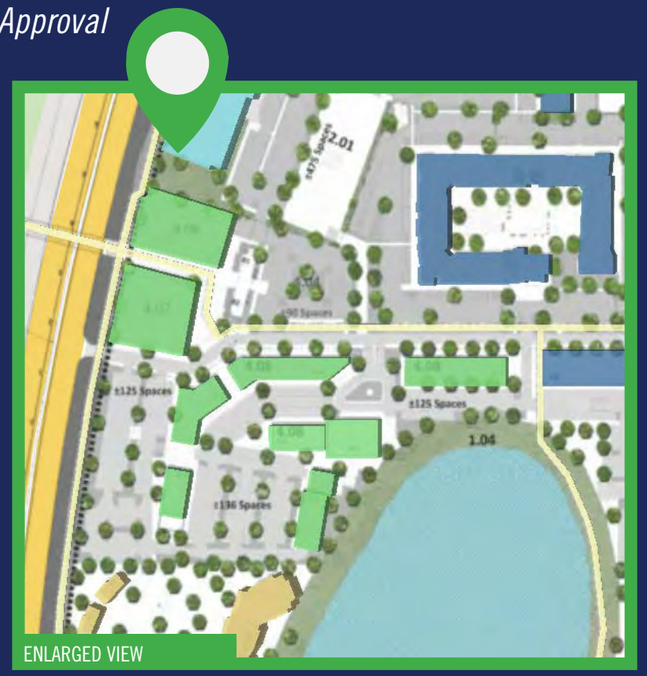
SIGN FAMILY

**RT** RETAIL & COMMERCIAL CENTER

## TC MULTI-TENANT ID SIGN TYPE 1
## TC MULTI-TENANT ID SIGN TYPE 2

**FOR BUILDING & TENANT SIGNS REFER TO PAGE 67 & 72 IN TENANT SIGN GUIDELINES SECTION**

*-Final sign locations and signtypes to be based on DRB and ARB Approval*




ENLARGED VIEW

**ALL SIGNS MUST COMPLY WITH DARK SKY LIGHTING RULES**

**FRONT ELEVATION**
**SCALE: 1/4”= 1’0”**

### TC MULTI-TENANT ID SIGN TYPE 1

MAXIMUM TENANT AREA
9.25” X 4’10”
2” MINIMUM LETTER SIZE
2 LINES OF COPY MAX
LOGO & ICON USE OPTIONAL

**79.5 SQ ft**

MAXIMUM COPY AREA
9.25” X 4’10”

**RT-TID1.1**

### TC MULTI-TENANT ID SIGN TYPE 2

MAXIMUM COPY AREA
14” X 86”
3” MINIMUM LETTER SIZE
2 LINES OF COPY MAX
LOGO & ICON USE OPTIONAL

**150 SQ ft**

MAXIMUM TENANT COPY AREA
14” X 86”

**RT-TID2.1**

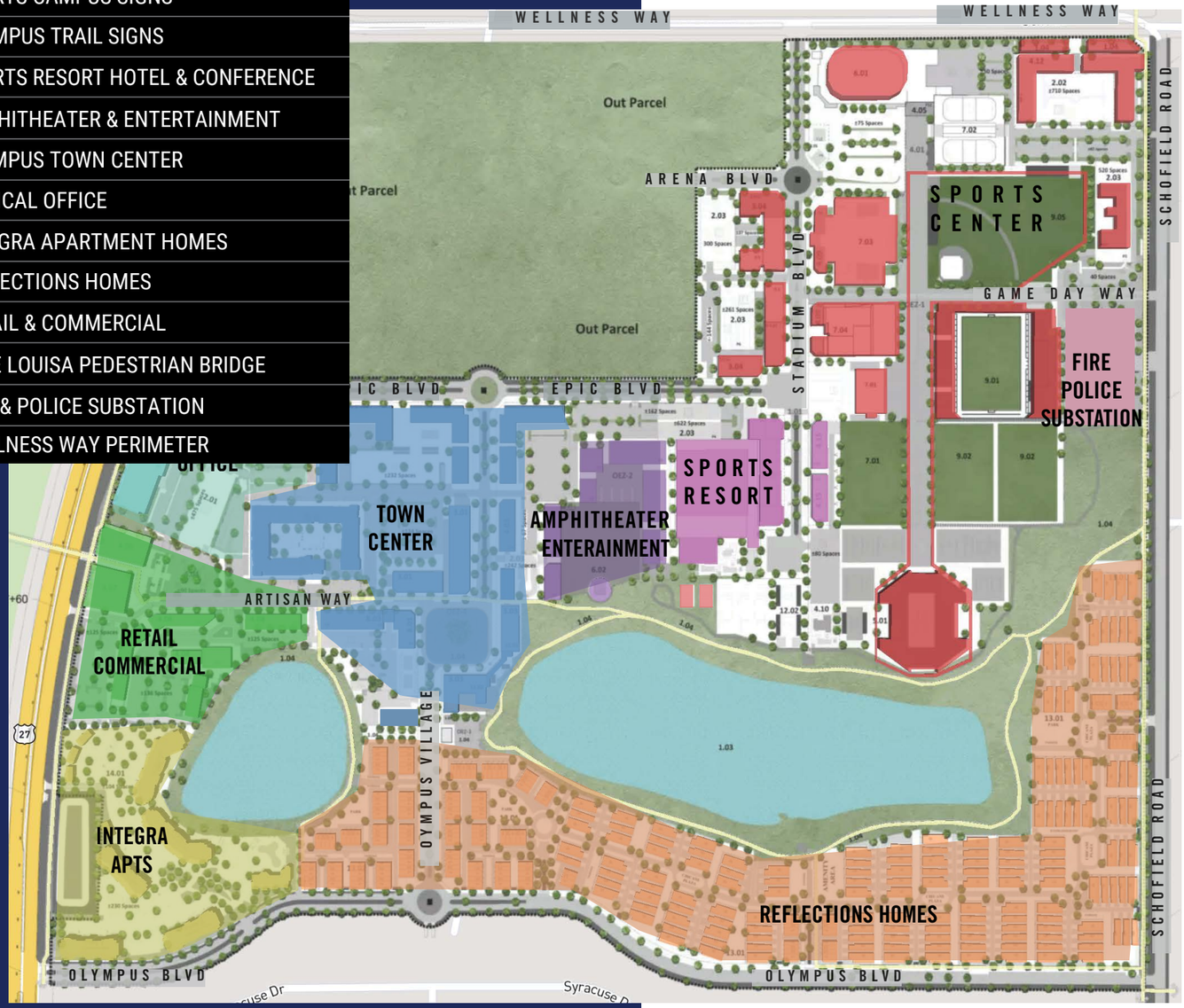
**SIDE VIEW**

SIGN FAMILY

# TR OLYMPUS TRAIL

## SIGN TYPES

| SIGN TYPE LEGEND | |
|---|---|
| SC | SPORTS CAMPUS SIGNS |
| TR | OLYMPUS TRAIL SIGNS |
| SR | SPORTS RESORT HOTEL & CONFERENCE |
| ET | AMPHITHEATER & ENTERTAINMENT |
| TC | OLYMPUS TOWN CENTER |
| MO | MEDICAL OFFICE |
| AP | INTEGRA APARTMENT HOMES |
| RF | REFLECTIONS HOMES |
| RT | RETAIL & COMMERCIAL |
| LL | LAKE LOUISA PEDESTRIAN BRIDGE |
| FP | FIRE & POLICE SUBSTATION |
| PS | WELLNESS WAY PERIMETER |




# TR

# OLYMPUS TRAILS

ENLARGED VIEW

[redacted]

ALL SIGNS MUST COMPLY WITH DARK SKY LIGHTING RULES

SIGN FAMILY

# TR OLYMPUS TRAILS

## SIGN SPECIFICATION TABLE

| SIGN TYPE | DESCRIPTION | SIGN CLASSIFICATION | SIGN LOCATION | MAX SIGN FACE | MAX QTY | MAX HEIGHT | SQ FT | MAX COPY MAX LOGO | LOGOS ALLOWED | ILLUMINATION | ZONE | ZONE COLOR ID |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| TR - ID | SIGN TYPE | | | | | | | | | | | |
| TR - 01 | TRAIL PANEL | TRAIL PANEL SIGN | AT TRAIL HEADS ALONG TRAIL | 2 | 10 | 9'0"" | 2 | PER DRWAING ON PG 63 | TRAIL ICON | EXTERNAL | TRAILS | SAGE |
| TR - 02 | TRAIL POST SIGN | TRAIL POST SIGN | AT TRAIL HEADS ALONG TRAIL | 4 | 10 | 7'0" | 5 | PER DRWAING ON PG 63 | TENANT | EXTERNAL | TRAILS | SAGE |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |

