



**CITY OF CLERMONT
PLANNING AND ZONING COMMISSION AGENDA
LOCATION: CLERMONT CITY HALL
685 WEST MONTROSE STREET
6:30 PM, Tuesday, November 4, 2025**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

MINUTES

Approval of the October 7, 2025 Planning and Zoning Commission minutes

REPORTS

NEW BUSINESS

Item 1 - Ordinance No. 2025-039
Ivey Ridge Large-scale Comp Plan Amendment

Consider land use change from Lake County Urban Low to City of Clermont Low Density Residential

Item 2 - Ordinance No. 2025-040
Ivey Ridge Rezoning

Consider zoning change from Lake County Planned Unit Development to City of Clermont Planned Unit Development

Item 3 - Ordinance No. 2025-041
McKinnon Groves Large-scale Comp Plan Amendment

Consider land use change from Lake County Wellness Way North to City of Clermont Wellness Way North

Item 4 - Ordinance No. 2025-042
McKinnon Groves Rezoning

Consider zoning change from Lake County Planned Unit Development to City of Clermont Planned Unit Development

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

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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
OCTOBER 7, 2025**

CALL TO ORDER

Chair Bain called the meeting of the Planning and Zoning Commission to order on Tuesday, October 7, 2025, at 6:30 p.m.

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

MEMBERS NOT PRESENT: Commissioner Colby and Commissioner Hoisington

ALSO PRESENT: 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 September 2, 2025 minutes of the Planning and Zoning Commission meeting as amended, made by Commissioner Cramer, seconded by Vice-Chair Niemiec. Motion passed 5-0.

REPORTS

Commissioner Tidona acknowledging 9/11, the death of conservative voice Charlie Kirk, and the second anniversary of the massacre in southern Israel. He highlighted traffic and safety concerns. He shares personal observations about a problematic intersection on Citrus Tower Road and Hammock Ridge Road, where congestion and drivers' unsafe behaviors cause backups into main roads, urging residents to be cautious. He discussed hazards at a new commercial area near Bob Evans, pointing out blind spots and the lack of safety measures like crosswalks and speed bumps. He emphasizes the need for better traffic safety awareness, especially in light of rising crash fatalities in Lake County, which have already surpassed previous records in 2025. He concludes by advocating for city planning and infrastructure changes that prioritize the safety of Clermont residents, stressing the importance of adjusting codes to benefit the community over developers' interests, and warning against becoming known for high bicycle accident rates.

Commissioner May shared about a new consultant working on Clermont's comprehensive plan and code. She attended a kickoff meeting with USA BMX and Code Design, where various community members, business representatives, and sports enthusiasts gathered to discuss Clermont's potential. The meeting focused on identifying what makes Clermont unique, with attendees highlighting the city's natural beauty, lakes, hills, and community atmosphere. She stated that ideas for future development included BMX facilities, connecting trails like the Sugarloaf Mountain to Lake Louisa Trail, and multi-use paths around local lakes. She said the meeting encouraged further community feedback, with a dedicated email C2Architect@gmail.com and Facebook page for submitting ideas. She mentioned attending a

session on the "Live Local Act," noting that cities must decide by January whether to opt out. She referenced ongoing discussions about state legislation related to housing and potential changes to how the "Live Local" law would be applied, particularly regarding population thresholds.

Vice-Chair Niemiec expressed strong support for Commissioner Tidona's presentation on road safety in Clermont, emphasizing his shared commitment to improving local traffic conditions. He clarified that most of the roads in question, such as those near Chick-fil-A, are owned by the state or county—not the City of Clermont—limiting the City Council's direct authority. He urged residents not to blame the Council for these issues and encouraged the public to voice concerns by contacting the appropriate agencies, such as the Florida Department of Transportation (FDOT) or Lake County Commissioners, whose contact information is available online.

Commissioner Cramer reflected on recent events that showcased both the strengths and challenges of serving the Clermont community. He highlighted the success of the National Night Out event at Waterfront Park, praising the strong community turnout and participation from local public safety agencies, including the Clermont Police Department, Lake County Sheriff's Office, Fire and Rescue, and military representatives. He stated the event was described as a powerful display of unity and civic pride. He also commended Vice-Chair Vince Niemiec for his advocacy at the county level, specifically his impactful remarks before the Lake County Commission regarding the Hartwood Marsh Road expansion, recognizing his dedication to safety, accessibility, and the well-being of Clermont residents. He expressed concern over a recent City Council decision to approve a Land Development Code amendment related to the display of the American flag. While affirming a shared respect for patriotism, he criticized the move as political pandering rather than sound governance. He noted that the flag in question was installed without proper permitting or compliance with existing regulations, and instead of enforcing those rules, the Council changed them retroactively. He stated this undermines the integrity of the city's planning process, erodes public trust, and compromises fairness and consistency in governance. He stated his remarks are not of disrespect for anyone's patriotism, but out of respect for our due process and accountability.

Chair Bain expressed appreciation for recent community events in Clermont, such as Sips and Salsa, Latinfest, National Night Out, the Mayor's lunch, encouraging residents to stay engaged. He talked about the upcoming Lake County Board of Commissioners meeting, where the long-delayed Hartwood Marsh Road expansion will be discussed.

Commissioner Niemiec emphasized the road's importance as a major thoroughfare and urged residents to contact County Commissioners to support funding a small loan to finally move the project forward. He noted that the project was funded as early as 2007, and delays have worsened the area's traffic issues, especially with growth from developments like Wellness Ridge.

Chair Bain mentioned October being Breast Cancer Awareness Month, with local firefighters selling shirts to raise funds for affected families. He concluded with reflections on a recent workshop, where city leaders addressed how development impact fees—especially from the

Wellness Way area—are collected and how those funds should be more transparently and effectively used for essential services like parks, fire stations, and infrastructure upgrades.

Planning Manager John Kruse introduced Planner I Justine Day.

UNFINISHED BUSINESS

Item No. 1 – Resolution No. 2025-026R – Lakehaven on Grand Conditional Use Permit

Planning Economic Development Officer Gonzalez presented as follows:

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. 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 find 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 recommend approval of the Conditional Use Permit, Resolution No. 2025-026R.

Joe Zagame, 230 Mohawk Rd., stated that he was present to answer any questions.

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

Commissioner Tidona expressed appreciation for several improvements made to the development plan, including the addition of a landscape buffer, a walking path, and extra parking. He raised concerns about the absence of clearly designated ADA parking spaces on the

drawings provided and emphasized the importance of accessibility. He also questioned whether any effort had been made to improve walkability to a nearby shopping center. While acknowledging a previous traffic study that suggested minimal impact, he voiced ongoing concerns about the cumulative traffic effect of adding 40 to 60 vehicles from the proposed two- and three-bedroom units, especially given the existing and upcoming developments in the area, all relying on single access lane. He thanked the developer for addressing some of the issues discussed previously.

Commissioner May expressed appreciation for changes made to a residential project, including its shift from rental to fee simple ownership, which allows for different regulatory considerations. They sought clarification on the trash enclosure, noting that while it is not required for fee simple projects, a centralized enclosure may still be the most practical option for the small site. Parking was also discussed, confirming that the plan meets the required 50 spaces to accommodate both two- and three-bedroom units. She raised a suggestion about extending the planned walking path to encircle the property rather than ending at a community deck, which the applicant agreed was a worthwhile enhancement. She acknowledged the effort to preserve natural features and limit tree removal, expressing satisfaction with the conceptual plan and support for moving the project forward.

Gonzalez explained that with fee simple they have the option to use trash bins but are not required to use trash bins.

Commissioner Niemiec acknowledged improvements made since the last meeting. He asked whether the community would be gated and confirmed that there would be a homeowner's association (HOA). He raised safety concerns about the lack of a secondary fire egress, noting that with 20 homes, the current design includes only one access point. Another concern was the size and functionality of the one-car garages. He stated without clear garage dimensions and noted that similar garages often become unusable for parking due to HVAC systems or water heaters occupying the space so he could not confidently support the project, especially considering that on-street parking would not be allowed.

Mr. Gonzalez stated that fire regulations require a secondary egress starting at 25 units, and the fire department had approved the current conceptual plan.

Mr. Zagame stated that he was unsure if the community would be gated at this time. He stated that there would be an HOA. He stated that he could not provide exact square footage, but it would be a standard one car garage.

Commissioner Cramer expressed appreciation for the changes made to the proposed development, with some still holding concerns about key details. He emphasized the need for clarification on ownership structure, access, and drainage before moving forward with construction. He raised questions about egress options, especially with only one access point for 20 homes.

Chair Bain discussed several key concerns regarding the development, particularly around waste management, parking, and egress. He expressed concerns about the potential for individual waste bins at each unit, questioning whether this would affect the aesthetic and serviceability of the neighborhood, especially considering the limited space in the garages and the narrow access road. He commented on the potential impact of on-street parking. He suggested that if the applicant agreed to restrict on-street parking and complete the walking path, it could help address concerns, especially with emergency services and overall neighborhood aesthetics. He recommended working through these details before final hearing.

Mr. Zagame stated he wanted to stay flexible, expressing a willingness to accommodate either a centralized dumpster system or individual bins, depending on future residents' preferences. He stated that on-street parking is not intended for the community.

MOTION TO RECOMMEND APPROVAL of Resolution No. 2025-026R Lakehaven on Grand Conditional Use Permit to include no on street parking and to require dumpster trash pickup; moved by Commissioner Cramer, Seconded by Commissioner May. Motion passed 5-0.

NEW BUSINESS

Item No. 2 – Ordinance No. 2025-034 – ProActive Auto Small-scale Comprehensive Admendment

Item No. 3 – Ordinance No. 2025-035 – ProActive Auto Rezoning

Planner I Justine Day presented as follows:

These are staff-initiated requests. City Council approved annexing the site on September 9, 2025 via a utility agreement with the understanding that a small-scale comprehensive plan amendment and rezoning would be done at a later date. The City, as the applicant, is now moving forward to complete the process to designate the property with the applicable future land use and zoning designations.

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.

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 Industrial designation along with the zoning change to M-1 Industrial does not propose a conflict to the existing uses and land uses in the area. The changes appear to be similar to existing uses within the area. The property owner is aware that any future improvements or expansions would result in the site meeting the City's Land

Development Code. Staff recommends approval of the Small-Scale Comprehensive Plan Amendment, Ordinance No. 2025-034 and the Rezoning, Ordinance No. 2025-035.

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

Commissioner Tidona stated that he had no questions.

Commissioner May asked if they were upgrading the fire system or expanding.

Planning Manager John Kruse stated that they are upgrading the fire system to get a better insurance rate. He stated that the well they currently operate off of does not produce the volume or enough pressure that is required for the new fire system.

Commissioner Niemiec stated that he had no questions.

Commissioner Tidona had no questions.

Commissioner Cramer questioned if this would allow other industrial activity in the future.

Mr. Kruse stated that previously it was heavy industrial in Lake County and the city does not have heavy and light industrial. He stated that it would match the nearby industrial use.

Chair Bain stated that he had no questions.

MOTION TO RECOMMEND APPROVAL of Ordinance No. 2025-034 ProActive Auto small-scale comprehensive plan amendment; Moved by Commissioner Niemiec, Seconded by Commissioner May. Motion passed 5-0.

MOTION TO RECOMMEND APPROVAL of Ordinance No. 2025-035 ProActive Auto small-scale comprehensive plan amendment; moved by Commissioner Cramer, Seconded by Commissioner Niemiec. Motion passed 5-0.

Item No. 4 – Resolution No. 2025-037R – 7-Eleven Wellness Way Conditional Use Permit

Planning Manager Kruse presented as follows:

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 Planned Unit Development, 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 as a conditional use 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).

A review of the current convenience store and gas station locations within the City 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 Planned Unit Development 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 Planned Unit Development 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.

Trey Vick, 3349 Holiday Ave., Apopka, emphasized that while gas stations are inherently auto oriented, they also provide valuable neighborhood services by supplying fuel for vehicles and other equipment. He stated that the proposed site, located on a lighted corner within a largely commercial area, seeks to balance functionality with thoughtful design by enhancing landscape and hardscape buffers to protect adjacent residential areas and improve aesthetics. He stated that the team aims to merge the PUD requirements with modern form-based design principles to create a hybrid approach. He highlighted existing signage and landscaping examples within Wellness Ridge as design references. He explained the proposed development includes an ancillary car wash which is smaller and quieter than standalone car wash facilities and aims to serve residents conveniently, given that the nearest gas station is 2.5 miles away. He said that while county approval for access points remains unresolved, the developers plan to collaborate closely with local officials to meet transportation and design requirements while maintaining compliance with all conditional use processes.

The floor was opened for public comments.

Luan Rodovalho, 2659 Runners Circle, spoke in opposition to the proposed development, emphasizing his deep personal connection to the community and concern for his family's health and quality of life. He stated having served overseas and recently settled in Clermont to raise his young daughter, he expressed fears of exposure to fumes, noise, and pollution from the planned gas station and car wash. He explained that his two-story home sits directly behind the proposed site, with his daughter's bedroom overlooking the area, and that only a flimsy vinyl fence separates his property from the development. He urged commissioners to prioritize the well-being of existing community members over commercial convenience.

Michael Curtis, 2725 Runners Circle, spoke in opposition to the proposed gas station and car wash, echoing concerns about noise, traffic, and the incompatibility of a 24-hour business within a wellness-focused neighborhood. He stated he has lived in the area for nearly two years, he emphasized that constant activity, such as car stereos and late-night customers, would disrupt the peaceful, family-oriented environment residents moved there to enjoy. He supported gas stations located on Highway 27 and suggested that instead of a fuel station, the site should host local, wellness-oriented businesses such as coffee shops, yoga studios, or Pilates centers, that align with the community's character and operate during normal business hours.

Shawney Lombarski, 2707 Runners Circle, stated she is a mother of two young boys and voiced strong opposition to the proposed 7-Eleven gas station and car wash, citing major safety and traffic concerns for her family and neighbors. She explained that one of the planned entrances would connect directly to Blissful Street within their residential development, which she believes would bring additional traffic through neighborhood roads where children walk to school and play. She also raised concerns about dangerous driving conditions on nearby Schofield Road and Jumping Jack Way, noting that adding fuel station traffic would worsen existing safety issues. She emphasized that the project contradicts the wellness vision that attracted families to the community and pointed out that, in other parts of Clermont, no existing gas stations directly back up to residential homes.

Joe Fumasi, 2693 Jumping Jack Way, raised concerns about traffic and access issues related to the proposed 7-Eleven gas station and car wash, specifically questioning how drivers would safely enter and exit the site given the proximity to major intersections and limited access points. He stated that without proper barriers, drivers might make illegal left turns into the property, worsening congestion near the busy Schofield Road and Wellness Way intersection, especially as new connector roads open and traffic increases. He also noted that if county access is denied, vehicles including delivery trucks would be forced to use neighborhood streets like Blissful Street, endangering residents and children in the community. He emphasized that a gas station would bring excessive car traffic, noise, and potential hazards, contradicting the area's intended purpose.

With no further speakers present, the floor was closed.

Commissioner Tidona commended a resident for raising the issue of human nature in the discussions. He emphasized that drivers often ignore rules and find their own shortcuts, which could worsen safety issues near the proposed 7-Eleven site. He noted that Wellness Way is primarily a single-lane road in each direction and drivers will be making illegal turns and traffic congestion without proper dividers in place. He questioned why the gas station wasn't proposed along Highway 27 where it would be more suitable for high-volume traffic. He also raised safety concerns, suggesting that the site would be better used for essential community services, such as a fire station or police substation, especially given the area's rapid growth of 12,000 to 15,000 planned homes, equating to roughly 30,000 vehicles. He concluded that the development could not reasonably handle the resulting traffic and stated his full support for staff's recommendation to deny the proposal.

Commissioner May commended city staff for their thorough analysis and alignment with the city's comprehensive plan in recommending denial of the proposed 7-Eleven gas station and car wash. She emphasized that the Wellness Way area was designed to embody themes of health, tranquility, and community wellness values reflected even in the street names. She stated that having driven the area daily, a gas station at that prominent corner would conflict with the intended walkable, wellness-oriented vision. She cited Section 101.212 (c) of the City's code and found that the proposal failed multiple standards such as it conflicted with the City's comprehensive plan, posed health and safety risks to nearby residents, and was not desirable for the location. She stated that the project was too car-centric for a neighborhood district meant to

support small, local, pedestrian-friendly businesses and concluded by affirming her decision to support staff's recommendation of denial.

Commissioner Niemiec questioned whether the HOA or developer, Lennar, was present to represent residents. He questioned the applicant about the proposed 24/7 operating hours, expressing concern about nighttime noise and safety. He questioned staff whether the developer had been warned in advance about the project's incompatibility with the site. He voiced concerns about the dangerous design of the surrounding road network, predicting severe traffic congestion and potential accidents due to poor county planning. He acknowledged the developer's right to pursue business, although the project might be beneficial elsewhere as this location is unsuitable. He disclosed his prior employment with the HOA and confirmed with counsel that he did not need to recuse himself from voting.

Commissioner Cramer began by confirming that public notices had been properly sent out regarding the proposed 7-Eleven project, noting the moderate community turnout. He then asked whether environmental impact studies had been conducted due to the underground fuel tanks. He confirmed that all four corners of the intersection were zoned for commercial and agreed with fellow Commissioners that the location would face significant traffic challenges, making it unsuitable for a gas station. He stated that he typically supports development, but is struggling to back this proposal due to safety, traffic, and neighborhood compatibility concerns.

Chair Bain questioned the applicant about the access request to the Lake County Board of County Commissioners for a right-in/right-out connection to Wellness Way. He noted that under city code, the facility could operate 24 hours a day, though it would still be subject to noise regulations. He emphasized the importance of compatibility with the surrounding residential area, citing concerns about fumes, noise, and late-night activity. He expressed that while he understood the developer's intentions, the project was not an appropriate fit for the community's Wellness Way vision. He discussed the need for broader resident notification, stronger community engagement, and alternative uses such as restaurants or a small neighborhood retail center that would better align with residents' expectations. He stated he could not support the gas station proposal at this location.

***MOTION TO APPROVE** of Resolution No. 2025-037R 7-Eleven Wellness Way Conditional Use Permit; moved by Commissioner Niemiec, Seconded by Commissioner Cramer. Motion failed with a 0-5 vote.*

Item No. 5 – Ordinance No. 2025-031 – Olympus Planned Unit Development Amendment

Planning Manager Kruse presented as follows:

The applicant, Mike Carroll, is requesting City Council approval for an overall master signage plan, as part of the existing Olympus Planned Unit Development ordinance. The original Planned Unit Development was approved by City Council on May 14, 2019. The current Planned Unit Development, 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.

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.

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 Planned Unit Development 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.

Mike Carroll, 14292 Shocklach Dr., Winter Garden, presented the comprehensive sign plan for the community. He stated that while fulfilling a PUD requirement, this establishes a cohesive and high-quality signage and wayfinding system reflecting Olympus's identity as a premier sports, wellness, and lifestyle community. He explained that the plan provides a unified visual language from perimeter monuments and roundabouts to the sports campus and town center, ensuring intuitive navigation, visual consistency, and long-term brand integrity. He showed specific highlights including gateway monuments, roundabout identity markers, internal directional and multi-tenant signage, digital and façade signage for major venues, town center pedestrian signage, and detailed tenant sign guidelines. He emphasized the role of the Architectural Review Board and the Olympus Property Owners Association in enforcement and compliance. He expressed appreciation for the city's partnership in establishing a benchmark community and noted that his team is available for any questions.

The floor was opened for public comments.

Dylan Torres, 15514 Firelight Dr., Winter Garden, raised concerns about traffic impacts of the Olympus development, noting that major events could create congestion on highways and local

roads, potentially affecting commuting and economic activity. He suggested exploring alternative transportation options, such as light rail or partnerships with Brightline, to improve connectivity between venues within Olympus and nearby cities or theme park areas. He also asked about the affordability of mixed-use housing, questioning whether it would cater to middle-class or luxury buyers. He recommended incorporating traditional American architecture, similar to downtown Winter Garden, to create a timeless, walkable aesthetic that tells a story and could endure for future developments.

With no other speakers present, the floor was closed.

Commissioner May asked who was on the Architectural Review Board. She also asked what dark sky lighting meant.

Mr. Carroll stated that the Architectural Review Board consisted of Mickael Carroll Sr., the senior land planner Brian Wheeler, and himself.

Brian Wheeler, 9822 Cypress Green Dr., Jacksonville, explained that dark sky lighting means low level backlit lighting designed to minimize upward light pollution.

Commissioner Niemiec asked about the arena lighting, to verify that lighting would not be overly bright. He questioned about the size and height of signage, noting that some perimeter and wayfinding signs exceed typical city code, with heights up to 17 feet and areas up to 85 square feet, designed for visibility at higher speeds and distances. He questioned about electric signage.

Mr. Kruse clarified that these signs prioritize branding and wayfinding rather than exceeding code arbitrarily. He stated that they are outside the city's signage code.

Addie Mentry, 13266 Byrd Drive, Odessa, mentioned that commercial signs are typically allowed 8 to 12 feet in height. She stated that most of theirs is 17 feet in height which are the kind of beacon perimeter signage that feature Olympus with a wayfinding aspect. She said that commercial square footage of signage is typically 32 to 64 square feet, and their maximum is 85 square feet.

Mr. Wheeler confirmed that the electric signage will avoid flashing lights, strobes, or variable messaging, ensuring safety for motorists.

Commissioner Cramer praised the dark sky compliant lighting implemented in Olympus, highlighting its aesthetic appeal and practical benefits in reducing light pollution. He emphasized the importance of this approach for Clermont as a whole, noting how proper dark sky lighting enhances visibility for walkways while minimizing intrusive glare into homes, and expressed hope that the city would adopt similar standards citywide.

Commissioner Tidona expressed both appreciation and concern regarding the proposed Olympus development, acknowledging thoughtful features such as additional parking lanes, potential pedestrian crosswalks, and safety measures like a fire station and police substation. He raised

issues about the placement of key amenities being buried away from main roads, potential traffic congestion during events, and limited walkability, stressing the need for better integration of transportation solutions, including mass transit options. He questioned how the project's signage would maintain a distinct Olympus identity while achieving visual congruency with surrounding developments.

Chair Bain expressed excitement about the potential of the Olympus development and its impact on Clermont and South Lake County, highlighting opportunities for enhanced transit, parking, and connectivity with nearby attractions. He emphasized the importance of signage that clearly identifies Olympus while maintaining visual congruency with surrounding developments. He stated with reassurance that the ARB review and processes would ensure the project's long-term consistency, connectivity, and adherence to the approved plan.

Mr. Carroll responded that they had coordinated extensively with the city, county, and neighboring projects to create a cohesive signage plan that balances a distinct Olympus identity with broader area integration with Wellness Way.

***MOTION TO APPROVE** of Ordinance No. 2025-031 Olympus Planned Unit Development Amendment; moved by Commissioner Niemiec, Seconded by Commissioner Cramer. Motion passed 4-1.*

DISCUSSION OF NON-AGENDA ITEMS

There were no discussions of non-agenda items.


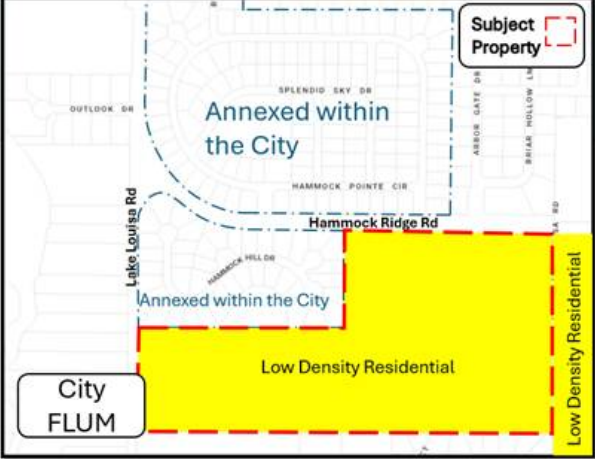
ADJOURNMENT – 9:25 pm

Chair Bain

ATTEST:

Rae Chidlow

AGENDA ITEM

Meeting Date	
	Tuesday, November 4, 2025
Agenda Item Name	
	Ordinance No. 2025-039 <i>Ivey Ridge Large-scale Comp Plan Amendment</i>
Requested Action	
	Recommend approval of Ordinance No. 2025-039.
Staff Report	
	<p>The City, as the applicant, is requesting a Large-Scale Comprehensive Plan Amendment and Rezoning of the Subject property as a follow-up to the staff-initiated annexation request. The property is located southeast of Lake Louisa Road and Hammock Ridge Road intersection and is approximately 57.34 +/- acres. The property was approved under PUD Ordinance No. 2020-03 in Lake County for up to 155 single-family dwelling units. The property is currently moving forward, and construction activity is starting. The property was annexed prior to building permit issuance to capture \$1.8 million dollars' worth of impact fees to the City of Clermont.</p>
	<div style="display: flex; justify-content: space-around;">   </div>
	<p>On June 10th, 2025, the City Council approved the Annexation of the subject property with the understanding that a Large-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. Staff is proceeding to complete the process at this time.</p>
	<p>The current zoning of the property within Lake County is Planned Unit Development (PUD) with the Urban Low Density future land use category. The compatible zoning within the City would be Planned Unit Development (PUD) with a future land use designation of Low-Density Residential. The abutting future land use adjacent to the east within the City is Low-Density Residential, which is the established Foxchase Subdivision.</p>
	<p>The change in the future land use to the City's Low-Density Residential does not propose a conflict between the existing uses and land uses within 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, objectives and policies. Staff recommends approval of the Large-Scale Comprehensive Plan Amendment, Ordinance NO. 2025-039.</p>
Additional Analysis	

Fiscal Impact Summary		
None on the current operating budget.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	Ord 2025-039 Ivey Ridge LSCPA (10.21.2025)	Ord 2025-039 Ivey Ridge LSCPA (10.21.2025).pdf
2.	Location Maps	Location Maps.pdf
3.	Legal ad-Ivey Ridge LSCPA PZ-Transmittal	Legal ad-Ivey Ridge LSCPA PZ-Transmittal.pdf



CITY OF CLERMONT
ORDINANCE NO. 2025-039

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, ADOPTING THE LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT FOR THE CITY OF CLERMONT, FLORIDA, PURSUANT TO THE LOCAL GOVERNMENT COMPREHENSIVE PLANNING ACT, CHAPTER 163, PART II, FLORIDA STATUTES; SETTING FORTH THE AUTHORITY FOR ADOPTION OF THE LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT; SETTING FORTH THE PURPOSE AND INTENT OF THE LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT; ESTABLISHING THE LEGAL STATUS OF THE COMPREHENSIVE PLAN AMENDMENT; PROVIDING FOR CONFLICT, SEVERABILITY, THE 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, acting as the Local Planning Agency, held a public hearing and made recommendations to the City Council for amendments to the plan; and

WHEREAS, the City Council of the City of Clermont held public hearings on the proposed amendments 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

TRACTS 45 AND 46 AND PORTIONS OF TRACTS 35 AND 36, MONTE VISTA PARK FARMS ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 27 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA TOGETHER WITH UNPLATTED PORTIONS OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY FLORIDA.



