



**CITY OF CLERMONT
PLANNING AND ZONING COMMISSION AGENDA
6:30 PM, Thursday, July 6, 2017
City Hall – 685 W. Montrose Street, Clermont, FL**

**CALL TO ORDER
INVOCATION AND PLEDGE OF ALLEGIANCE
MINUTES**

Minutes of Planning & Zoning meeting of June 6, 2017

**REPORTS
NEW BUSINESS**

Item 1 - Resolution No. 2017-23
Heritage Hills Conditional Use Permit

Request to remove a condition in the existing conditional use permit for a sidewalk along Hartwood Marsh Road.

Item 2 - Resolution No. 2017-29
Citrus Tower Park Conditional Use Permit

Consider a Conditional Use Permit to allow for a Commercial Shopping Center within the Lost Lake Reserve PUD.

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 the Development Services at 352-241-7302.

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

City of Clermont
MINUTES
PLANNING AND ZONING COMMISSION
June 6, 2017

Page 1

The meeting of the Planning & Zoning Commission was called to order Tuesday June 6, 2017 at 6:30 p.m. by Chairman Nick Jones. Other members present were Herb Smith, Tony Hubbard, Carol Thayer, and Cuqui Whitehead. Also in attendance were Barbara Hollerand, Development Services Director, John Kruse, Senior Planner, Jack Morgeson, Legal Counsel for the City, and Jane McAllister, Planning Specialist.

Commissioner Whitehead moved to approve the May 2, 2017 minutes as written, Carol Thayer seconded. The vote was unanimous to approve.

MINUTES of the Planning and Zoning Commission meeting held May 2, 2017 were approved as written.

REPORTS

Commissioner Whitehead made an announcement about the upcoming jerk festival. It is a celebration of Caribbean heritage. She said there will be food, entertainment and a dominos tournament. She encouraged all to attend and bring their friends.

Development Services Director Barbara Hollerand announced that the June 14 ribbon cutting of the Victory Pointe project will take place at the boat house at 10:00 a.m.

Ms. Hollerand said that the July meeting of the Planning and Zoning Commission falls on the 4th of July. She asked the commissioners present if it would be convenient for them to meet on Monday July 10 instead. Ms. Hollerand also asked that the September meeting, which falls on the day after Labor Day, be moved to Monday, September 11. There were mixed answers from the commissioners present.

It was decided that all of the commissioners would be polled via email to see if the dates were convenient, and if there would be a quorum on each of the suggested alternate dates.

1. REQUEST FOR CONDITIONAL USE PERMIT

REQUEST: To allow amend a conditional use permit Resolution No. 2016-09 for a planned unit development to remove a condition requiring sidewalks along Hartwood Marsh Road.

APPLICANT: Lennar Homes, LLC

John Kruse, Senior Planner, stated that the applicant has asked that this item be postponed until the July 2017 meeting.

Commissioner Whitehead moved to postpone this matter until the July 2017 meeting; seconded by Commissioner Hubbard. The vote was unanimous to postpone until the July 2017 meeting.

City of Clermont
MINUTES
PLANNING AND ZONING COMMISSION
June 6, 2017

Page 2

**2. REQUEST FOR A SMALL SCALE COMPREHENSIVE PLAN
AMENDMENT**

APPLICANT: City of Clermont

Senior Planner Kruse presented the staff report as follows:

On March 23, 2015, the City Council approved the Downtown and Waterfront Master Plan. This plan identified strategies and projects that would drive development, redevelopment, and infill in and around the downtown area. A few of the projects, such as the Front Door improvement on 8th Street and State Road 50 have been completed. Some projects are starting construction, particularly Victory Pointe (formerly known as the West Lake Wetlands Park). Victory Pointe is a utility stormwater pond serving the western downtown area. This infrastructure improvement allows full development and redevelopment in this area without the need for a stormwater system on the site. City staff has identified an existing City owned and operated stormwater pond fronting Lake Minneola that will not be necessary once Victory Pointe is completed. The stormwater from this pond will be conveyed to Victory Pointe for treatment.

City staff has initiated this small scale comprehensive plan amendment to change the Future Land Use from Parks to Downtown Mixed Use. The Downtown Mixed Use will allow the City to move forward on using the property for the highest and best use in the future. The extent of the change encompasses a little over one acre, containing the existing pond and maintenance area around the pond. The area is directly south of Lake Minneola and north of the West Avenue and Osceola Street intersection. Future redevelopment of the site will be forthcoming and the land use change sets the framework for this opportunity. The current zoning is Central Business District, which is consistent with the requested Downtown Mixed Use future land use.

Since the focus of the Master Plan is to enhance the downtown and waterfront areas, the redevelopment of the existing stormwater system is important. In order to advance the highest and best use of the property, staff recommends approval of the small scale comprehensive land use change from Parks to Downtown Mixed Use.

Chairman Jones opened the floor to the public.

John Keller-Raber, 863 S. Waterview Drive, Clermont, FL asked what kind of height restrictions are going to be on this property. He said he is worried that the view of the lake from his property will be obstructed. He also said he has seen the area grow since Osceola Street was a dirt road and that he thinks the changes occurring are wonderful, but he is worried about what exactly “mixed use” means. His main concern is a height restriction.

There being no other members of the public who wished to speak, Chairman Jones closed the public portion of meeting.

City of Clermont
MINUTES
PLANNING AND ZONING COMMISSION
June 6, 2017

Page 3

Mr. Kruse explained that the maximum building height allowed in the Central Business (CBD) is 55 feet. He added that it doesn't necessarily mean that anyone is going to build anything to that height.

Chairman Jones asked what would be going in on the property.

Mr. Kruse answered that the only issue here is to present the change in the future land use. He stated that he does not know what is going to be built on the property.

Chairman Jones commented about what a great asset Clermont has with the beach around the lake.

Carol Thayer asked the meaning of "mixed use".

Mr. Kruse explained that it allows for different uses such as residential and commercial together in the same area.

Commissioner Whitehead said she has been here for 37 years, and has seen many changes. She understands that the city wants to expand the facilities for public use and that everyone can enjoy the benefits of enhancing the downtown and lakefront areas. She added that she doesn't believe there will be a 55 foot high structure put on that property.

Commissioner Smith asked Mr. Keller-Raber if his property was for sale.

Mr. Keller-Raber replied that it has been for sale, but that he has taken it off the market for now. He said he is for the enhancement of the beach area, and that his only concern is the height of a building blocking his view of the lake.

Commissioner Whitehead moved to approve the request; it was seconded by Commissioner Smith. The vote was unanimous for approval.

There being no further business, the meeting was adjourned at 6:58 p.m.

Nick Jones, Chairman

ATTEST:

Jane C. McAllister – Planning Specialist



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date	
Thursday, July 6, 2017	
Agenda Item Name	
Resolution No. 2017-23 <i>Heritage Hills Conditional Use Permit</i>	
Requested Action	
Recommend denial of the CUP amendment.	
Staff Report	
The applicant is requesting to amend the existing conditional use permit (Resolution No. 2016-09) to allow for the elimination of the public sidewalk on Hartwood Marsh Road. This is condition number 5, under Section 6, Transportation Improvements in Resolution No. 2016-09. In April 2016, the applicant had requested the removal of the public sidewalk requirement along with other requests for Phase 7 of the project. The request to eliminate the sidewalk was denied at that time, and after waiting the required one-year time limit to reapply, the applicant is now back for the same sidewalk request. The existing resolution requires a public sidewalk to be constructed along the north side of Hartwood Marsh Road right-of-way. This is a typical requirement for any development within the City. When this requirement was included as part of the resolution, it was assumed the right-of-way for Hartwood Marsh Road would remain as is. The Lake County Engineering Office has informed City staff that this is not the case anymore. Lake County is working with the Center Lake Sand mine to relocate Hartwood Marsh Road to the eastern side of their property. This would leave a cul-de-sac just to the west of the Heritage Hills entrance on Hartwood Marsh Road. For this reason, the applicant is again requesting not to construct the sidewalk in this area. Lake County has also included a letter that states that this sidewalk will be of no use because of the internal connectivity of the existing development. The applicant believes the sidewalk will not serve the purpose for which it was intended and is requesting to remove the requirement from the conditional use permit. Staff can understand the request for eliminating the Hartwood Marsh Road sidewalk based on the proposed realignment of Hartle Road and Hartwood Marsh Road. However, without a specific construction timeline for Hartle Road, and the fact that it remains a “proposed right-of-way,” staff is not comfortable recommending the elimination of the sidewalk along Hartwood Marsh Road at this time and therefore recommends denial of the request.	
Additional Analysis	
Fiscal Impact Summary	

Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	Resolution No. 2017-23	2017-23 Heritage Hills CUP.docx
2.	Map	Map Heritage Hills.pdf
3.	Aerial Map	Aerial Map.docx
4.	Resolution No. 2016-09	R-2016-09.pdf
5.	Lake County letter	Lake County letter.pdf
6.	Application	CUP App Heritage Hills.pdf
7.	Legal Ad	Heritage Hills CUP Ad.docx

**CITY OF CLERMONT
RESOLUTION NO. 2017-23**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING AN AMENDMENT TO A CONDITIONAL USE PERMIT (RESOLUTION 2016-09) FOR A PLANNED UNIT DEVELOPMENT TO REMOVE A CONDITION REQUIRING SIDEWALKS ALONG HARTWOOD MARSH ROAD.