**FOR BUILDING & TENANT SIGNS REFER TO PAGES 72 - 83 IN TENANT SIGN GUIDELINES SECTION**

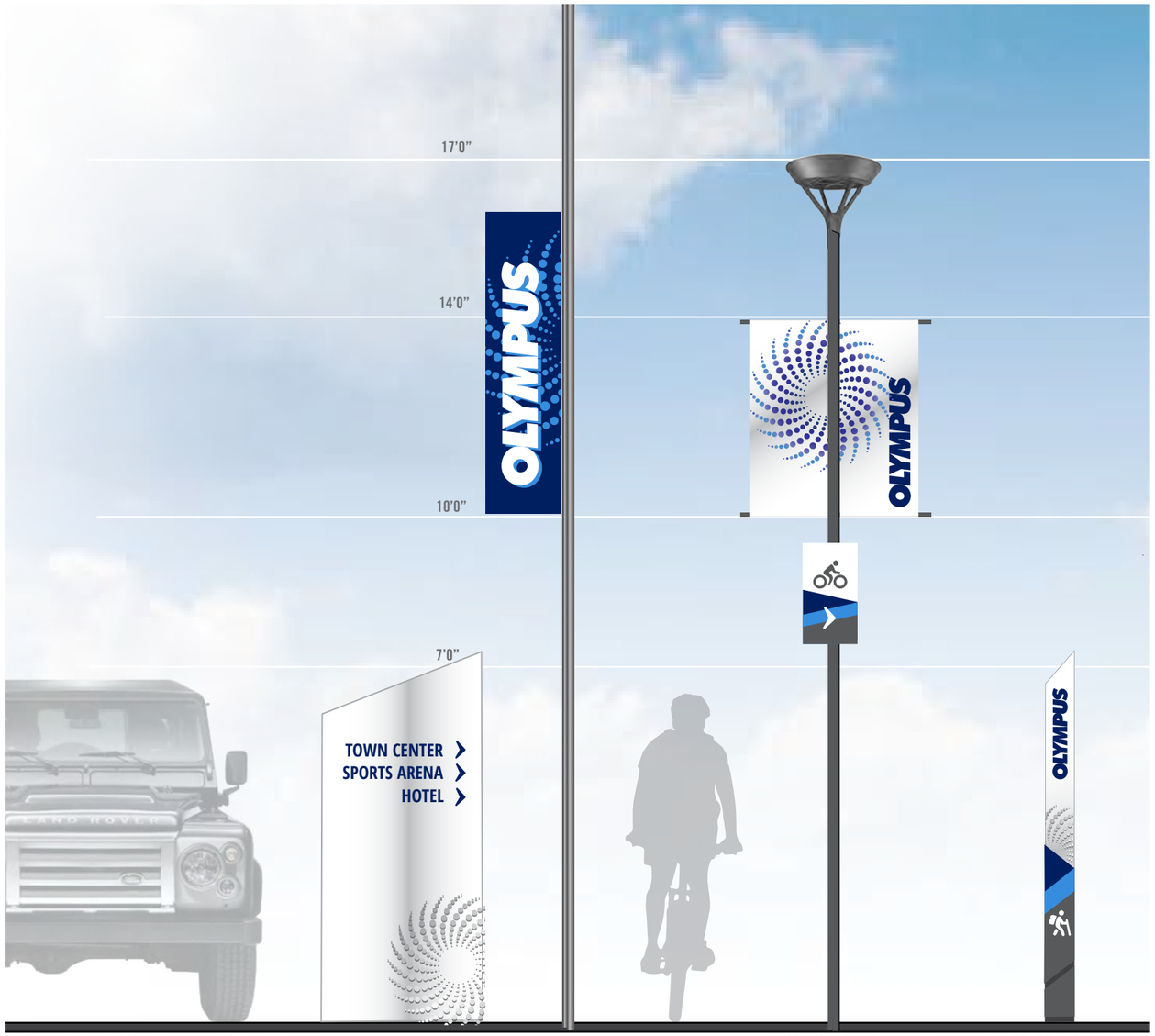
*-Final sign locations and signtypes to be based on DRB and ARB Approval*

**ALL SIGNS MUST COMPLY WITH DARK SKY LIGHTING RULES**

SIGN FAMILY

# TR OLYMPUS TRAILS

## TRAIL MARKERS & PANEL SIGNS




FRONT ELEVATION | SCALE: 3/8"= 1'0"

CONSOLIDATE ITEMS WHEN APPROPRIATE

TR-01

TR-02

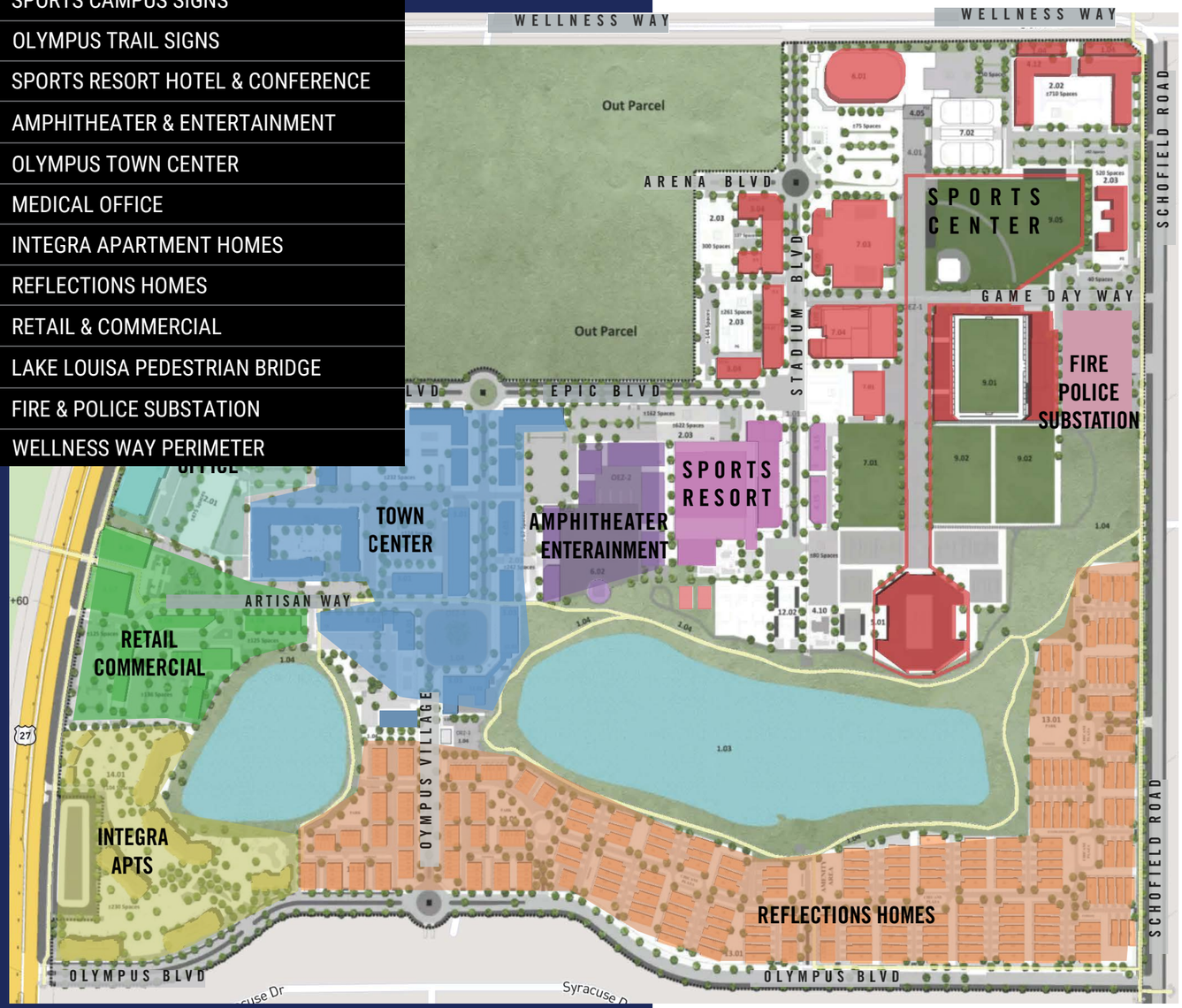
ALL SIGNS MUST COMPLY WITH DARK SKY LIGHTING RULES

SIGN FAMILY

# RF REFLECTIONS

## SIGN TYPES

| SIGN TYPE LEGEND | |
|---|---|
| SC | SPORTS CAMPUS SIGNS |
| TR | OLYMPUS TRAIL SIGNS |
| SR | SPORTS RESORT HOTEL & CONFERENCE |
| ET | AMPHITHEATER & ENTERTAINMENT |
| TC | OLYMPUS TOWN CENTER |
| MO | MEDICAL OFFICE |
| AP | INTEGRA APARTMENT HOMES |
| RF | REFLECTIONS HOMES |
| RT | RETAIL & COMMERCIAL |
| LL | LAKE LOUISA PEDESTRIAN BRIDGE |
| FP | FIRE & POLICE SUBSTATION |
| PS | WELLNESS WAY PERIMETER |




# REFLECTIONS HOMES
# RF

## SEE WELLNESS WAY PERIMETER SIGNAGE
## PS4,5,6

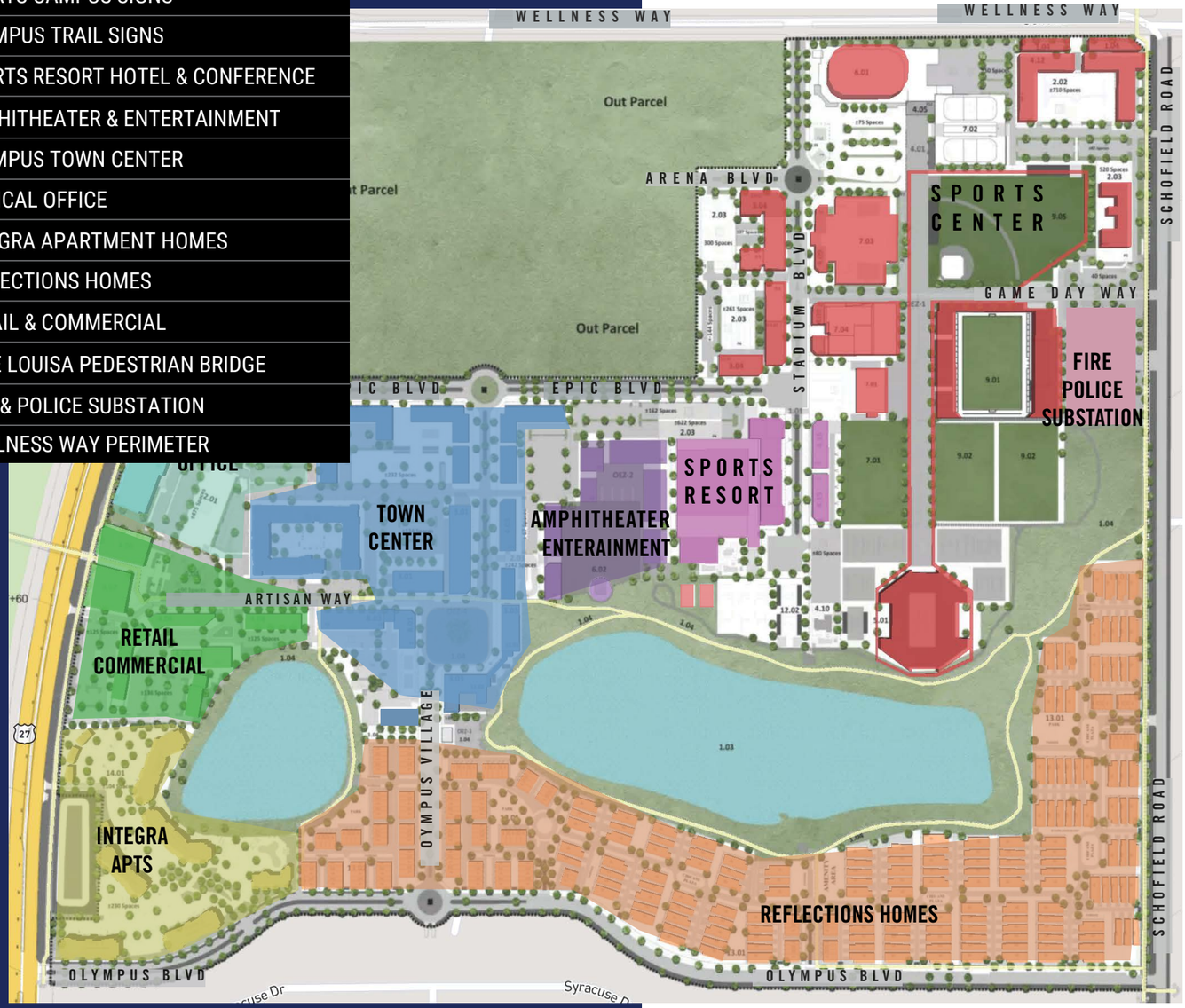
ALL SIGNS MUST COMPLY WITH DARK SKY LIGHTING RULES