CITY OF CLERMONT
ORDINANCE NO. 2025-039

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF HAMMOCK RESERVE ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 64, PAGES 78 AND 79 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA ALSO BEING A POINT ON THE WEST LINE OF AFORESAID TRACT 36 AND A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF HAMMOCK RIDGE ROAD ACCORDING TO OFFICIAL RECORDS BOOK 2772, PAGE 1175 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING TWO COURSES ALONG SAID SOUTH RIGHT-OF-WAY LINE: SOUTH 89°52'24" EAST FOR A DISTANCE OF 527.16 FEET; THENCE RUN SOUTH 88°20' 51" EAST FOR A DISTANCE OF 781.25 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF EAST LAKE LOUISA ROAD AS MAINTAINED BY LAKE COUNTY, FLORIDA; THENCE RUN SOUTH 00°35'41" WEST ALONG SAID WEST RIGHT-OF-WAY LINE FOR A DISTANCE OF 588.51 FEET TO THE SOUTH LINE OF THE SOUTHERLY LIMITS OF SAID MAINTAINED EAST LAKE LOUISA ROAD; THENCE RUN SOUTH 89°42'36" EAST, ALONG SAID SOUTH LINE FOR A DISTANCE OF 10.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT 46; THENCE RUN SOUTH 00°35'41" WEST, ALONG THE EAST LINE OF SAID TRACT 46 FOR A DISTANCE OF 649.44 FEET TO A POINT ON THE NORTH LINE OF A 15.00 FOOT WIDE UNNAMED, UNIMPROVED RIGHT-OF-WAY ACCORDING TO AFORESAID PLAT BOOK 2, PAGE 27; THENCE RUN NORTH 89°44'18" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE FOR A DISTANCE OF 1321.77 FEET TO A POINT ON THE WEST LINE OF THAT CERTAIN VACATED RIGHT-OF-WAY ACCORDING TO OFFICIAL RECORDS BOOK 3418, PAGE 1519 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 00°48'59" WEST ALONG SAID WEST VACATED RIGHT-OF-WAY LINE FOR A DISTANCE OF 15.00 FEET TO THE NORTHWEST CORNER OF THE ORANGES - PHASE 2 AS RECORDED IN PLAT BOOK 33, PAGES 63 THROUGH 65 OF AFORESAID PUBLIC RECORDS AND THE SOUTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 6; THENCE RUN NORTH 89°46'34" WEST ALONG SAID SOUTH LINE OF SAID SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6 FOR A DISTANCE OF 1290.91 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF LAKE LOUISA ROAD, ACCORDING TO LAKE COUNTY MAINTENANCE MAP, ROAD MAP BOOK 5, PAGES 6 THROUGH 9 OF SAID PUBLIC RECORDS; THENCE RUN ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) BEARING AND DISTANCES: THENCE RUN NORTH 00°36'20" EAST FOR A DISTANCE OF 298.05 FEET; THENCE RUN SOUTH 89°59'55" EAST FOR A DISTANCE OF 8.00 FEET; THENCE RUN NORTH 00°36'20" EAST FOR A DISTANCE OF 362.02 FEET TO A POINT ON THE SOUTH LINE OF AFORESAID HAMMOCK RESERVE; THENCE RUN SOUTH 89°59'55" EAST ALONG SAID SOUTH LINE FOR A DISTANCE OF 1285.40 FEET TO THE SOUTHEAST CORNER OF SAID HAMMOCK RESERVE; THENCE RUN NORTH 00°41'15" EAST ALONG THE EAST LINE OF SAID HAMMOCK RESERVE ALSO BEING THE WEST LINE OF AFORESAID TRACT 36 FOR A DISTANCE OF 605.59 FEET TO THE POINT OF BEGINNING.

CONTAINS 57.34 ACRES MORE OR LESS.

LOCATION:

Ivey Ridge Subdivision
Vacant parcels located southeast of
Lake Louisa Road and Hammock Ridge Road intersection, adjacent to Foxchase
57.34 +/- Acres



CHANGE THE FUTURE LAND USE CLASSIFICATION:

**FROM: LAKE COUNTY URBAN LOW
TO: CITY OF CLERMONT LOW DENSITY RESIDENTIAL**

SECTION 2: CONFLICT

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

SECTION 3: SEVERABILITY

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



CITY OF CLERMONT
ORDINANCE NO. 2025-039

SECTION 4: ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR

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

SECTION 5: PUBLICATION AND EFFECTIVE DATE

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



CITY OF CLERMONT
ORDINANCE NO. 2025-039

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, this 27th day of January, 2026.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

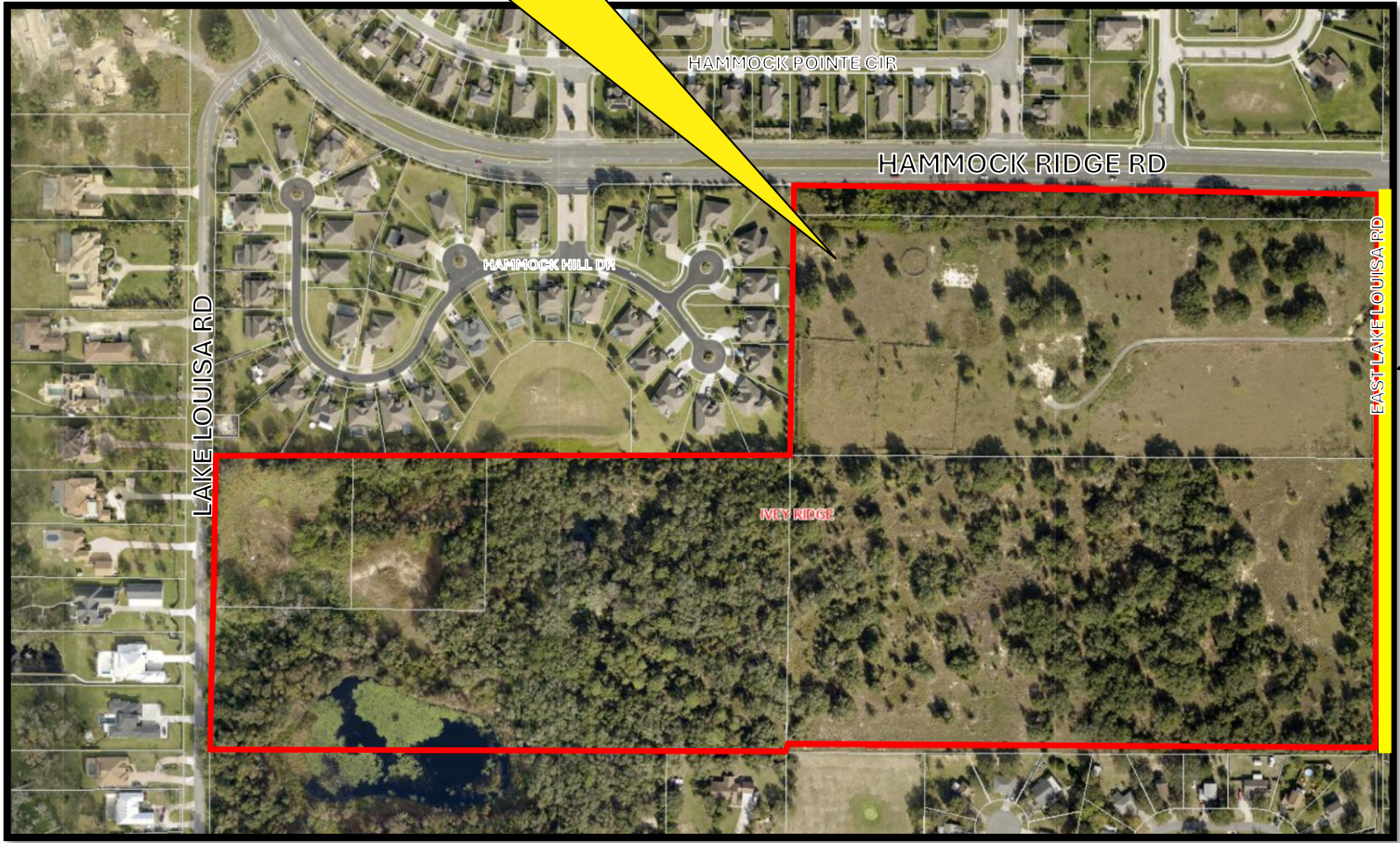
Tracy Ackroyd Howe, MMC
City Clerk

Approved as to form and legality:

Christian W. Waugh, City Attorney

Site:
 Future Land Use from
 Lake County
 Urban Low Density
 To
 City of Clermont
 Low Density Residential

**2025-039
 Before**



- Clermont Future Land Use
- Commercial
 - Conservation
 - Downtown MU
 - High Density Residential
 - Industrial
 - Low Density Residential
 - Master Planned Development
 - Medium Density Residential
 - Multi Use W District & Neighborhood
 - Neighborhood District
 - Office
 - Parks
 - Public Fac/Institutional
 - Residential/Office





2025-039
After

- Clermont Future Land Use
- Commercial
 - Conservation
 - Downtown MU
 - High Density Residential
 - Industrial
 - Low Density Residential
 - Master Planned Development
 - Medium Density Residential
 - Multi Use W District & Neighborhood
 - Neighborhood District
 - Office
 - Parks
 - Public Fac/Institutional
 - Residential/Office

Site:
Future Land Use from
Lake County
Urban Low Density
To
City of Clermont
Low Density Residential



CITY OF CLERMONT
NOTICE OF PROPOSED LAND USE CHANGE
LARGE SCALE COMPREHENSIVE PLAN AMENDMENT
ORDINANCE NO. 2025-039

The City of Clermont will hold public hearings on Tuesday, November 4, 2025 at 6:30 p.m. before the Planning and Zoning Commission to consider a proposed change to the City's Future Land Use Map; and on Tuesday, November 18, 2025 at 3:00 p.m. before the City Council to consider introduction of the ordinance and transmittal of the proposed amendment. The map amendment would change the Future Land Use designation for the property below from Lake County Urban Low Density to City of Clermont Low Density Residential.



LOCATION

Ivey Ridge Subdivision
Vacant parcels located southeast of
Lake Louisa Road and Hammock Ridge Road intersection,
adjacent to Foxchase
57.34 +/- Acres

FUTURE LAND USE MAP AMENDMENT

From: Lake County Urban Low
TO: City of Clermont Low Density Residential

ORDINANCE NO. 2025-039

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


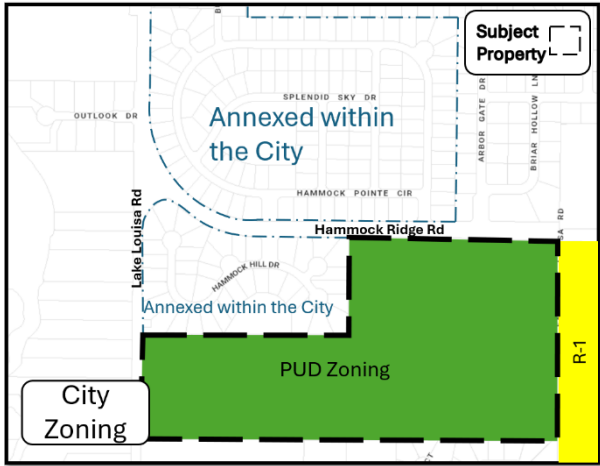
Daily Commercial

Publish Date: October 20, 2025 and November 3, 2025

Order #11754405



AGENDA ITEM

Meeting Date	
	Tuesday, November 4, 2025
Agenda Item Name	
	Ordinance No. 2025-040 <i>Ivey Ridge Rezoning</i>
Requested Action	
	Recommend approval of Ordinance No. 2025-040.
Staff Report	
	<p>The City, as the applicant, is requesting a Large-Scale Comprehensive Plan Amendment and Rezoning of the Subject property as a follow up to the staff-initiated annexation request. The property is located southeast of Lake Louisa Road and Hammock Ridge Road intersection and is approximately 57.34 +/- acres. The property was approved under PUD Ordinance No. 2020-03 in Lake County for up to 155 single-family dwelling units. The property is currently moving forward, and construction activity is starting. The property was annexed prior to building permit issuance to capture \$1.8 million dollars' worth of impact fees to the City of Clermont.</p>
	<div style="display: flex; justify-content: space-around;">   </div>
	<p>On June 10th, 2025, the City Council approved the Annexation of the subject property with the understanding that a Large-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. Staff is proceeding to complete the process at this time.</p>
	<p>The current zoning of the property within Lake County is Planned Unit Development (PUD). The compatible zoning within the City would be Planned Unit Development (PUD) as well, with the current entitlements captured within the PUD.</p>
	<p>The PUD zoning does not propose a conflict to the existing uses and land uses in the area. The proposed use is compatible with the adjoining properties as required by the comprehensive plan. The transfer of Lake County's PUD Ordinance 2020-03 into the City's PUD Ordinance is a "like for like" with small adjustments made due to code references (County/City). Staff recommends approval of the rezoning to PUD with the conditions contained in Ordinance NO. 2025-040.</p>
Additional Analysis	

Fiscal Impact Summary		
None on the current operating budget.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	Ord 2025-040 Ivey Ridge Rezoning PUD (10.27.2025)	Ord 2025-040 Ivey Ridge Rezoning PUD (10.27.2025).pdf
2.	Location maps	Location maps.pdf
3.	Lake County Approved PUD Ivey Ridge	Lake County Approved PUD Ivey Ridge.pdf
4.	Legal AD - Ivey Ridge PZ	Legal AD - Ivey Ridge PZ.pdf



CITY OF CLERMONT
ORDINANCE NO. 2025-040

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.

WHEREAS, the City Council of Clermont, Florida annexed the property on June 10th, 2025; and

WHEREAS, the property currently had an existing, approved Planned Unit Development (PUD) in Lake County, Ordinance NO. 2020-03; and

WHEREAS, to complete the annexation process with a compatible City Zoning Designation and Future Land Use Category; this rezoning request is being initiated by City staff; and

WHEREAS, the City Council of Clermont, Florida, has considered an Amendment to the official Zoning Map of the City to Rezone the subject property from Lake County Planned Unit Development (PUD) to City of Clermont Planned Unit Development District (PUD); and

WHEREAS, the City of Clermont Planning and Zoning Commission did on the 4th day of November 2025 review the petition for Rezoning; and

WHEREAS, the City Council reviewed the petition, the recommendations of the Planning and Zoning Commission, and any comments, favorable or unfavorable, from the public and surrounding property owners at a Public Hearing duly advertised; and

WHEREAS, upon review, certain terms pertaining to the development of the below-described property have been duly approved.

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

SECTION 1:

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



CITY OF CLERMONT
ORDINANCE NO. 2025-040

LEGAL DESCRIPTION

TRACTS 45 AND 46 AND PORTIONS OF TRACTS 35 AND 36, MONTE VISTA PARK FARMS ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 27 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA TOGETHER WITH UNPLATTED PORTIONS OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF HAMMOCK RESERVE ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 64, PAGES 78 AND 79 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA ALSO BEING A POINT ON THE WEST LINE OF AFORESAID TRACT 36 AND A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF HAMMOCK RIDGE ROAD ACCORDING TO OFFICIAL RECORDS BOOK 2772, PAGE 1175 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING TWO COURSES ALONG SAID SOUTH RIGHT-OF-WAY LINE: SOUTH 89°52'24" EAST FOR A DISTANCE OF 527.16 FEET; THENCE RUN SOUTH 88°20' 51" EAST FOR A DISTANCE OF 781.25 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF EAST LAKE LOUISA ROAD AS MAINTAINED BY LAKE COUNTY, FLORIDA; THENCE RUN SOUTH 00°35'41" WEST ALONG SAID WEST RIGHT-OF-WAY LINE FOR A DISTANCE OF 588.51 FEET TO THE SOUTH LINE OF THE SOUTHERLY LIMITS OF SAID MAINTAINED EAST LAKE LOUISA ROAD; THENCE RUN SOUTH 89°42'36" EAST, ALONG SAID SOUTH LINE FOR A DISTANCE OF 10.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT 46; THENCE RUN SOUTH 00°35'41" WEST, ALONG THE EAST LINE OF SAID TRACT 46 FOR A DISTANCE OF 649.44 FEET TO A POINT ON THE NORTH LINE OF A 15.00 FOOT WIDE UNNAMED, UNIMPROVED RIGHT-OF-WAY ACCORDING TO AFORESAID PLAT BOOK 2, PAGE 27; THENCE RUN NORTH 89°44'18" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE FOR A DISTANCE OF 1321.77 FEET TO A POINT ON THE WEST LINE OF THAT CERTAIN VACATED RIGHT-OF-WAY ACCORDING TO OFFICIAL RECORDS BOOK 3418, PAGE 1519 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 00°48'59" WEST ALONG SAID WEST VACATED RIGHT-OF-WAY LINE FOR A DISTANCE OF 15.00 FEET TO THE NORTHWEST CORNER OF THE ORANGES - PHASE 2 AS RECORDED IN PLAT BOOK 33, PAGES 63 THROUGH 65 OF AFORESAID PUBLIC RECORDS AND THE SOUTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 6; THENCE RUN NORTH 89°46'34" WEST ALONG SAID SOUTH LINE OF SAID SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6 FOR A DISTANCE OF 1290.91 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF LAKE LOUISA ROAD, ACCORDING TO LAKE COUNTY MAINTENANCE MAP, ROAD MAP BOOK 5, PAGES 6 THROUGH 9 OF SAID PUBLIC RECORDS; THENCE RUN ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) BEARING AND DISTANCES: THENCE RUN NORTH 00°36'20" EAST FOR A DISTANCE OF 298.05 FEET; THENCE RUN SOUTH 89°59'55" EAST FOR A DISTANCE OF 8.00 FEET; THENCE RUN NORTH 00°36'20" EAST FOR A DISTANCE OF 362.02 FEET TO A POINT ON THE SOUTH LINE OF AFORESAID HAMMOCK RESERVE; THENCE RUN SOUTH 89°59'55" EAST ALONG SAID SOUTH

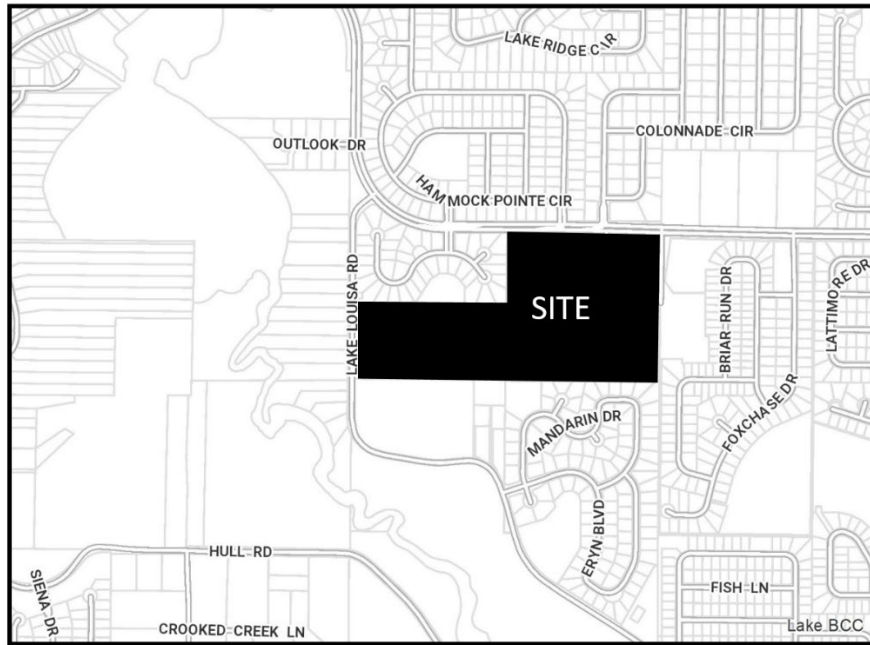
CITY OF CLERMONT
ORDINANCE NO. 2025-040

LINE FOR A DISTANCE OF 1285.40 FEET TO THE SOUTHEAST CORNER OF SAID HAMMOCK RESERVE; THENCE RUN NORTH 00°41'15" EAST ALONG THE EAST LINE OF SAID HAMMOCK RESERVE ALSO BEING THE WEST LINE OF AFORESAID TRACT 36 FOR A DISTANCE OF 605.59 FEET TO THE POINT OF BEGINNING.

CONTAINS 57.34 ACRES MORE OR LESS.

LOCATION:

Ivey Ridge Subdivision
Vacant parcels located southeast of
Lake Louisa Road and Hammock Ridge Road intersection, adjacent to Foxchase
57.34 +/- Acres



PROPERTY REZONING

From: Lake County Planned Unit Development (PUD)
To: City of Clermont Planned Unit Development (PUD)



CITY OF CLERMONT
ORDINANCE NO. 2025-040

SECTION 2: GENERAL CONDITIONS

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

1. After establishment of the facilities as provided herein, the property shall only be used for the purposes named in this Ordinance. Any other proposed use must be specifically authorized by the City Council.
2. The conditions as set forth in this Planned Unit Development shall be legally binding upon any heirs, assigns and successors in title or interest. The transfer of ownership or lease of any or all of the property described in this Ordinance shall be included in the transfer or lease agreement, a provision that the purchaser or lessee is made good and aware of the conditions established by this Ordinance and agrees to be bound by these conditions. The purchaser or lessee may request a change from the existing plans and conditions by following procedures contained in the Land Development Codes, as amended.
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 Codes and those of other appropriate jurisdictional entities.
4. This Ordinance shall constitute a covenant running with the land and the terms, conditions, and provisions of which shall be binding upon, the present Owners and any successors, and shall be subject to each and every condition herein set out.
5. Construction and operation of the proposed use shall always comply with the regulations of this and other governmental permitting agencies.
6. The City of Clermont Code Enforcement shall have authority to enforce the terms and conditions set forth in this ordinance and to recommend that the ordinance be revoked.

SECTION 3: PERMITTED USES

Residential: 155 residential single-family dwelling units, not to exceed a density of 2.84 dwelling units per net buildable acre.



CITY OF CLERMONT
ORDINANCE NO. 2025-040

SECTION 4: SETBACKS

Setbacks are as follows:

1. Single-Family Residential:

Front	25 feet from the property line.
Secondary Front	15 feet from the property line.
Side ¹	Variable between 5-10 feet. (7.5 feet ¹ from the property line minimum without 4:1 slope between homes.)
Rear	5 feet from the property line
Wetlands/ Open Water	50 feet from the jurisdictional wetland line.

¹Side Setbacks of 5 feet from the property line shall be allowed so long as the 10-foot cut/fill requirement and 4:1 maximum slope between homes is met.

2. All other setbacks shall be as established in the City’s Land Development Codes, as amended.

SECTION 5: DEVELOPMENT STANDARDS

Development standards are as follows:

1. All development requirements within this PUD shall be in accordance with the City’s Comprehensive Plan and Land Development Codes, as amended.

Open Space	Minimum 25% of the net buildable area of the entire site shall be dedicated to open space, as defined in the Comprehensive Plan. ¹
Lot Width	Minimum 50 feet
Impervious Surface Ratio (ISR)	Maximum 60% over the entire project site.
Building Height	Maximum 40 feet

¹The homeowner’s association for the property shall be responsible for maintaining the open space that is retained in its natural state, in such natural state.

SECTION 6: LANDSCAPING REQUIREMENTS

Landscaping, buffering, and screening shall be in accordance with the Comprehensive Plan and Land Development Codes (LDC), as amended.



CITY OF CLERMONT
ORDINANCE NO. 2025-040

1. A minimum 50-foot wetlands buffer shall be provided to all wetlands. A conservation easement of the wetland area and buffer will be required. The easement must be dedicated to a conservation agency (FDEP or SJRWMD), a non-profit conservation organization or land trust, or Lake County, subject to acceptance by the Board of County Commissioners for maintenance and protection. The conservation easement will be required prior to Final Plat approval. **[CONDITION COMPLETED]**
2. All landscaping located between the Lake Louisa Road Entrance and western residential development lots must utilize one-hundred (100) percent Florida-native species.

SECTION 7: TRANSPORTATION

Transportation Improvements/ Access Management:

1. A Tier Two (2) Traffic Study will be required in accordance with the Conceptual Plan attached hereto as Exhibit “A”. **[CONDITION COMPLETED]**
2. Sidewalks will be required along Lake Louisa Road, in accordance with the LDC, as amended. **[CONDITION COMPLETED]**
3. Turn lanes will be required at the entrances to the development on all county-maintained roads. **[CONDITION COMPLETED]**
4. East Lake Louisa Road will be required to be modified to meet current Lake County standards, as amended. **[CONDITION COMPLETED]**
5. All access management shall be in accordance with the Comprehensive Plan and the LDC, as amended. **[CONDITION COMPLETED]**

SECTION 8: STORMWATER AND FLOODPLAIN MANAGEMENT

1. The stormwater management system shall be designed in accordance with all applicable City of Clermont and St. Johns River Water Management District (SJRWMD) requirements, as amended.
2. The developer shall be responsible for any flood studies required for developing the site and comply with the requirements of FEMA, the City of Clermont Comprehensive Plan, and Land Development Codes, as amended.
3. Any development within the floodplain as identified on the FEMA maps will required compensating storage.



CITY OF CLERMONT
ORDINANCE NO. 2025-040

SECTION 9: SCHOOLS

School Concurrency shall be met before final plat approval in accordance with the Comprehensive Plan and LDC, as amended. **[CONDITION COMPLETED]**

SECTION 10: LIGHTING

Exterior lighting shall be in accordance with the LDC, as amended, and consistent with Dark-Sky principles.

SECTION 11: SIGNAGE

Signs shall be in accordance with the City's sign code, as amended.

SECTION 12: PUBLIC SAFETY

Fire protection and Emergency Service Access: Access and fire safety requirements of the development shall be provided in accordance with the Florida Fire Prevention Code and the LDC, as amended.