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held July 6, 2017 recommended approval of the amendment to a Conditional Use Permit; Resolution 2016-09, for a Planned Unit Development to allow the removal of a condition for a sidewalk along Hartwood Marsh Road at the following location:

LOCATION:

Heritage Hills Subdivision

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

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

This application for the amendment to a Conditional Use Permit; Resolution 2016-09, for a Planned Unit Development to allow the removal of a condition for a sidewalk along Hartwood Marsh Road be granted subject to the following conditions:

CONDITIONAL USE PERMIT CONDITIONS:

Section 1 – General Conditions

1. The conditions as set forth in this Conditional Use Permit shall be legally binding upon any heirs, assigns and successors in title or interest.
2. Upon approval of this Resolution, the property shall only be used for the purposes described herein. No expansion of the use(s) or any additional uses shall be permitted except as approved by another Conditional Use Permit.
3. The property described in “Exhibit A” shall be developed in substantial accordance with the Conceptual Site Plan, Center Lake Properties Limited/Vista Royale, modified October 2014, by BESH, Inc., as shown in “Exhibits B and C” and Map H; Master Development Plan for Kings Ridge DRI, dated November 2005, prepared by Glatting Jackson Kercher Anglin Lopez Rinehart, as shown in “Exhibit D,” incorporating all conditions of this Conditional Use Permit.

CITY OF CLERMONT
RESOLUTION NO. 2017-23

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 Planned Unit Development without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits from the City and other applicable jurisdictional entities.
5. Prior to the issuance of any permits, the applicant shall be required to submit formal site plans for review and approval by the City of Clermont Site Review Committee. The site plans shall meet all submittal requirements and comply with the conditions of this Resolution, applicable City Codes, Regulations, Ordinances, and provide compliance with the adopted City Comprehensive Plan, as amended.
6. Any specific references in this Resolution to the Florida Statutes, Florida Administrative Code, City of Clermont Land Development Regulations, City of Clermont Comprehensive Plan, shall include any future amendments to the statutes, code, regulations and or plan.
7. A Certificate of Occupancy shall not be issued until each of the stated conditions has been met.
8. If any of the stated conditions are violated, the applicant understands and agrees that the City Council may revoke this Conditional Use Permit by resolution as prescribed in the City Code.
9. The Conditional Use Permit must be executed and filed in the office of the City Clerk within 90 days of the date of grant by the City Council or the Permit shall become null and void.
10. The Applicant shall record in the Public Records of Lake County within 90 days of its date of approval by the City Council, a short-form version of this Conditional Use Permit as provided by the City or a form acceptable to the City, to provide notice to all interested parties, the assigns, successors and heirs of the developer/applicant and all future owners of the above-referenced property that the real property described above is subject to the terms and conditions of the Conditional Use Permit.
11. This Permit shall become null and void if substantial construction work has not begun within two (2) years of the date this Conditional Use Permit is executed and signed by the permittee. "Substantial construction work" means the commencement and continuous prosecution of construction of required improvements ultimately finalized at completion.
12. The subject property; Heritage Hills, shall be an independent development and shall not become part of the Kings Ridge Planned Unit Development as an addition or extension of the Kings Ridge Community Association, Incorporated.

CITY OF CLERMONT
RESOLUTION NO. 2017-23

13. The subject property; new community/Phase 7, shall be an independent development and shall not become part of the Heritage Hills Development as an addition or extension of the Heritage Hills Community Association, Incorporated. The new community/Phase 7 shall not have access to the pool or clubhouse amenities within the Heritage Hills Development.

Section 2 – Land Use

The parcel shall be developed as a residential Planned Unit Development. The community shall be owner occupied. The project shall be developed in accordance with the UD-7 Mixed-Use Classification I Land Use District.

1. *Number and Type of Residential Units* - There are 1,223 dwelling units approved for “Parcel H,” a density of 2.77 dwelling units per acre. All land used to calculate density must be useable land. Floodplains, wetlands, natural bodies of water, and power line easements are not useable land for density calculations.
2. *Lot Sizes* – Residential construction shall be permitted on lots that are a minimum of 50 feet x 100 feet (5,000 square feet); however, cul-de-sac or unique configured corner lots may be permitted less than 50-foot frontage as long as the lot meets the 50 foot required width at the building setback line and meets the minimum square footage. Within the gated community, residential attached construction shall be permitted on lots that are a minimum of 20 feet x 100 feet (2,000 square feet). Setbacks shall be as provided in Exhibits “B” and “C.”
3. *Structure Setbacks* – Minimum setbacks shall be twenty (20) feet for front yards, fifteen (15) feet for rear yards for the principal dwelling unit, and a ten (10) foot separation between buildings. Accessory structures such as pools, decks and screened enclosures shall be constructed a minimum of five (5’) feet from the rear yard property line.
4. *Impervious Surfaces Limitations* – A maximum Impervious Surface Ratio shall not be calculated on individual lots for permitting purposes.
5. *Total Open Space* – A minimum of 45 percent of the useable land shall be open space. This may include common open space (including trails), yards, landscape buffers and power line easements. Floodplain areas, wetland areas, natural water bodies, rights-of-way, and dry water retention areas shall not be calculated as open space or common space.

CITY OF CLERMONT
RESOLUTION NO. 2017-23

6. *Common Open Space* – A minimum of 50 acres of land shall be designated as Common Open Space. Common Open Space shall be defined as land set aside, dedicated, designated, or reserved for public use or the use of owners and occupants of the development. Common Open Space includes parks and recreation areas. It does not include the perimeter landscape buffer described in Section 7, Condition 3.
7. A clubhouse and recreation facilities will be provided for the benefit of the owners of property within the Heritage Hills Planned Unit Development.
8. In order to provide neighborhood continuity within the Heritage Hills development, all residential areas shall access internally to recreational and other passive public areas through design and implementation of pedestrian ways and bicycle paths.
9. The project shall have an on-site sales and model center.
10. A masonry wall shall be constructed along the eastern portion of Heritage Hills Phase 6.
11. Developer shall install four approved street lights along Hartwood Marsh Road prior to the Phase 6 final approval.

Section 2.1 – Phase 7 Amendments

1. Phase 7 shall be allowed to develop 50 foot right-of-ways.

Section 3 – Physical Site Development and Environmental Issues

1. A dust abatement, soil erosion, and ground stabilization plan shall be submitted to the City detailing measures to be taken to eliminate the migration of dust particles and soil erosion. All disturbed areas that are not to be developed within 30 days after grading is completed shall be seeded and mulched or sodded unless an alternative plan is submitted to and approved by the City.
2. Any and all areas of the parcel shall be in compliance by June 4, 2004 with the agreement with Lake County titled “Developer’s Agreement for Reclamation Activities Related to the Center Lake Sand Mine” dated December 17, 2002. The permittee agrees to execute a document that allows the City to enforce all terms and conditions of the Development Agreement with Lake County following the annexation of property described in Exhibit “A”.
3. Parcels shall be developed with maximum slopes limited to 3:1 with the exception of Parcel A, identified as a park site on the Conceptual Development Plan, where special design features such as overlook plazas may be provided. Here, slopes of 2:1 may be allowed with review and approval by the City Engineer.

CITY OF CLERMONT
RESOLUTION NO. 2017-23

4. Stormwater Management: A comprehensive stormwater management system will be provided consistent with all regulatory requirements of the City and the Water Management District.
5. Due to extreme grades existing on the site from the former sand mining operation, previously disturbed areas of the project will be exempt from Code limitations regarding the extent of grade changes allowed. Initial reclamation and grading is exempt from City Code; however, after the initial grading has been completed future grading will conform to the City's grading code.
6. The Floodplain Administrator has determined that the proposed development plans require issuance of a Floodplain Development Permit in accordance with Section 94-50 of the City Code. As part of this Conditional Use Permit, the Floodplain Permit is approved for the construction of a stormwater retention area described on Sheet 1, dated August 2014, and prepared by BESH, Inc. The stormwater retention area will retain a minimum volume equal to the post-development minus pre-development runoff volume from the 25-year 96-hour storm over the contributing basin plus a volume equal to the fill proposed in the floodplain so that no change in the base flood elevation will result from the proposed construction. No impacts to the wetland fringe of Johns Lake will result from construction of the stormwater retention pond, subject to compliance with St. Johns River Water Management District regulations and all other applicable laws.

Section 4 – DRI Development Order Issues and Impact Mitigation

1. Prior to obtaining a Preliminary Plat of the property, the owner shall comply with the requirements of Chapter 380.06, Florida Statutes, which governs Developments of Regional Impact. If the property is governed by the provisions of Chapter 380.06, Florida Statutes and proceeds through the Development of Regional Impact process, then the terms and conditions of this Permit may be modified so as to conform to the terms and conditions of the Development Order issued by the City.

Section 5 – Utilities

1. The project shall be plumbed for reclaimed water use. In order to prevent potential cross connection of potable water supply and reuse water lines, all reuse lines shall be installed in purple colored pipe. Irrigation water shall be supplied by a private irrigation well and system permitted and constructed by the owner to serve the residents and common areas until reuse water is available. The City shall operate and maintain the well and distribution mains up to and including the irrigation meters.
2. A 100 foot by 100 foot well site shall be dedicated to the City; the location of which to be determined by the City Engineer.

CITY OF CLERMONT
RESOLUTION NO. 2017-23

3. The City will provide water and wastewater services for the project described in the Planned Unit Development.
4. The permittee will be responsible for extending utility lines to the project.
5. The permittee shall not place more than thirty-six (36) inches of overburden on utility lines. Where landscape may be located over such line, the City shall receive indemnification in the event of necessary operation and/or maintenance of the utility. Repair and/or replacement of landscape shall be the responsibility of the permittee.
6. The City may construct a liner in any or all of the retention ponds within the development to be used for bulk reclaimed water storage. The City will construct the liner at its own expense and restore the area to a condition equal to the conditions prior to liner construction. The City may construct at its own expense a pump station and filtration system for the reclaimed water to be constructed along the banks of the pond. The construction of the facilities will mimic a residential-style structure to blend in with the surroundings. The owner shall dedicate access easements over the pond areas to facilitate this use.