SIGN FAMILY

# FP FIRE & POLICE

## SIGN TYPES

| SIGN TYPE LEGEND | |
|---|---|
| SC | SPORTS CAMPUS SIGNS |
| TR | OLYMPUS TRAIL SIGNS |
| SR | SPORTS RESORT HOTEL & CONFERENCE |
| ET | AMPHITHEATER & ENTERTAINMENT |
| TC | OLYMPUS TOWN CENTER |
| MO | MEDICAL OFFICE |
| AP | INTEGRA APARTMENT HOMES |
| RF | REFLECTIONS HOMES |
| RT | RETAIL & COMMERCIAL |
| LL | LAKE LOUISA PEDESTRIAN BRIDGE |
| FP | FIRE & POLICE SUBSTATION |
| PS | WELLNESS WAY PERIMETER |




FP

## FIRE & POLICE SUBSTATION

ENLARGED VIEW

ALL SIGNS MUST COMPLY WITH DARK SKY LIGHTING RULES

SIGN FAMILY

# FP FIRE & POLICE

## SIGN TYPES

| SIGN TYPE | DESCRIPTION | SIGN CLASSIFICATION | SIGN LOCATION | MAX SIGN FACE | MAX QTY | MAX HEIGHT | SQ FT | MAX COPY MAX LOGO | LOGOS ALLOWED | ILLUMINATION | ZONE | ZONE COLOR ID |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| TC - ID | SIGN TYPE | | | | | | | | | | | |
| FP BI.01 | TENANT NAME | BUILDING IDENTITY SIGN VERTICAL | AT BLDG | 2 | 1 PER BLDG | 17'0" | 91 | MAXIMUM COPY AREA 3'2" X 7'6" 12" MINIMUM LETTER SIZE 2 LINES OF COPY MAX | TENANT | INTERNAL OR EXTERNAL | POLICE FIRE | SALMON |
| FP - ZI.01 | TENANT NAME | ZONE IDENTITY | AT ZONE | 2 | 1 PER BLDG | 15' | 30 | MAXIMUM COPY AREA 1'3" X 6'3" 6" MINIMUM LETTER SIZE 1 LINES OF COPY MAX | TENANT OR ICON | INTERNAL OR EXTERNAL | POLICE FIRE | SALMON |
| FP-ZD.01 | POLICE OR FIRE BADGE ICON ARROW(S) | ZONE DIRECTIONAL | IN ZONE | 2 | 1 PER BLDG | 6'7" | 14 | ARROWS OPTIONAL 13" MAX ICON | ICON | INTERNAL OR EXTERNAL | POLICE FIRE | SALMON |

FOR BUILDING & TENANT SIGNS REFER TO PAGES 72 - 83 IN TENANT SIGN GUIDELINES SECTION

*-Final sign locations and signtypes to be based on DRB and ARB Approval*

ALL SIGNS MUST COMPLY WITH DARK SKY LIGHTING RULES

SIGN FAMILY

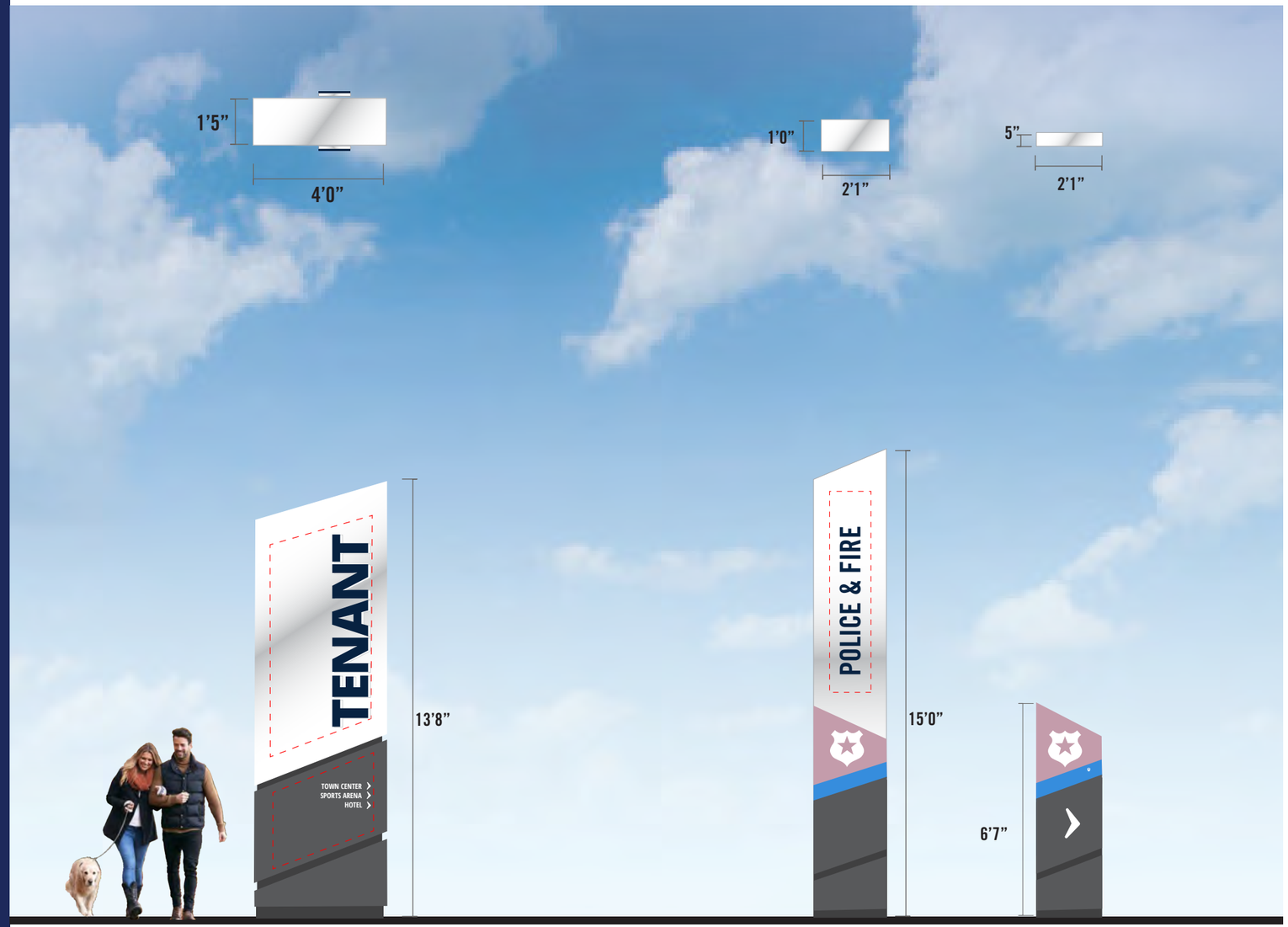
# FP FIRE & POLICE

## BUILDING ID SIGN
## ZONE SIGN
## ZONE DIRECTIONAL

## FOR BUILDING & TENANT SIGNS REFER TO PAGE 67 & 72 IN TENANT SIGN GUIDELINES SECTION

*-Final sign locations and signtypes to be based on DRB and ARB Approval*

## ALL SIGNS MUST COMPLY WITH DARK SKY LIGHTING RULES




**FRONT ELEVATION**
**SCALE: 1/4"= 1'0"**

### BUILDING ID SIGN

MAXIMUM COPY AREA
3'2" X 7'6"
12" MINIMUM LETTER SIZE
2 LINES OF COPY MAX

MAXIMUM COPY AREA
3'1" X 3'7"
2" MINIMUM LETTER SIZE
ICON USE ALLOWED

**FP-BI.1**

### ZONE SIGN

ZONE COLOR
ZONE ICON

MAXIMUM COPY AREA
1'3" X 6'3"
6" MINIMUM LETTER SIZE
1 LINES OF COPY MAX

**FP-ZI.1**

### ZONE DIRECTIONAL

ZONE COLOR
ZONE ICON

ARROWS OPTIONAL
13" MAX ICON

**FP-ZD.1**

OLYMPUS

## Olympus CDD Review & Approval
**ARB / DRB Olympus Clermont**

**Introduction**

- All signage types, permanent, temporary or event related shall be submitted for review and approval by the Olympus CDD ARB/DRB in accordance with the POA declarations and PUD conditions prior to City Permitting & Construction. The Olympus CDD has formed an ARB/DRB within the unified control entity structure for the overall project. Architectural style, compatibility and scale will be considered within the project Architectural Standards document, referenced within Declarations of Covenants, and utilized to internally review future building design before submittal to City building officials. Signage & wayfinding at all scales of application ( parcel, building, tenant,) is subject to providing evidence of Olympus CDD approval by the ARB/DRB before processing local governmental building permits. Architectural Standards & Master Signage Standards adopted by the CDD as referenced in the PUD and referenced in the Project Property Declarations will exist as a requirement of the PUD as amended.

**Permitted Uses and Structures**

The proposed PUD incorporates Single-Purpose site development & Single-Purpose buildings, Mixed-Use site development patterns as well as Mixed-Use buildings and Special-Purpose site development & Specialty Buildings within a unified streetscape, including pedestrian & service passages, and integrated open space.

The PUD Regulating Plan **(Exhibit -1)** Indicates the locations of referenced site development patterns, ROW & open space. Permitted uses are defined in the PUD Development Standards and their requirements related to signage are described below. Any conflicts between the PUD Development Standards and the adopted Master Signage Standards will be resolved by the CDD.