SECTION 13: CONCURRENCY MANAGEMENT REVIEW AND IMPACT FEES

Concurrency shall be met prior to the issuance of any development order, consistent with the LDC, as amended. **[Condition Completed]**

SECTION 14: DEVELOPMENT REVIEW AND APPROVAL

1. Prior to the issuance of any permits, the Applicant shall be required to submit a preliminary plat, construction plans, and final plat generally consistent with Exhibit "A" – Conceptual Plan for review and approval in accordance with the Comprehensive Plan and Land Development Codes, as amended. **[Condition Completed]**
2. Physical development shall commence within three (3) years from the date of the rezoning (Ordinance No. 2020-03, RZ-19-27-2, FKA Hammock Ridge PUD) enacted and effective on January 28th, 2020. Failure to commence construction within three (3) years of approval shall cause the revocation of this ordinance, in accordance with the Comprehensive Plan or superseding documents amended. Prior to expiration of the three-year time frame, the City Council may grant, via a Public Hearing, one (1) extension of the time frame for a maximum of two (2) years upon a showing that reasonable efforts have been made towards securing the required approvals and commencement of work. **[Condition Completed]**

SECTION 15: PUBLIC SERVICES

1. The Developer shall connect to the existing City potable water and sanitary sewer systems at connection point or points approved by the City. **[CONDITION COMPLETED FOR WATER CONNECTION TO SUNSHINE WATER SERVICES]**



CITY OF CLERMONT
ORDINANCE NO. 2025-040

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



CITY OF CLERMONT
ORDINANCE NO. 2025-040

12. Lift station access shall meet all City criteria.
13. Bulkheads, walls, or non-turf vegetation slope stabilization may be used for stormwater retention side slopes.
14. Notwithstanding anything contained herein to the contrary, to the extent that any water, or sewer improvements provide capacity additional to that required to serve the Project, the Developer and the City may, pursuant to Section 111-7 – Credits, of the City Code, enter into an impact fee agreement which shall provide for the establishment of credits and payment of impact fees in a specified manner and time.

SECTION 16: CONFLICT

All ordinances or parts of ordinances in conflict with any of the provisions of this Ordinance 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

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 shall take effect immediately upon its Second Reading and Final Passage.



CITY OF CLERMONT
ORDINANCE NO. 2025-040

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 27TH day of January 2026.

CITY OF CLERMONT

Tim Murry, Mayor

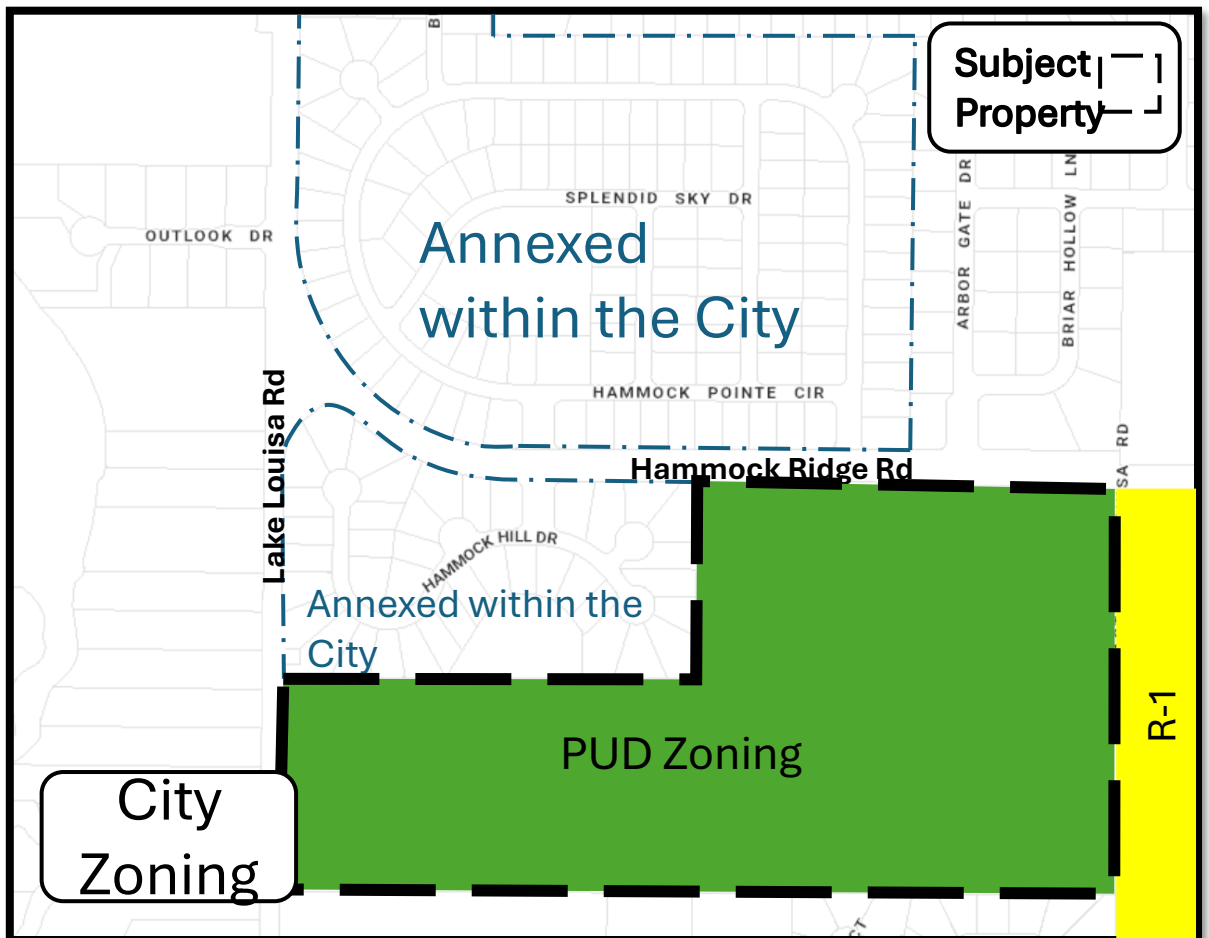
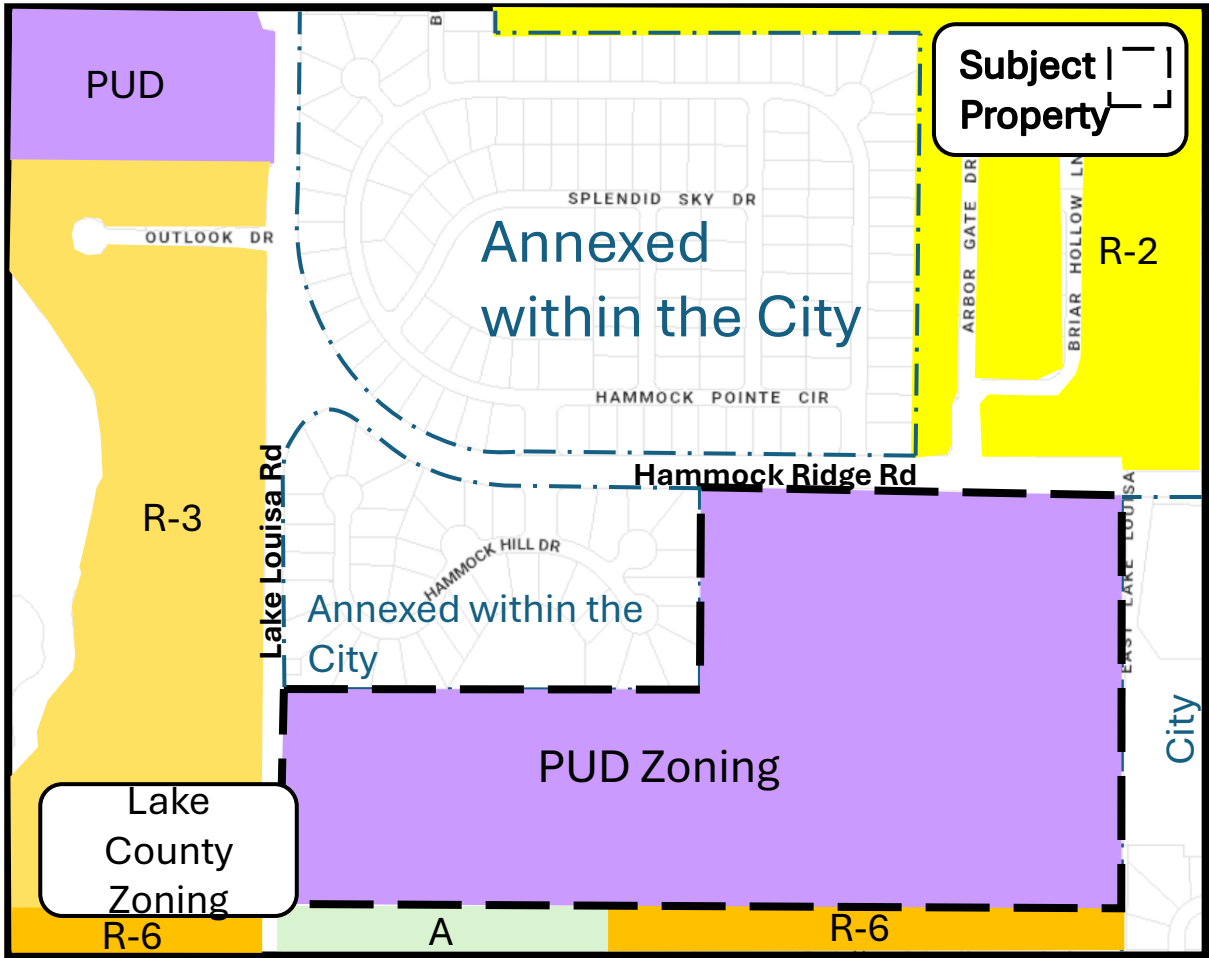
ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

Approved as to form and legality:

Christian W. Waugh, City Attorney

Ivey Ridge Rezoning



ORDINANCE #2020-03
Hammock Ridge PUD Amendment
RZ-19-27-2

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

3 **WHEREAS**, Jim Atkinson of Summergeate Companies, LLC (the "Applicant") made a request, on
4 behalf of Territo Corporation, a Florida Corporation, Angela & Joseph Territo, and Vernon A. Schneider
5 (the "Owners"), to rescind and replace Planned Unit Development (PUD) #2005-105 with a new ordinance
6 to rezone 14.99 +/- acres from PUD to Agriculture (A); rezone 16.12 +/- acres from Agriculture (A) to PUD;
7 to bring the PUD into compliance with current Land Development Regulations (LDR) and Comprehensive
8 Plan policies; and to propose setback waivers; and

9 **WHEREAS**, the subject property to be zoned Agriculture (A) consists of 14.99 +/- acres and is
10 generally located southeast of the intersection of Hammock Ridge Road and Lake Louisa Road, in the
11 Clermont area, in Section 6, Township 23 South, Range 26 East, having Alternate Key Number 1593425,
12 and more particularly described below:

13 **SCHNEIDER PROPERTY LEGAL DESCRIPTION: [EXHIBIT "A" – ATTACHED]**

14 **WHEREAS**, the subject property to be zoned Planned Unit Development (PUD) in total consists of
15 57.31 +/- acres and is generally located southeast of the intersection of Hammock Ridge Road and Lake
16 Louisa Road, in the Clermont area, in Section 6, Township 23 South, Range 26 East, having Alternate Key
17 Numbers 2705914, 1593417, 1593433, 1752558, 1752558, 1796873, and 1663083, and more particularly
18 described below:

19 **HAMMOCK RIDGE PUD LEGAL DESCRIPTION: [EXHIBIT "B" – ATTACHED]**

20 **WHEREAS**, the subject properties are located within the Urban Low Density Future Land Use
21 Category as shown on the Lake County Comprehensive Plan Future Land Use Map (FLUM); and

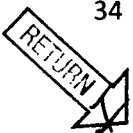
22 **WHEREAS**, on December 20, 2005, the Board of County Commissioners of Lake County, Florida,
23 approved PUD Ordinance #2005-105 for 120 single-family dwelling units, with a gross residential density of
24 2.2 dwelling units per acre; and

25 **WHEREAS**, this rezoning ordinance hereby rescinds and replaces Ordinance #2005-105; and

26 **WHEREAS**, the Lake County Planning & Zoning Board reviewed Petition RZ-19-27-2 on January
27 2, 2020, after giving Notice of Hearing on petition for a change in the use of land, including notice that said
28 petition was presented to the Board of County Commissioners of Lake County, Florida, on January 28,
29 2020; and

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

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



Ordinance #2020-03, RZ-19-27-2 Hammock Ridge PUD Amendment

1 **NOW THEREFORE, BE IT ORDAINED** by the Board of County Commissioners of Lake County,
2 Florida, that the Land Development Regulations of Lake County, Florida, be altered and amended as they
3 pertain to the above subject properties, subject to the following terms:

4 **Section 1 Terms:**

5 **1.1** The County Manager or designee shall amend the Official Zoning Map to rezone the property
6 described in Exhibit "A" to Agriculture (A) zoning.

7 **1.2** The County Manager or designee shall amend the Official Zoning Map to rezone the property
8 described in Exhibit "B" to Planned Unit Development (PUD) zoning. This Ordinance shall rescind and
9 replace Ordinance #2005-105. All uses upon the property described in Exhibit "B" shall be generally
10 consistent with the "Conceptual Plan" attached hereto as Exhibit "C." To the extent where there are
11 conflicts between the Conceptual Plan and this Ordinance, this Ordinance shall take precedence.

12 A. Land Uses:

- 13 1. Residential: 155 residential single-family dwelling units, not to exceed a density of 2.84
14 dwelling units per net buildable acre.

15 B. Setbacks:

- 16 1. Single-Family Residential:

Front	25 feet from the property line
Secondary Front	15 feet from the property line
Side ¹	Variable between 5-10 feet. (7.5 feet ¹ from the property line minimum without 4:1 slope between homes)
Rear	5 feet from the property line
Wetlands/Open Water	50 feet from the jurisdictional wetland line

¹Side Setbacks of 5 feet from the property line shall be allowed so long as the
10-foot cut/fill requirement and 4:1 maximum slope between homes is met.

- 17 2. All other setbacks shall be as established in the LDR, as amended.

Ordinance #2020-03, RZ-19-27-2 Hammock Ridge PUD Amendment

1 C. Development Standards:

Open Space	Minimum 25% of the net buildable area of the entire site shall be dedicated to open space, as defined in the Comprehensive Plan. ¹
Lot Width	Minimum 50 feet
Impervious Surface Ratio (ISR)	Maximum 60% over the entire project site
Building Height	Maximum 40 feet

¹The homeowner's association for the property shall be responsible for maintaining the open space that is retained in its natural state, in such natural state.

2 All development requirements within the Urban Low Density (FLUC) shall be in accordance with
3 the Comprehensive Plan and LDR, as amended.

4 D. Landscaping, Buffering, and Screening:

- 5 1. A minimum 50-foot wetlands buffer shall be provided to all wetlands. A conservation easement
6 of the wetland area and buffer will be required. The easement must be dedicated to a
7 conservation agency (FDEP or SJRWMD), a non-profit conservation organization or land trust,
8 or Lake County, subject to acceptance by the Board of County Commissioners for
9 maintenance and protection. The conservation easement will be required prior to Final Plat
10 approval.
- 11 2. All landscaping located west of the residential lots to the entrance at Lake Louisa Road must
12 utilize one-hundred (100) percent Florida-native species.
- 13 3. All other landscaping, buffering, and screening requirements shall be in accordance with the
14 LDR, as amended.

15 E. Noise: Compliance shall be in accordance with the LDR, as amended.

16 F. Utilities: Central water and sewer connection shall be provided in accordance with the
17 Comprehensive Plan and LDR, as amended.

18 G. Transportation Improvements/Access Management:

- 19 1. A Tier Two (2) Traffic Study will be required in accordance with the Conceptual Plan attached
20 hereto as Exhibit "B."
- 21 2. Sidewalks will be required along Lake Louisa Road, in accordance with the LDR, as amended.

Ordinance #2020-03, RZ-19-27-2 Hammock Ridge PUD Amendment

- 1 3. Turn lanes will be required at the entrances to the development on all county maintained
2 roads.
- 3 4. East Lake Louisa Road will be required to be modified to meet current County standards, as
4 amended.
- 5 5. All access management shall be in accordance with the Comprehensive Plan and LDR, as
6 amended.
- 7 H. Stormwater Management:
- 8 1. The Stormwater management system shall be designed in accordance with all applicable Lake
9 County and St. Johns River Water Management District (SJRWMD) requirements, as
10 amended.
- 11 2. The developer shall be responsible for any flood studies required for developing the site and
12 comply with the requirements of FEMA, the Lake County Comprehensive Plan, and LDR, as
13 amended.
- 14 3. Any development within the floodplain as identified on the FEMA maps will require
15 compensating storage.
- 16 I. Schools: School Concurrency shall be met before final plat approval in accordance with the
17 Comprehensive Plan and LDR, as amended.
- 18 J. Lighting: Exterior lighting shall be in accordance with the LDR, as amended, and consistent with
19 Dark-Sky Principles.
- 20 K. Signage: Signs shall be in accordance with the LDR, as amended.
- 21 L. Fire Protection and Emergency Services Access: Access and fire safety requirements of the
22 development shall be provided in accordance with the Florida Fire Prevention Code and LDR, as
23 amended.
- 24 M. Concurrency Management Requirements: Any development shall comply with the Lake County
25 Concurrency Management System, as amended.
- 26 N. Development Review and Approval:
- 27 1. Prior to the issuance of any permits, the Applicant shall be required to submit a preliminary
28 plat, construction plans, and final plat generally consistent with EXHIBIT "C" – Conceptual Plan
29 for review and approval in accordance with the Comprehensive Plan and LDR, as amended.
- 30 2. PUD Expiration: Physical development shall commence within three (3) years from the date of
31 this Ordinance approval. Failure to commence construction within three (3) years of approval
32 shall cause the revocation of this ordinance, in accordance with the Comprehensive Plan or
33 superseding documents as amended. Prior to expiration of the three-year time frame, the
34 Board of County Commissioners may grant, via a Public Hearing, one (1) extension of the time
35 frame for a maximum of two (2) years upon a showing that reasonable efforts have been made
36 towards securing the required approvals and commencement of work.

Ordinance #2020-03, RZ-19-27-2 Hammock Ridge PUD Amendment

1 O. Future Amendments to Statutes, Code, Plans, or Regulations: The specific references in this
2 Ordinance to the Florida Statutes, Florida Administrative Code, Lake County Comprehensive Plan,
3 and Lake County Land Development Regulations shall include any future amendments to the
4 Statutes, Code, Plans, or Regulations.

5 **Section 2. Conditions** as altered and amended which pertain to the above tract of land shall mean:

6 A. After establishment of the facilities as provided herein, the aforementioned property shall only be used
7 for the purposes named in this Ordinance. Any other proposed use must be specifically authorized by
8 the Board of County Commissioners.

9 B. No person, firm, or corporation shall erect, construct, enlarge, alter, repair, remove, improve, move,
10 convert, or demolish any building structure, add other uses, or alter the land in any manner within the
11 boundaries of the above described land without first obtaining the necessary approvals in accordance
12 with the Lake County Code, as amended, and obtaining the permits required from the other appropriate
13 governmental agencies.

14 C. This Ordinance shall constitute a covenant running with the land, and inure to the benefit of, and the
15 terms, conditions, and provisions of which shall be binding upon, the present Owner and any
16 successor, and shall be subject to each and every condition herein set out.

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

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

24 F. Action by the Lake County Code Enforcement Special Master. The Lake County Code Enforcement
25 Special Master shall have authority to enforce the terms and conditions set forth in this ordinance and
26 to recommend that the ordinance be revoked.

27 **Section 3. Severability:** If any section, sentence, clause or phrase of this Ordinance is held to be invalid
28 or unconstitutional by any court of competent jurisdiction, then said holding shall in no way
29 affect the validity of the remaining portions of this Ordinance.

30 **Section 4. Filing with the Department of State.** The clerk shall be and is hereby directed forthwith to
31 send a copy of this Ordinance to the Secretary of State for the State of Florida in accordance
32 with Section 125.66, Florida Statutes.

33

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Ordinance #2020-03, RZ-19-27-2 Hammock Ridge PUD Amendment

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

2 ENACTED this 28th day of January, 2020.

3 FILED with the Secretary of State February 5th, 2020.

4 EFFECTIVE January 28, 2020.

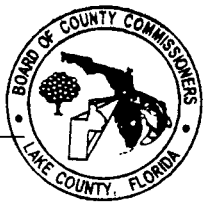
5 BOARD OF COUNTY COMMISSIONERS
6 LAKE COUNTY, FLORIDA

7 Leslie Campione

8 LESLIE CAMPIONE, CHAIRMAN

9 ATTEST:

10 [Signature]
11 GARY J. COONEY, CLERK OF THE
12 BOARD OF COUNTY COMMISSIONERS
13 LAKE COUNTY, FLORIDA



14 APPROVED AS TO FORM AND LEGALITY

15 Melanie Marsh
16 MELANIE MARSH, COUNTY ATTORNEY
17

Ordinance #2020-03, RZ-19-27-2 Hammock Ridge PUD Amendment

1 **EXHIBIT "A" – SCHNEIDER PROPERTY LEGAL DESCRIPTION**

2 THE EAST 33.2 FEET OF: THAT PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 6, TOWNSHIP 23
3 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LYING NORTH AND EAST OF THE COUNTY
4 CLAY ROAD, LESS THE EAST 235 FEET THEREOF.

Ordinance #2020-03, RZ-19-27-2 Hammock Ridge PUD Amendment

EXHIBIT "B" – HAMMOCK RIDGE PUD LEGAL DESCRIPTION

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PARCEL NO. 1

THE NORTH 362 FEET OF THE WEST 362 FEET OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼, LESS THE WEST 33 FEET FOR ROAD, IN SECTION 6, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.

PARCEL NO. 2

THE NORTH 132 FEET OF TRACTS 35 AND 36, IN SECTION 6, TOWNSHIP 23 SOUTH, RANGE 26 EAST, MONTE VISTA PARK FARMS, ACCORDING TO THE PLAT THEROF, AS RECORDED IN PLAT BOOK 2, PAGE 27, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

LESS AND EXCEPT THAT PORTION CONVEYED TO LAKE COUNTY FOR ROAD RIGHT OF WAY IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2772, PAGE 1175, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PARCEL NO. 3

TRACTS 35 AND 36, IN SECTION 6, TOWNSHIP 23 SOUTH, RANGE 26 EAST, IN LAKE COUNTY, FLORIDA, ACCORDING TO THE PLAT OF MONTE VISTA PARK FARMS, RECORDED IN PLAT BOOK 2, PAGE 27, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LESS THE NORTH 132 FEET THEREOF.

PARCEL NO. 4

TRACTS 45 AND 46, MONTE VISTA PARK FARMS, ACCORDING TO THE PLAT THEROF, RECORDED IN PLAT BOOK 2, PAGE 27, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING OTHERWISE DESCRIBED AS THE SOUTH ½ OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 26 EAST.

PARCEL NO. 5

THE SOUTH ½ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 26 EAST, IN LAKE COUNTY, FLORIDA, LESS THE NORTH 362 FEET OF THE WEST 362 FEET OF THE NORTH ½ OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF THE SAID SECTION 6, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LYING WITHIN THE FOLLOWING DESCRIBED PARCEL:

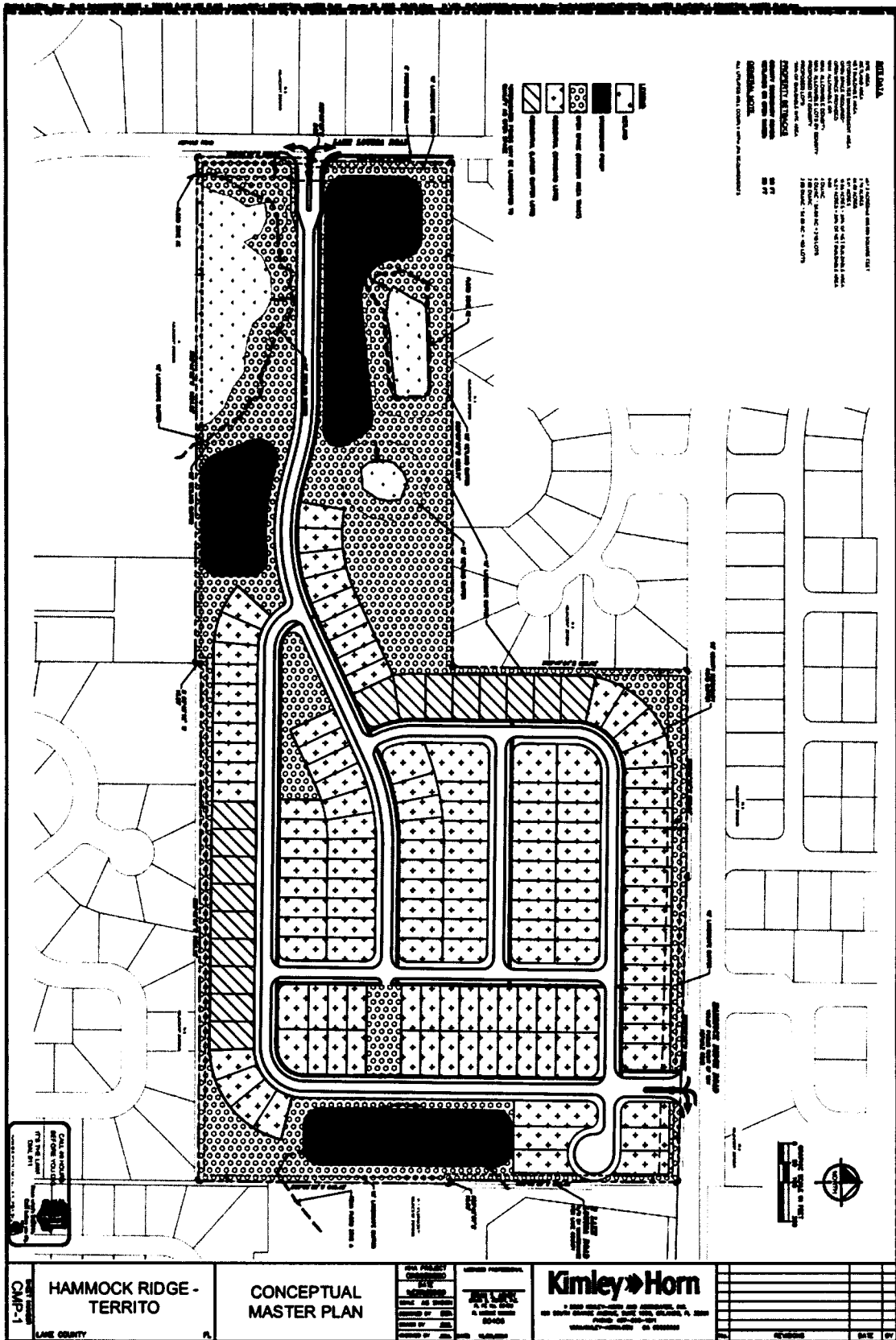
COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 26 EAST; THENCE RUN SOUTH 88°28'30" WEST, 661.95 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88° 28'30" WEST, 661.95 FEET; THENCE SOUTH 00°01'30" WEST 20.00 FEET; THENCE NORTH 88°28'30' EAST, 362.00 FEET; THENCE RUN SOUTH 00°01'30" WEST, 342.00 FEET; THENCE NORTH 88°28'30" EAST, 299.95 FEET; THENCE NORTH 00°01'30" EAST, 362.00 FEET TO THE PONT OF BEGINNING.

AND

Ordinance #2020-03, RZ-19-27-2 Hammock Ridge PUD Amendment

1

EXHIBIT "C" - CONCEPTUAL PLAN



2

LEGAL NOTICE

On Tuesday, November 4, 2025 at 6:30 PM the Clermont Planning and Zoning Commission will consider the enactment of the following proposed ordinance.