Section 6 – Transportation Improvements

1. The permittee shall dedicate right-of-way necessary for the proposed realignment of Hartwood Marsh Road as determined by Lake County. In the event development of the project reaches a stage where access from Hartwood Marsh Road is necessary and the planned improvements to Hartwood Marsh Road have not been made, there may be a requirement for improvements to the existing roadway such as turn lanes. The developer shall dedicate right-of-way of eighty (80) feet in width for the extension of Hartle Road through the property so as to connect with Hartwood Marsh Road.
2. The developer shall meet the required access management standards of Lake County and the Florida Department of Transportation (FDOT) consistent with jurisdictional roadway classifications as it relates to identified jurisdictional facilities.
3. To provide safe access and preserve operational capacity, the developer shall fund on-site and immediate area improvements consistent with impacts of the specific access being requested. Immediate improvements necessitated by construction of ingress/egress roadways to the project shall be provided, consistent with the impact of the facility constructed. The City of Clermont and Lake County shall jointly review and determine approval of access facilities. Plans and specifications for any proposed access shall be provided for review, evaluation and approval prior to physical construction. Such improvements may include, but not be limited to, acceleration lanes, deceleration lanes, turn lanes, tapers, signalization, and signage, widening, and resurfacing of the impacted roadway consistent with the specific land utilization for the access being requested.

CITY OF CLERMONT
RESOLUTION NO. 2017-23

4. If, in the future, it is determined by the City that a signal is warranted at the intersection of Hancock Road and Kings Ridge Boulevard, the permittee shall pay a pro rata share of the cost of engineering, equipment and installation of the signal.
5. ~~A sidewalk shall be provided along Hartwood Marsh Road the length of the subject property unless Lake County constructs a trail in lieu of the sidewalk.~~
5. In order to provide neighborhood continuity within Heritage Hills, all residential areas shall access internally to recreational and other passive public areas through design and implementation of road networks, pedestrian ways and bicycle paths. Main roads through the project shall have cart paths on both sides of the road and have a six (6) foot wide sidewalk on one side of the roadway. A sidewalk will be required on both sides of the roadway where parcels are not served by community walking trails. Neighborhood roads will have a cart path on one side of the road and will not be required to have sidewalks.
6. The roads within the Planned Unit Development shall be private and the roads shall be owned and maintained by a duly appointed and authorized Homeowners Association.
7. The roadway surface may be designed and constructed in two $\frac{3}{4}$ inch lifts of asphalt for a total of 1 $\frac{1}{2}$ inch asphalt surface.
8. “F” type vertical curbs are to be provided throughout the community.
9. Ingress and egress to the site for construction shall be as approved by the City Site Review Committee.
10. A second entrance to the development will be required prior to August 31, 2013 Should the entrance road not be completed by August 31st, 2013 no further Certificates of Occupancy will be issued until the road is complete.
11. A temporary access road from Hartwood Marsh Road to the terminus of the existing, completed portion of Heritage Hills Boulevard may be constructed and remain in operation for a period of two years. The entrance at Hartwood Marsh Road shall be constructed to City standards; including street lights, for a distance of approximately 400 feet. Improvements along Hartwood Marsh shall be completed including right and left turn lanes, sidewalks, utilities and street lights. The temporary road shall follow the alignment shown in submittal dated January 20, 2009, as prepared by Booth, Ern, Straughan and Hiott, Inc. The temporary road shall be a minimum of 24 feet in width with a 12-inch stabilized subgrade and a minimum of 1-inch of asphalt. Temporary stormwater retention shall be provided and the design shall at a minimum collect runoff from the road and provide permanent erosion protection. The existing construction entrance shall remain in service.
12. The new development; Phase 7, shall provide access to Hartle Road within one year once Hartle Road is constructed.

CITY OF CLERMONT
RESOLUTION NO. 2017-23

Section 7 – Landscaping

1. The project shall be landscaped in accordance with the City landscape ordinance with the exception that required trees shall be three inches caliper in size.
2. Landscape buffers along rights-of-way shall be constructed per Code. Walls or fences shall be located on inside perimeter of the buffers and the landscape material shall be planted on the outside of the wall or fence. Chain link and vinyl or plastic fencing will not be allowed along public rights-of-way.
3. A minimum twenty (20) foot wide perimeter landscape buffer shall be provided between abutting property boundaries. The buffer shall be landscaped and irrigated according to Code.

CITY OF CLERMONT
RESOLUTION NO. 2017-23

Exhibit A

Legal Description of 442-acre property, Center Lake PUD

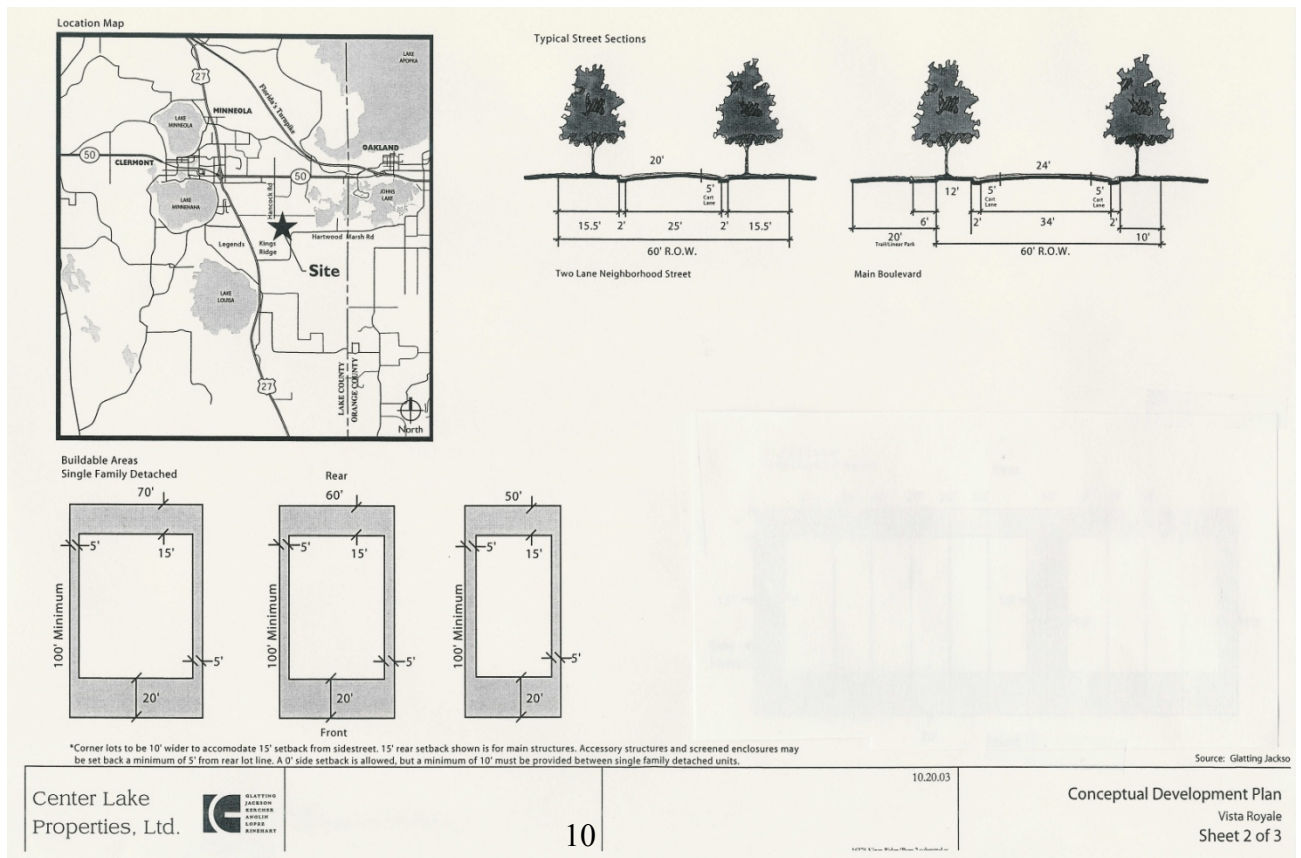
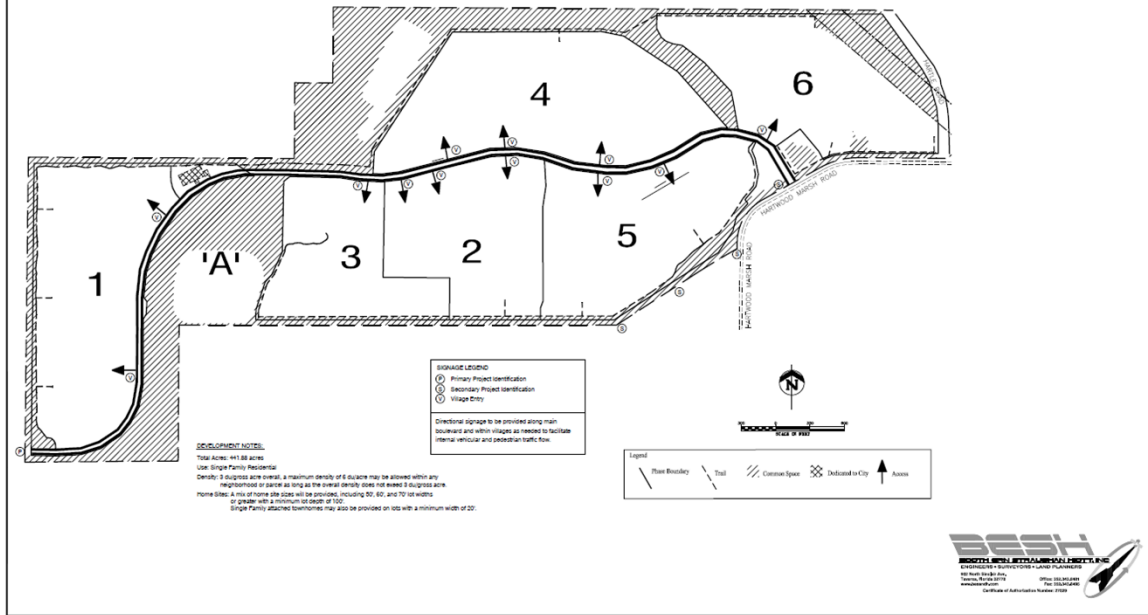
A tract of land lying in Section 2 and 3, Township 23 South, Range 26 East, Lake County, Florida being more particularly described as follows:

Commence at the North $\frac{1}{4}$ corner of Section 2, thence S $00^{\circ} 17' 01''$ W along the West line of the Northeast $\frac{1}{4}$ of Section 2 for a distance of 1318.96 feet to the Point of Beginning; thence S $89^{\circ} 38' 50''$ East along the North line of the S $\frac{1}{2}$ of the Northeasterly $\frac{1}{4}$ of Section 2 for a distance of 2647.84 feet thence S $00^{\circ} 22' 14''$ W along the East line of the Northeasterly $\frac{1}{4}$ of Section 2 for a distance of 1288.41 feet to the Northerly right of way of Hartwood Marsh Road; (An 80.00 feet right of way per Official Record Book 1299, Page 1952) thence N $89^{\circ} 33' 05''$ W along said right of way for a distance of 2031.70 feet to the point of curvature of a curve concave southerly having a radius of 676.00 feet; thence along said curve through a central angle of $29^{\circ} 37' 34''$ for a distance of 349.54 feet to the point of tangency; thence S $60^{\circ} 49' 22''$ W for a distance of 581.58 feet to the point of curvature of a curve concave Southeasterly having a radius of 422.00 feet; thence along the arc of said curve through a central angle of $60^{\circ} 07' 10''$ for a distance of 442.80 feet to the point of tangency; thence S $00^{\circ} 42' 12''$ W for a distance of 59.22 feet; to a point on a non-tangent curve concave Southeasterly and having a radius of 6222.73 feet; thence departing said right of way from a tangent bearing of South $60^{\circ} 40' 56''$ West, run southwesterly along the arc of said curve through a central angle of $03^{\circ} 37' 29''$ for a distance of 393.66 feet to the point of tangency; thence South $57^{\circ} 03' 27''$ West for a distance of 851.32 feet; thence South $89^{\circ} 59' 59''$ West for a distance of 3811.20 feet to the West line of the Southeast $\frac{1}{4}$ of Section 3; thence South $00^{\circ} 23' 05''$ West along the East line of said Southwest $\frac{1}{4}$ of Section 3 for a distance of 1183.99 feet; thence South $89^{\circ} 33' 57''$ West along the South line of said Southwest $\frac{1}{4}$ for a distance of 1335.49 thence North $00^{\circ} 38' 49''$ thence North $00^{\circ} 38' 19''$ East along the West line of the East $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 3 for a distance of 2655.36 feet; thence South $89^{\circ} 40' 41''$ East along the North line of the South $\frac{1}{2}$ of Section 3 for a distance of 2315.53 feet; thence North $00^{\circ} 25' 11''$ East for a distance of 661.05 feet; thence South $89^{\circ} 39' 45''$ East for a distance of 330.78 feet; thence North $00^{\circ} 25' 53''$ East along the West line of the East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 3 for a distance of 660.96 feet; thence South $89^{\circ} 38' 49''$ East along the North line of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 3 for a distance of 1323.66 feet; thence South $89^{\circ} 43' 10''$ East along the North line of the South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 2 for a distance of 2648.47 feet to the POINT OF BEGINNING.

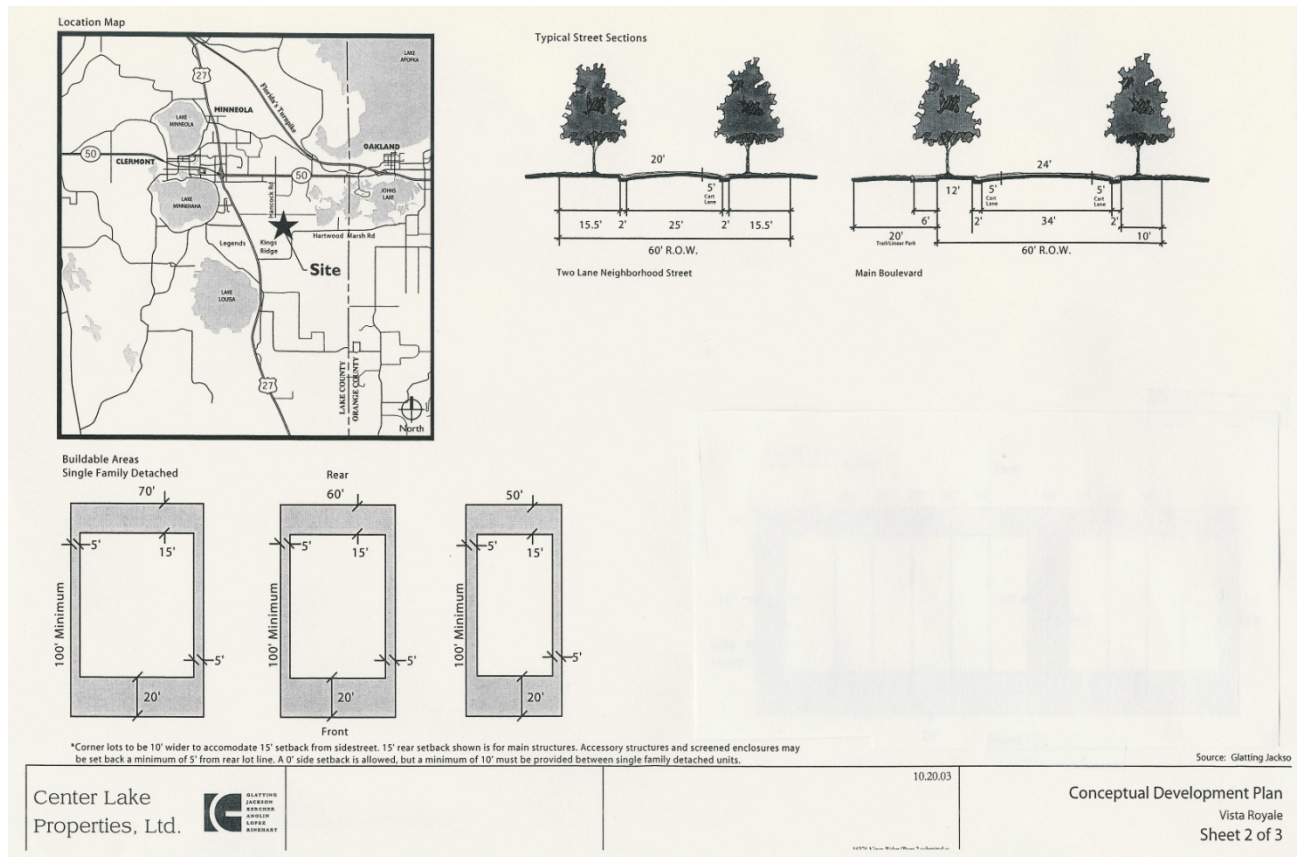
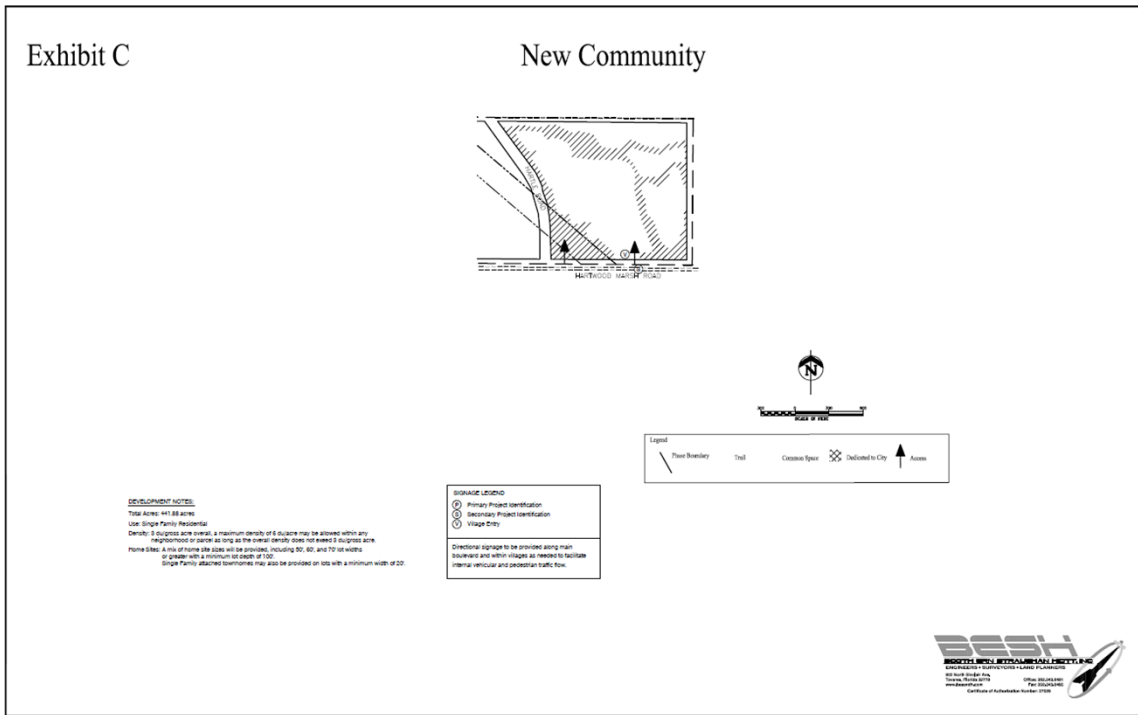
Containing 19248275 Square Feet or 441.88 Acres, more or less.