**Design Elements/Internal Compatibility**

The Olympus PUD requires phased development in a planned and integrated fashion and will provide site amenities meeting Development Standards specific to the Olympus Site Plan. These Development Standards included within the PUD will supersede the adopted City Land Development Regulations and extend beyond those required in conventional zoning districts. Where conflicting LDR provisions exist or newly adopted development conventions occur, the PUD Development Standards shall prevail. Where the PUD Development Standards remain silent with regard to the adopted City Land Development Regulations, the applicability of City Development Codes will apply to the degree that the intent of the Olympus PUD Site Plan is supported without diminishment of vested rights and adopted PUD Development Standards. The following design elements are incorporated within the PUD land area.

- **Special Effects** - Gateways, Monuments, scoreboards, overlook structures, & bridges may incorporate specialty programable lighting, led adjustable lighting, laser lighting, fog, fire, or pyrotechnic elements. Incorporation of special effects or programable lighting will not incorporate changeable messaging for advertising purposes, but may incorporate scoring, leader board, event management messaging or emergency messaging.

- **Street Frontage Signage and Entry Features** –
  a) Unless otherwise noted, signage shall be designed in accordance with the PUD Development Standards and provided as follows: one identification monument sign at each project parcel access point, (driveway or street) each with a maximum copy area size of twenty-five square feet (25 sq. ft.) per side. These monument signs are in addition to wayfinding signs provided within the project proper.
  b) Wayfinding signs may include building or activity zone direction for off-site signage locations. An entry feature with iconic design elements associated with the Olympus project and branding may be provided at each access point and will not count towards copy area. The style of the signage and entry features will be compatible with the overall Olympus design concept. Once designed, monument signage will be subject to City review and conformance with existing Codes for signage, lighting, changeable copy, height, placement and sight distance.
  c) The Olympus PUD includes a pedestrian crossing bridge over US27 for trail linkage to the adjacent State Park system. This bridge span may contain decorative lighting, temporary event banners, and permanent identification of the City of Clermont and associated tag line. The Bridge related graphics and lighting will be controlled by Olympus management entities and will not count towards project related copy area or be regulated as an off-site project site. The public or quasi-public entity may own the pedestrian bridge, with CDD or Olympus management. FDOT permit criteria may supersede the written PUD conditions.
  d) Maintenance and removal bonding shall be provided for signage elements or supporting structures within any platted ROW.

- **Streets, alleys and pedestrian pathways -**
  a. Traffic control signs shall be established for each project zone to satisfy intersecting street geometries, driveways, service ways, parking and loading conditions and shall be installed at entrances and other appropriate locations.
  b. Streets shall provide principal frontage and building identification and numbering for adjacent parcels. Typical street/ROW sections are shown on **Exhibit-4** and referenced by location.
  c. All streets and pedestrian pathways or promenade shall connect to other streets within the PUD. Non-street elements may have place names with attendant wayfinding signage or street signage. Lanes or Alleys providing garage access that does not create a loop may extend 500' without a connection to a street or drive isle.
  d. Street furniture such as trash containers and bus benches or shelters shall be permanently secured to the sidewalk, and may contain informational lettering, graphics or electronic delivery to personal digital devices.
  e. No sign, awning support, lighting, wiring or other object higher than twenty-seven inches (27") from the ground shall extend more than four inches (4") horizontally over any sidewalk from the column, post or wall on which it is mounted, nor shall the sign hang down above the sidewalk unless its bottom edge is at least ten feet (10') above the sidewalk. Wall mounted fire hydrants shall not be restricted by sidewalk encroachment.
  f. Alleys, passages and promenades may be common area tracts owned by the CDD or Olympus ownership & management entity, parceled out and owned by abutting parcel owner's association, or granted as an easement to the public. In any event, it shall be the responsibility of the underlaying property owner and management entity to enforce signage and other clear passage and prohibit encroachment.



- **Utility Tracts, Maintenance Areas, etc.** – Areas such as utility tracts, maintenance areas and loading/unloading zones shall be screened from the public street or right-of-way by a fence, wall or evergreen hedge not less than four feet (4') in height which creates a visual separation & barrier, not less than ninety five percent (95%) opaque. This visual barrier shall have no openings except for entrance and exit facilities. Loading zones may co-locate within widened access drives, or promenade and these facilities shall be designated by signage and exempt from visual screening.

# 6: SIGNS

## 6.1: PURPOSE

### 6.1.1 PURPOSE

The purpose of this section is to regulate the time, place and manner in which signs shall be permitted within the OSE PUD. In furtherance of these purposes, standards are provided that are designed to protect and promote the public health, safety, and welfare, and to enhance the physical appearance while providing way-finding for visitors and provide significant OSE information.

It is the desire of the OSE PUD to allow business owners the opportunity to post adequate signage that contributes to the public realm, while preventing distractions and obstructions to motor vehicle operators and pedestrians that might lead to accidents or traffic congestion, removing obstructions to light, air and open space, and reducing the accumulation of clutter.

## 6.2: ADMINISTRATION AND MASTER SIGN PLANS

### 6.2.1 APPLICABILITY

A. Applicability: The regulations of this article shall apply to all OSE PUD Districts

B. Permit Required: A Project Signage Permit shall be required for the erection, placement, alteration, or reconstruction of any sign unless otherwise noted, after review & approval by the Olympus CDD.

C. Home Occupation Signage: Home Occupation signage is permitted as specified in Section 3.3.2.D

### 6.2.2 MASTER SIGN PLANS

A. Applicability: Master Sign Plans are required for the following development types:

1. New multi-tenant or multi-building development with 5 or more occupiable spaces.
2. Existing multi-tenant or multi-building development when the primary tenant proposes signage changes — the owner/manager of the multi-tenant/multi-building center shall be responsible for preparing the Master Sign Plan. For existing multi-tenant/multi-building centers where there is no clear primary tenant (for example, when there are several tenant spaces of equal size,) a Master Sign Plan shall not be required, but is highly encouraged.

B. Approval Required: No permit shall be issued for an individual sign requiring a permit unless and until a Master Sign Plan for the parcel has been reviewed and approved by the appropriate CDD ARB or DRB.

C. Conformance with Plan: After approval of a Master Sign Plan, no sign shall be erected, placed, painted, or maintained, except in conformance with such plan.

D. Amending a Master Sign Plan: A Master Sign Plan may be amended by filing a new plan that conforms with all requirements of the PUD Development Standards then in effect.

E. Voluntary Restrictions: The Master Sign Plan may contain such other restrictions as the owners of the parcels or CDD ARB may reasonably determine.

F. Design: The design, material, color, location, and illumination of signage shall be compatible with the overall design of the development.

G. Size: The size of all signs must be equal to or less than the amount indicated in Sections 6.5 and 6.6. Sizes for non-OSE parcel monument signs are as follows:

1. Where 5-10 occupiable spaces are located on one parcel, a 125% increase in monument sign area is permitted.
2. Where 11-20 occupiable spaces are located on one parcel, a 150% increase in monument sign area is permitted.
3. Where 21 or more occupiable spaces are located on one parcel, a 200% increase in monument sign area is permitted.
4. Contiguous Parcels: When the owners of 2 or more contiguous parcels (disregarding intervening streets and alleys) file for a Master Sign Plan, 1 freestanding sign shared between all parcels shall be permitted an increased area based on the number of occupiable spaces listed above.

H. Sign Types: All sign types listed in Sections 6.5 and 6.6 may be included in a Master Sign Plan. In addition, other types of signage may be permitted at the discretion of the City & CDD Administrator, provided that it is compatible with the overall design of the development and does not result in signage in excess of the overall allowances listed in this Article.

## 6.3: GENERAL PROVISIONS

### 6.3.1 PLACEMENT AND DESIGN

A. Placement: Except as permitted specifically in this article, signs shall not be posted in the public or private CDD right-of-way, on trees, or light poles, except where encroachments are specifically permitted by this article.

B. Materials: Sign structures shall be constructed of durable materials such as wood, concrete, metal, brick, or other similar materials. Unfinished wood, cardboard, styrofoam, and similar materials are not permitted. Plastic and plastic substrates are not permitted.

C. Design: The design, color, location, and illumination of signage shall be compatible with the overall design of the development as determined by the CDD ARB.

### 6.3.2 SIGN ILLUMINATION

A. Location: No illuminated sign, shall be permitted within 50 feet of any RSD District. No sign located within 100 feet of a RSD District shall be illuminated between the hours of 10:00pm and 6:00am



B. Internal Illumination: The background of internally illuminated cabinet signs shall be completely opaque. This provision does not apply to internally illuminated channel letters.

C. Shielding: Unless otherwise expressly prohibited, signs may be illuminated provided that any lighting illuminates only the surface area of a sign and is shaded, shielded, or directed so that the light intensity or brightness does not interfere with the safe vision of motorists or bicyclists, as determined by the OSE CDD Administrator based on real-time evaluation and/or review of a photometric plan.

### 6.3.3 COMPUTATION OF SIGN AREA

A. The area of a sign shall be deemed to be the area of the sign face formed by a perimeter consisting of a series of straight lines enclosing all parts of the sign. With respect to signs that are composed of individual symbols, letters, figures, illustrations, message, forms, or panels, sign area shall be considered to include all lettering, wording, and accompanying designs and symbols. Sign area shall also include any background material, panel, trim, color, and direct or self-illumination used that differentiates the sign from the building, structure, backdrop surface, or object upon which or against which it is placed. The sign structure shall not be included as a portion of the sign face, provided that no message, symbol, or any of the aforementioned sign face criteria are displayed on, or designed as part of, the sign structure.

B. Corporate or brand colors , to the extent that the paint color or pattern is not consistent with the Architectural Design Standards of the OSE CDD, shall also be considered signage and shall count towards the permitted area calculation.

### 6.3.3 COMPUTATION OF SIGN HEIGHT

A. Height shall be measured either from the edge of the adjoining sidewalk or street or from the base of the sign if the sign is located on the natural grade, to the highest point on the sign. Architectural elements related to the support structure may extend up to 1 foot over the permitted height.

### 6.3.4 CONSTRUCTION

A. Installation: With the exception of portable and temporary signs as permitted in this article, signs shall be permanently attached to the ground, a building, or another structure by direct attachment to a rigid wall, frame, or structure with wind loading consideration performed by a Florida Licensed Design Professional.

B. Electrical Components: Signs with internal electrical wiring or lighting equipment, and all external lighting equipment, shall be inspected and approved by the City in accordance with existing and prevailing electrical codes. All wiring to electrical signs or to lighting equipment directed to ground signs shall be underground and Ground Fault Circuit Interrupter (GFCI) protected.

### 6.3.5 MAINTENANCE REQUIREMENTS

The following maintenance requirements shall be observed for all signs visible from any public or CDD street, and any deficiency shall be corrected within 30 days of being detected unless otherwise determined by the CDD Administrator or HOA/POA Administrator.