ORDINANCE NO. 2025-040

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

Ivey Ridge Subdivision
Vacant parcels located southeast of
Lake Louisa Road and Hammock Ridge Road intersection, adjacent to Foxchase
57.34 +/- Acres



PROPERTY REZONING

**From: Lake County Planned Unit Development (PUD)
To: City of Clermont Planned Unit Development (PUD)**

LEGAL DESCRIPTION

TRACTS 45 AND 46 AND PORTIONS OF TRACTS 35 AND 36, MONTE VISTA PARK FARMS ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 27 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA TOGETHER WITH UNPLATTED PORTIONS OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF HAMMOCK RESERVE ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 64, PAGES 78 AND 79 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA ALSO BEING A POINT ON THE WEST LINE OF AFORESAID TRACT 36 AND A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF HAMMOCK RIDGE ROAD ACCORDING TO OFFICIAL RECORDS BOOK 2772, PAGE 1175 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING TWO COURSES ALONG SAID SOUTH RIGHT-OF-WAY LINE: SOUTH 89°52'24" EAST FOR A DISTANCE OF 527.16 FEET; THENCE RUN SOUTH 88°20' 51" EAST FOR A DISTANCE OF 781.25 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF EAST LAKE LOUISA ROAD AS MAINTAINED BY LAKE COUNTY, FLORIDA; THENCE RUN SOUTH 00°35'41" WEST ALONG SAID WEST RIGHT-OF-WAY LINE FOR A DISTANCE OF 588.51 FEET TO THE SOUTH LINE OF THE SOUTHERLY LIMITS OF SAID MAINTAINED EAST LAKE LOUISA ROAD; THENCE RUN SOUTH 89°42'36" EAST, ALONG SAID SOUTH LINE FOR A DISTANCE OF 10.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT 46; THENCE RUN SOUTH 00°35'41" WEST, ALONG THE EAST LINE OF SAID TRACT 46 FOR A DISTANCE OF 649.44 FEET TO A POINT ON THE NORTH LINE OF A 15.00 FOOT WIDE UNNAMED, UNIMPROVED RIGHT-OF-WAY ACCORDING TO AFORESAID PLAT BOOK 2, PAGE 27; THENCE RUN NORTH 89°44'18" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE FOR A DISTANCE OF 1321.77 FEET TO A POINT ON THE WEST LINE OF THAT CERTAIN VACATED RIGHT-OF-WAY ACCORDING TO OFFICIAL RECORDS BOOK 3418, PAGE 1519 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 00°48'59" WEST ALONG SAID WEST VACATED RIGHT-OF-WAY LINE FOR A DISTANCE OF 15.00 FEET TO THE NORTHWEST CORNER OF THE ORANGES - PHASE 2 AS RECORDED IN PLAT BOOK 33, PAGES 63 THROUGH 65 OF AFORESAID PUBLIC RECORDS AND THE SOUTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 6; THENCE RUN NORTH 89°46'34" WEST ALONG SAID SOUTH LINE OF SAID SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6 FOR A DISTANCE OF 1290.91 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF LAKE LOUISA ROAD, ACCORDING TO LAKE COUNTY MAINTENANCE MAP, ROAD MAP BOOK 5, PAGES 6 THROUGH 9 OF SAID PUBLIC RECORDS; THENCE RUN ALONG SAID EAST RIGHT-OF WAY LINE THE FOLLOWING THREE (3) BEARING AND DISTANCES: THENCE RUN NORTH 00°36'20" EAST FOR A DISTANCE OF 298.05 FEET; THENCE RUN SOUTH 89°59'55" EAST FOR A DISTANCE OF 8.00 FEET; THENCE RUN NORTH 00°36'20" EAST FOR A DISTANCE OF 362.02 FEET TO A POINT ON THE SOUTH LINE OF AFORESAID HAMMOCK RESERVE; THENCE RUN SOUTH 89°59'55" EAST ALONG SAID SOUTH LINE FOR A DISTANCE OF 1285.40 FEET TO THE SOUTHEAST CORNER OF SAID HAMMOCK RESERVE; THENCE RUN NORTH 00°41'15" EAST ALONG THE EAST LINE OF SAID HAMMOCK RESERVE ALSO BEING THE WEST LINE OF AFORESAID TRACT 36 FOR A DISTANCE OF 605.59 FEET TO THE POINT OF BEGINNING.

CONTAINS 57.34 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.

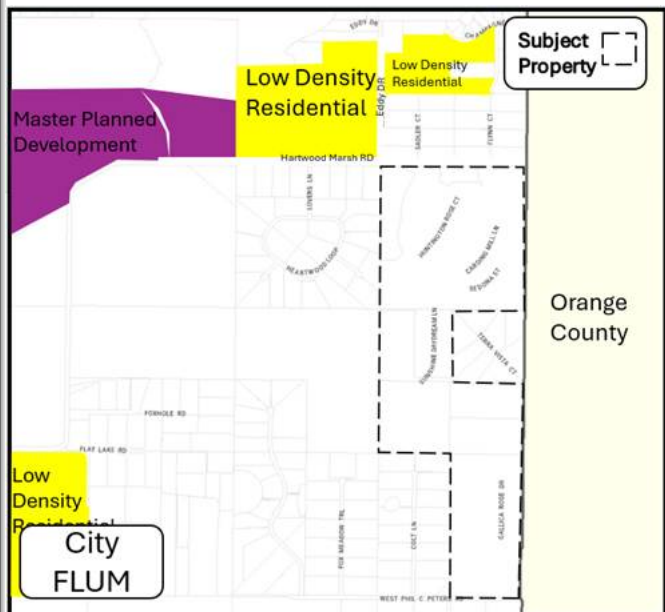
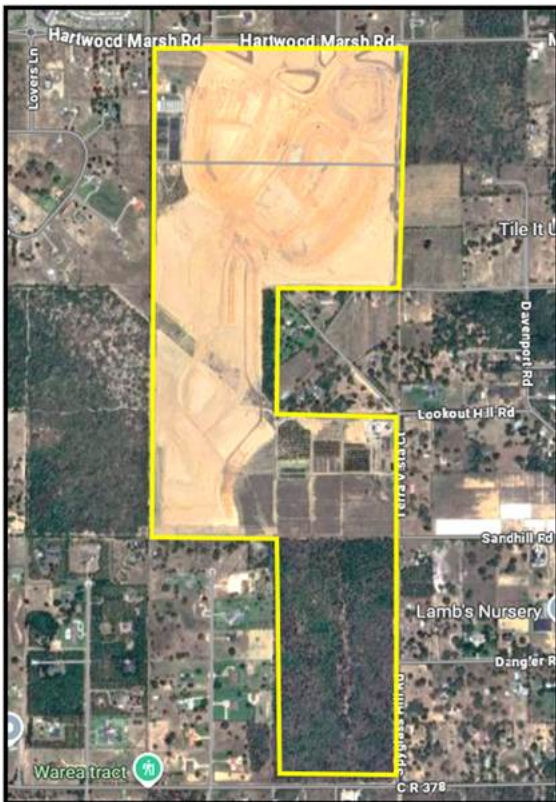
Tracy Ackroyd Howe, MMC
City Clerk



AGENDA ITEM

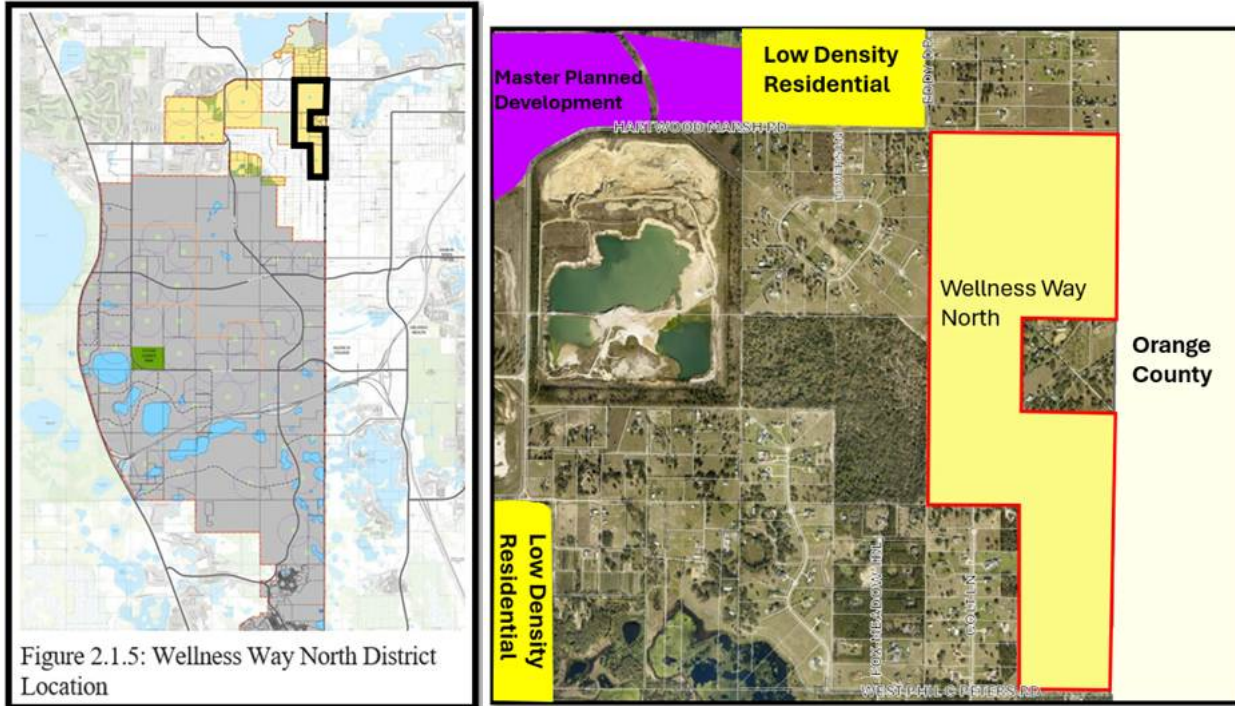
Meeting Date	
Tuesday, November 4, 2025	
Agenda Item Name	
Ordinance No. 2025-041 <i>McKinnon Groves Large-scale Comp Plan Amendment</i>	
Requested Action	
Recommend approval of Ordinance No. 2025-041.	
Staff Report	

The City, as the applicant, is requesting a Large-Scale Comprehensive Plan Amendment and Rezoning of the Subject property as a follow-up to the staff-initiated annexation request. The property is located south of Hartwood Marsh Road and west of the Lake/ Orange County Line and is approximately 357 +/- acres. The property was approved under PUD Ordinance No. 2021-36 in Lake County for up to 660 single-family dwelling units along with 520,249 square feet of non-residential use (commercial, office). The property is currently moving forward, and construction activity is starting. The property was annexed prior to building permit issuance to capture \$8.3 million dollars' worth of impact fees to the City of Clermont on the residential portion of the development. No commercial construction has started at the moment.



On June 10th, 2025, the City Council approved the Annexation of the subject property with the understanding that a Large-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. Staff is proceeding to complete the process at this time.

The current zoning of the property within Lake County is Planned Unit Development (PUD) with the Wellness Way North future land use category. The compatible zoning within the City would be Planned Unit Development (PUD) with a future land use designation of Wellness Way North as well. The future land use designation aligns with the master plan for the Wellness Way Area and is consistent with the City's Future Land Use Map and Figure 2.1.5 Wellness Way North District Location.



The change in the future land use to the City's Wellness Way North does not propose a conflict between the existing uses and land uses within the area. The proposed future land use is consistent with the City's Comprehensive Plan and its goals, objectives and policies. Staff recommends approval of the Large-Scale Comprehensive Plan Amendment, Ordinance NO. 2025-041.

Additional Analysis		
Fiscal Impact Summary		
None on the current operating budget.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	Ord 2025-041 McKinnon Groves LSCPA (10.21.2025)	Ord 2025-041 McKinnon Groves LSCPA (10.21.2025).pdf
2.	Location Maps (10.27.25)	Location Maps (10.27.25).pdf
3.	Legal ad - McKinnon Groves LSCPA PZ-Transmittal	Legal ad - McKinnon Groves LSCPA PZ-Transmittal.pdf



CITY OF CLERMONT
ORDINANCE NO. 2025-041

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, ADOPTING THE LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT FOR THE CITY OF CLERMONT, FLORIDA, PURSUANT TO THE LOCAL GOVERNMENT COMPREHENSIVE PLANNING ACT, CHAPTER 163, PART II, FLORIDA STATUTES; SETTING FORTH THE AUTHORITY FOR ADOPTION OF THE LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT; SETTING FORTH THE PURPOSE AND INTENT OF THE LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT; ESTABLISHING THE LEGAL STATUS OF THE COMPREHENSIVE PLAN AMENDMENT; PROVIDING FOR CONFLICT, SEVERABILITY, THE 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, acting as the Local Planning Agency, held a public hearing and made recommendations to the City Council for amendments to the plan; and

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

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

SECTION 1:

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

LEGAL DESCRIPTION

PARCEL NO. 1: Alternate Key No. 1028418
THE SOUTHEAST ONE QUARTER (SE 1/4) OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 26 EAST, ALL LYING AND BEING IN LAKE COUNTY, FLORIDA, LESS AND EXCEPT ALL THAT PORTION OF THAT CERTAIN PLAT OF AVALON HILLS RECORDED IN PLAT BOOK 57, PAGES 42, 43, AND 44, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND LESS AND EXCEPT ROAD RIGHT-OF-WAY.



CITY OF CLERMONT
ORDINANCE NO. 2025-041

OR BK 4810, PG 1926

PARCEL NO. 2: Alternate Key No. 1593182

THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 23 SOUTH, RANGE 26 EAST; LAKE COUNTY, FLORIDA. LESS THE NORTH 25 FEET FOR RIGHT OF WAY BY VIRTURE OF THE QUIT-CLAIM DEED RECORDED IN DEED BOOK 345, PAGE 45, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

AND

THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.

OR BK 3397, PG 1895

PARCEL NO. 3: Alternate Key No. 1028396

THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LESS THE NORTH 30 FEET THEREOF, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

OR BK 1639, PG 787

PARCEL NO. 4: Alternate Key No. 1028400

THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 26 EAST, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND

THE EAST 30 FEET OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 26 EAST, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

OR BK 5010, PG 1069

PARCEL NO. 5: Alternate Key No. 1594022

THE SW 1/4 OF THE NE 1/4 OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA,

AND: A 30 FOOT WIDE STRIP OF LAND OVER THE NORTH 30 FEET OF THE NORTH 1/2 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LYING IN LAKE COUNTY, FLORIDA.

LESS AND EXCEPT: A 30 FOOT WIDE STRIP OF LAND OVER THE EAST 30 FOOT OF THE SW 1/4 OF THE NE 1/4 OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.

OR BK 2609, PG 1259



CITY OF CLERMONT
ORDINANCE NO. 2025-041

PARCEL NO. 6: Alternate Key No. 1594006

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 12, THENCE RUN SOUTH 00°36'42" WEST ALONG THE WEST LINE OF SAID NORTHEAST 1/4 FOR A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°35'26" EAST ALONG A LINE 25.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID NORTHEAST 1/4 OF A DISTANCE OF 632.12 FEET; THENCE SOUTH 00°34'59" WEST FOR A DISTANCE OF 1221.76 FEET; THENCE SOUTH 89°31'05" EAST ALONG A LINE 75.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 FOR A DISTANCE OF 656.27 FEET; THENCE SOUTH 00°33'15" WEST ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 FOR A DISTANCE OF 75.00 FEET; THENCE NORTH 59°31'05" WEST ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 FOR A DISTANCE OF 1319.07 FEET; THENCE NORTH 00°36'42" EAST ALONG THE WEST LINE OF SAID NORTHEAST 1/4 FOR A DISTANCE OF 1295.96 FEET TO THE POINT OF BEGINNING.

OR BK 2705, PG 1217

PARCEL NO. 7: Alternate Key No. 1593999

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 12; THENCE RUN SOUTH 89°35'26" EAST ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 FOR A DISTANCE OF 1317.76 FEET; THENCE SOUTH 00°33'16" WEST ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 FOR A DISTANCE OF 1247.62 FEET; THENCE NORTH 89°31'05" WEST ALONG A LINE 75.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 FOR A DISTANCE OF 686.27 FEET; THENCE NORTH 00°34'59" EAST, FOR A DISTANCE OF 1221.76 FEET; NORTHEAST 1/4 FOR A DISTANCE OF 632.12 FEET; THENCE 00°36'42" EAST ALONG THE WEST LINE OF SAID NORTHEAST 1/4 FOR A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

OR BK 3397, PG 1895

LOCATION:

Hartwood Marsh Road
 Vacant parcels located south of Hartwood Marsh Road
 and west of the Lake/Orange County Line
 (Alternate Keys 1028418, 1593182, 1028396, 1028400, 1594022,
 1594006 and 1593999)



CHANGE THE FUTURE LAND USE CLASSIFICATION:

**FROM: LAKE COUNTY WELLNESS WAY NORTH
 TO: CITY OF CLERMONT WELLNESS WAY NORTH**

SECTION 2: CONFLICT

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

SECTION 3: SEVERABILITY

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



CITY OF CLERMONT
ORDINANCE NO. 2025-041

SECTION 4: ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR

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

SECTION 5: PUBLICATION AND EFFECTIVE DATE

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



CITY OF CLERMONT
ORDINANCE NO. 2025-041

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, this 27th day of January, 2026.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

Approved as to form and legality:

Christian W. Waugh, City Attorney

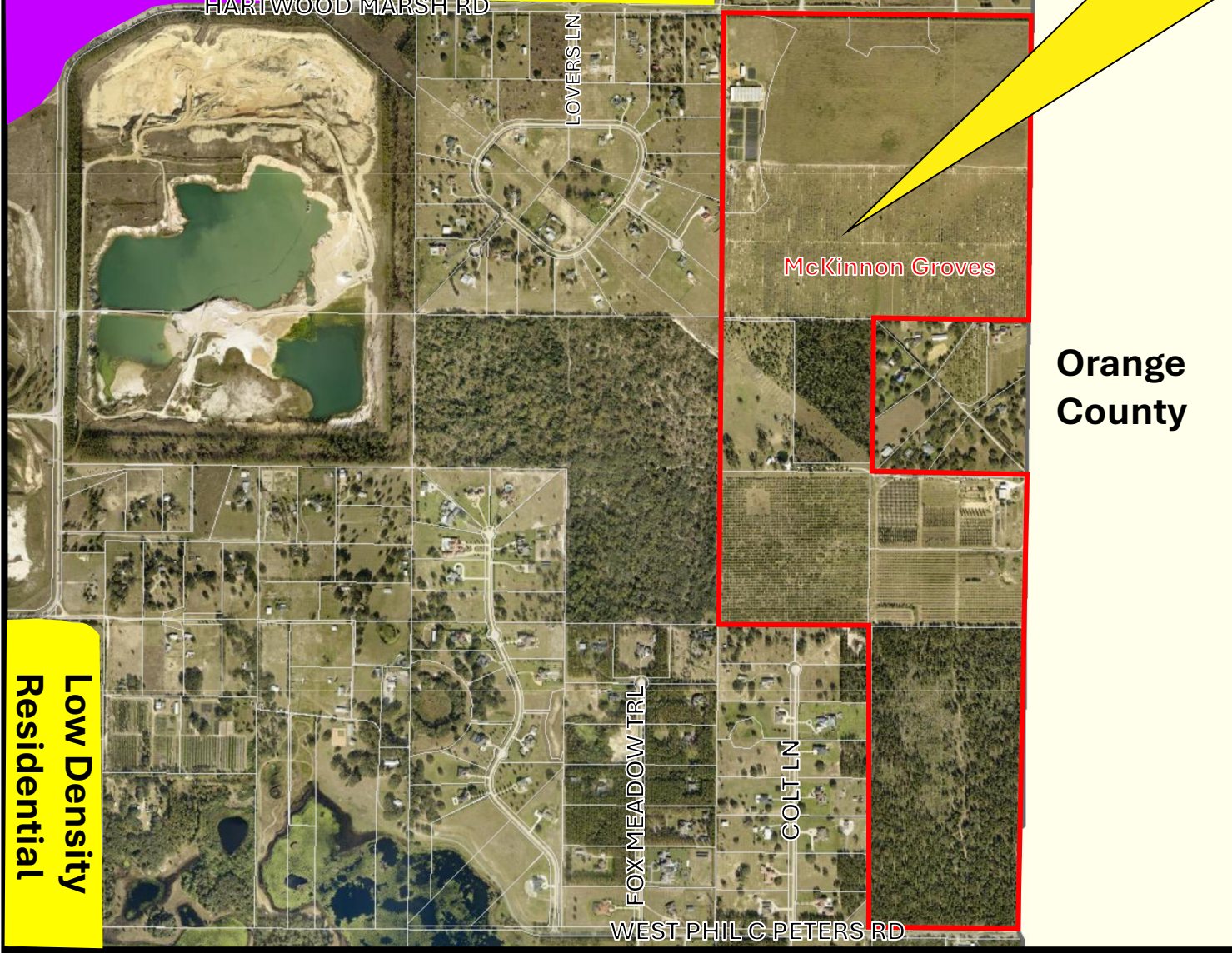


**2025-041
Before**

Site:
Future Land Use from
Lake County
Wellness Way North 1
To
City of Clermont
Wellness Way North

**Low Density
Residential**

**Master Planned
Development**



**Orange
County**

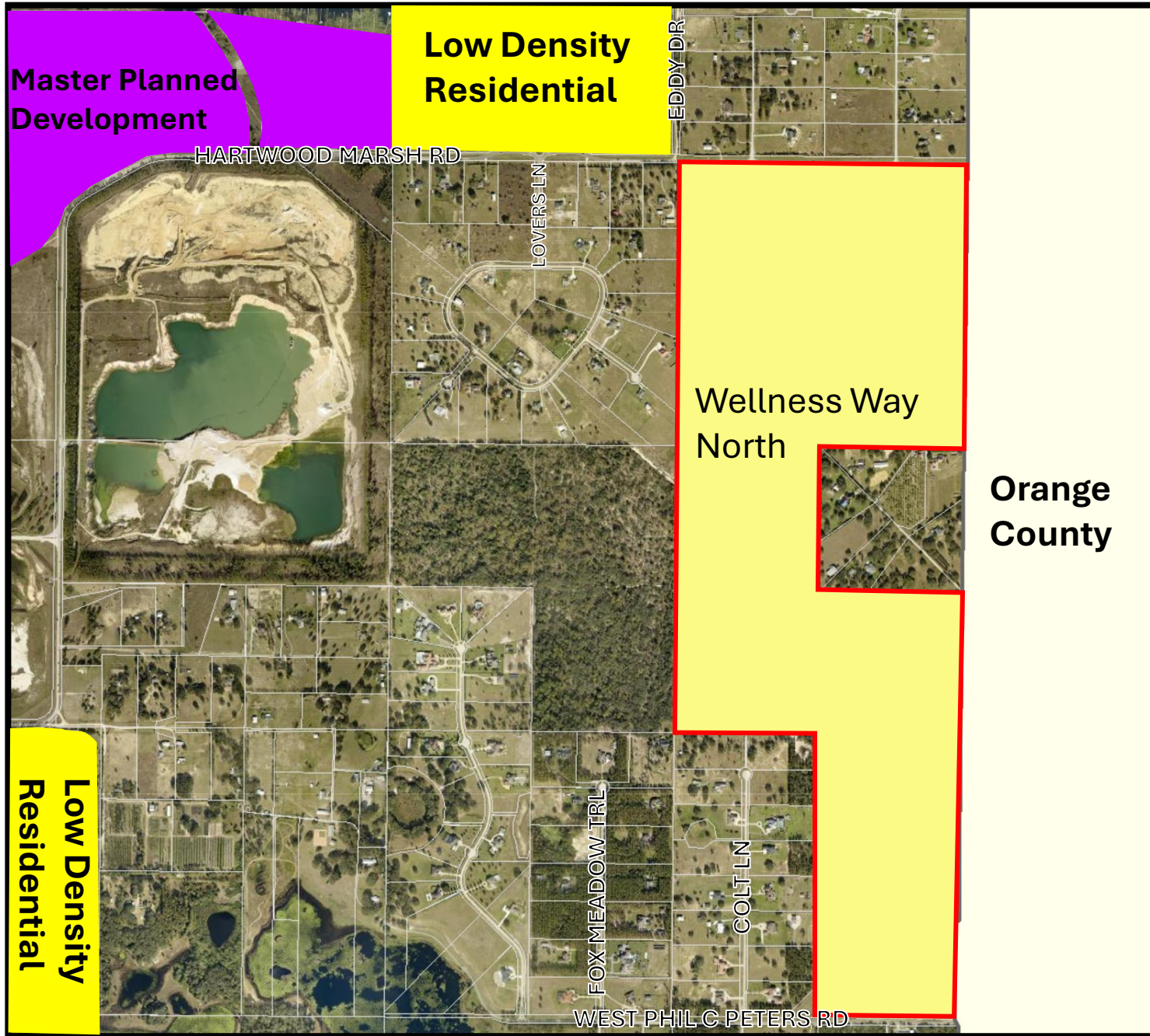
- Clermont Future Land Use
- Commercial
 - Conservation
 - Downtown MU
 - High Density Residential
 - Industrial
 - Low Density Residential
 - Master Planned Development
 - Medium Density Residential
 - Multi Use W District & Neighborhood
 - Neighborhood District
 - Office
 - Parks
 - Public Fac/Institutional
 - Residential/Office

- Wellness Way Development District Framework
- Wellness Way North District

**Low Density
Residential**



**2025-041
After**



- Clermont Future Land Use
- Commercial
 - Conservation
 - Downtown MU
 - High Density Residential
 - Industrial
 - Low Density Residential
 - Master Planned Development
 - Medium Density Residential
 - Multi Use W District & Neighborhood
 - Neighborhood District
 - Office
 - Parks
 - Public Fac/Institutional
 - Residential/Office

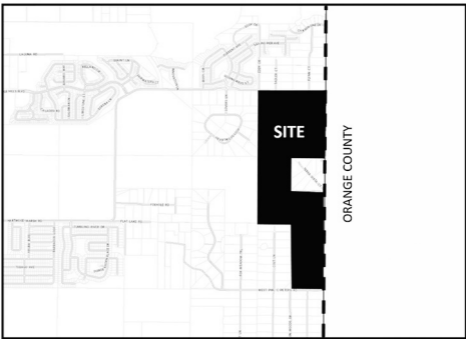
- Wellness Way Development District Framework
- Wellness Way North District

**Orange
County**



CITY OF CLERMONT NOTICE OF PROPOSED LAND USE CHANGE LARGE SCALE COMPREHENSIVE PLAN AMENDMENT ORDINANCE NO. 2025-041

The City of Clermont will hold public hearings on Tuesday, November 4, 2025 at 6:30 p.m. before the Planning and Zoning Commission to consider a proposed change to the City's Future Land Use Map; and on Tuesday, November 18, 2025 at 3:00 p.m. before the City Council to consider introduction of the ordinance and transmittal of the proposed amendment. The map amendment would change the Future Land Use designation for the property below from Lake County Wellness Way North to City of Clermont Wellness Way North.