CITY OF CLERMONT RESOLUTION NO. 2017-23

Exhibit B

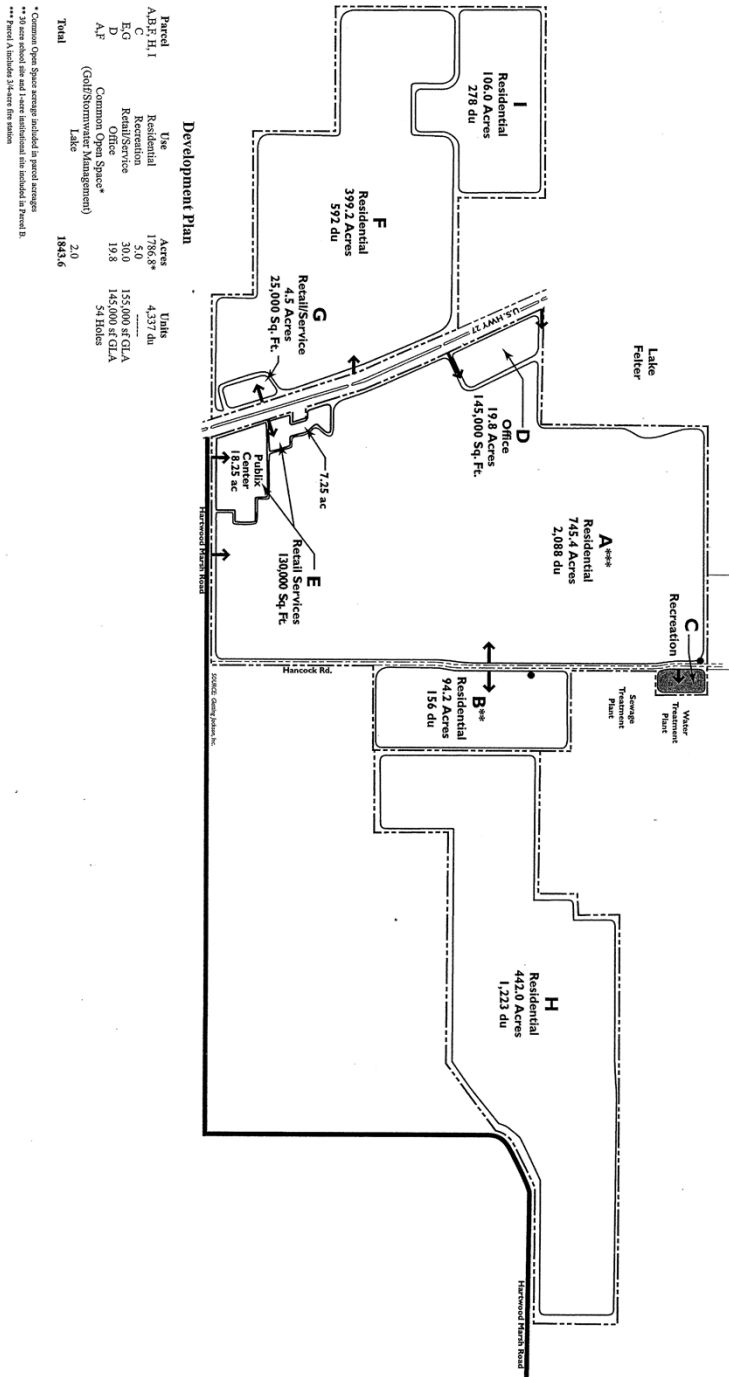


CITY OF CLERMONT RESOLUTION NO. 2017-23



**CITY OF CLERMONT
RESOLUTION NO. 2017-23**

Map H
Master Development Plan



KINGS RIDGE
LENNAR HOMES AT CLERMONT

November 2015
Scale in Feet
0 400 800 1600

North
IG
GEOGRAPHIC INFORMATION SYSTEMS

CITY OF CLERMONT
RESOLUTION NO. 2017-23

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 25th day of July, 2017.

CITY OF CLERMONT

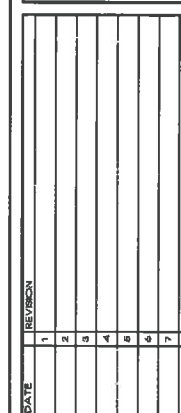
Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney



MASTER PLAN



DATE: AUGUST 20
DESIGNED BY: SI
DRAWN BY: SI
CHECKED BY: DI
4 105 804 641216.02
FILE NAME: MASTER PL
Sheet 1

DUANE K. BOOTH, PI
Registered Eng. #4482

JOHNS LAKE

INNOVATION AT HIDDEN LAKE

HARTWOOD MARSH ROAD

ZONED R/R

CENTER LAKE PROPERTIES, INC.
ZONED MSP

LADDS DEVELOPMENT, INC.
ZONED R-4

Scale: 1" = 3'

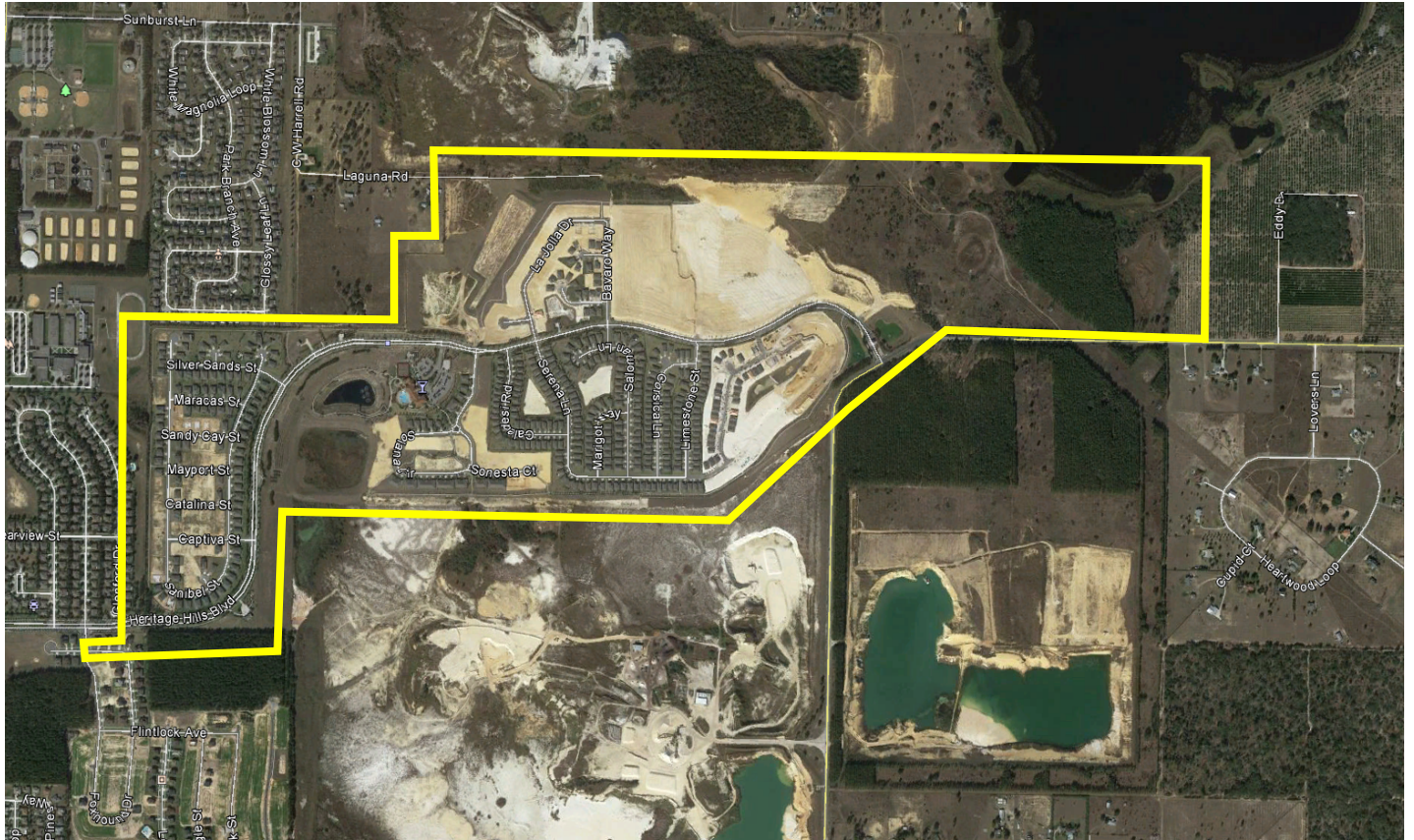
300 0

SCALE IN FEET

Scale: 1" = 500'

Aerial Map

Heritage Hills



**CITY OF CLERMONT
RESOLUTION NO. 2016-09**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING AN AMENDMENT TO A CONDITIONAL USE PERMIT (RESOLUTION 2014-35) FOR A PLANNED UNIT DEVELOPMENT TO ALLOW THE REDUCTION OF RIGHT-OF-WAY WIDTH FROM 60 FEET TO 50 FEET IN PHASE 7 AND PRIVATE AND GATED STREETS IN PHASE 7.