A. No sign shall have more than 10% of its surface area covered with disfigured, cracked, ripped or peeling paint or poster paper.

B. No sign shall stand with bent or broken sign facings, broken supports, loose appendages or struts, or be allowed to stand more than 10 degrees away from the perpendicular.

C. No sign shall have weeds, trees, vines, or other vegetation growing upon it or obscuring its view from the street from which it is to be viewed.

D. No internally illuminated sign shall stand with only partial illumination.

E. Whenever the use of a building or premises by a business or occupation is discontinued for at least 30 days, then the signs pertaining to that business or occupations shall be removed, with the following exceptions:

1. Businesses who are relocating within the CDD shall be permitted to retain prior signage for up to 6 months unless the building is reoccupied.

## 6.4: OSE CLERMONT PUD / CDD DISTRICT SIGN GUIDELINES

### 6.4.1 APPLICABILITY

The requirements for this section apply to all signs within the OSE PUD as established in Section 2.7.1. as well as the other Districts defined in the CDD Property Declarations.

### 6.4.2 DESIGN RECOMMENDATIONS

A. Style of sign will not be restricted as long as it is in conformance with guidelines appropriate for each separate district.

B. Signs that are designed to be appropriate shall not predate the facade to which they are applied — for example, a post-modern building should not have a reproduction of a colonial or 1700's era sign.

C. Numbers of colors shall not be restricted; however, color selection shall be compatible with the subject building, as well as other adjacent buildings as approved by the CDD ARB.

D. Lettering styles and combinations shall not be restricted.

E. Illuminated signs are permitted. Backlit and internally lit signs are not allowed. Only shielded, incandescent / led 3000k external lights or concealed lighting will be allowed.

### 6.4.3 LOCATION

The placement of signs shall follow these general guidelines.

A. Signs shall not obscure architectural details.

B. Space on the building facade specifically designed to contain signage shall be the most appropriate location for signs.

C. Signs shall be placed to be sensitive to signage of adjacent businesses.

D. The scale and proportions of the sign shall consider the scale and proportions of the building on which it is mounted.

E. Size of individual signs shall be limited to the extent necessary to prevent them from obscuring or competing with other elements of the building.

### 6.4.4 SIGN MATERIALS

A. Inappropriate materials and finishes generally include: interior-grade wood, unfaced plywood, plastic and plastic substrates, and unfinished wood.

B. Sign materials shall complement but not necessarily match the buildings.

C. Sign brackets shall be constructed of painted wood or prefinished, painted metal. Guywires, if needed, shall be as inconspicuous as possible.

D. Signs shall be mounted in a way that minimizes damage to building materials. On masonry buildings, bolts shall extend through mortar joints and not through masonry units. On frame buildings, mounting brackets and bolts shall be the minimal amount necessary to assure adherence to the surface and prevent excessive wood penetration.

### 6.4.5 NEON SIGNS

A. Neon signs displaying business name or logo only shall be allowed only within the interior of the building and shall not exceed 10% of window area or 3 square feet – whichever is less – per business.

B. The total area of neon signs shall not exceed 20% of the area of the display window.

C. A sign may also display the word "Open" provided it does not exceed 2 square feet in size.

D. Product advertising signs located on the interior of the structure shall not be prominently visible from the street.

### 6.4.6 NUMBER OF SIGNS

Each parcel shall be allowed 1 freestanding sign per street frontage, if such sign can be set back from the edge of the street right-of-way a minimum of 10 feet, provided further that clear sight distance requirements can be met.

A. Each tenant space shall be allowed 2 different attached signs per street frontage, subject to the provisions in Section 6.5. If a freestanding sign is present on a street frontage, only one additional fixed sign per business shall be permitted on that street frontage. A third sign will be allowed if it is a window sign and in keeping with Section 6.5.

B. If it is more compatible with the architecture, a tenant space may be permitted multiple wall signs, at the discretion of the OSE CDD ARB, provided that the total square footage does not exceed the maximum square footage permitted.

C. A building with more than 1 storefront shall have similar sign and mounting treatments so as to provide balance and unity to the building.

## 6.5: FREESTANDING SIGNS

**6.5.1 APPLICABILITY:** The following chart applies to all types of developments as stated except for individual single-family or attached dwelling unit building lots, or RSD buildings containing fewer than 30 units.



| SIGN TYPE AND PERMITTED LOCATION | | MAX. AREA | MAX. HEIGHT | MIN. SETBACK | ADDITIONAL REQUIREMENTS |
|---|---|---|---|---|---|
| **A. Monument Sign:** A sign constructed on the ground, typically with a continuous footing or foundation with the base of the sign at grade — the size of the support structure for any monument sign shall be a maximum of 50% of the size of the sign face. When sign is less than 24 square feet, it is not required to be have a continuous footing, but it may be supported by 2 side posts. | RSD<br>OSD<br>HSD | 32 ft² | 10 ft | 3 ft from ROW | 1. Maximum Number: 1 per parcel; if frontage is greater than 500 feet then 2 are permitted (spaced at least 300 feet apart).<br>2. Encroachment: No encroachment allowed.<br>3. For lots or combinations of lots serving 5 or more tenant spaces, see Section 6.2.2.G.<br>4. In USU : parcels with 150-500 feet of road frontage are permitted to have a 60 square foot sign; parcels with greater than 500 feet of frontage are permitted to have an 80 square foot sign.<br>5. Landscaping, not including grass, shall be required for all monument signs. Such landscaping shall equal the total surface area of the sign face. |
| | UMU | 10 ft² (5 ft² in HD) | 8 ft | 18" from ROW | |
| | USU | 48 ft² | 10 ft | 10 ft from ROW | |
| **B. Post and Arm Sign:** A sign that is supported by a single post | USU<br>UMU | 10 ft²<br>5 ft² | 12 ft | 3 ft from ROW | 1. Maximum Number: 1 per lot<br>2. Encroachment: No encroachment is allowed. |
| **C. Sandwich Board Sign:** A portable sign shaped like an A-frame with a sign panel on one or both sides, where the sign panel is integral to the structure of the sign | UMU<br>USU | 8 ft²<br>6 ft² | 4 ft<br>3.5 ft² | | 1. Maximum Number: 1 per tenant<br>2. Encroachment: May be located on a public sidewalk, but must maintain at least 78 inches of unobstructed pedestrian space<br>3. Shall not be located in a planting strip between the sidewalk and the travel lane.<br>4. Shall be located as close to the building as possible<br>5. Shall be displayed only when the establishment is open for business |
| **D. Easel Sign:** A sign or message board displayed on a portable, open frame, such as a tripod | UMU<br>USU | 3.5 ft² | 6 ft | | 1. Maximum Number: 1 per tenant<br>2. Encroachment: May be located on a public sidewalk, but must maintain at least 48 inches of unobstructed pedestrian space<br>3. Shall not be located in a planting strip between the sidewalk and the travel lane.<br>4. Shall be located as close to the building as possible<br>5. Shall be displayed only when the establishment is open for business |

*Note: For signs A and B, square footage indicated is the amount permitted per side.*

## 6.6: ATTACHED SIGNS

**6.6.1 APPLICABILITY:** The following chart applies to all types of developments as stated except for individual single-family or attached dwelling unit building lots, or RSD Buildings containing fewer than 30 units.



| SIGN TYPE AND PERMITTED LOCATION | | MAX. AREA* | ADDITIONAL REQUIREMENTS |
|---|---|---|---|
| **A. Wall Sign** A sign mounted parallel to or painted on a building facade or other vertical building surface. | ALL | 1 ft² per linear ft of building frontage | 1. Maximum Number: 1 per building frontage or tenant space<br>2. No sign shall extend above the roof line.<br>3. Sign shall not project more than 18 inches from the wall surface.<br>4. Not permitted for residences with 30 or fewer dwelling units |
| **B. Canopy / Awning Sign** A sign that is suspended from, attached to, supported from or forms a part of a canopy | USU<br>UMU | 1 ft² per linear ft of building or tenant space | 1. Maximum Number: 1 per building Frontage per tenant<br>2. Must allow 12 feet clearance above sidewalk<br>3. Shall not be placed above 2nd floor window sill or cornice of building, whichever is higher<br>4. May encroach over sidewalk area no closer than 48 inches from curb<br>5. Only the valance area of the awning/canopy may be used as a message area. The valance shall be a maximum of 1 ft tall with lettering a maximum of 9 inches tall. The valance shall be made of the same material and shall be the same color as the awning/canopy. |
| **C. Window / Door Sign** Any sign that is painted on, applied to, attached to, or projected upon or within the exterior or interior of a building glass area, including doors or windows — may include a message, symbol, insignia, visual representation, logotype, or any other form that communicates information — can be read from off-premises contiguous property or public right-of-way | USU<br>UMU | 25% of glass area per window/door | 1. Applied plastic or vinyl cut letters are prohibited.<br>2. No permit is necessary for temporary promotional signs posted on the interior side of the glass; these signs shall count toward the 25% maximum window coverage. |
| **D. Projecting / Suspended Sign** Any sign other than a wall sign that is attached to and projects from the wall or face of a building or is suspended from the underside of a horizontal plane | OSD | 2 | 1. Maximum Number: 1 per tenant<br>2. Must allow 12feet clearance above sidewalk<br>3. May project no more than 4 feet from building face and no closer than 48 inches from curb<br>4. Not permitted for residences with 3 or fewer dwelling units<br>5. Projecting signs shall not be higher than the fascia and/or cornice and shall not extend above the eave line.<br>6. For multi-story buildings, sign brackets shall be mounted no higher than the sill of the second floor window. |
| | UMU | 5.25 ft² | |
| | USU<br>HSD | 10 ft² | |
| **E. Marquee Sign** A vertically-oriented sign supported solely by the building to which it is attached and projecting horizontally over part of the public right-of-way — may project perpendicular to the facade or at 45 degree angle from the corner of the building. | USU<br>UMU<br>HSD | 24 ft², with maximum width of 2 ft | 1. Maximum Number: 1 per building<br>2. May project no more than 3 feet from building face<br>3. Shall not extend more than 10 feet above cornice; shall allow 12 feet clearance above sidewalk<br>4. Sign thickness shall not exceed 10 inches.<br>5. Shall not extend above the eave of a pitched roof |

**The total area of all attached signs for a business shall be no more than 1.5 times the linear frontage of the building, or in the case of multi-tenant buildings, than the individual tenant space.*

## 6.7: OTHER SIGNS THAT REQUIRE A PERMIT

### 6.7.1 CHANGEABLE COPY SIGNS

A. Permitted Location: Changeable copy signs are permitted for performance businesses, sports or institutions that require sign messages to change on a regular basis. These include, but are not limited to, restaurants, theaters, stadiums, arenas, schools, organizations with multi-purpose assembly space.