LOCATION:

Hartwood Marsh Road
Vacant parcels located south of Hartwood Marsh Road
and west of the Lake/Orange County Line
(Alternate Keys 1028418, 1593182, 1028396, 1028400, 1594022,
1594006 and 1593999)
357 +/- Acres

FUTURE LAND USE MAP AMENDMENT
From: Lake County Wellness Way North
TO: City of Clermont Wellness Way North

ORDINANCE NO. 2025-041

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

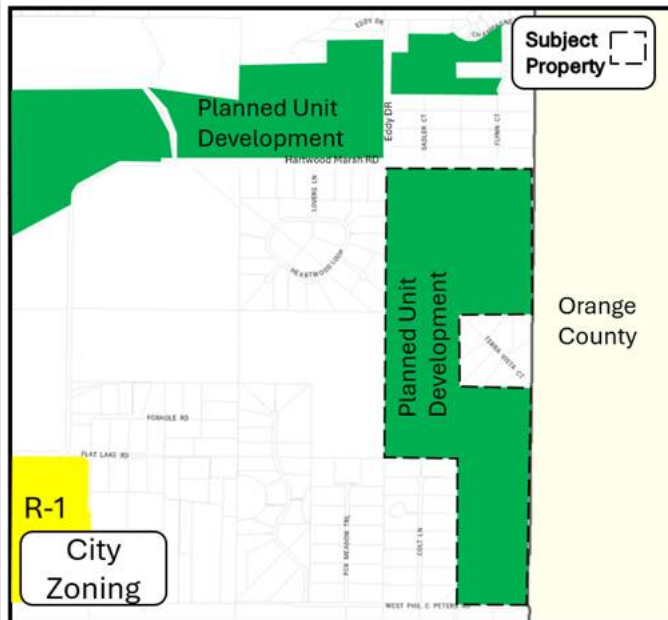
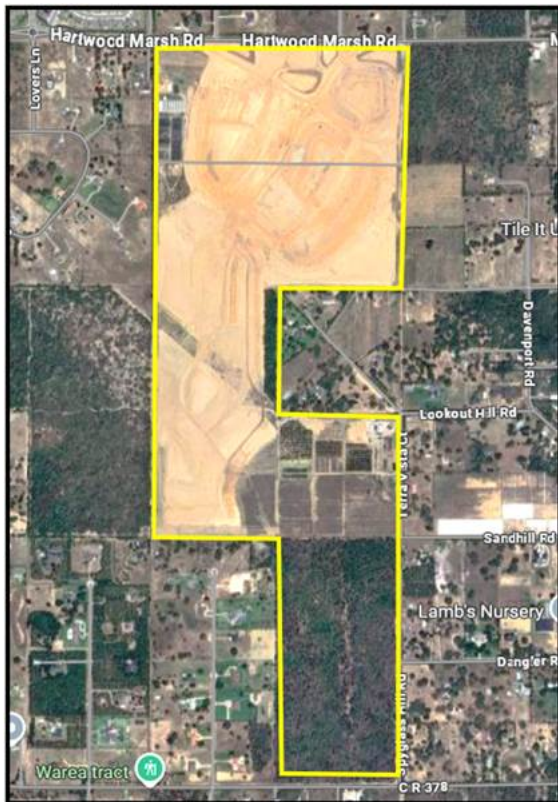
Tracy Ackroyd Howe, MMC
City Clerk



AGENDA ITEM

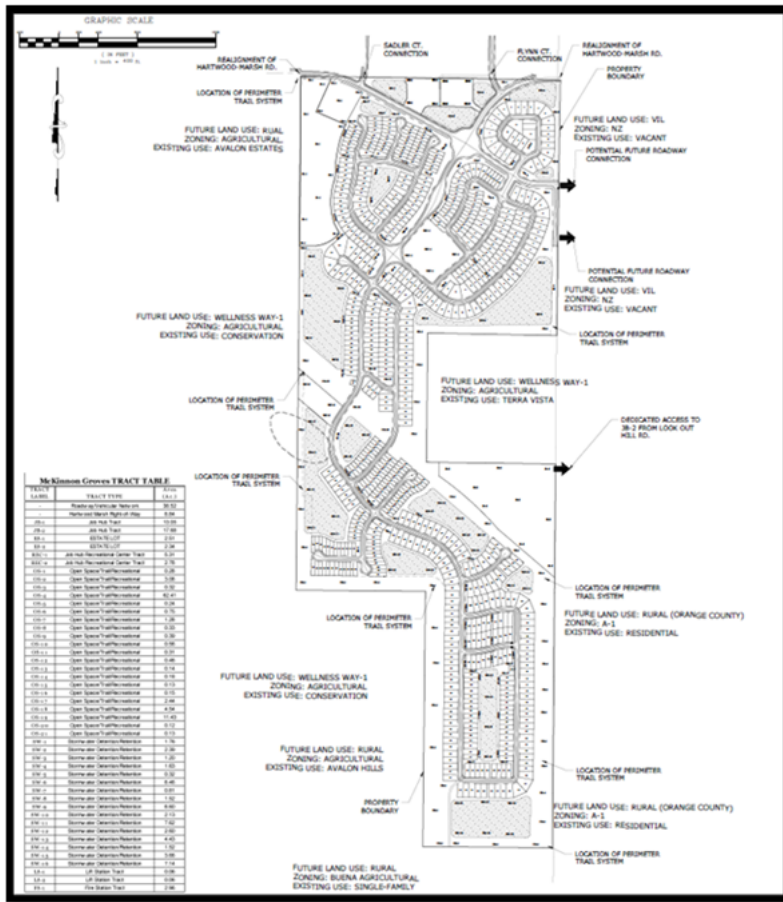
Meeting Date	
Tuesday, November 4, 2025	
Agenda Item Name	
Ordinance No. 2025-042 <i>McKinnon Groves Rezoning</i>	
Requested Action	
Recommend approval of Ordinance No. 2025-042.	
Staff Report	

The City, as the applicant, is requesting a Large-Scale Comprehensive Plan Amendment and Rezoning of the Subject property as a follow-up to the staff-initiated annexation request. The property is located south of Hartwood Marsh Road and west of the Lake/ Orange County Line and is approximately 357 +/- acres. The property was approved under PUD Ordinance No. 2021-36 in Lake County for up to 660 single-family dwelling units along with 520,249 square feet of non-residential use (commercial, office). The property is currently moving forward, and construction activity is starting. The property was annexed prior to building permit issuance to capture \$8.3 million dollars' worth of impact fees to the City of Clermont on the residential portion of the development. No commercial construction has started at the moment.



On June 10th, 2025, the City Council approved the Annexation on the subject property with the understanding that a Large-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 current zoning of the property within Lake County is Planned Unit Development (PUD). The compatible zoning within the City would be Planned Unit Development (PUD) as well, with the current entitlements captured within the PUD. The zoning designation abides by the Wellness Way Community Guidelines regarding implementation. The preliminary plat and final plat for a few phases has been approved by Lake County.



The PUD zoning does not propose a conflict to the existing uses and land uses in the area. The transfer of Lake County’s PUD Ordinance 2021-36 into the City’s PUD Ordinance is a “like for like” with small adjustments made due to code references (County/City). Staff recommends approval of the rezoning to PUD with the conditions contained in Ordinance NO. 2025-042.

Additional Analysis

Fiscal Impact Summary

None on the current operating budget.

Fiscal Impact	Fund Number and Description	Available Budget Amount
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Exhibits Attached (copies of original agreements)

1.	Ord. 2025-042 McKinnon Groves Rezoning PUD (10.24.2025)	Ord. 2025-042 McKinnon Groves Rezoning PUD (10.24.2025).pdf
2.	Location Map	Location Map.pdf
3.	Lake County Approved Ordinance 2021-36 McKinnon Groves PUD	Lake County Approved Ordinance 2021-36 McKinnon Groves PUD.pdf
4.	Legal ad - McKinnon Groves RZ PZ	Legal ad - McKinnon Groves RZ PZ.pdf



CITY OF CLERMONT
ORDINANCE NO. 2025-042

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.

WHEREAS, the City Council of Clermont, Florida annexed the property on June 10, 2025;
and

WHEREAS, the property currently had an existing, approved Planned Unit Development (PUD) in Lake County, Ordinance NO. 2021-36; and

WHEREAS, to complete the annexation process with a compatible City Zoning Designation and Future Land Use Category; this rezoning request is being initiated by City staff;
and

WHEREAS, the City Council of Clermont, Florida, has considered an Amendment to the official Zoning Map of the City to Rezone the subject property from Lake County Planned Unit Development (PUD) to City of Clermont Planned Unit Development District (PUD) for a mixed-use development within the Wellness Way Area Plan boundary; and

WHEREAS, the property is located within the Wellness Way 1 Future Land Use Category (FLUC) as shown on the City of Clermont Comprehensive Plan Future Land Use Map (FLUM);
and

WHEREAS, the City of Clermont Planning and Zoning Commission did on the 4th day of November 2025 review the petition for Rezoning; after giving Notice of Hearing on the petition for a change in the use of land, including notice that the Ordinance would be presented to the City Council of the City of Clermont, Florida, on the 18th day of November 2025, and continued until the 27th day of January 2026; and

WHEREAS, the City Council reviewed the petition, the recommendations of the Planning and Zoning Commission, and any comments, favorable or unfavorable, from the public and surrounding property owners at a Public Hearing duly advertised; and

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

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



CITY OF CLERMONT
ORDINANCE NO. 2025-042

SECTION 1:

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

LEGAL DESCRIPTION

PARCEL NO. 1: Alternate Key No. 1028418

THE SOUTHEAST ONE QUARTER (SE 1/4) OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 26 EAST, ALL LYING AND BEING IN LAKE COUNTY, FLORIDA, LESS AND EXCEPT ALL THAT PORTION OF THAT CERTAIN PLAT OF AVALON HILLS RECORDED IN PLAT BOOK 57, PAGES 42, 43, AND 44, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND LESS AND EXCEPT ROAD RIGHT-OF-WAY.

OR BK 4810, PG 1926

PARCEL NO. 2: Alternate Key No. 1593182

THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 23 SOUTH, RANGE 26 EAST; LAKE COUNTY, FLORIDA. LESS THE NORTH 25 FEET FOR RIGHT OF WAY BY VIRTURE OF THE QUIT-CLAIM DEED RECORDED IN DEED BOOK 345, PAGE 45, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

AND

THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.

OR BK 3397, PG 1895

PARCEL NO. 3: Alternate Key No. 1028396

THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LESS THE NORTH 30 FEET THEREOF, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

OR BK 1639, PG 787

PARCEL NO. 4: Alternate Key No. 1028400

THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 26 EAST, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND

THE EAST 30 FEET OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 26 EAST, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.



CITY OF CLERMONT
ORDINANCE NO. 2025-042

OR BK 5010, PG 1069

PARCEL NO. 5: Alternate Key No. 1594022

THE SW 1/4 OF THE NE 1/4 OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA,

AND: A 30 FOOT WIDE STRIP OF LAND OVER THE NORTH 30 FEET OF THE NORTH 1/2 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LYING IN LAKE COUNTY, FLORIDA.

LESS AND EXCEPT: A 30 FOOT WIDE STRIP OF LAND OVER THE EAST 30 FOOT OF THE SW 1/4 OF THE NE 1/4 OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.

OR BK 2609, PG 1259

PARCEL NO. 6: Alternate Key No. 1594006

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 12, THENCE RUN SOUTH 00°36'42" WEST ALONG THE WEST LINE OF SAID NORTHEAST 1/4 FOR A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°35'26" EAST ALONG A LINE 25.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID NORTHEAST 1/4 OF A DISTANCE OF 632.12 FEET; THENCE SOUTH 00°34'59" WEST FOR A DISTANCE OF 1221.76 FEET; THENCE SOUTH 89°31'05" EAST ALONG A LINE 75.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 FOR A DISTANCE OF 656.27 FEET; THENCE SOUTH 00°33'15" WEST ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 FOR A DISTANCE OF 75.00 FEET; THENCE NORTH 59°31'05" WEST ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 FOR A DISTANCE OF 1319.07 FEET; THENCE NORTH 00°36'42" EAST ALONG THE WEST LINE OF SAID NORTHEAST 1/4 FOR A DISTANCE OF 1295.96 FEET TO THE POINT OF BEGINNING.

OR BK 2705, PG 1217

PARCEL NO. 7: Alternate Key No. 1593999

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 12; THENCE RUN SOUTH 89°35'26" EAST ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 FOR A DISTANCE OF 1317.76 FEET; THENCE SOUTH 00°33'16" WEST ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 FOR A DISTANCE OF



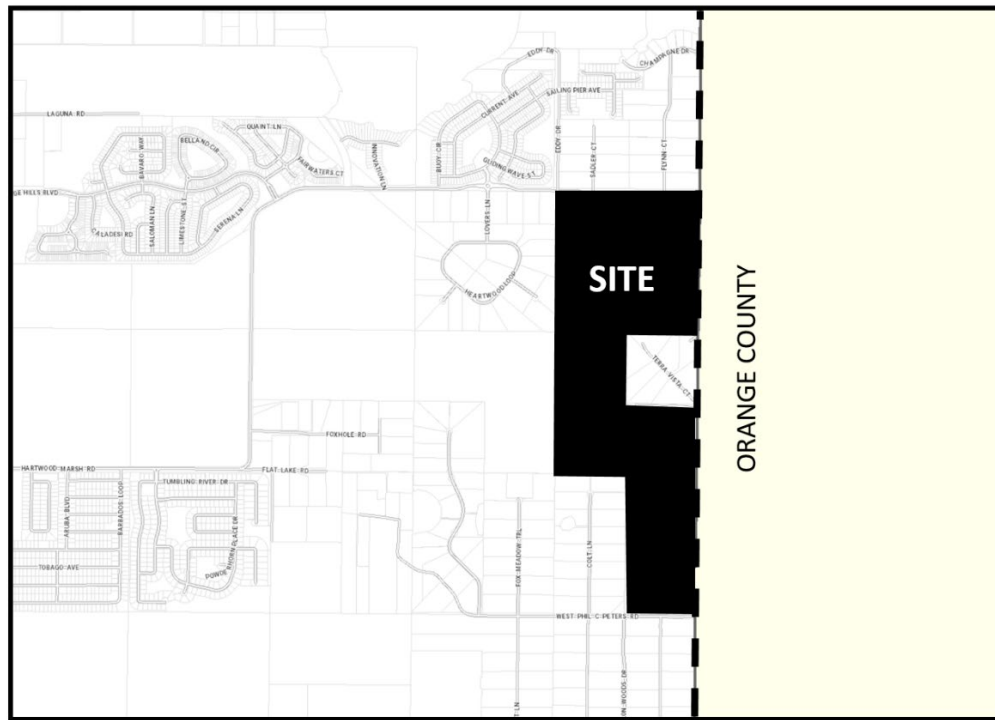
**CITY OF CLERMONT
ORDINANCE NO. 2025-042**

1247.62 FEET; THENCE NORTH 89°31'05" WEST ALONG A LINE 75.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 FOR A DISTANCE OF 686.27 FEET; THENCE NORTH 00°34'59" EAST, FOR A DISTANCE OF 1221.76 FEET; NORTHEAST 1/4 FOR A DISTANCE OF 632.12 FEET; THENCE 00°36'42" EAST ALONG THE WEST LINE OF SAID NORTHEAST 1/4 FOR A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

OR BK 3397, PG 1895

LOCATION:

Hartwood Marsh Road
Vacant parcels located south of Hartwood Marsh Road
and west of the Lake/Orange County Line
(Alternate Keys 1028418, 1593182, 1028396, 1028400, 1594022,
1594006 and 1593999)



PROPERTY REZONING

**From: Lake County Planned Unit Development (PUD)
To: City of Clermont Planned Unit Development (PUD)**



CITY OF CLERMONT
ORDINANCE NO. 2025-042

SECTION 2: GENERAL CONDITIONS

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

1. After establishment of the facilities as provided herein, the property shall only be used for the purposes named in this Ordinance. Any other proposed use must be specifically authorized by the City Council.
2. The conditions as set forth in this Planned Unit Development shall be legally binding upon any heirs, assigns and successors in title or interest. The transfer of ownership or lease of any or all of the property described in this Ordinance shall be included in the transfer or lease agreement, a provision that the purchaser or lessee is made good and aware of the conditions established by this Ordinance and agrees to be bound by these conditions. The purchaser or lessee may request a change from the existing plans and conditions by following procedures contained in the LDR, as amended.
3. The Property shall be developed in substantial accordance with Attachment A: Wellness Way Swap PUD Land Use Plan, prepared by VHB with a latest issue date of December 14, 2023. Formal construction plans incorporating all conditions stated in this permit shall be submitted for review and approved by the Site Review Committee prior to the issuance of a zoning clearance or other development permits.
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. This Ordinance 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 Owners and any successors, and shall be subject to each and every condition herein set out.
6. Construction and operation of the proposed use shall always comply with the regulations of this and other governmental permitting agencies.
7. An environmental assessment addressing habitat and species shall be submitted to the City during the construction plan approval stage of the overall project and prior to any development activities. Applicable permits for any gopher tortoises and associated burrow commensal species or other endangered species found on the property must be received from the appropriate regulatory agencies prior to the initiation of the development activity.
8. Fiber optic conduit and pull boxes shall be installed by the developer in the utility easements, if required by the City, to extend the City’s fiber optic network. The City’s



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Information Technology Director will work with the developer at the time of site plan review to determine the extent of fiber optic conduit.

9. All Fire Department Access for the Project shall be provided in Accordance with the Florida Fire Prevention Code. The Alleys for the project are part of the Required Fire Apparatus Access Road and shall meet the requirements of Chapter 18.2 of the Florida Fire Prevention Code with a minimum width of 20 feet. The surface of the Fire Apparatus Access Roads in the Alleys shall be striped with No Parking Fire Lane Yellow markings. No Parking Fire Lane signs are required. The required No Parking Fire Lane Signs shall be installed on both sides of the alleys, every 60 feet. All Multifamily Buildings and Attached single family dwelling units shall be provided with Fire Sprinklers.
10. The City of Clermont Code Enforcement shall have authority to enforce the terms and conditions set forth in this ordinance and to recommend that the ordinance be revoked.

SECTION 3: PERMITTED USES

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

1. Residential Uses. The property may be developed with a maximum of 660 dwelling units to include a mixture of single-family detached and single-family attached (two units in one structure) dwelling units.
 - a. Accessory uses to the residential development are permitted and may include community pool, clubhouse, or recreation areas.
 - b. Accessory dwelling units developed on residential lots shall not be credited towards the total number of dwelling units permitted within the development.
 - c. The residential uses shall be developed at a minimum of three (3) and maximum of twelve (12) dwelling units per net acre.
 - d. Single-family detached dwelling units shall have the garages accessed by alley only on lots less than forty (40) feet wide. This requirement shall not apply to single-family attached units.
2. Non-Residential Development. A minimum of 48 acres of non-residential development shall be set aside to be developed with the following uses on the areas shown as job hub/centers on the Conceptual Plan, Exhibit "A".
 - a. Commercial: Retail, wholesale, eating and drinking, brewing, processing, packing, outdoor storage/display, and distribution of products are permitted when associated with and are incidental to permitted agriculture, agribusiness, plant nurseries, and Community Center Recreation facilities identified on the Conceptual Plan.
 - b. Office/Personal Services: Office, when associated with the permitted agriculture, agri-business, plant nurseries, and Community Center Recreation facilities



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identified on the Master Plan.

- c. Public/institutional: Parks, civic uses, public safety, fire station, educational facilities associated with the agricultural uses and recreational uses only, utilities, and similar uses, but shall not include hospitals, transportation facilities, or K-12 schools.
 - d. Childcare, family care, outpatient clinic when located within or associated with a Community Center Recreation facility.
 - e. Agriculture Uses: Agriculture, agri-business, plant nurseries, and similar uses are permitted in designated job hub/center areas on the Master Plan. Community Center Recreation areas are also considered job hub/center areas within this MPUD and may include a riding stable and/or academy facility and similar uses that support recreational and wellness activities. Family farming in residential areas may be a permitted use as allowed by the Land Development Codes.
 - f. Interim Agriculture Uses. If an area is designated on the Master Plan for Residential use, Agriculture uses are permitted within those areas until such time as that phase is developed.
 - g. Commercial uses such as fast-food including drive-through, gas stations, automotive, and general retail not permitted by Section 3, item 2, a-f are prohibited.
3. Development shall be limited to each parcel as identified in this chart; provided, however, that densities may be blended among the McKinnon Groves and Jones properties if necessary to offset the reduction of lots in the Avalon LLC parcel due to increased buffer or lot size as specified in Section 3.14.f below or from the increased lot size alternative in Section 3.14.j below; and further provided that job generation, non-residential square footage and non-residential set aside acreage may be transferred from the Avalon LLC property to, and blended among, the McKinnon Grove and Jones properties:

Subject Property	Net Acreage	Max, Capacity (DU)	Job Generation	Non-Residential SF	Non-Residential Set Aside Acreage
	<i>Gross Acreage – Water Bodies and Wetlands</i>	<i>Net Acreage X 1.85</i>	<i>Dwelling Units X 1.75</i>	<i>Job generation X 450 SF/employee</i>	<i>(Non-Residential SF/ 43,560) X 0.25</i>
McKinon Groves	180	332	582	261,800	24
Jones	98	181	318	142,919	13
Avalon LLC	79	147 (or as specified in	257	115,530	11



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		Sec. 3.14.j below)			
Totals	357	660	1,156	520,249	48

SECTION 4: DEVELOPMENT CONDITIONS

- a. The overall development shall not exceed 60% Impervious Surface Ratio (ISR).
- b. A minimum of three (3) housing types shall be provided, generally consistent with Exhibit "B". Apartments are not permitted. Height of any structure is limited to 35-ft.
- c. Non-residential uses shall be made accessible by the residential development via a mixed-use trail or sidewalks.

SECTION 5: DEVELOPMENT STANDARDS & SETBACKS

The development standards are as follows:

- a. Single Family Detached Units shall adhere to the following standards:

Front Setback - Local Street	20 feet from property line or right-of-way, whichever is greater
Setback from an external Collector Road	50 feet from the right-of-way
Front Porch Setback	12 feet from the property line or right-of-way, whichever is greater
Attached, Front Loaded Garage Setback	25 from property line
Secondary Front Setback	15 feet from property line
Side Setback	5 feet from the property line
Rear Setback	15 feet from the property line
Accessory Structure Setback (including pools, porches, and screen enclosures)	5 feet from the property line
ISR for Individual Lots	0.80 if the developer demonstrates that the overall development will not exceed 0.60
Minimum Lot Width	40 Feet
Maximum Building Height	35 Feet and 2 stories
Driveway Setback	5 Feet from the property line



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b. Single Family Attached Units (Duplexes) shall adhere to the following standards:

Front Setback	20 feet from property line or right-of-way, whichever is greater
Attached, Front Loaded Garage Setback	25 from property line
Secondary Front Setback	15 feet from property line
Front Porch Setback	12 feet from the property line or right-of-way, whichever is greater
Side Setback	5 feet from the property line/ 0 feet with common wall
Rear Setback	10 feet from the property line
Attached Accessory Structure Setback (Pools, Screen Enclosures, Decks)	5 feet from the property line/ 0 feet from the common wall property line
Detached Accessory Structure Setback	5 feet from all property lines, including common wall property line
ISR for Individual Lots	0.80 if the developer demonstrates that the overall development will not exceed 0.60
Minimum Lot Width	30 Feet
Maximum Building Height	35 Feet or 2 stories (multi-generational)
Driveway Setback	5 Feet from the property line unless utilizing a shared driveway in conjunction with an approved lot grading plan.

c. Commercial Development shall adhere to the following standards:

Floor Area Ratio (FAR)	Minimum: 0.25 Maximum: 0.30
Front Setback	25 feet from the Right-of-Way, internal road or easement.
Side Setback	5 feet from the property line.
Rear Setback	15 feet from the property line.

SECTION 6: LANDSCAPING REQUIREMENTS

- a. Landscaping and screening shall be in accordance with the Comprehensive Plan and Land Development Regulations (LDR), as amended.
- b. Perimeter Buffers are designated on the PUD Master Plan and may vary in width based on location; however, minimum widths are as shown on the PUD Master Plan. Perimeter buffers shall consist of canopy and understory trees and plants utilizing 100% Florida native plant materials in conformance with Chapter 123 -



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Vegetation. Exotic/invasive species shall be removed. Existing vegetation located along the perimeter of the PUD may be used to count towards the minimum perimeter landscaping requirement.

- c. The perimeter buffer designated on the PUD Master Plan landscaping shall be a heavily vegetated visual buffer of canopy and understory plants. Permeable storm water areas when enhanced as amenities using native vegetation are permitted within the buffer. Within the perimeter buffer a meandering community trail with a natural surface suitable for walking, running, horseback riding, and bicycling may be located and maintained. The perimeter buffer and trail area shall include canopy and understory plants to enhance the visual buffering while providing a comfortable and safe environment for recreational users of the trail, and adjoining properties within the MPUD. Motor vehicles are prohibited within the perimeter buffer except for planting and maintenance of vegetation, removal of exotic/invasive species, construction, maintenance, and for fire and safety operations.
- d. Residents within the MPUD adjoining any trail may access the trail directly through a private gate within the resident's fence.
- e. During the review of the development application for Preliminary Plat and landscape plan approval, the existing vegetation will be evaluated to determine consistency with the perimeter landscape requirements in accordance with the Land Development Regulations, as amended.
- f. Existing trees located within the 200' wide landscape buffer along the western, southern and eastern perimeters of AK 1028418 will not be removed, except for dead, exotic/ invasive, or diseased trees, or as needed for grading purposes; provided, however, that the proposed retention pond along the southern boundary may encroach into the landscaped buffer area, but vegetation must be re-established after construction of the pond. Removal of existing trees for grading purposes may only occur within the most interior 75' of the 200' wide landscape buffer, provided however, that post grading vegetation must be re-established within the portion of the buffer.
- g. Existing citrus trees located within the 150' buffer along the southern perimeter of AK 1594022 will not be removed, except for dead, exotic/ invasive, or diseased trees, or as necessary to re-establish producing trees. Dead, exotic/ invasive, or diseased trees may be replaced with citrus trees or Florida native landscaping.
- h. Existing trees located within the 150' wide landscaped buffer along the eastern perimeter of AK 1593999 will not be removed, except for dead, exotic/ Invasive, or diseased trees.
- i. Existing citrus trees located within the 150' buffer along the eastern perimeter of AK 1593182 will not be removed, except for dead, exotic/ invasive, or diseased



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trees, or as necessary to re-establish producing trees. Dead, exotic/ invasive, or diseased trees may be replaced with citrus trees or Florida native landscaping.