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held April 5, 2016 recommended approval of the amendment to a Conditional Use Permit; Resolution 2014-35, for a Planned Unit Development to allow the removal of a condition for a sidewalk along Hartwood Marsh Road, the reduction of right-of-way width from 60 feet to 50 feet in Phase 7, private and gated streets in Phase 7, and street construction of brick pavers instead of asphalt in Phase 7; at the following location:

LOCATION:

Heritage Hills Subdivision

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Clermont, Lake County, Florida that: This application for the amendment to a Conditional Use Permit; Resolution 2014-35, for a Planned Unit Development to allow the reduction of right-of-way width from 60 feet to 50 feet in Phase 7 and private and gated streets in Phase 7; be granted subject to the following conditions:

CONDITIONAL USE PERMIT CONDITIONS:

Section 1 – General Conditions

1. The conditions as set forth in this Conditional Use Permit shall be legally binding upon any heirs, assigns and successors in title or interest.
2. Upon approval of this Resolution, the property shall only be used for the purposes described herein. No expansion of the use(s) or any additional uses shall be permitted except as approved by another Conditional Use Permit.
3. The property described in "Exhibit A" shall be developed in substantial accordance with the Conceptual Site Plan, Center Lake Properties Limited/Vista Royale, modified October 2014, by BESH INC., as shown in "Exhibits B and C" and Map H; Master Development Plan for Kings Ridge DRI, dated November 2005, prepared by Glatting Jackson Kercher Anglin Lopez Rinehart, as shown in "Exhibit D," incorporating all conditions of this Conditional Use Permit.

CITY OF CLERMONT
RESOLUTION NO. 2016-09

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 Planned Unit Development without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits from the City and other applicable jurisdictional entities.
5. Prior to the issuance of any permits, the applicant shall be required to submit formal site plans for review and approval by the City of Clermont Site Review Committee. The site plans shall meet all submittal requirements and comply with the conditions of this Resolution, applicable City Codes, Regulations, Ordinances, and provide compliance with the adopted City Comprehensive Plan, as amended.
6. Any specific references in this Resolution to the Florida Statutes, Florida Administrative Code, City of Clermont Land Development Regulations, City of Clermont Comprehensive Plan, shall include any future amendments to the statutes, code, regulations and or plan.
7. A Certificate of Occupancy shall not be issued until each of the stated conditions has been met.
8. If any of the stated conditions are violated, the applicant understands and agrees that the City Council may revoke this Conditional Use Permit by resolution as prescribed in the City Code.
9. The Conditional Use Permit must be executed and filed in the office of the City Clerk within 90 days of the date of grant by the City Council or the Permit shall become null and void.
10. This Permit shall become null and void if substantial construction work has not begun within two (2) years of the date this Conditional Use Permit is executed and signed by the permittee. "Substantial construction work" means the commencement and continuous prosecution of construction of required improvements ultimately finalized at completion.
11. The subject property; Heritage Hills, shall be an independent development and shall not become part of the Kings Ridge Planned Unit Development as an addition or extension of the Kings Ridge Community Association, Incorporated.
12. The subject property; new community/Phase 7, shall be an independent development and shall not become part of the Heritage Hills Development as an addition or extension of the Heritage Hills Community Association, Incorporated. The new community/Phase 7 shall not have access to the pool or clubhouse amenities within the Heritage Hills Development.

CITY OF CLERMONT
RESOLUTION NO. 2016-09

Section 2 – Land Use

The parcel shall be developed as a residential Planned Unit Development. The community shall be owner occupied. The project shall be developed in accordance with the UD-7 Mixed-Use Classification I Land Use District.

1. *Number and Type of Residential Units* - There are 1,223 dwelling units approved for "Parcel H," a density of 2.77 dwelling units per acre. All land used to calculate density must be useable land. Floodplains, wetlands, natural bodies of water, and power line easements are not useable land for density calculations.
2. *Lot Sizes* – Residential construction shall be permitted on lots that are a minimum of 50 feet x 100 feet (5,000 square feet); however, cul-de-sac or unique configured corner lots may be permitted less than 50-foot frontage as long as the lot meets the 50 foot required width at the building setback line and meets the minimum square footage. Within the gated community, residential attached construction shall be permitted on lots that are a minimum of 20 feet x 100 feet (2,000 square feet). Setbacks shall be as provided in Exhibits "B" and "C."
3. *Structure Setbacks* – Minimum setbacks shall be twenty (20) feet for front yards, fifteen (15) feet for rear yards for the principal dwelling unit, and a ten (10) foot separation between buildings. Accessory structures such as pools, decks and screened enclosures shall be constructed a minimum of five (5') feet from the rear yard property line.
4. *Impervious Surfaces Limitations* – A maximum Impervious Surface Ratio shall not be calculated on individual lots for permitting purposes.
5. *Total Open Space* – A minimum of 45 percent of the useable land shall be open space. This may include common open space (including trails), yards, landscape buffers and power line easements. Floodplain areas, wetland areas, natural water bodies, rights-of-way, and dry water retention areas shall not be calculated as open space or common space.
6. *Common Open Space* – A minimum of 50 acres of land shall be designated as Common Open Space. Common Open Space shall be defined as land set aside, dedicated, designated, or reserved for public use or the use of owners and occupants of the development. Common Open Space includes parks and recreation areas. It does not include the perimeter landscape buffer described in Section 7, Condition 3.
7. A clubhouse and recreation facilities will be provided for the benefit of the owners of property within the Heritage Hills Planned Unit Development.

CITY OF CLERMONT
RESOLUTION NO. 2016-09

8. In order to provide neighborhood continuity within the Heritage Hills development, all residential areas shall access internally to recreational and other passive public areas through design and implementation of pedestrian ways and bicycle paths.
9. The project shall have an on-site sales and model center.
10. A masonry wall shall be constructed along the eastern portion of Heritage Hills Phase 6.
11. Developer shall install four approved street lights along Hartwood Marsh Road prior to the Phase 6 final approval.

Section 2.1 – Phase 7 Amendments

1. Phase 7 shall be allowed to develop 50 foot right-of-ways.

Section 3 – Physical Site Development and Environmental Issues

1. A dust abatement, soil erosion, and ground stabilization plan shall be submitted to the City detailing measures to be taken to eliminate the migration of dust particles and soil erosion. All disturbed areas that are not to be developed within 30 days after grading is completed shall be seeded and mulched or sodded unless an alternative plan is submitted to and approved by the City.
2. Any and all areas of the parcel shall be in compliance by June 4, 2004 with the agreement with Lake County titled “Developer’s Agreement for Reclamation Activities Related to the Center Lake Sand Mine” dated December 17, 2002. The permittee agrees to execute a document that allows the City to enforce all terms and conditions of the Development Agreement with Lake County following the annexation of property described in Exhibit “A”.
3. Parcels shall be developed with maximum slopes limited to 3:1 with the exception of Parcel A, identified as a park site on the Conceptual Development Plan, where special design features such as overlook plazas may be provided. Here, slopes of 2:1 may be allowed with review and approval by the City Engineer.
4. Stormwater Management: A comprehensive stormwater management system will be provided consistent with all regulatory requirements of the City and the Water Management District.
5. Due to extreme grades existing on the site from the former sand mining operation, previously disturbed areas of the project will be exempt from Code limitations regarding the extent of grade changes allowed. Initial reclamation and grading is exempt from City Code; however, after the initial grading has been completed future grading will conform to the City’s grading code.

CITY OF CLERMONT
RESOLUTION NO. 2016-09

6. The Floodplain Administrator has determined that the proposed development plans require issuance of a Floodplain Development Permit in accordance with Section 94-50 of the City Code. As part of this Conditional Use Permit, the Floodplain Permit is approved for the construction of a stormwater retention area described on Sheet 1, dated August 2014, and prepared by BESH INC. The stormwater retention area will retain a minimum volume equal to the post-development minus pre-development runoff volume from the 25-year 96-hour storm over the contributing basin plus a volume equal to the fill proposed in the floodplain so that no change in the base flood elevation will result from the proposed construction. No impacts to the wetland fringe of Johns Lake will result from construction of the stormwater retention pond, subject to compliance with St. Johns River Water Management District regulations and all other applicable laws.

Section 4 – DRI Development Order Issues and Impact Mitigation

1. Prior to obtaining a Preliminary Plat of the property, the owner shall comply with the requirements of Chapter 380.06, Florida Statutes, which governs Developments of Regional Impact. If the property is governed by the provisions of Chapter 380.06, Florida Statutes and proceeds through the Development of Regional Impact process, then the terms and conditions of this Permit may be modified so as to conform to the terms and conditions of the Development Order issued by the City.

Section 5 – Utilities

1. The project shall be plumbed for reclaimed water use. In order to prevent potential cross connection of potable water supply and reuse water lines, all reuse lines shall be installed in purple colored pipe. Irrigation water shall be supplied by a private irrigation well and system permitted and constructed by the owner to serve the residents and common areas until reuse water is available. The City shall operate and maintain the well and distribution mains up to and including the irrigation meters.
2. A 100 foot by 100 foot well site shall be dedicated to the City; the location of which to be determined by the City Engineer.
3. The City will provide water and wastewater services for the project described in the Planned Unit Development.
4. The permittee will be responsible for extending utility lines to the project.
5. The permittee shall not place more than thirty-six (36) inches of overburden on utility lines. Where landscape may be located over such line, the City shall receive indemnification in the event of necessary operation and/or maintenance of the utility. Repair and/or replacement of landscape shall be the responsibility of the permittee.

CITY OF CLERMONT
RESOLUTION NO. 2016-09

6. The City may construct a liner in any or all of the retention ponds within the development to be used for bulk reclaimed water storage. The City will construct the liner at its own expense and restore the area to a condition equal to the conditions prior to liner construction. The City may construct at its own expense a pump station and filtration system for the reclaimed water to be constructed along the banks of the pond. The construction of the facilities will mimic a residential-style structure to blend in with the surroundings. The owner shall dedicate access easements over the pond areas to facilitate this use.