B. Maximum Area

1. Restaurants and related establishments: the changeable copy area shall not be more than 40% of the sign face of any freestanding sign.
2. Schools and Theaters: The changeable copy area may be up to 12 square feet in addition to the signage permitted by District.
3. Digital Signs: Changeable copy is not permitted to be digital with the following exceptions:

   a. variable messaging signs in the USU Districts are permitted to be digital. The changeable copy area shall not be more than 25% of the maximum freestanding signage allowed. Animated or flashing digital content is prohibited.

### 6.7.2 TENANT DIRECTORY SIGNS

A. Applicability: Tenant directory signs listing only the name and address of the business shall be permitted in multi-building, multi-tenant professional, office, and/or business centers within the OSD & HSD Districts.

B. Maximum Area: 32 square feet in surface area shall be permitted per street frontage.

C. Maximum Height: 10 feet

D. Maximum Number: 1 per lot — lots with more than 1,000 feet of street frontage and more than one approved driveway or internal street entrance shall be permitted an additional directory sign on the condition that such driveways are spaced at least 1,000 feet apart.

E. Location: Tenant directory signs shall be located within the buildable area and outside of any required setback. The tenant directory sign must be located at least 25 feet from any adjacent right-of-way.

### 6.7.3 DIRECTIONAL SIGNS

A. Applicability: A directional sign has a directional message in symbols or words and may be a private, unofficial traffic signs, designate public /private parking, or be placed near a site entrance to inform the public of circulation or transportation modes & options. It may also contain the name of a business or site feature on the site, and/or its address.

B. Permitted Location: All Districts

C. Maximum Number: 1 per direction per entrance

D. Maximum Area: 2 square feet

E. Maximum Height: 2.5 feet

F. Off-Premises Signs: Off-premises signs are permitted for way-finding only.



### 6.7.4 LIMITED USU District - ADDITIONAL SIGNAGE:

Additional on-premises & off-premises directional and safety signage for Gateways, Pedestrian promenade shall be permitted where there are multiple changes of direction and/or multiple buildings that share the circulation pattern or open space or plaza.

## 6.8: TEMPORARY SIGNS

### 6.8.1 TYPES OF TEMPORARY SIGNS

A. Promotional Banners:

1. Maximum Number: 1 per tenant
2. Maximum Area: 30 square feet, with a vertical dimension no greater than 3 feet
3. Minimum Height: Must be placed a minimum of 8 feet above sidewalk grade
4. Location: Attached to building (must be secured along all 4 sides of banner)
5. Time Period: Maximum of 30 days

6. Additional Requirements: Application for a permit for promotional banners may be made only 4 times during any calendar year with no permits being approved consecutively. A minimum of 30 days shall expire before an application for a permit for a promotional banner can be accepted.

B. Construction Signs:

1. Maximum Number: 1 per street frontage
2. Maximum Area: 32 square feet
3. Maximum Height: 6 feet
4. Location: Minimum of 10 feet from the street right of way.
5. Time Period: The sign permit shall be valid for the duration of the construction period.

C. Grand Opening Signs: Signs or displays calling attention to a new business shall be permitted as follows:

1. Location: A minimum of 3 feet from the right-of-way.
2. Maximum Number: Up to 3 types of signs are permitted for grand openings.
3. Type: Free-standing and attached signs are permitted at the discretion of the OSE CDD Administrator.
4. Time Period: A maximum of 30 days.



D. Special Event Signs: Governmental, nonprofit, school, or civic club-sponsored signs related to special events shall meet the following standards:

1. Signs shall be permitted 14 days prior to a function and shall be removed within 3 days after the function.
2. Signs shall be located on private property.

## 6.9: SIGNS EXEMPT FROM A SIGN PERMIT

No sign permit is required for the following signs:

A. Government Signs: Includes signs required by any law, order or governmental regulation

B. Address Signs: Signs or plates on structures or premises bearing the address

1. Single-family, 2- and 3-family, and multi-family dwellings shall have address numbers a minimum of 4 inches in height that conspicuously located and visible from the street.
2. Nonresidential structures shall have address numbers a minimum of 6 inches in height that are conspicuously located to be visible from the street on which the structure fronts.

C. Private Residence Signs: The following can be affixed to a private residence or dwelling:

1. One personal identification sign not exceeding 2 square feet in area
2. One non-illuminated "For Sale" or "For Rent" sign not exceeding 6 square feet in area

D. Historic Designations: Historical markers, historical monuments or signs as recognized by local, state or federal authorities

E. Utilities: Signs denoting the location of underground utilities

F. Decorations: Holiday decorations

G. Interior Signs: Signs on interior windows that are not permanently affixed to the glass and do not exceed 15% of the gross glass area on any side of the building.

H. Political Signs: Within 60 days of an election, political signs are permitted on private property.

I. Real Estate Signs: For sale or lease of the premises, signs shall meet the following standards:

1. Lots with Less than 500 feet of Road Frontage
   a. One on-site sign per street frontage is permitted. The maximum size shall be 6 square feet, and the maximum height shall be 3.5 feet.
   b. In the USU District, the maximum size shall be 24 square feet, and the maximum height shall be 10 feet.
2. Lots with 500 feet or More of Road Frontage
   a. One sign per 1,000 feet of street frontage is permitted. The maximum size shall be 24 square feet, and the maximum height shall be 10 feet.
   b. In the USU District, the maximum size shall be 48 square feet, and the maximum height shall be 10 feet.

3. Time Period: The signs shall be removed once the property is occupied by the new tenant, or when the property is sold by transfer of title to the same.

J. Flags: Flags bearing the official design of a government, educational institution, church, fraternal organization, or ornamental/decorative in design shall be allowed as follows:

1. Flags bearing the official design of a government, educational institution, church, fraternal organization shall not exceed 15 square feet in area.
2. A commercial establishment may have 2 flags depicting these official designs, plus one additional ornamental or decorative flag.
3. Ornamental or decorative flags shall be no greater than 15 square feet in area and shall not contain any commercial message such as the name or logo of a business.
4. Generic flags containing terms such as "Open" or "Gallery" are permitted. They shall be no greater than 15 square feet.
5. Spotlighting of flags at nonresidential uses shall be permitted, provided the light is less than 5500 lumens and does not shine on or into adjacent property(ies).

## 6.10: PROHIBITED SIGNS

6.10.1 The following signs are prohibited:

A. General: Signs violating any provision of any law of the state relative to outdoor advertising.
B. Location:

1. Off-premises except signs, flags, and banners erected by the City, County, State government or Olympus CDD
2. In the public rights-of-way, except those posted by a public agency or CDD.
3. In any manner or place that constitutes a hazard to pedestrian or vehicular traffic
4. In a manner that obstructs free ingress to or egress from a required door, window, fire escape, or other required exit
5. In any areas or on any land subject to periodic inundation or stormwater storage & conveyance
6. Affixed to a private residence or dwelling, or displayed upon the grounds thereof, except as permitted in Section 6.9
7. Attached to or painted onto the following

a. Trees, rocks or other natural features

b. Fence posts, telephone or utility poles



c. Roofs of buildings visible from any public thoroughfare

C. Moving, Flashing or Audible Signs: Signs with the following features that can potentially distract drivers:

1. Signs that move — fully or partially — by any means regardless of whether they contain written messages
2. Signs set in motion by movement of the atmosphere or by mechanical, electrical, or other means, including, but not limited to: flags (other than those listed in Section 6.9.J), adver-sails, feathers, pennants, posters, propellers, discs, ribbons, balloons, streamers, strings of light bulbs, and spinners
3. Flashing signs, or devices displaying flashing or intermittent lights or lights of changing degrees of intensity, except for signs displaying in accordance with Section 6.7.1.B.4.
4. Signs that emit audible sound, odor, or visible matter.

D. Movable or Towed Signs

1. Any sign constructed so as to permit its being used as a conveyance upon public streets, and usually parked in public places or private property primarily for the purpose of public display
   a. Exception: Commercial vehicles, including standard passenger vehicles, that are fully operable may bear a permanently-adhered commercial message. They must be parked in a typical parking space and may not be located on landscaped areas or at angles to the street so as to increase visibility.
2. Any vehicle, which bears a commercial message and is parked in public view, but is not in operating condition or lacks current registration
3. Any sign on or towed behind a boat, drone, or other aircraft.

E. Sign Copy Limitations:

1. Signs copying or imitating official government signs, or that purport to have official government status
2. Any sign and/or sign structure that obstructs the view of, may be confused with, or purports to be a governmental or traffic direction/safety sign
3. Signs using the words "Stop," "Danger," or any word, phrase, symbol, or character in a manner that misleads, confuses, or distracts a vehicle driver
4. Signs containing statements, words, or pictures of, obscene, pornographic, or immoral character that is not considered protected speech

F. Impermanent and Unsubstantial Sign Types:

Signs that are constructed of impermanent and unsubstantial materials, including, but are not limited to, inflatable signs, snipe signs, and feather signs/banners — this prohibition shall not apply to signs approved as temporary signs in accordance with Section 6.8.

G. Abandoned or Deteriorated Signs or Businesses:

1. Sign structures no longer containing signs



2. Signs made structurally sound by unsightly bracing
3. Abandoned or dilapidated sign
4. Signs referencing businesses which have been out of business for more than 30 days

H. Neon: Outlining of buildings, canopies, windows, and doors with neon lighting is prohibited.

I. Digital Signs: All types of digital signage— including LED, scrolling, changeable copy, and static signs — except for signs in accordance with Section 6.7.1.B.3.

## 6.11: VIOLATIONS

### 6.11.1 IMPOUNDMENT OF SIGNS

A. The City administrator or OSE CDD Administrator shall have the authority to remove all signs that are posted in violation of the OSE Signage Standards, and to impound them for a period of 10 days.

B. The owner of an impounded sign may pay a fee to recover the sign prior to the expiration of the 10-day impoundment period. If the impounded sign is not claimed within 10 days, then the Administrators shall have authority to dispose of such sign.

### Variety through Consistency

One does not typically associate creativity with restriction, however a Tenant criteria with strong guidelines can directly influence and inspire creativity, allowing for unique and innovative applications to add variety.