- j. In lieu of the 200' landscaped buffer along the western, southern, and eastern perimeter of AK 1028418, at the developer's option so long as the Wellness Way minimum density calculations for the entire project can be met, this parcel may be developed with a gross density of one unit per acre with a minimum 50' landscaped buffer along the western, southern, and eastern perimeter of the parcel.
- k. Existing trees within the landscape buffers that are removed as a result of disease or death shall be replaced in accordance with best forestry management practices as shall be established as part of the management plan as specified in (Section). The replacement of existing trees removed under this provision must be designed to screen adjacent properties by using a combination of calipers. Seedlings alone are not permissible.
- l. Drought tolerant, native trees, and drought tolerant, native vegetation shall be utilized for all street trees, landscape buffers, and stormwater retention/detention areas.
- m. Best Management Practices for native landscaping and "right plant-right place" landscaping techniques shall be utilized in the design and installation of invasive exotic plant species in all landscape plantings is prohibited.
- n. Smart Irrigation Best Management Practices shall be utilized for all landscape irrigation and shall incorporate soil moisture and rain sensors into the irrigation design.

SECTION 7: OPEN SPACE

- a. Open Space will include 20% of net buildable acres as Wellness Space and 10% of net buildable acres as Green Space as provided below.
 - i. Wellness Space. Wellness Space Includes land area open to public and private access including gathering places, such as parks, pedestrian and bicycle/pedestrian ways or trails, recreation fields and grounds, piazzas, plazas and urban squares, and permeable storm water areas if enhanced amenities using native vegetation area. The provision of Wellness Space shall be provided as aggregate of the total MPUD not on an individual neighborhood or development tract basis. Wellness Space is limited 10% impervious surface ratio.
 - ii. Green Space. Green Space includes areas designated for such purposes as flood control, water management, or restoration of vegetative communities and wildlife habitat, conservation, passive recreation, and maintenance buffers from adjacent rural residential areas. Green Space should be



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maintained in such a way to encourage the proliferation of native flora and fauna and use of the community trail network. Walking, running, bicycling, horseback riding, flora and fauna observation, and Trail construction/maintenance and similar activities are permitted on the community trail network within the Green Space areas. Motorized vehicles are not permitted except for construction, maintenance, or emergency use on the community trail network and maintenance of the community buffer. Green Space also includes permeable storm water areas if enhanced amenities using native vegetation area. The provision of Green Space shall be provided as aggregate of the total MPUD not on an individual neighborhood or development tract basis.

- iii. A Management Plan for Open Space including buffers and trail areas shall be required. At a minimum, the Management Plan shall present goals and actions to enhance and restore Open Space areas to native Florida habitats such as Sandhill or Scrub or as determined by a qualified biologist with experience in restoration and management plans. The Management Plan shall include steps to prevent the influx of nuisance/exotic vegetative species. Additionally, the Management Plan shall include the use of kiosks and educational brochures provided to homeowners utilized to educate and inform homeowners and visitors about the benefits of open space and conservation practices. The Management Plan will be provided to the City Manager or designee for review and approval and will be incorporated herein by reference as a material part of this MPUD.
- iv. Maintenance of the open space areas and trails must be conducted by a business or entity with experience in management of natural areas and trails.

SECTION 8: RECREATION AND WELLNESS CORRIDOR

- a. The property shall be developed with a Wellness Corridor to connect communities, the Town Center, Job Hubs, neighborhoods and destinations together in a series of integrated trail and pedestrian facilities.
- b. The Wellness Corridor shall include the Trunk and Neighborhood Trails depicted in Figure 3.4 titled 'Wellness Ridgeway Network Framework Map' within the Wellness Way Community Design Guidelines and Standards.
 - i. Trunk Trail
 - 1. The Trunk Trail shall be generally located along the northern property boundary.
 - 2. Trunk Trails are the main system of trails located within the right of way of the Primary Roadway Network and Neighborhood Connectors. They must be at least 14' wide and separated from the adjacent roadway by at least 8'.



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- ii. Neighborhood Trails
 - 1. The Neighborhood shall be generally located along the northwestern property line, through the utility easement, and along the southeastern boundary of the PUD.
 - 2. Neighborhood Trails are a finer-grain system of trails connecting to Trunk Trails that are intended to connect destinations within neighborhoods and centers to parks and other places of activity. Neighborhood Trails must be at least 12' wide. They may be located within street right-of-way or within park or open space tracts. If located adjacent to a street, these trails must be separated from the back of curb (or edge of travel lane if no curb) by at least 8'.
- c. The Wellness Corridor may include the following elements:
 - i. Community farms and gardens;
 - ii. Wetlands, Water Bodies, and Preserved uplands;
 - iii. Trails, pedestrian ways and bikeways;
 - iv. Viewsheds, scenic, cultural, and environmental resources;
 - v. Wellness Corridors/open space;
 - vi. Parks/recreation facilities for active and passive use; and/or
 - vii. Stormwater management facilities.
- d. The development shall provide a safe and continuous bicycle network. Each phase of development shall demonstrate compliance with this provision on the Construction plan submittal and will need to be completed with the infrastructure.
- e. Bicycle networks shall connect residential neighborhoods with the Town Center, Job Hubs, neighborhoods and parks and schools and may include:
 - i. Shared lane markings;
 - ii. Designated bike lanes;
 - iii. Separated bike facilities or "cycle tracks"; and/or,
 - iv. Multi-use paths and trails.
- f. The Wellness Corridor, trail, and bicycle network shall be accessible to the public.



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SECTION 9: DESIGN GUIDELINES

Residential and Non-residential development shall be generally consistent with the Wellness Way Community Design Guidelines and Standards, prepared by Levy Consultants and dated September 21, 2020, as amended. Should there be a conflict between the Wellness Way Community Design Guidelines and Standards and this Ordinance, this Ordinance shall take precedence.

SECTION 10: TRANSPORTATION

- a. All access management shall be in accordance with the Comprehensive Plan and the Land Development Regulations, as amended.
- b. The development shall incorporate a traffic management plan which will include traffic calming throughout the development.
- c. Additional right-of-way for Hartwood Marsh Road shall be required in accordance with the Land Development Regulations, as amended. Hartwood Marsh Road may be realigned along the development's northern boundary in a manner consistent with the Master Plan attached as Exhibit "A".
- d. Paved shoulder shall be required to be added to Hartwood Marsh Road that will need to begin at the end of the existing paved shoulder in front of Lakeview Preserve and extend to the county line with Orange County. The existing road that is not part of the realignment area will be required to be resurfaced as directed by the Lake County Department of Public Works.
- e. There shall be no road or public access connection to the West Phil C. Peters Road, Terra Vista Court, Spyglass Hill Road, Dangler Road, Seidner Road, Sandhill Road, Caamano Lane, and Lookout Hill Road, except as provided in Section 11 of this Ordinance. However, an emergency vehicle access through AK 1028418 to West Phil C. Peters Road is required.
- f. Sidewalks and Trails will be required in accordance with the Land Development Regulations and the Wellness Way Design Standards, as amended. Should there be a conflict between those standards and this Ordinance, this Ordinance shall take precedence.
- g. The development will be required to design, and construct the South Lake - Citrus Ridge Trail from the developments western corner with Hartwood Marsh to the county line with Orange County.
- h. Unless otherwise approved herein, the development will need to meet the FDOT Florida Greenbook, County, City, and the Wellness Way Design Standards, as amended.



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- i. Future road maintenance will be funded through the use of a municipal service taxing unit (MSTU) or municipal service benefit unit (MSBU) as authorized under section 125.01(1)(q), Florida Statutes. Before or concurrent with any final plat or site plan approval, the Owner shall provide any documentation required by Lake County to impose an MSTU or MSBU, at Lake County’s discretion, on the platted or commercial lots. Additionally, the Owner acknowledges and agrees that the MSTU or MSBU shall be collected as a non-ad valorem assessment using the uniform method of collection set forth under Section 197.3632, Florida Statutes.

SECTION 11: ACCESS

The primary Access for this MPUD for all residential uses shall be Hartwood Marsh Road. The property is to be developed with no road or public access connection to West Phil C. Peters Road, Terra Vista Court, Spyglass Hill Road, Dangler Road, Seidner Road, Sandhill Road, Caamano Lane, and Lookout Hill Road; provided, however, an emergency vehicle access will be provided through AK 1028418 to West Phil C. Peters Road. Lookout Hill Road access shall be solely for the purpose of access for the business located in Tract JB-2. The power transmission line easement rights of access shall not be affected by or subject to the access limitations set forth in this PUD.

SECTION 12: CONNECTIVITY

Connectivity, the intersection density shall have a minimum of 80 intersections per square mile inclusive of community trails, bicycle/ pedestrian paths/ sidewalk crossings, and streets.

SECTION 13: ENVIRONMENTAL

An environmental survey shall be conducted in accordance with the LDR, as amended, to address natural vegetative communities, wildlife corridors, and designated species prior to submittal of any development application.

SECTION 14: STORMWATER AND FLOODPLAIN MANAGEMENT

- a. The stormwater management system shall be designed in accordance with all applicable City of Clermont and St. Johns River Water Management District (SJRWMD) requirements, as amended.
- b. The developer shall be responsible for any flood studies required for developing the site and comply with FEMA, Comprehensive Plan and Land Development Regulations, as amended. Any development within the floodplain as identified on the FEMA maps will required compensating storage.

SECTION 15: SIGNAGE

All signs shall be consistent with the City’s sign code, as amended.



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SECTION 16: LIGHTING

- a. All development will adhere to Dark Sky Principles. In situations where Lighting Standards conflict with Dark Sky Principles, Dark Sky Principles shall have precedence.
- b. All street lighting must meet FDOT street lighting standards, dark sky, warm white glow correlated color temperature (CCT) not to exceed 3000k.
- c. All streetlighting shall be owned and maintained by the CDD or HOA.
- d. No street lighting or pole mounted lighting is permitted within the perimeter buffer areas or open space areas; provided, however bollard lighting is allowed. Street lighting and pole mounted lighting within the open space will only be permitted when necessary for safety purposes.

SECTION 17: PUBLIC SAFETY

Public Safety, In order to mitigate public safety response times to this development and surrounding properties, a minimum of three (3) acres will be donated to the City of Clermont in a location mutually agreed on by the City and the Owners along on in close proximity to Hartwood Marsh Road to be used as a public safety facility including but not limited to for the purpose of providing fire an emergency medical services; provided, however, if the City has not constructed a public safety facility on the donated property within ten (10) years from the effective date of this Ordinance, then the City shall convey the property back to McKinnon Groves. The Owners hereby acknowledge and agree that such dedication satisfies the requirements established under City, and other applicable state and federal law.

SECTION 18: SPECIAL EVENTS

Special events, including community events, are intended to promote inviting, vibrant, creative, and entertaining community gatherings within the Property. Community/Special Events such as, but not limited to, arts and craft festivals, community walks/running events, charity events, music fests, food and wine festivals, movies in the park, dog days, car shows and sponsorship events, yoga in the park, weddings, special food truck events, farmers markets, and similar events. These uses are permitted on common areas, Job Hub Tracts, and trails, as appropriate.

- a. No single event shall be more than three (3) consecutive days without City Manager or designee approval.
- b. Special events are permitted to operate between 6:00 am and 12:00 midnight (including setup and takedown) on a year-round basis; except that three (3) special events per year are permitted to operate between 6:00 am and 1:30 am (including setup and takedown).
- c. Outdoor music, loudspeakers, etc. are permitted at special events between 10:00 am and 7:00 pm Sundays - Thursdays, and until 11:00 pm on Fridays and Saturdays.



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- d. Special events shall be permitted for an unlimited number of events.
- e. Special events shall obtain a special event permit from the City of Clermont Fire Department, Fire Prevention Division, as described in article IV of the LDR, as amended.

SECTION 19: CONCURRENCY MANAGEMENT REVIEW AND IMPACT FEES

Concurrency shall be met prior to the issuance of any development order, consistent with the LDR, as amended.

SECTION 20: DENSITY CHANGES

When reasonably practicable, density changes in neighborhoods shall occur at mid-block locations, rather than along streets, so that buildings faceting each other are compatible and transitions between uses are gradual. Portions of neighborhoods that are proposed to be developed with the highest of densities should generally be located closest to a center or a neighborhood park, square, or green.

SECTION 21: GATED COMMUNITY

The development may be gated in its entirety or in part. Roads and throughfares located within any gated portion of the development shall be a private road as defined in the City's Land Development Regulations, as amended. However, access shall be provided between all areas within the MPUD via network of interconnected sidewalks, and trails to encourage pedestrian, bicycle, and recreational use.

SECTION 22: COMMUNITY DEVELOPMENT DISTRICT

Nothing precludes consideration for the establishment of a community development district upon receipt of a petition and compliance with the public hearing process and requirements in accordance with Chapter 190, Florida Statutes. Further, any of the requirements hereunder may be financed by a community development district, pursuant to Section 190.012(1)(g), (h), Florida Statutes. **[Condition Completed]**

SECTION 23: BUILDOUT DATE

Buildout of the development shall be no later than 2040.

SECTION 24: DEVELOPMENT REVIEW AND APPROVAL

- a. Prior to the issuance of any permits, the Owners will be required to submit a preliminary plat, construction plans, and final plat generally consistent with Exhibit "A" – Conceptual Plan and/or site plan for review and approval in accordance with the Comprehensive Plan and Land Development Regulations, as amended. **[Condition Completed]**
- b. In the review of development plans, if it is determined by the review staff that a



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development standard has not been included in this Ordinance, or there is ambiguity in a PUD standard, the applicant shall request an interpretation of the development standard from the City Manager or his designee. The interpretation may take two forms: an agreed upon standard by the City Manager or designee, or a referral to the most applicable section of the then current code. The interpretation shall be binding on the applicant. If the applicant does not agree with the interpretation, the applicant may appeal the decision to the City Council.

- c. Physical development shall commence within three (3) years from the date of this Ordinance approval. Failure to commence construction within three (3) years of approval shall cause the revocation of this ordinance, in accordance with the Comprehensive Plan or superseding documents amended. Prior to expiration of the three-year time frame, the City Council may grant, via a Public Hearing, one (1) extension of the time frame for a maximum of two (2) years upon a showing that reasonable efforts have been made towards securing the required approvals and commencement of work. **[Condition Completed]**
- d. The specific references in this Ordinance to the Florida Statutes, Florida Administrative Code, City of Clermont Comprehensive Plan, and the LDR shall include any future amendments to the Statutes, Code, Plans, and/or Regulations.

SECTION 25: PUBLIC SERVICES

- a. The Developer shall connect to the existing City potable water and sanitary sewer systems at connection point or points approved by the City.
- b. The route of any off-site lines shall be according to engineering plans produced by the developer and approved by the City.
- c. Any proposed City-maintained utilities that are not located within a dedicated public right-of-way shall be placed in a utility easement dedicated to the City. Easements shall be provided at no expense to the City and in a form acceptable to the City.
- d. The Developer shall be responsible for all costs of on-site and off-site potable water and sanitary sewer systems improvements, including, but not limited to design, material, permitting, connection and installation of sufficient size lines, lift stations, property for city maintained facilities and other appurtenances necessary to allow the City to serve the property.
- e. 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.
- f. Except for model homes, no building permits shall be issued until water and sewer are provided to the site or until a bond or letter of credit, acceptable to the City, is in place to guarantee completion of off-site improvements. No Certificate of Occupancy shall be issued until water and sewer extensions have been completed and accepted by the City.



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- g. The City may require a looped system to provide reliability and redundancy to the property.
- h. The project shall be plumbed with purple piping to irrigate all uses.
- i. All utilities shall be designed and installed as per the City's specifications or as amended and approved by City staff.
- j. **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.
- k. 10 feet utility lateral line easements may be used in lieu of 15 feet in order to accommodate standard 10 feet building separation.
- l. Lift station access shall meet all City criteria.
- m. Bulkheads, walls, or non-turf vegetation slope stabilization may be used for stormwater retention side slopes.
- n. Notwithstanding anything contained herein to the contrary, to the extent that any water, or sewer improvements provide capacity additional to that required to serve the Project, the Developer and the City may, pursuant to Section 2-267 – Credits, of the City Code, enter into an impact fee agreement which shall provide for the establishment of credits and payment of impact fees in a specified manner and time.
- o. The project buffer areas shall comply with Section 5.1 of the Wellness Way Guidelines and Standards.
- p. All construction shall incorporate Water Sense plumbing fixtures, Energy Star appliances, and Water Star Silver requirements consistent with Section 5.4 of the Wellness Way Guidelines and Standards.
- q. Topsoil and/or soil amendments will be required prior to any landscape planting to help reduce the irrigation needs to maintain healthy landscaping. Landscaping and screening shall be in accordance with the Comprehensive Plan and LDC, as amended. Notice is hereby given that Wellness Way specific standards are under development, and, if adopted, shall apply to any undeveloped portions of this project.
- r. All alley served residential dwelling units shall have a rear facing address number with legible numbers not less than three-inches high, placed in a conspicuous place as to be



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readily seen, such as over a door way or garage door.

- s. The proposed development shall connect to central water and sewer from the City of Clermont. A copy of the utility service agreement shall be provided to Lake County. [Condition Completed]
- t. Reclaimed Water shall be used for landscape irrigation, if available.
- u. All roadways, including arterials, collector and local streets, shall provide conduit to deliver fiber to each household and business.
- v. Irrigated landscaping shall comply with Florida Water Star SM Program.

SECTION 26: CONFLICT

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

SECTION 27: 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 28: 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 29: RECORDING

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

SECTION 30: PUBLICATION AND EFFECTIVE DATE

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



CITY OF CLERMONT
ORDINANCE NO. 2025-042

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 27th day of January 2026.

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 PLAN

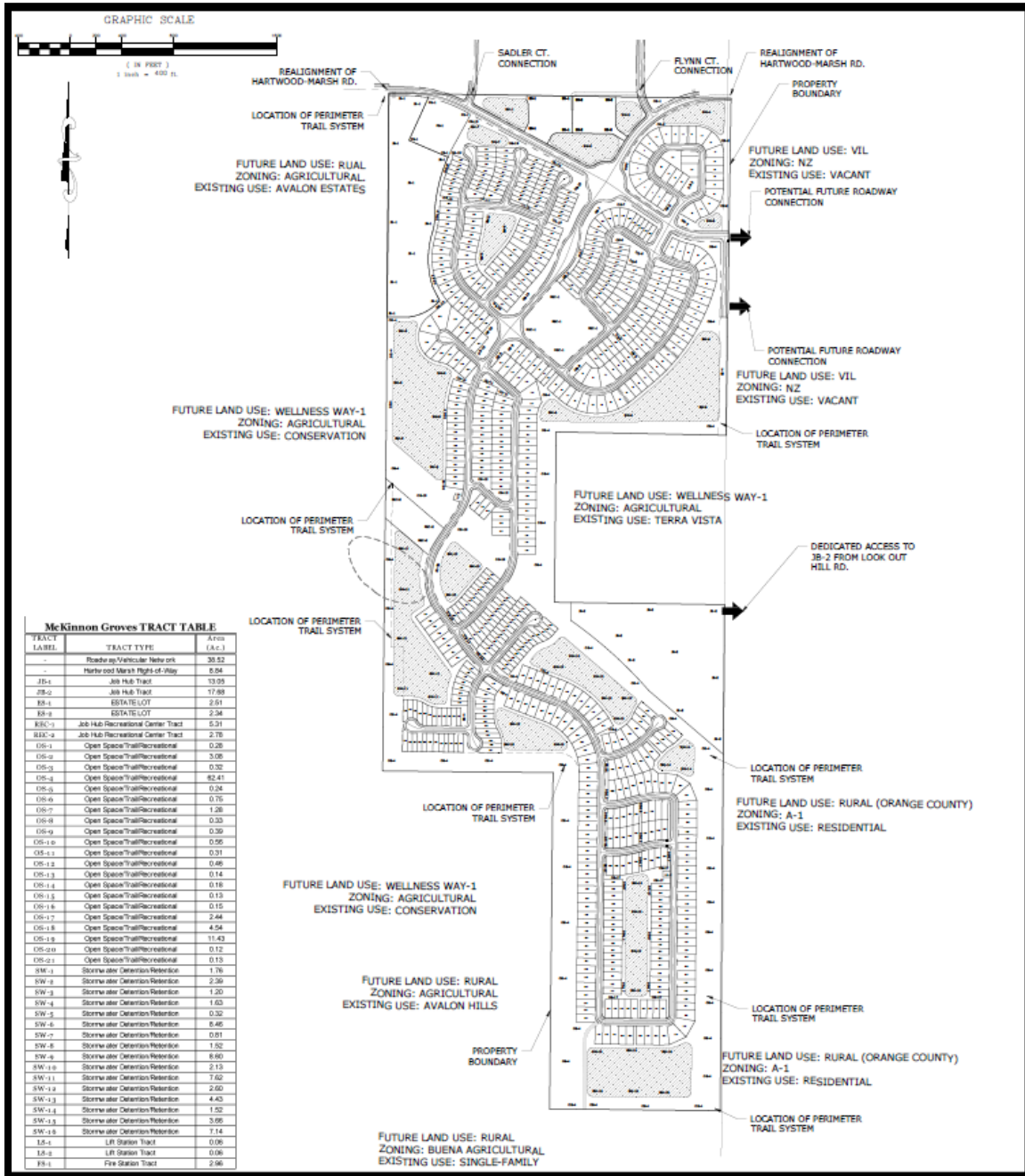


EXHIBIT B – RESIDENTIAL DESIGN EXAMPLES (page 1 of 2)