Section 6 – Transportation Improvements

1. The permittee shall dedicate right-of-way necessary for the proposed realignment of Hartwood Marsh Road as determined by Lake County. In the event development of the project reaches a stage where access from Hartwood Marsh Road is necessary and the planned improvements to Hartwood Marsh Road have not been made, there may be a requirement for improvements to the existing roadway such as turn lanes. The developer shall dedicate right-of-way of eighty (80) feet in width for the extension of Hartle Road through the property so as to connect with Hartwood Marsh Road.
2. The developer shall meet the required access management standards of Lake County and the Florida Department of Transportation (FDOT) consistent with jurisdictional roadway classifications as it relates to identified jurisdictional facilities.
3. To provide safe access and preserve operational capacity, the developer shall fund on-site and immediate area improvements consistent with impacts of the specific access being requested. Immediate improvements necessitated by construction of ingress/egress roadways to the project shall be provided, consistent with the impact of the facility constructed. The City of Clermont and Lake County shall jointly review and determine approval of access facilities. Plans and specifications for any proposed access shall be provided for review, evaluation and approval prior to physical construction. Such improvements may include, but not be limited to, acceleration lanes, deceleration lanes, turn lanes, tapers, signalization, and signage, widening, and resurfacing of the impacted roadway consistent with the specific land utilization for the access being requested.
4. If, in the future, it is determined by the City that a signal is warranted at the intersection of Hancock Road and Kings Ridge Boulevard, the permittee shall pay a pro rata share of the cost of engineering, equipment and installation of the signal.
5. A sidewalk shall be provided along Hartwood Marsh Road the length of the subject property unless Lake County constructs a trail in lieu of the sidewalk.

CITY OF CLERMONT
RESOLUTION NO. 2016-09

6. In order to provide neighborhood continuity within Heritage Hills, all residential areas shall access internally to recreational and other passive public areas through design and implementation of road networks, pedestrian ways and bicycle paths. Main roads through the project shall have cart paths on both sides of the road and have a six (6) foot wide sidewalk on one side of the roadway. A sidewalk will be required on both sides of the roadway where parcels are not served by community walking trails. Neighborhood roads will have a cart path on one side of the road and will not be required to have sidewalks.
7. The roads within the Planned Unit Development shall be private and the roads shall be owned and maintained by a duly appointed and authorized Homeowners Association.
8. The roadway surface may be designed and constructed in two $\frac{3}{4}$ inch lifts of asphalt for a total of $1\frac{1}{2}$ inch asphalt surface.
9. "F" type vertical curbs are to be provided throughout the community.
10. Ingress and egress to the site for construction shall be as approved by the City Site Review Committee.
11. A second entrance to the development will be required prior to August 31, 2013. Should the entrance road not be completed by August 31st, 2013 no further Certificates of Occupancy will be issued until the road is complete.
12. A temporary access road from Hartwood Marsh Road to the terminus of the existing, completed portion of Heritage Hills Boulevard may be constructed and remain in operation for a period of two years. The entrance at Hartwood Marsh Road shall be constructed to City standards; including street lights, for a distance of approximately 400 feet. Improvements along Hartwood Marsh shall be completed including right and left turn lanes, sidewalks, utilities and street lights. The temporary road shall follow the alignment shown in submittal dated January 20, 2009, as prepared by Booth, Ern, Straughan and Hiott, Inc. The temporary road shall be a minimum of 24 feet in width with a 12-inch stabilized subgrade and a minimum of 1-inch of asphalt. Temporary stormwater retention shall be provided and the design shall at a minimum collect runoff from the road and provide permanent erosion protection. The existing construction entrance shall remain in service.
13. The new development; Phase 7, shall provide access to Hartle Road within one year once Hartle Road is constructed.

CITY OF CLERMONT
RESOLUTION NO. 2016-09

Section 7 – Landscaping

1. The project shall be landscaped in accordance with the City landscape ordinance with the exception that required trees shall be three inches caliper in size.
2. Landscape buffers along rights-of-way shall be constructed per Code. Walls or fences shall be located on inside perimeter of the buffers and the landscape material shall be planted on the outside of the wall or fence. Chain link and vinyl or plastic fencing will not be allowed along public rights-of-way.
3. A minimum twenty (20) foot wide perimeter landscape buffer shall be provided between abutting property boundaries. The buffer shall be landscaped and irrigated according to Code.

CITY OF CLERMONT
RESOLUTION NO. 2016-09

Exhibit A

Legal Description of 442-acre property, Center Lake PUD

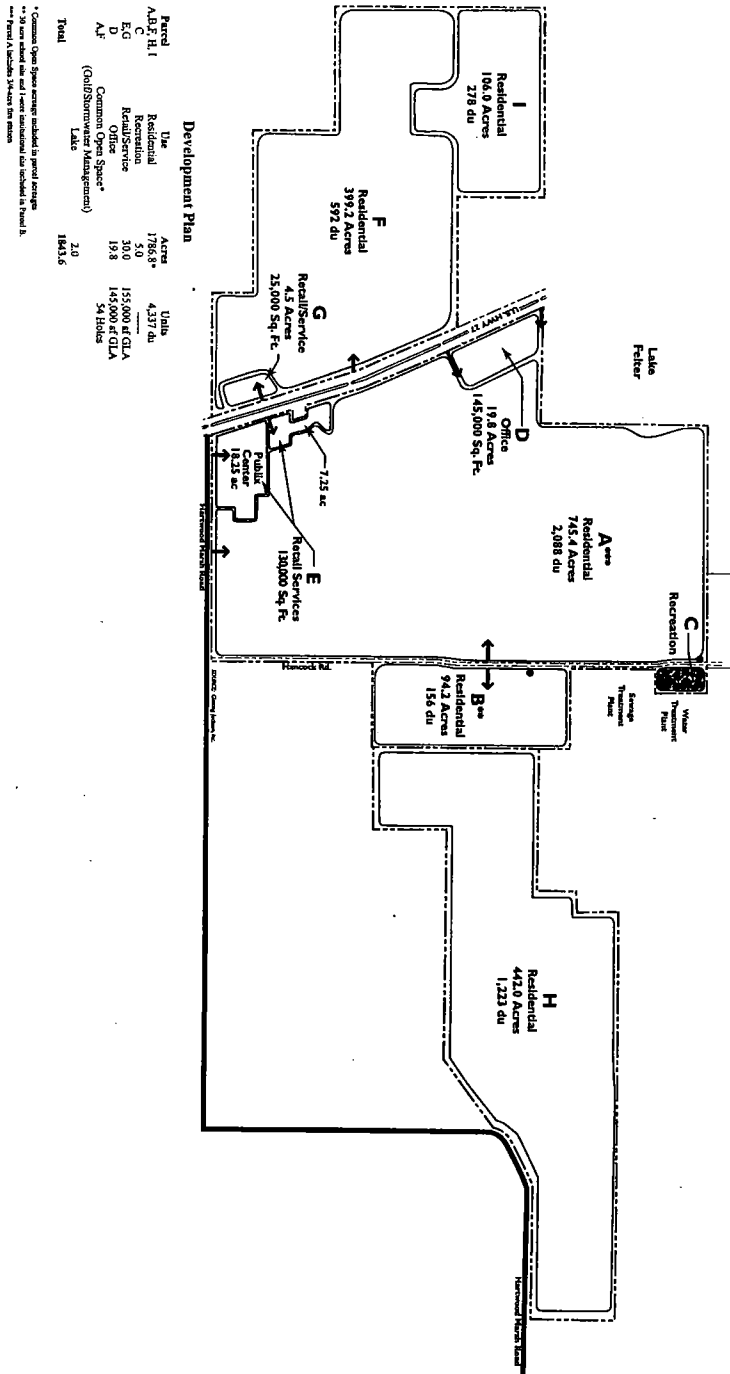
A tract of land lying in Section 2 and 3, Township 23 South, Range 26 East, Lake County, Florida being more particularly described as follows:

Commence at the North $\frac{1}{4}$ corner of Section 2, thence S $00^{\circ} 17' 01''$ W along the West line of the Northeast $\frac{1}{4}$ of Section 2 for a distance of 1318.96 feet to the Point of Beginning; thence S $89^{\circ} 38' 50''$ East along the North line of the S $\frac{1}{2}$ of the Northeasterly $\frac{1}{4}$ of Section 2 for a distance of 2647.84 feet thence S $00^{\circ} 22' 14''$ W along the East line of the Northeasterly $\frac{1}{4}$ of Section 2 for a distance of 1288.41 feet to the Northerly right of way of Hartwood Marsh Road; (An 80.00 feet right of way per Official Record Book 1299, Page 1952) thence N $89^{\circ} 33' 05''$ W along said right of way for a distance of 2031.70 feet to the point of curvature of a curve concave southerly having a radius of 676.00 feet; thence along said curve through a central angle of $29^{\circ} 37' 34''$ for a distance of 349.54 feet to the point of tangency; thence S $60^{\circ} 49' 22''$ W for a distance of 581.58 feet to the point of curvature of a curve concave Southeasterly having a radius of 422.00 feet; thence along the arc of said curve through a central angle of $60^{\circ} 07' 10''$ for a distance of 442.80 feet to the point of tangency; thence S $00^{\circ} 42' 12''$ W for a distance of 59.22 feet; to a point on a non-tangent curve concave Southeasterly and having a radius of 6222.73 feet; thence departing said right of way from a tangent bearing of South $60^{\circ} 40' 56''$ West, run southwesterly along the arc of said curve through a central angle of $03^{\circ} 37' 29''$ for a distance of 393.66 feet to the point of tangency; thence South $57^{\circ} 03' 27''$ West for a distance of 851.32 feet; thence South $89^{\circ} 59' 59''$ West for a distance of 3811.20 feet to the West line of the Southeast $\frac{1}{4}$ of Section 3; thence South $00^{\circ} 23' 05''$ West along the East line of said Southwest $\frac{1}{4}$ of Section 3 for a distance of 1183.99 feet; thence South $89^{\circ} 33' 57''$ West along the South line of said Southwest $\frac{1}{4}$ for a distance of 1335.49 thence North $00^{\circ} 38' 49''$ thence North $00^{\circ} 38' 19''$ East along the West line of the East $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 3 for a distance of 2655.36 feet; thence South $89^{\circ} 40' 41''$ East along the North line of the South $\frac{1}{2}$ of Section 3 for a distance of 2315.53 feet; thence North $00^{\circ} 25' 11''$ East for a distance of 661.05 feet; thence South $89^{\circ} 39' 45''$ East for a distance of 330.78 feet; thence North $00^{\circ} 25' 53''$ East along the West line of the East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 3 for a distance of 660.96 feet; thence South $89^{\circ} 38' 49''$ East along the North line of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 3 for a distance of 1323.66 feet; thence South $89^{\circ} 43' 10''$ East along the North line of the South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 2 for a distance of 2648.47 feet to the POINT OF BEGINNING.