### Reflect the Refresh

Tenant signage should reflect the architecture and design intent of the site. Tenant coopera-tion is crucial to the success of the look & feel of Olympus

### Creative Applications

Just because there is criteria does not mean that the Tenant's brand or identity is limited or needs to be costly. Well executed signage applications tend to be the most creative and well received.

### Abide by the Criteria

One does not typically associate creativity with restriction, however a Tenant criteria with strong guidelines can directly influence and inspire creativity, allowing for unique and innovative applications to add variety.

## General Guidelines

The following tenant signage design criteria is to help guide the Tenant and their designers, architects, and sign fabricators in the development, construction, and installation of identity signs for Olympus. Any special conditions or deviations from the guidelines in the sign criteria will require written approval from ownership

PRIMARY SIGN TYPES

## Externally Illuminated

a. This sign type Is Illuminated by a separate external light source, such as a gooseneck or cove lighting elements. Any visible fixture must integrate with the overall design of the storefront.

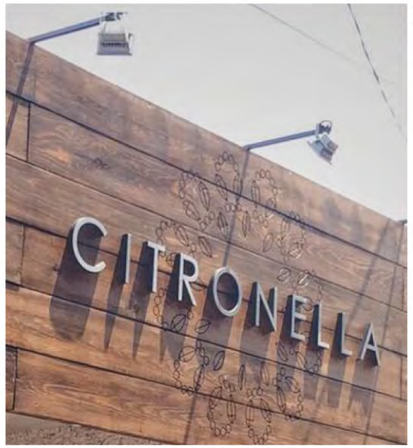
b. Individual letters shall be at least 1/2” thick metal. Letter thickness is subject to Landlord approval and based on thickness-to-height proportion. Letter depths shall be no more than 4”.

c. If pin-mounted, individual letters shall be mounted a maximum of 1/2” from the face of the wall.

d. The bottom of gooseneck or lighting elements must be a minimum of 2” above the top of the sign

e. “Light-bars” are prohibited.

f. Landlord to approve number of light fixtures prior to installation



PRIMARY SIGN TYPES

## Illuminated Identity

a. Letters are to be fabricated out of aluminum with a minimum metal thickness of .060 with a painted finish.

b. All seams are to be welded and ground smooth.

c. Illumination should be evenly distributed within the letter form. Hot spots are not allowed.

d. Letter channel depths shall be no more than 4”.

e. Letter channels are to be pin mounted from wall surface and shall be a maximum of 2” from the face of the wall.

f. Light temperature 5000°K. To be verified with owner.

g. Trimless acrylic channel letters are allowed as shown below

PRIMARY SIGN TYPES

## Fascia Mounted Identity

a. This sign type is illuminated by a separate external light source, such as a gooseneck or cove lighting elements. Any visible fixture must integrate with the overall design of the storefront.

b. Individual letters shall be at least 1/2” thick metal. Letter thickness is subject to Landlord approval and based on thickness-to-height proportion. Letter depths shall be no more than 4”.
c. If pin-mounted, individual letters shall be mounted a maximum of 1/2” from the face of the wall.

d. The bottom of gooseneck or lighting elements must be a minimum of 2” above the top of the sign

e. “Light-bars” are prohibited.

f. Landlord to approve number of light fixtures prior to installation.

PRIMARY SIGN TYPES

## Canopy Identity

a. This sign type is internally illuminated with either day-night acrylic or white acrylic.

b. This sign provides concealed illumination within the body of a dimensional letter. Illumination should be evenly distributed within the letter form. Hot spots are not allowed.

c. Letter channel depths shall be no more than 4"

d. Letter return shall be painted black, white or of a mirror finish metal

e. Light temperature 5000°K. To be verified with owner.

PRIMARY SIGN TYPES

## Wall Mounted Identity

a. This sign type can be either internally or externally illuminated.

i. If externally illuminated: must be illuminated by a separate external light source, such as a gooseneck or cove lighting elements. Any visible fixture must integrate with the overall design of the storefront.

ii. If internally illuminated: Illuminated with either day-night acrylic or white acrylic. Must have concealed illumination within the body of a dimensional letter. Illumination should be evenly distributed within the letter form. Hot spots are not allowed.

b. Individual letters shall be at least 1/2” thick metal. Letter thickness is subject to Landlord approval and based on thickness-to-height proportion. Letter depths shall be no more than 4”.

c. If pin-mounted, individual letters shall be mounted a maximum of 1/2” from the face of the wall.

d. The bottom of gooseneck or lighting elements must be a minimum of 2” above the top of the sign.

e. “Light-bars” are prohibited.

f. Landlord to approve number of light fixtures prior to installation.

SECONDARY SIGN TYPES

## Blade Sign

A blade sign is a double-sided sign mounted perpendicular to the building facade and suspended on a metal bracket, to be placed near the entrance(s) to a retail space. See illustration for design style.

1. Materials and construction
   a. Blade signs are encouraged to be fabricated of painted metal.

   b. Materials, sign color, fastener details, lighting, light temperature and other design elements of the blade sign should integrate with the storefront. Design compliance at the Landlord's discretion.

   c. Blade signs shall be wall mounted from well designed metal bracket.

   d. No goosenecks or ornamental lighting. If used, lighting should be integrated into the sign panel, such as cove lighting or mounted to the storefront and directed at sign panel.

   e. No molded fiberglass or other plastic signs.

2. Locations
   a. Signs shall be mounted with a minimum of 8' of clearance from the bottom of the blade sign to the finished floor.

   b. No two Tenants shall locate their blade sign on the same demising pier.

   c. Where possible existing electrical locations are recommended for sign locations on demising piers.

SECONDARY SIGN TYPES

## Entry Adjacent Signage

A wall mounted plaque is mounted parallel to the building facade, to be placed near the entrance(s) to a retail space.

1. Materials and Construction
   a. Wall mounted plaques shall have concealed fasteners. Exposed fasteners designed as a feature treatment require approval by Landlord.

   b. Allowable materials are cast metal, glass, or durable hard surface material.

   c. Size of plaque is subject to Landlord approval, in accordance with Per Elevation Diagrams.

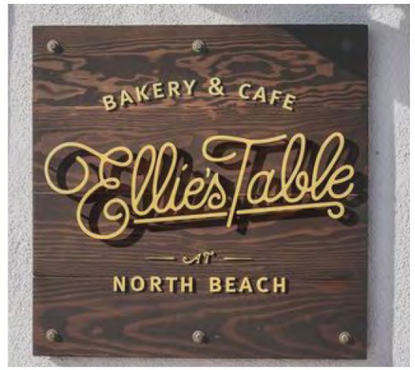
   d. No taglines, slogans, service or product descriptions allowed in text.

   e. No molded fiberglass or other plastic signs.

2. Locations
   a. Location to be adjacent to entry doors.

   b. No two Tenants shall locate their wall plaque sign on the same demising pier.

   c. Where possible existing electrical locations are recommended for sign locations on demising piers.



SECONDARY SIGN TYPES

## Window Graphic

Window graphics are mounted directly to storefront glass, intended to be read from the exterior. (Excluding “Operational Signs”, which are addressed later in this section):

1. Color: Metallic, white, black, or “etch-look” vinyl graphics are to be used.

2. All applied graphics to be adhered to interior side of glass.

3. Applied window graphics are to be submitted to the Landlord and approved In writing prior to Installation.

4. For Tenants that exceed 12000 sq. ft. full coverage window graphics may be applied only if they conform to the following criteria:

   a. The windows to be covered display back of house areas only.

   b. The graphics are to be either two color or monochromatic printed vinyl or 3M Dusted Crystal vinyl.

   c. The graphics do not include type, language, logos, or lifestyle graphics.

   d. All graphics and locations to be approved by Landlord prior to installation.

SECONDARY SIGN TYPES

## Painted Wall Identity

All painted Identity mural designs are subject to Landlord approval. Design to appropriate for architectural conditions and reflect the overall design character of Olympus. Painted graphics must be a single color, unless otherwise approved by Landlord.

## SECONDARY SIGN TYPES

**Menu Board Plaque**

A wall mounted plaque is mounted parallel to the building facade, to be placed near the entrance(s) to a retail space.

1. Materials and Construction
   a. Wall mounted plaques shall have concealed fasteners. Exposed fasteners designed as a feature treatment require approval by Landlord.

   b. Allowable materials are cast metal, glass, or durable hard surface material.

   c. Size of plaque is subject to Landlord approval, in accordance with Per Elevation Diagrams.

   d. No taglines, slogans, service or product descriptions allowed in text.

   e. No molded fiberglass or other plastic signs.

2. Locations
a. Location to be adjacent to entry doors.

b. No two Tenants shall locate their wall plaque sign on the same demising pier.

c. Where possible existing electrical locations are recommended for sign locations on demising piers.

## SPONSOR OR ARENA NAME

**TOP OF BUILDING SIGNAGE**

A Sign of large channel letter construction attached to roof line, canopy or stadium.

1. Materials and Construction
   a. Letters shall have concealed fasteners.
   Exposed fasteners designed as a feature treatment require approval by Landlord.

   b. Allowable materials are Stainless Steel, Aluminum, or LED Screens

   c. Size of signs are subject to Landlord approval, in accordance with Per Elevation Diagrams.

   d. Logos allowed.

   e. Rooftop locations allowed.

2. Locations
a. Location to be above building entrances or placed for best street visibility.

Large Screens allowed. Ideally placed for viewing inside the project and not visible from outside project.