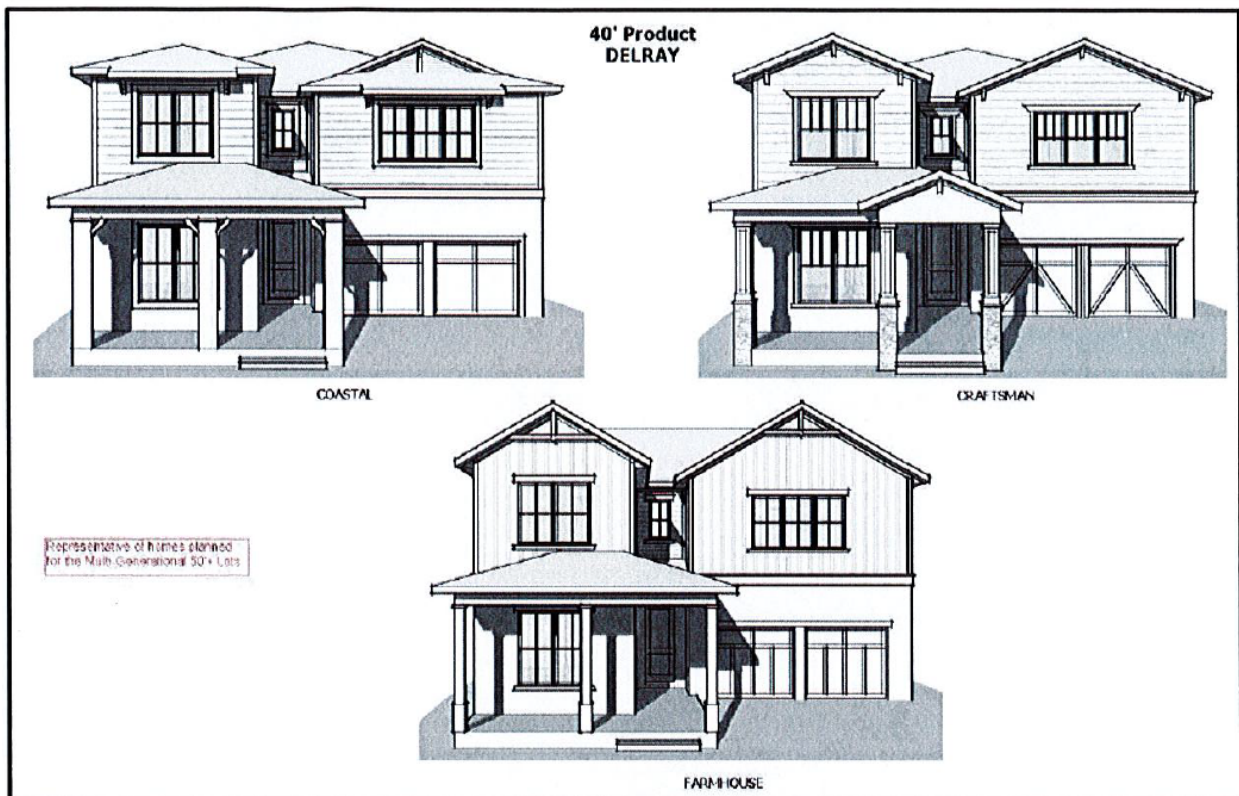
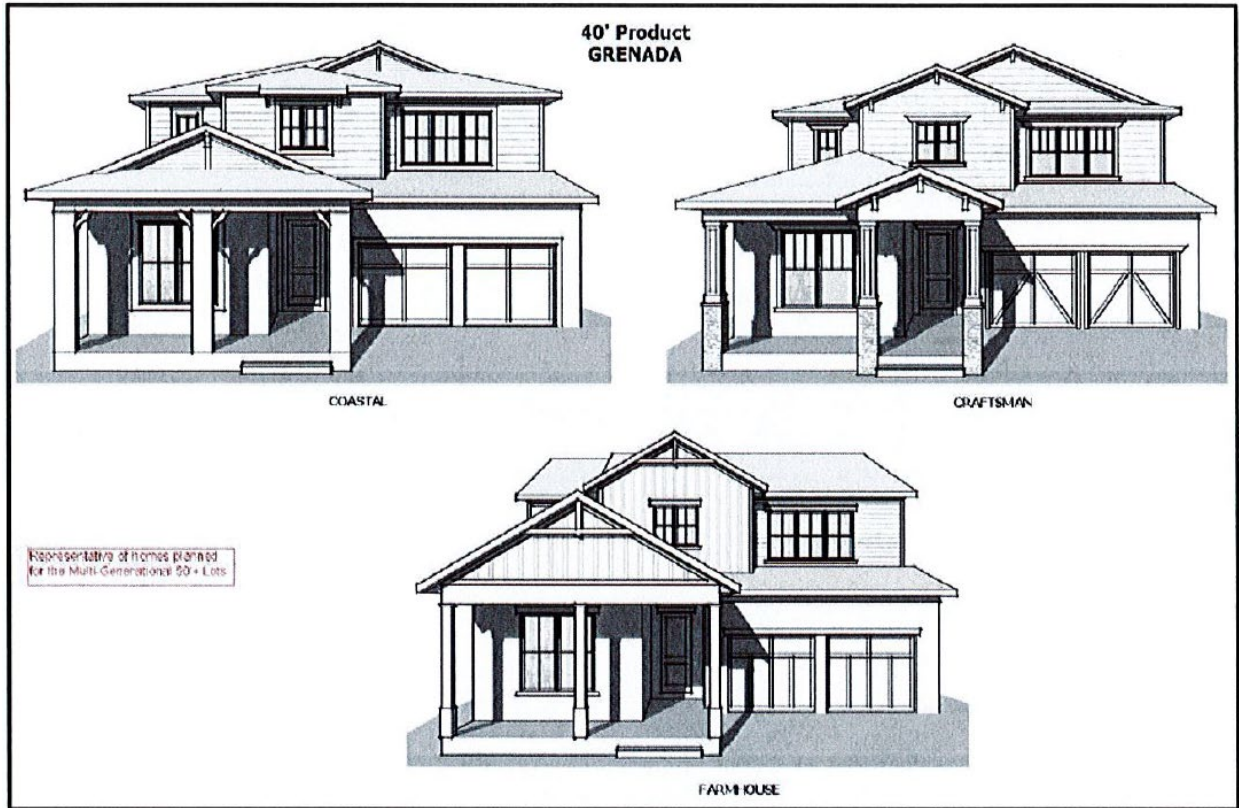
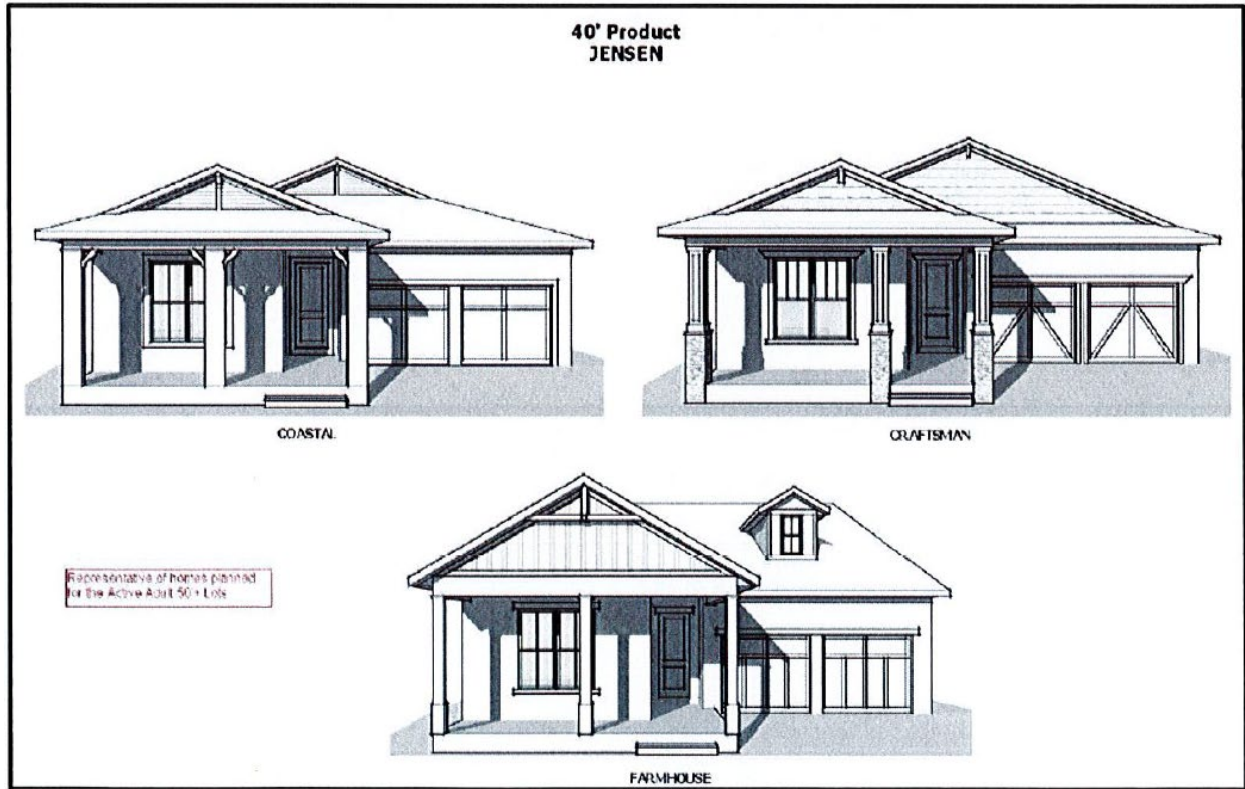
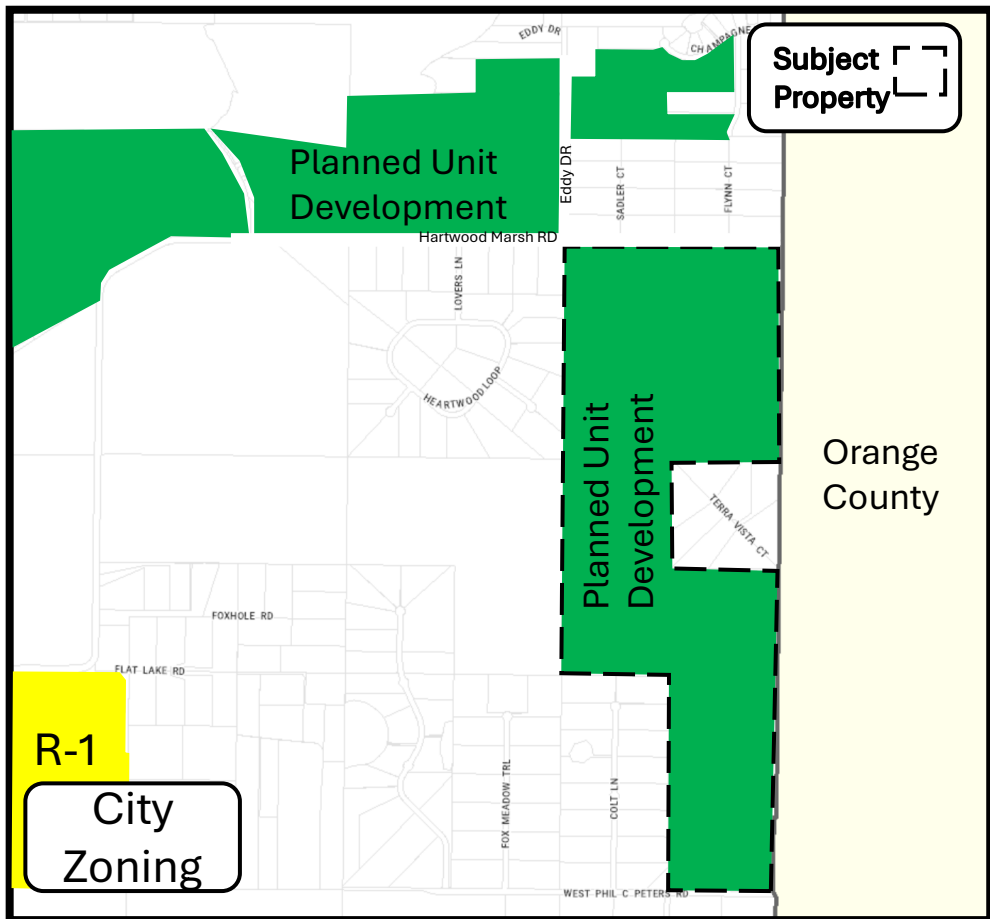
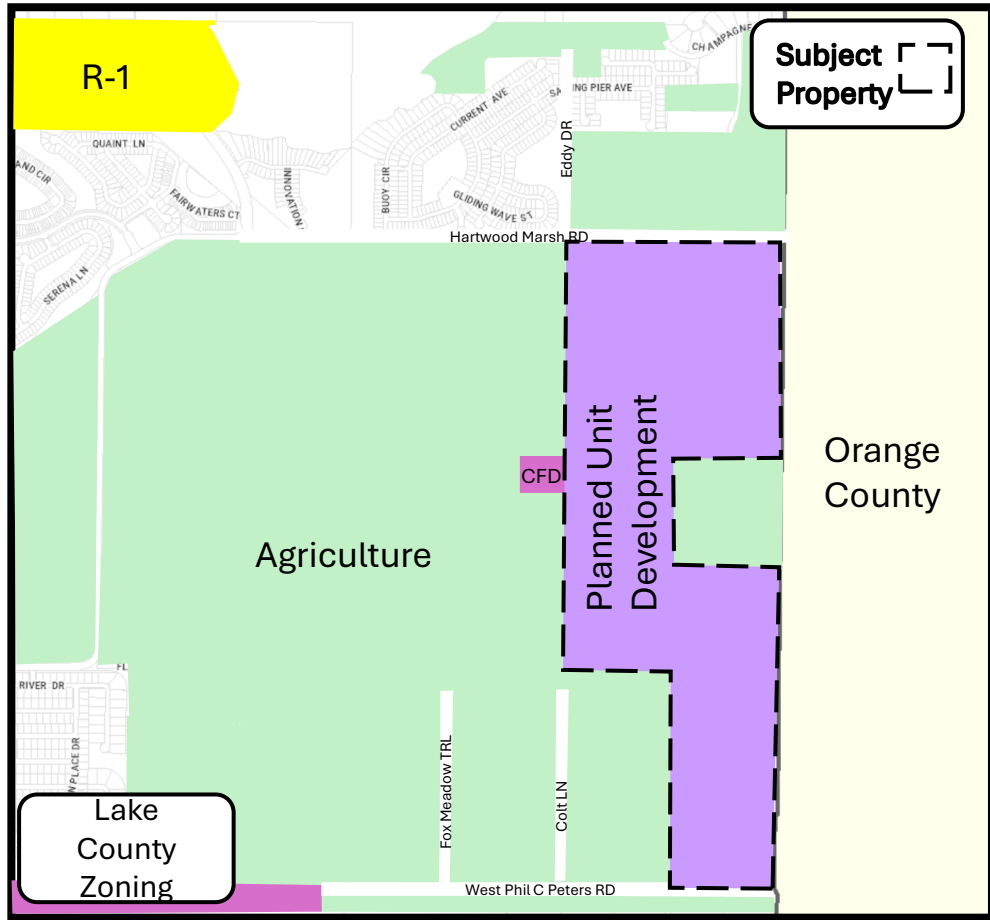


EXHIBIT B – RESIDENTIAL DESIGN EXAMPLES (page 2 of 2)



McKinnon Groves Rezoning





**ORDINANCE 2021 - 36
McKinnon Groves PUD
RZ-20-36-2**

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

3
4 **WHEREAS**, Geoffrey L. Summit, P.E. (the "Applicant") submitted a rezoning application on behalf of
5 McKinnon Groves, LLLP, Dayne and Lisa Jones, and Preserve at Avalon, LLC (the "Owners"), to rezone property
6 from R-2 and Agriculture (A) to Master Planned Unit Development District (MPUD) for a mixed use development
7 within the Wellness Way Area Plan; and

8 **WHEREAS**, the subject property consists of approximately 357 +/- acres located south of Hartwood
9 Marsh Road, north of West Phil C. Peters Road and along the Orange County boundary in south Lake County
10 in Sections 1 & 12, Township 23 South, Range 26 East, known as Alternate Key Numbers 1593182, 1593999,
11 1594006, 1028400, 1594022, 1028396 and 1028418, and more particularly described in Exhibit "A"; and

12 **WHEREAS**, the subject property is located within the Wellness Way Area Plan, as established in
13 Ordinance No. 2016-01; and

14 **WHEREAS**, Ordinance 2016-01 was adopted by the Board of County Commissioners on the 5th day of
15 January 2016 and became effective the 26th day of December 2017; and

16 **WHEREAS**, the property is located within the Wellness Way 1 Future Land Use Category (FLUC) as
17 shown on the Lake County Comprehensive Plan Future Land Use Map (FLUM); and

18 **WHEREAS**, the Lake County Zoning Board did on the 4th day of August 2021 review Petition RZ-20-36-
19 2; after giving Notice of Hearing on petition for a change in the use of land, including notice that the Ordinance
20 would be presented to the Board of County Commissioners of Lake County, Florida, on the 7th day of September
21 2021, and continued until the 28th day of September 2021; and

22 **WHEREAS**, the Board of County Commissioners reviewed the petition, the recommendations of the
23 Lake County Zoning Board, and any comments, favorable or unfavorable, from the public and surrounding
24 property owners at a Public Hearing duly advertised; and

25 **WHEREAS**, upon review, certain terms pertaining to the development of the above-described property
26 have been duly approved.

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

29 **Section 1. Terms:** The County Manager or designee shall amend the Lake County Zoning Map to Planned
30 Unit Development (PUD). The uses of the property shall be limited to those uses specified in this
31 Ordinance and generally consistent with the Conceptual Plan, attached hereto as Exhibit "B". To
32 the extent there are conflicts between Exhibit "B" and this Ordinance, this Ordinance shall take
33 precedence.

34
35 The subject property is located within the Wellness Way 1 FLUC and shall adhere to the
36 development program provided below:

INSTRUMENT #2022004730
OR BK 5874 PG 774 - 793 (20 PGS)
DATE: 1/10/2022 4:27:38 PM
GARY J. COONEY, CLERK OF THE CIRCUIT COURT
AND COMPTROLLER, LAKE COUNTY, FLORIDA
RECORDING FEES \$171.50

A. Permitted Uses.

1. Residential Uses. The property may be developed with a maximum of 660 dwelling units to include a mixture of single-family detached and single-family attached (two units in one structure) dwelling units.
 - a. Accessory uses to the residential development are permitted and may include community pool, clubhouse, or recreation areas.
 - b. Accessory dwelling units developed on residential lots shall not be credited towards the total number of dwelling units permitted within the development.
 - c. The residential uses shall be developed at a minimum of three (3) and maximum of twelve (12) dwelling units per net acre.
 - d. Single-family detached dwelling units shall have the garages accessed by alley only on lots less than forty (40) feet wide. This requirement shall not apply to single-family attached units.
2. Non-Residential Development. A minimum of 48 acres of non-residential development shall be set aside to be developed with the following uses on the areas shown as job hub/centers on the Conceptual Plan, Exhibit "B":
 - a. Commercial: Retail, wholesale, eating and drinking, brewing, processing, packing, outdoor storage/display, and distribution of products are permitted when associated with and are incidental to permitted agriculture, agribusiness, plant nurseries, and Community Center Recreation facilities identified on the Conceptual Plan.
 - b. Office/Personal Services: Office, when associated with the permitted agriculture, agri-business, plant nurseries, and Community Center Recreation facilities identified on the Master Plan.
 - c. Public/institutional: Parks, civic uses, public safety, fire station, educational facilities associated with the agricultural uses and recreational uses only, utilities, and similar uses, but shall not include hospitals, transportation facilities, or K-12 schools.
 - d. Childcare, family care, outpatient clinic when located within or associated with a Community Center Recreation facility.
 - e. Agriculture Uses: Agriculture, agri-business, plant nurseries, and similar uses are permitted in designated job hub/center areas on the Master Plan. Community Center Recreation areas are also considered job hub/center areas within this MPUD and may include a riding stable and/or academy facility and similar uses that support recreational and wellness activities. Family farming in residential areas may be a permitted use as allowed by

Lake County regulations.

f. Interim Agriculture Uses. If an area is designated on the Master Plan for Residential use, Agriculture uses are permitted within those areas until such time as that phase is developed.

g. Commercial uses such as fast-food including drive through, gas stations, automotive, and general retail not permitted by Section A.2 a.-f., are prohibited.

3. Development shall be limited to each parcel as identified in this chart; provided, however, that densities may be blended among the McKinnon Groves and Jones properties if necessary to offset the reduction of lots in the Avalon LLC parcel due to increased buffer or lot size as specified in D.6 below or from the increased lot size alternative in D.10 below; and further provided that job generation, non-residential square footage and non-residential set aside acreage may be transferred from the Avalon LLC property to, and blended among, the McKinnon Groves and Jones properties:

Subject Property	Net Acreage	Max. Capacity (DU)	Job Generation	Non-Residential SF	Non-Residential Set Aside Acreage
	<i>Gross acreage - Water Bodies and wetlands</i>	<i>Net Acreage X 1.85</i>	<i>Dwelling Units X 1.75</i>	<i>Job generation X 450 SF/employee</i>	<i>(Non-residential SF / 43,560) X 0.25</i>
McKinnon Groves	180	332	582	261,800	24
Jones	98	181	318	142,919	13
Avalon LLC	79	147 (or as specified in D.10 below)	257	115,530	11
Totals	357	660	1,156	520,249	48

B. Development Conditions.

1. The overall development shall not exceed 60% Impervious Surface Ratio (ISR).
2. A minimum of three (3) housing types shall be provided, generally consistent with Exhibit "C". Apartments are not permitted. Height of any structure is limited to 35-ft.
3. Non-residential uses shall be made accessible by the residential development via a mixed-use trail or sidewalks.

C. Development Standards & Setbacks. The development standards shall be as follows:

1 1. Single Family Detached Units shall adhere to the following standards:

Front Setback – Local Street	20 feet from property line or right-of-way, whichever is greater
Setback from an external Collector Road	50 feet from the right-of-way
Front Porch Setback	12 feet from the property line or right-of-way, whichever is greater
Attached, Front Loaded Garage Setback	25 feet from property line
Secondary Front Setback	15 feet from property line
Side Setback	5 feet from the property line
Rear Setback	15 feet from the property line
Accessory Structure Setback (including pools, porches, and screen enclosures)	5 feet from the property line
ISR for Individual Lots	0.80 if the developer demonstrates that the overall development will not exceed 0.60
Minimum Lot Width	40 Feet
Maximum Building Height	35 Feet and 2 stories
Driveway Setback	5 Feet from the property line

2
 3 2. Single Family Attached Units (Duplexes) shall adhere to the following standards:

Front Setback	20 feet from property line or right-of-way, whichever is greater
Attached, Front Loaded Garage Setback	25 feet from property line
Secondary Front Setback	15 feet from the property line
Front Porch Setback	12 feet from the property line or right-of-way, whichever is greater
Side Setback	5 feet from the property line / 0 feet with common wall
Rear Setback	10 feet from the property line
Attached Accessory Structure Setback (Pools, Screen Enclosures, Decks)	5 feet from the property line / 0 feet from the common wall property line
Detached Accessory Structure Setback	5 feet from all property lines, including common wall property line
ISR for Individual Lots	0.80 if the developer demonstrates that the overall development will not exceed 0.60
Minimum Lot Width	30 Feet
Maximum Building Height	35 Feet or 2 stories (multi-generational)
Driveways	5 Feet from the property line unless utilizing a shared driveway in conjunction with an approved lot grading plan.

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3. Commercial Development shall adhere to the following standards:

Floor Area Ratio (FAR)	Minimum: 0.25 Maximum: 0.25
Front Setback	25 feet from the right-of-way, internal road or easement.
Side Setback	5 feet from the property line
Rear Setback	15 feet from the property line

D. Landscaping Requirements.

1. Landscaping and screening shall be in accordance with the Comprehensive Plan and Land Development Regulations (LDR), as amended.
2. Perimeter Buffers are designated on the PUD Master Plan and may vary in width based on location; however, minimum widths are as shown on the PUD Master Plan. Perimeter buffers shall consist of canopy and understory trees and plants utilizing Florida native trees, shrubs and ground cover vegetation from the IFAS list. Exotic/invasive species shall be removed. Existing vegetation located along the perimeter of the PUD may be used to count towards the minimum perimeter landscaping requirement.
3. The perimeter buffer designated on the PUD Master Plan landscaping shall be a heavily vegetated visual buffer of canopy and understory plants. Permeable storm water areas when enhanced as amenities using native vegetation are permitted within the buffer. Within the perimeter buffer a meandering community trail with a natural surface suitable for walking, running, horseback riding, and bicycling may be located and maintained. The perimeter buffer and trail area shall include canopy and understory plants to enhance the visual buffering while providing a comfortable and safe environment for recreational users of the trail, and adjoining properties within the MPUD. Motor vehicles are prohibited within the perimeter buffer except for planting and maintenance of vegetation, removal of exotic/invasive species, construction, maintenance, and for fire and safety operations.
4. Residents within the MPUD adjoining any trail may access the trail directly through a private gate within the resident's fence.
5. During the review of the development application for Preliminary Plat and landscape plan approval, the existing vegetation will be evaluated to determine consistency with the perimeter landscape requirements in accordance with the Land Development Regulations, as amended.
6. Existing trees located within the 200' wide landscaped buffer along the western, southern and eastern perimeters of AK 1028418 will not be removed, except for dead, exotic/invasive, or diseased trees, or as needed for grading purposes; provided,

1 however, that the proposed retention pond along the southern boundary may encroach
2 into the landscaped buffer area, but vegetation must be re-established after
3 construction of the pond. Removal of existing trees for grading purposes may only
4 occur within the most interior 75' of the 200' wide landscape buffer, provided, however,
5 that post-grading vegetation must be re-established within the portion of the buffer.

- 6 7. Existing citrus trees located within the 150' wide landscaped buffer along the southern
7 perimeter of AK 1594022 will not be removed, except for dead, exotic/invasive, or
8 diseased trees, or as necessary to re-establish producing trees. Dead, exotic/invasive,
9 or diseased trees may be replaced with citrus trees or Florida native landscaping.
- 10 8. Existing trees located within the 150' wide landscaped buffer along the eastern
11 perimeter of AK 1593999 will not be removed, except for dead, exotic/invasive, or
12 diseased trees.
- 13 9. Existing citrus trees located within the 150' wide landscaped buffer along the eastern
14 perimeter of AK 1593182 will not be removed, except for dead, exotic/invasive, or
15 diseased trees, or as necessary to re-establish producing trees. Dead, exotic/invasive,
16 or diseased trees may be replaced with citrus trees or Florida native landscaping.
- 17 10. In lieu of the 200' foot landscaped buffer along the western, southern and eastern
18 perimeter of AK 1028418, at the developer's option so long as the Wellness Way
19 minimum density calculations for the entire project can be met, this parcel may be
20 developed with a gross density of one unit per acre with a minimum 50' landscaped
21 buffer along the western, southern and eastern perimeter of the parcel.
- 22 11. Existing trees within the landscape buffers that are removed as a result of disease or
23 death shall be replaced in accordance with best forestry management practices as
24 shall be established as part of the management plan as specified in E.1.c below. The
25 replacement of existing trees removed under this provision must be designed to screen
26 adjacent properties by using a combination of calipers. Seedlings alone are not
27 permissible.

28 **E. Open Space.**

- 29 1. Open Space. Open Space will include 20% of net buildable acres as Wellness Space
30 and 10% of net buildable acres as Green Space as provided below.
 - 31 a. Wellness Space. Wellness Space Includes land area open to public and
32 private access including gathering places, such as parks, pedestrian and
33 bicycle/pedestrian ways or trails, recreation fields and grounds, piazzas,
34 plazas and urban squares, and permeable storm water areas if enhanced
35 amenities using native vegetation area. The provision of Wellness Space
36 shall be provided as aggregate of the total MPUD not on an individual
37 neighborhood or development tract basis. Wellness Space is limited 10%
38 impervious surface ratio.
 - 39 b. Green Space. Green Space includes areas designated for such purposes
40 as flood control, water management, or restoration of vegetative

1 communities and wildlife habitat, conservation, passive recreation, and
2 maintenance buffers from adjacent rural residential areas. Green Space
3 should be maintained in such a way to encourage the proliferation of native
4 flora and fauna and use of the community trail network. Walking, running,
5 bicycling, horseback riding, flora and fauna observation, and Trail
6 construction/maintenance and similar activities are permitted on the
7 community trail network within the Green Space areas. Motorized vehicles
8 are not permitted except for construction, maintenance, or emergency use
9 on the community trail network and maintenance of the community buffer.
10 Green Space also includes permeable storm water areas if enhanced
11 amenities using native vegetation area. The provision of Green Space shall
12 be provided as aggregate of the total MPUD not on an individual
13 neighborhood or development tract basis.

14 c. A Management Plan for Open Space including buffers and trail areas shall
15 be required. At a minimum, the Management Plan shall present goals and
16 actions to enhance and restore Open Space areas to native Florida habitats
17 such as Sandhill or Scrub or as determined by a qualified biologist with
18 experience in restoration and management plans. The Management Plan
19 shall include steps to prevent the influx of nuisance/exotic vegetative
20 species. Additionally, the Management Plan shall include the use of kiosks
21 and educational brochures provided to homeowners utilized to educate and
22 inform homeowners and visitors about the benefits of open space and
23 conservation practices. The Management Plan will be provided to the
24 County Manager or designee for review and approval and will be
25 incorporated herein by reference as a material part of this MPUD.

26 d. Maintenance of the open space areas and trails must be conducted by a
27 business or entity with experience in management of natural areas and trails.

28 **F. Recreation and Wellness Corridor.**

29 1. The property shall be developed with a Wellness Corridor to connect communities, the
30 Town Center, Job Hubs, neighborhoods and destinations together in a series of
31 integrated trail and pedestrian facilities.

32 2. The Wellness Corridor shall include the Trunk and Neighborhood Trails depicted in
33 Figure 3.4 titled 'Wellness Ridgeway Network Framework Map' within the Wellness
34 Way Community Design Guidelines and Standards.

35 a. Trunk Trail

36 1. The Trunk Trail shall be generally located along the northern property
37 boundary.

38

1 d. Multi-use paths and trails.

2 6. The Wellness Corridor, trail, and bicycle network shall be accessible to the public.

3 **G. Design Guidelines.** Residential and Non-residential development shall be generally consistent
4 with the Wellness Way Community Design Guidelines and Standards, prepared by Levy
5 Consultants and dated September 21, 2020, as amended. Should there be a conflict between
6 the Wellness Way Community Design Guidelines and Standards and this Ordinance, this
7 Ordinance shall take precedence.

8 **H. Transportation.**

9 1. All access management shall be in accordance with the Comprehensive Plan and Land
10 Development Regulations, as amended.

11 2. The development shall incorporate a traffic management plan which will include traffic
12 calming throughout the development.

13 3. Additional right-of-way for Hartwood Marsh Road shall be required in accordance with
14 the Land Development Regulations, as amended. Hartwood Marsh Road may be
15 realigned along the development's northern boundary in a manner consistent with the
16 Master Plan attached as Exhibit "B".

17 4. Paved shoulders shall be required to be added to Hartwood Marsh Road that will need
18 to begin at the end of the existing paved shoulder in front of Lakeview Preserve and
19 extend to the county line with Orange County. The existing road that is not part of the
20 realignment area will be required to be resurfaced as directed by the Department of
21 Public Works.

22 5. There shall be no road or public access connection to West Phil C. Peters Road, Terra
23 Vista Court, Spyglass Hill Road, Dangler Road, Seidner Road, Sandhill Road,
24 Caamano Lane, and Lookout Hill Road, except as provided in Section I of this
25 Ordinance. However, an emergency vehicle access through AK 1028418 to West Phil
26 C. Peters Road is required.

27 6. Sidewalks and Trails will be required in accordance with Land Development
28 Regulations and the Wellness Way Design Standards, as amended. Should there be
29 a conflict between those standards and this Ordinance, this Ordinance shall take
30 precedence.