Screen Maximum size per building elevation 1600 sq ft

**LARGE DIGITAL SCREEN MAX 1600 SQ FT**

**ALL SIGNS MUST COMPLY WITH DARK SKY LIGHTING RULES**

## SPONSOR OR ARENA NAME - 4’ -8’ CHANNEL LETTERS

BUILDING SIGNS REFER TO PAGE 72 TENANT SIGN GUIDELINES

## SC-BU.1

**QTY TBD**

# BRANDING INFO

EPIC EVERY DAY.™
OLYMPUS

OLYMPUS
**Blue**
Pantone 289

**CMYK:** 100, 89, 46, 59
**RGB:** 10, 26, 54
**HEX:** 171D35

OLYMPUS
**Blue 2**
Pantone 2757

**CMYK:** 100, 90, 36, 29
**RGB:** 23, 41, 102
**HEX:** 001E60

OLYMPUS
**LightBlue**
Pantone 279

**CMYK:** 68, 32, 0, 0
**RGB:** 79, 150, 219
**HEX:** 4F96DB

OLYMPUS
**Pink**
Pantone 213

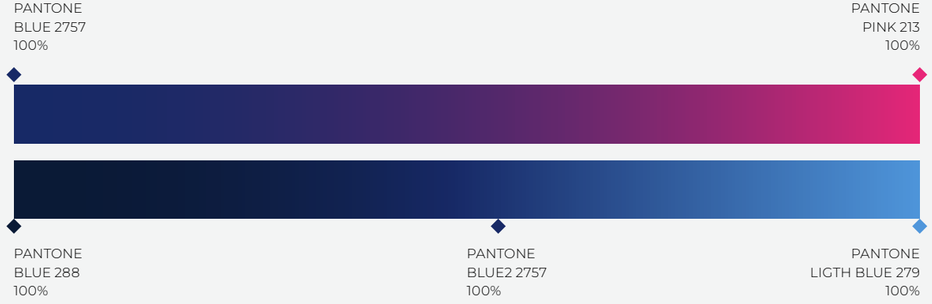
**CMYK:** 0, 92, 18, 0
**RGB:** 233, 32, 18
**HEX:** E92076

OLYMPUS
**Gray**
Pantone 663

**CMYK:** 7, 5, 6, 0
**RGB:** 240, 240, 240
**HEX:** F0F0F0

OLYMPUS
**Clay**
Pantone 7522

**CMYK:** 22, 64, 62, 11
**RGB:** 185, 106, 85
**HEX:** B96A55




Montserrat Thin
Montserrat Light
Montserrat Regular
Montserrat Medium
**Montserrat SemiBold**
**Montserrat Bold**
**Montserrat ExtraBold**

HEADLINE - UPPER CASE ONLY

**MONTSERRAT BLACK** 38pt.

Open Sans Light
Open Sans Regular
**Open Sans SemiBold**
**Open Sans Bold**
**Open Sans Extra Bold**

Headers - Upper and lower case mix

**Open Sans Extra Bold**

OLYMPUS

MEDICAL INTEGRA ENT RETAIL POLICE FIRE SPORTS TRAIL

ICONS TO BE FURTHER DEVELOPED

## ICONS TO RELATE TO CORRESPOND WITH CAMPUS AND COLOR

| SIGN TYPE LEGEND | |
|---|---|
| SC | SPORTS CAMPUS SIGNS |
| TR | OLYMPUS TRAIL SIGNS |
| SR | SPORTS RESORT HOTEL & CONFERENCE |
| ET | AMPHITHEATER & ENTERTAINMENT |
| TC | OLYMPUS TOWN CENTER |
| MO | MEDICAL OFFICE |
| AP | INTEGRA APARTMENT HOMES |
| RF | REFLECTIONS HOMES |
| RT | RETAIL & COMMERCIAL |
| LL | LAKE LOUISA PEDESTRIAN BRIDGE |
| FP | FIRE & POLICE SUBSTATION |
| PS | WELLNESS WAY PERIMETER |

**LEGAL NOTICE**

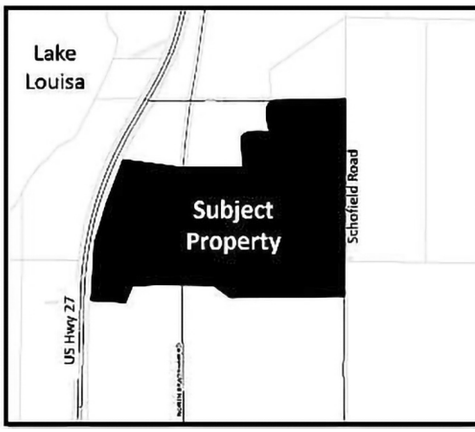
On Tuesday, October 7, 2025 at 6:30 PM the Clermont Planning and Zoning Commission will consider the enactment of the following proposed ordinance.

**ORDINANCE NO. 2025-031**

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

**LOCATION**

Olympus Project
1.5 miles south of Lake Louisa Road and US Hwy 27 intersection
East of US Hwy 27 and west of Schofield Road, south of Wellness Way
Approx. 243.63 +/- Acres




**PROPERTY REZONING**

Amend Olympus Planned Unit Development (PUD)
Ordinance No. 2021-027 to adopt master signage plan referenced
under Section 9: Signs, item 1 within the Ordinance

**LEGAL DESCRIPTION**

ALL OF TRACTS 47, 50, 51, 52, 53, 59, 60, 61, 62, AND 63, A PORTION OF TRACTS 33, 34, 35, 41, 45, 46, 48, 49, 54, 55, 58 AND 64, A PORTION OF THAT CERTAIN UN-IMPROVED 30.00 FOOT PLATTED RIGHT OF WAY LYING SOUTH OF TRACTS 41, 44-46, 48 AND THOSE CERTAIN UN-IMPROVED 30.00 FOOT PLATTED RIGHT OF WAYS LYING SOUTH OF TRACT 47 AND WEST OF TRACTS 52 AND 61, THAT CERTAIN UN-IMPROVED 15.00 FOOT PLATTED RIGHT OF WAY LYING SOUTH OF TRACTS 59 - 63 AND A PORTION OF THAT CERTAIN UN-IMPROVED 15.00 FOOT PLATTED RIGHT OF WAY LYING SOUTH OF TRACT 58 AND EAST OF U.S. HIGHWAY 27, ALSO A PORTION OF SAID RIGHT OF WAY LYING SOUTH OF TRACT 64 AND WEST OF SCHOFIELD ROAD; SAID TRACTS AND UN-IMPROVED RIGHTS OF WAY LYING WITHIN THE PLAT OF MONTE VISTA PARK FARMS, AS RECORDED IN PLAT BOOK 2, PAGE 27, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING EAST OF US HIGHWAY 27, SOUTH AND WEST OF SCHOFIELD ROAD IN SECTION 21 TOWNSHIP 23 SOUTH, RANGE 26 EAST.

TOGETHER WITH:

A PORTION OF THE NORTH 1/2 OF SECTION 28, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LYING EAST OF US HIGHWAY 27 AND WEST OF SCHOFIELD ROAD.

SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE S89°14'48"W ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 40.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SCHOFIELD ROAD AND THE POINT OF BEGINNING; THENCE S00°01'04"E ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 931.06 FEET; THENCE N89°42'25"W, A DISTANCE OF 1573.58 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 690.00 FEET, A CENTRAL ANGLE OF 37°01'49", A CHORD BEARING OF N71°09'08"W AND A CHORD DISTANCE OF 438.22 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 445.95 FEET TO A POINT OF TANGENCY ; THENCE N52°38'14"W, A DISTANCE OF 141.27 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 210.00 FEET, A CENTRAL ANGLE OF 37°11'05", A CHORD BEARING OF N71°13'47"W AND A CHORD DISTANCE OF 133.91 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 136.29 FEET TO A POINT OF TANGENCY; THENCE N89°49'20"W, A DISTANCE OF 402.76 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 122°26'41", A CHORD BEARING OF N89°57'14"W AND A CHORD DISTANCE OF 157.77 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 192.34 FEET TO A POINT OF NON TANGENCY; THENCE N90°00'00"W, A DISTANCE OF 401.32 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 210.00 FEET, A CENTRAL ANGLE OF 36°34'07", A CHORD BEARING OF S71°42'56"W AND A CHORD DISTANCE OF 131.77 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 134.03 FEET TO A POINT OF TANGENCY; THENCE S53°25'53"W, A DISTANCE OF 138.26 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 700.81 FEET, A CENTRAL ANGLE OF 36°26'20", A CHORD BEARING OF S71°56'47"W AND A CHORD DISTANCE OF 438.22 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 445.70 FEET TO A POINT OF TANGENCY; THENCE N89°50'03"W, A DISTANCE OF 309.89 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF US HIGHWAY 27 ALSO KNOWN AS STATE ROAD 25 (VARIABLE RIGHT OF WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FP NO. 238422 1 DATED NOVEMBER 8, 2005); THENCE RUN ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING TEN (10) COURSE AND DISTANCES; N01°26'21"E, A DISTANCE OF 243.71 FEET; THENCE S88°33'39"E, A DISTANCE OF 172.00 FEET; THENCE N01°26'21"E, A DISTANCE OF 130.09 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 5426.57 FEET, A CENTRAL ANGLE OF 03°25'59", A CHORD BEARING OF N03°09'20"E AND A CHORD DISTANCE OF 325.11 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 325.16 FEET TO THE END OF SAID CURVE; THENCE N89°59'56"W, A DISTANCE OF 172.60 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 5598.79 FEET, A CENTRAL ANGLE OF 10°19'04", A CHORD BEARING OF N09°52'52"E AND A CHORD DISTANCE OF 1006.87 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1008.24 FEET TO THE END OF SAID CURVE; THENCE S74°57'37"E, A DISTANCE OF 10.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 5588.79 FEET, A CENTRAL ANGLE OF 05°31'44", A CHORD BEARING OF N17°48'16"E AND A CHORD DISTANCE OF 539.10 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 539.31 FEET TO THE END OF SAID CURVE; THENCE S69°25'52"E, A DISTANCE OF 9.78 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 5579.01 FEET, A CENTRAL ANGLE OF 02°25'19", A CHORD BEARING OF N21°46'48"E AND A CHORD DISTANCE OF 235.82 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 235.84 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE RUN S67°38'24"E, A DISTANCE OF 469.15 FEET; THENCE S89°50'54"E, A DISTANCE OF 664.70 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 120°00'00", A CHORD BEARING OF S89°52'26"E AND A CHORD DISTANCE OF 155.88 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 188.50 FEET TO THE END OF SAID CURVE; THENCE S89°54'20"E, A DISTANCE OF 724.09 FEET; THENCE N00°06'56"E, A DISTANCE OF 771.53 FEET; THENCE S89°53'03"E, A DISTANCE OF 297.15 FEET; THENCE N44°56'39"E, A DISTANCE OF 56.40 FEET; THENCE N00°13'39"W, A DISTANCE OF 433.99 FEET TO THE SOUTH RIGHT OF WAY LINE SCHOFIELD ROAD; THENCE RUN EASTERLY AND SOUTHERLY ALONG SAID RIGHT OF WAY THE FOLLOWING THREE (3) COURSES: THENCE N89°30'42"E, A DISTANCE OF 1304.07 FEET; THENCE S50°10'00"E, A DISTANCE OF 102.97 FEET; THENCE S00°23'52"W, A DISTANCE OF 2510.57 FEET TO THE POINT OF BEGINNING.

CONTAINING: 10,612,604 SQUARE FEET OR 243.63 ACRES MORE OR LESS.

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

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

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

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

Tracy Ackroyd Howe, MMC
City Clerk



Publish: September 22, 2025