31 7. The development will be required to design, and construction the South Lake - Citrus
32 Ridge Trail from the developments western corner with Hartwood Marsh to the county
33 line with Orange County.

34 8. Unless otherwise approved herein, the development will need to meet the FDOT
35 Florida Greenbook, County, and the Wellness Way Design Standards, as amended.

1 9. Future road maintenance will be funded through the use of a municipal service taxing
2 unit (MSTU) or municipal service benefit unit (MSBU) as authorized under Section
3 125.01(1)(q), Florida Statutes. Before or concurrent with any final plat or site plan
4 approval, the Owner shall provide any documentation required by the County to impose
5 an MSTU or MSBU, at the County's discretion, on the platted or commercial lots.
6 Additionally, the Owner acknowledges and agrees that the MSTU or MSBU shall be
7 collected as a non-ad valorem assessment using the uniform method of collection set
8 forth under Section 197.3632, Florida Statutes.

9 **I. Access.** The primary Access for this MPUD for all residential uses shall be Hartwood Marsh
10 Road. The Property is to be developed with no road or public access connection to West Phil
11 C. Peters Road, Terra Vista Court, Spyglass Hill Road, Dangler Road, Seidner Road, Sandhill
12 Road, Caamano Lane, and Lookout Hill Road; provided, however, an emergency vehicle
13 access will be provided through AK 1028418 to West Phil C. Peters Road. Lookout Hill Road
14 access shall be solely for the purpose of access for the business located in Tract JB-2. The
15 power transmission line easement rights of access shall not be affected by or subject to the
16 access limitations set forth in this PUD.

17 **J. Connectivity.** The intersection density shall have minimum of 80 intersections per square mile
18 inclusive of community trails, bicycle/pedestrian paths/sidewalk crossings, and streets.

19 **K. Environmental.** An environmental survey shall be conducted in accordance with the LDR, as
20 amended, to address natural vegetative communities, wildlife corridors, and designated
21 species prior to submittal of any development application.

22 **L. Stormwater and Floodplain Management.**

23 1. The stormwater management system shall be designed in accordance with all
24 applicable Lake County and St. Johns River Water Management District (SJRWMD)
25 requirements, as amended.

26 2. The developer shall be responsible for any flood studies required for developing the
27 site and comply with FEMA, Comprehensive Plan and Land Development Regulations,
28 as amended. Any development within the floodplain as identified on the FEMA maps
29 will required compensating storage.

30 **M. Signage.** All signs shall be consistent with the LDR, as amended.

31 **N. Lighting.**

32 1. All development will adhere to Dark Sky Principles and the requirements contained in
33 Section 3.09.00 – Lighting Standards, Lake County Land Development Regulations,
34 as amended. In situations where Lighting Standards conflict with Dark Sky Principles,
35 Dark Sky Principles shall have precedence.

36 2. All streetlighting must meet FDOT street lighting standards, dark sky, and warm white
37 glow correlated color temperature (CCT) not to exceed 3000k.

- 1 3. All streetlighting shall be owned and maintained by the CDD or HOA.
- 2 4. No street lighting or pole mounted lighting is permitted within the perimeter buffer areas
- 3 or open space areas; provided, however bollard lighting is allowed. Street lighting and
- 4 pole mounted lighting within the open space will only be permitted when necessary for
- 5 safety purposes.

6 **O. Utilities.**

- 7 1. The proposed development shall connect to central water and sewer from the City of
- 8 Clermont. A copy of the utility service agreement shall be provided to the County.
- 9 2. Reclaimed water shall be used for landscape irrigation, if available.
- 10 3. All roadways, including arterials, collector and local streets, shall provide conduit to
- 11 deliver fiber to each household and business.
- 12 4. Irrigated landscaping shall comply with Florida Water Star SM Program.

13 **P. Public Safety.** In order to mitigate public safety response times to this development and
14 surrounding properties, a minimum of three (3) acres will be donated to the County in a location
15 mutually agreed on by the County and Owners along or in close proximity to Hartwood Marsh
16 Road to be used as a public safety facility including but not limited to for the purposes of
17 providing fire and emergency medical services; provided, however, if the County has not
18 constructed a public safety facility on the donated property within ten (10) years from the
19 effective date of this Ordinance, then the County shall convey the property back to McKinnon
20 Groves. The Owners hereby acknowledge and agree that such dedication satisfies the
21 requirements established under Section 14.00.08, Land Development Regulations, and other
22 applicable state and federal law.

23 **Q. Special Events.** Special events, including community events, are intended to promote inviting,
24 vibrant, creative, and entertaining community gatherings within the Property.
25 Community/Special Events such as, but not limited to, arts and craft festivals, community
26 walks/running events, charity events, music fests, food and wine festivals, movies in the park,
27 dog days, car shows and sponsorship events, yoga in the park, weddings, special food truck
28 events, farmers markets, and similar events. These uses are permitted on common areas, Job
29 Hub Tracts, and trails, as appropriate.

- 30 1. No single event shall be more than three (3) consecutive days without County Manager
- 31 or designee approval.
- 32 2. Special events are permitted to operate between 6:00 am and 12:00 midnight
- 33 (including setup and takedown) on a year-round basis; except that three (3) special
- 34 events per year are permitted to operate between 6:00 am and 1:30 am (including
- 35 setup and takedown).
- 36 3. Outdoor music, loudspeakers, etc. are permitted at special events between 10:00 am

1 and 7:00 pm Sundays – Thursdays, and until 11:00 pm on Fridays and Saturdays.

- 2 4. Special events shall be permitted for an unlimited number of events.
- 3 5. Special events shall obtain a special event site plan from the Office of Planning &
4 Zoning as described in the LDR, as amended.
- 5 6. Applicants may be required to obtain a special event permit as set forth in article V, if
6 one (1) or more of the following criteria apply:
- 7 a. The event is intended to, or likely to, attract more than five hundred (500)
8 people;
- 9 b. The event requires the temporary closure of any collector or arterial public
10 roadway;
- 11 c. The event involves the use of pyrotechnics; or
- 12 d. The event exceeds the maximum allowed number of patrons within an
13 establishment.

14 **R. Concurrency Management Review and Impact Fees.** Concurrency shall be met prior to the
15 issuance of any development order, consistent with the LDR, as amended.

16 **S. Density Changes.** When reasonably practicable, density changes in neighborhoods shall
17 occur at mid-block locations, rather than along streets, so that buildings faceting each other are
18 compatible and transitions between uses are gradual. Portions of neighborhoods that are
19 proposed to be developed with the highest densities should generally be located closest to a
20 center or a neighborhood parks, square, or green.

21 **T. Gated Community.** The development may be gated in its entirety or in part. Roads and
22 thoroughfares located within any gated portion of the development shall be a private road as
23 defined in the Lake County Land Development Regulations, as amended. However, access
24 shall be provided between all areas within the MPUD via network of interconnected sidewalks,
25 and trails to encourage pedestrian, bicycle, and recreational use.

26 **U. Community Development District.** Nothing precludes consideration for the establishment of
27 a community development district upon receipt of a petition and compliance with the public
28 hearing process and requirements in accordance with Chapter 190, Florida Statutes. Further,
29 any of the requirements hereunder may be financed by a community development district,
30 pursuant to Section 190.012(1)(g), (h), Florida Statutes.

31 **V. Buildout Date.** Buildout of the development shall be no later than 2040.

32 **W. Development Review and Approval.**

- 33 1. Prior to the issuance of any permits, the Owners will be required to submit a preliminary

1 plat, construction plans, and final plat generally consistent with Exhibit "B" - Conceptual
2 Plan and/or site plan for review and approval in accordance with the Comprehensive
3 Plan and LDR, as amended.

- 4 2. In the review of development plans, if it is determined by the review staff that a
5 development standard has not been included in this Ordinance, or there is ambiguity
6 in a PUD standard, the applicant shall request an interpretation of the development
7 standard from the County Manager or his designee. The interpretation may take two
8 forms: an agreed upon standard by the County Manager or designee, or a referral to
9 the most applicable section of the then current code. The interpretation shall be binding
10 on the applicant. If the applicant does not agree with the interpretation, the applicant
11 may appeal the decision to the Board of County Commissioners.
- 12 3. Physical development shall commence within three (3) years from the date of this
13 Ordinance approval. Failure to commence construction within three (3) years of
14 approval shall cause the revocation of this ordinance, in accordance with the
15 Comprehensive Plan or superseding documents amended. Prior to expiration of the
16 three-year time frame, the Board of County Commissioners may grant, via a Public
17 Hearing, one (1) extension of the time frame for a maximum of two (2) years upon a
18 showing that reasonable efforts have been made towards securing the required
19 approvals and commencement of work.
- 20 4. The specific references in this Ordinance to the Florida Statutes, Florida Administrative
21 Code, Lake County Comprehensive Plan, and the LDR shall include any future
22 amendments to the Statutes, Code, Plans, and/or Regulations.

23 **Section 2. Conditions** as altered and amended which pertain to the above tract of land shall mean:

- 24 A. After establishment of the facilities as provided herein, the property shall only be used for the
25 purposes named in this Ordinance. Any other proposed use must be specifically authorized by
26 the Board of County Commissioners.
- 27 B. No person, firm, or corporation shall erect, construct, enlarge, alter, repair, remove, improve,
28 move, convert, or demolish any building, structure, add other uses, or alter the land in any
29 manner within the boundaries of the above-described land without first obtaining the necessary
30 approvals in accordance with the Lake County Code, as amended, and obtaining the permits
31 required from the other appropriate governmental agencies.
- 32 C. This Ordinance shall inure to the benefit of and shall constitute a covenant running with the land
33 and the terms, conditions, and provisions hereof, and shall be binding upon the present Owners
34 and any successors, and shall be subject to each and every condition herein set out.
- 35 D. Construction and operation of the proposed use shall always comply with the regulations of this
36 and other governmental permitting agencies.
- 37 E. The transfer of ownership or lease of any or all of the property described in this Ordinance shall

1 be included in the transfer or lease agreement, a provision that the purchaser or lessee is made
2 good and aware of the conditions established by this Ordinance and agrees to be bound by
3 these conditions. The purchaser or lessee may request a change from the existing plans and
4 conditions by following procedures contained in the LDR, as amended.

5 F. The Lake County Code Enforcement Special Master shall have authority to enforce the terms
6 and conditions set forth in this ordinance and to recommend that the ordinance be revoked.

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

10 **Section 4. Filing with the Department of State.** The clerk is hereby directed forthwith to send a copy of this
11 Ordinance to the Secretary of State for the State of Florida in accordance with Section 125.66,
12 Florida Statutes.
13

14 **Section 5. Effective Date.** This Ordinance shall become effective as provided by law.

15 ENACTED this 28th day of September, 2021.

16 FILED with the Secretary of State this 29th day of September, 2021.


17 EFFECTIVE September 28th, 2021.

23 BOARD OF COUNTY COMMISSIONERS
24 LAKE COUNTY, FLORIDA

25 
26 Sean M. Parks, Chairman

27 This 28th day of September, 2021.

28 ATTEST:

29 
30 Gary J. Cooney, Clerk
31 Board of County Commissioners
32 Lake County, Florida



33 APPROVED AS TO FORM AND LEGALITY

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40 Melanie Marsh, County Attorney

EXHIBIT A. Legal Description (3 Pages).

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Parcel 1: Alternate Key No. 1028418
The Southeast One Quarter (SE 1/4) of Section 12, Township 23 South, Range 26 East, all lying and being in Lake County, Florida, LESS AND EXCEPT all that portion of that certain plat of Avalon Hills recorded in Plat Book 57, Pages 42, 43 and 44, Public Records of Lake County, Florida, and Less and Except road right-of-way.

OR BK 4810, PG 1926

Parcel 2: Alternate Key No. 1593182
The North 1/2 of the Southeast 1/4 of Section 1, Township 23 South, Range 26 East; Lake County, Florida. Less the North 25 feet for right of way by virtue of the Quit-Claim Deed recorded in Deed Book 345, Page 45, Public Records of Lake County, Florida.

AND

The South 1/2 of the Southeast 1/4 of Section 1, Township 23 South, Range 26 East, Lake County, Florida.

OR BK 3397, PG 1895

Parcel 3: Alternate Key No. 1028396
THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LESS THE NORTH 30 FEET THEREOF, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

OR BK 1639, PG 787

Parcel 4: Alternate Key No. 1028400
The South 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 12, Township 23 South, Range 26 East, Public Records of Lake County, Florida, and

The East 30 feet of the South 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 12, Township 23 South, Range 26 East, Public Records of Lake County, Florida.

OR BK 5010, PG 1069

1 Parcel 5: Alternate Key No. 1594022

2 The SW 1/4 of the NE 1/4 of Section 12, Township 23 South, Range 26 East, Lake
County, Florida,

AND: A 30 foot wide strip of land over the North 30 feet of the North 1/2 of the SE 1/4 of
the NE 1/4 of Section 12, Township 23 South, Range 26 East, lying in Lake County,
Florida.

LESS AND EXCEPT: A 30 foot wide strip of land over the East 30 feet of the SW 1/4 of
the NE 1/4 of Section 12, Township 23 South, Range 26 East, Lake County, Florida.

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5 OR BK 2609, PG 1259

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8 Parcel 6: Alternate Key No. 1594006

9 A parcel of land being a portion of the Northwest 1/4 of the Northeast 1/4 of Section
12, Township 23 South, Range 26 East, Lake County, Florida, being more
particularly described as follows:

Commence at the Northwest corner of the Northeast 1/4 of said Section 12; thence
run South 00°36'42" West along the west line of said Northeast 1/4 for a distance of
25.00 feet to the POINT OF BEGINNING; thence South 89°35'26" East along a line
25.00 feet South of and parallel to the North line of said northeast 1/4 of a distance
of 632.12 feet; thence South 00°34'59" West for a distance of 1221.76 feet; thence
South 89°31'05" East along a line 75.00 feet North of and parallel to the South line
of said Northwest 1/4 of the Northeast 1/4 for a distance of 656.27 feet; thence South
00°33'15" West along the East line of said Northwest 1/4 of the Northeast 1/4 for a
distance of 75.00 feet; thence North 59°31'05" West along the South line of said
Northwest 1/4 of the Northeast 1/4 for a distance of 1319.07 feet; thence North
00°36' 42" East along the West line of said Northeast 1/4 for a distance of 1295.96
feet to the POINT OF BEGINNING.

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12 OR BK 2705, PG 1217

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Parcel 7: Alternate Key No. 1593999

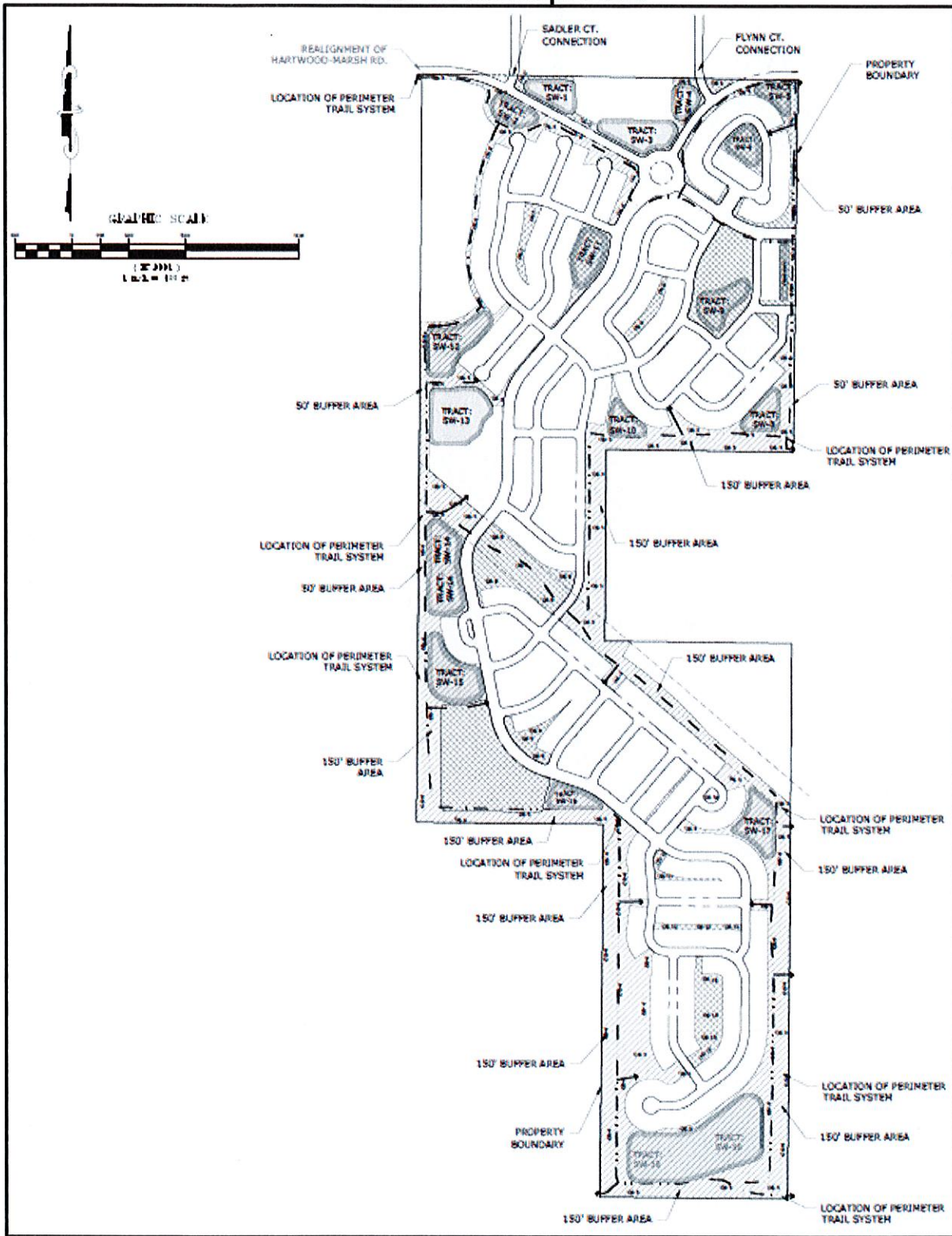
A parcel of land being a portion of the Northwest 1/4 of the Northeast 1/4 of Section 12, Township 23 South, Range 26 East, Lake County, Florida, being more particularly described as follows:

Begin at the Northwest corner of the Northeast 1/4 of said Section 12; thence run South 89° 35'26" East along the North line of said Northeast 1/4 for a distance of 1317.76 feet; thence South 00° 33'16" West along the East line of said Northwest 1/4 of the Northeast 1/4 for a distance of 1247.62 feet; thence North 89° 31'05" West along a line 75.00 feet North of and parallel to the South line of said Northwest 1/4 of the Northeast 1/4 for a distance of 686.27 feet; thence North 00° 34'59" East, for a distance of 1221.76 feet; thence North 89° 35'26" West along a line 25.00 feet South of and parallel to the North line of said Northeast 1/4 for a distance of 632.12 feet; thence North 00° 36'42" East along the West line of said Northeast 1/4 for a distance of 25.00 feet to the Point of Beginning.

OR BK 3397, PG 1895

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EXHIBIT B. Concept Plan.

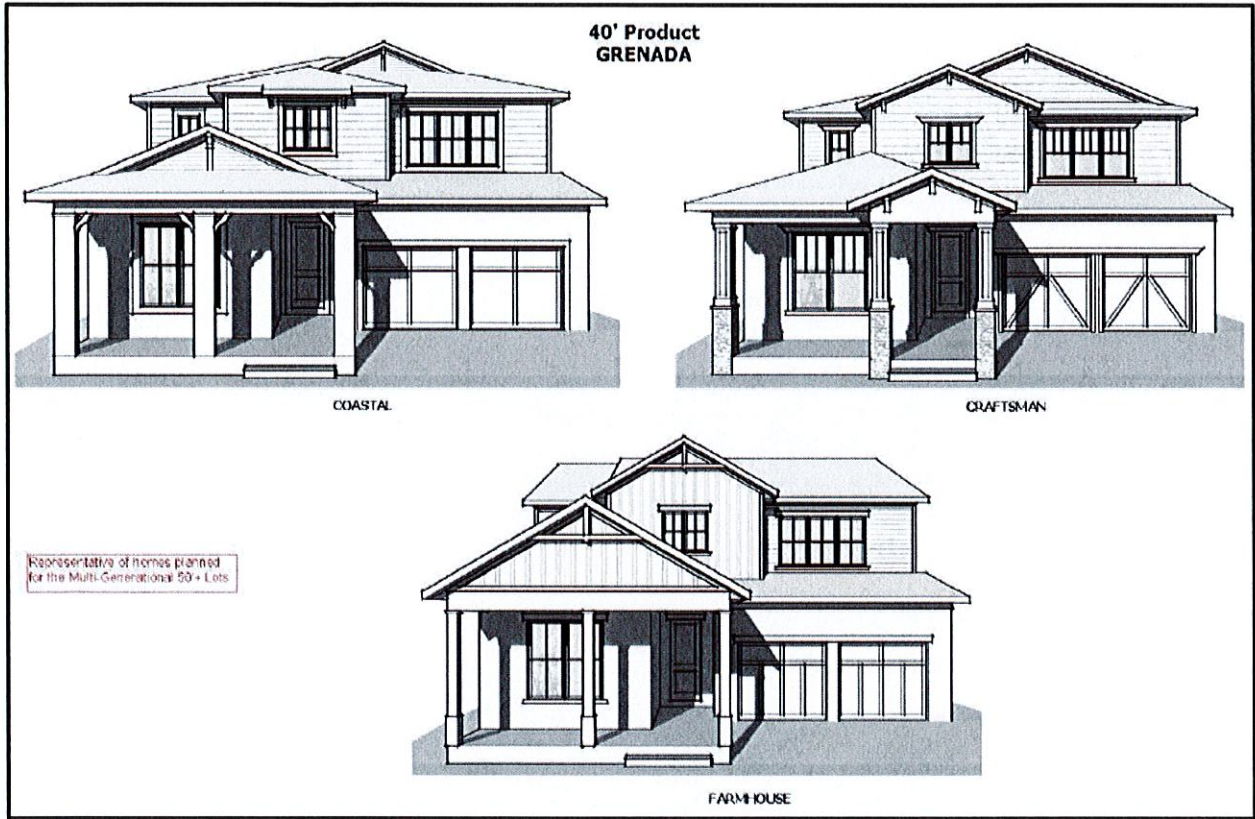


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EXHIBIT C. Residential Design Examples (2 Pages).



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FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

September 29, 2021

Mr. Gary J. Cooney
Clerk of the Circuit Court and Comptroller
Lake County
550 West Main Street
P. O. Box 7800
Tavares, Florida 32778-7800

Attention: Josh Pearson

Dear Mr. Cooney:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge your electronic copy of Lake County Ordinance No. 2021-36, which was filed in this office on September 29, 2021.

Sincerely,

Anya Owens
Program Administrator

AO/lb

LEGAL NOTICE

On Tuesday, November 4, 2025 at 6:30 PM the Clermont Planning and Zoning Commission will consider the enactment of the following proposed ordinance.

ORDINANCE NO. 2025-042

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:

Hartwood Marsh Road
Vacant parcels located south of Hartwood Marsh Road and west of the Lake/Orange County Line (Alternate Keys 1028418, 1593182, 1028396, 1028400, 1594022, 1594006 and 1593999)
357 +/- Acres



PROPERTY REZONING

**From: Lake County Planned Unit Development (PUD)
To: City of Clermont Planned Unit Development (PUD)**

LEGAL DESCRIPTION

PARCEL NO. 1: Alternate Key No. 1028418
THE SOUTHEAST ONE QUARTER (SE 1/4) OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 26 EAST, ALL LYING AND BEING IN LAKE COUNTY, FLORIDA, LESS AND EXCEPT ALL THAT PORTION OF THAT CERTAIN PLAT OF AVALON HILLS RECORDED IN PLAT BOOK 57, PAGES 42, 43, AND 44, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND LESS AND EXCEPT ROAD RIGHT-OF-WAY.
OR BK 4810, PG 1926

PARCEL NO. 2: Alternate Key No. 1593182
THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 23 SOUTH, RANGE 26 EAST; LAKE COUNTY, FLORIDA. LESS THE NORTH 25 FEET FOR RIGHT OF WAY BY VIRTURE OF THE QUIT-CLAIM DEED RECORDED IN DEED BOOK 345, PAGE 45, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

AND

THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.

OR BK 3397, PG 1895

PARCEL NO. 3: Alternate Key No. 1028396
THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LESS THE NORTH 30 FEET THEREOF, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

OR BK 1639, PG 787

PARCEL NO. 4: Alternate Key No. 1028400
THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 26 EAST, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND

THE EAST 30 FEET OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 26 EAST, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

OR BK 5010, PG 1

Alternate Key No. 1594022
THE SW 1/4 OF THE NE 1/4 OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA,

AND: A 30 FOOT WIDE STRIP OF LAND OVER THE NORTH 30 FEET OF THE NORTH 1/2 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LYING IN LAKE COUNTY, FLORIDA.

LESS AND EXCEPT: A 30 FOOT WIDE STRIP OF LAND OVER THE EAST 30 FOOT OF THE SW 1/4 OF THE NE 1/4 OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.

OR BK 2609, PG 1259

PARCEL NO. 6: Alternate Key No. 1594006
A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 12, THENCE RUN SOUTH 00°36'42" WEST ALONG THE WEST LINE OF SAID NORTHEAST 1/4 FOR A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°35'26" EAST ALONG A LINE 25.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID NORTHEAST 1/4 OF A DISTANCE OF 632.12 FEET; THENCE SOUTH 00°34'59" WEST FOR A DISTANCE OF 1221.76 FEET; THENCE SOUTH 89°31'05" EAST ALONG A LINE 75.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 FOR A DISTANCE OF 656.27 FEET; THENCE SOUTH 00°33'15" WEST ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 FOR A DISTANCE OF 75.00 FEET; THENCE NORTH 59°31'05" WEST ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 FOR A DISTANCE OF 1319.07 FEET; THENCE NORTH 00°36'42" EAST ALONG THE WEST LINE OF SAID NORTHEAST 1/4 FOR A DISTANCE OF 1295.96 FEET TO THE POINT OF BEGINNING.

OR BK 2705, PG 1217

PARCEL NO. 7: Alternate Key No. 1593999
A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 12; THENCE RUN SOUTH 89°35'26" EAST ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 FOR A DISTANCE OF 1317.76 FEET; THENCE SOUTH 00°33'16" WEST ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 FOR A DISTANCE OF 1247.62 FEET; THENCE NORTH 89°31'05" WEST ALONG A LINE 75.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 FOR A DISTANCE OF 686.27 FEET; THENCE NORTH 00°34'59" EAST, FOR A DISTANCE OF 1221.76 FEET; NORTHEAST 1/4 FOR A DISTANCE OF 632.12 FEET; THENCE 00°36'42" EAST ALONG THE WEST LINE OF SAID NORTHEAST 1/4 FOR A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

OR BK 3397, PG 1895

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