Containing 19248275 Square Feet or 441.88 Acres, more or less.

**CITY OF CLERMONT
RESOLUTION NO. 2016-09**

Map H
Master Development Plan



KINGS RIDGE

LENNAR HOMES AT CLERMONT

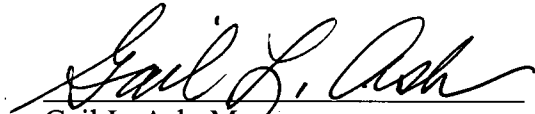
North

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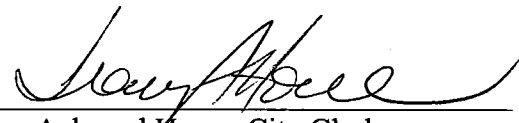
CITY OF CLERMONT
RESOLUTION NO. 2016-09

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 26th day of April, 2016.

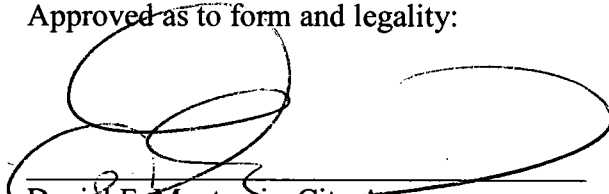
CITY OF CLERMONT


Gail L. Ash, Mayor

ATTEST:


Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:


Daniel F. Mantzaris, City Attorney



February 8, 2016

Mr. Duane K Booth, P.E.
Booth, Ern, Straughan, & Hiott, Inc.
902 N Sinclair Ave
Tavares, Florida 32778

Re: Heritage Hills, Phase 6A and 6B, sidewalk and intersection concurrency with Lake County.

Dear Duane,

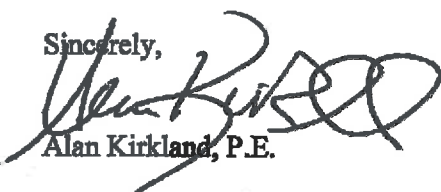
After reviewing your proposed drawings for Heritage Hills 6B, Lake County will not need a sidewalk along the northern section of Hartwood Marsh Road. This would be from Heritage Hills Blvd. to the future Hartle Road. This connectivity will be taking place within the Heritage Hills Phases 6A and 6B.

When Hartle Road is extended south to Hartwood Marsh Rd, a proposed cul-de-sac will terminate Hartwood Marsh to the southwest of the intersection of Heritage Hills Blvd. The sidewalk connection plan through Heritage Hills Phase 6A, and 6B will suffice for the County due to the termination of Hartwood Marsh. The community being Active Adult and gated, should have little to no children utilizing these sidewalks for getting to school, but future connectivity must exist through the Heritage Hills community to access both Imagine South Lake Charter School, and Windy Hill Middle School.

It is our understanding that Hartwood Marsh south side sidewalk, would be constructed with the development that comes into the south.

Please let us know if we can help further.

Sincerely,


Alan Kirkland, P.E.

Cc: Fred Schneider, P.E.
Jim Hitt
Curt Henschel
Terry Dykehouse, P.E.

PUBLIC WORKS DEPARTMENT • ENGINEERING DIVISION
P.O. Box 7800 • TAVARES, FL 32778 • P 352.253.6000 • F 352.253.9082
Board of County Commissioners • www.lakecountyfl.gov

TIMOTHY I. SULLIVAN
District 1

SEAN M. PARKS, AICP, GEP
District 2

JIMMY CONNER
District 3

LESLIE CAMPIONE
District 4

WELTON G. CADWELL
District 5



CITY OF CLERMONT
CONDITIONAL USE PERMIT (CUP)
APPLICATION

DATE: Apr 27, 2017

FEE: \$1,500.00

PROJECT NAME (if applicable): Heritage Hills

APPLICANT: Lennar Homes, LLC

CONTACT PERSON: Rob Bonin, V.P. Land

Address: 6750 Forum Drive, Suite 310

City: Orlando State: FL Zip: 32821

Phone: 407-586-4063 Fax: 407-877-6902

E-Mail: rob.bonin@lennar.com

OWNER: same as Applicant

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____

Address of Subject Property: Alternate Key #3823713

General Location: N.E. corner of Hartwood Marsh Rd. & future
Hartle Rd. intersection.

Legal Description (include copy of survey): See property record card for
legal description. Survey on file with original CUP application.

Land Use (City verification required): Master Planned Development

Zoning (City verification required): PUD





CITY OF CLERMONT
CONDITIONAL USE PERMIT (CUP)
APPLICATION
Page 2

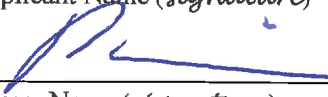
Detailed Description of request (What are you proposing to do and why is it appropriate for this location? Attach additional page is necessary.

1 Resolution 2014-35, Section 6, Item 5; request to remove condition for sidewalk
along Hartwood Marsh Rd. due to realignment of Hartwood Marsh Rd. and Hartle Rd.
by Lake County. Letter attached from Lake County.

Rob Bonin
Applicant Name (print)

X 
Applicant Name (*signature*)

Rob Bonin
Owner Name (print)

X 
Owner Name (*signature*)

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

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

City of Clermont Development Services Department 685 W. Montrose St. P.O. Box 120219 Clermont, FL. 34712-021 9 (352) 394-4083 Fax: (352) 394-3542

LEGAL NOTICE

Notice is hereby given that the City of Clermont will consider a request for a Conditional Use Permit to amend Resolution 2016-09 for a Planned Unit Development to allow the removal of a condition for a sidewalk along Hartwood Marsh Road, at the following location:

LOCATION

Heritage Hills Subdivision
442 acres +/-

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

This request will be considered by the Planning & Zoning Commission on Tuesday, June 6, 2017 at 6:30pm.

A public meeting to consider the request will be held before the City Council on Tuesday, June 27, 2017 at 6:30pm.

All meetings will be held in City Hall located at 685 West Montrose Street.

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.

Tracy Ackroyd Howe, MMC
City Clerk

Daily Commercial
May 30, 2017
June 20, 2017



AGENDA ITEM

Meeting Date		
Thursday, July 6, 2017		
Agenda Item Name		
Resolution No. 2017-29 <i>Citrus Tower Park Conditional Use Permit</i>		
Requested Action		
Recommend approval of Resolution 2017-29.		
Staff Report		
The applicant is requesting a Conditional Use Permit (Resolution No. 2017-29) to allow for a Commercial Shopping Center over 20,000 square feet in the Lost Lake Reserve PUD. The Conditional Use Permit is for a Commercial Shopping Center that will consist of multiple office and retail buildings for a total of 56,325 building square feet for the project site. The multiple buildings will allow a variety of retail and service uses consistent with the C-1 Light Commercial zoning district. Any commercial lot splits must go through the commercial subdivision platting process. The subject property is identified as Parcel "L" designated as Town Center in the Lost Lake Reserve PUD. The subject property is currently vacant and located at the Northeast corner of Citrus Tower Blvd and Johns Lake Road. The parcel consists of 7 acres +/- acres. The Lost Lake PUD Master Plan (Resolution No. 1294) Land Use Conditions require each parcel be developed with the directives of the DRI and in accordance with the approved Master Plan, subject property, Parcel "L" requires a CUP for Shopping Center use. The proposed development is consistent with the intent of the approved PUD Master Plan for this parcel.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	Resolution 2017-29	2017-29 Citrus Tower Park CUP.docx
2.	Map	Citrus Tower Park Site Map.pdf
3.	Site Plan	Citrus Tower Park site plan.pdf
4.	Elevations	Citrus Tower Park elevations.pdf
5.	App	Citrus Tower Park Application.pdf
6.	Legal Ad	Citrus Tower Park CUP Ad.docx

**CITY OF CLERMONT
RESOLUTION NO. 2017-29**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR A COMMERCIAL SHOPPING CENTER OVER 20,000 SQUARE FEET IN THE LOST LAKE RESERVE PLANNED UNIT DEVELOPMENT.

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held July 6, 2017 recommended approval of this Conditional Use Permit to allow for a Commercial Shopping Center over 20,000 square feet within the Lost Lake Reserve PUD, at the following location:

LOCATION:

Lost Lake Reserve
Northeast corner of Citrus Tower Boulevard and Johns Lake Road
7 acres +/-

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

WHEREAS, the applicant has applied for a Conditional Use Permit for a Commercial Shopping Center over 20,000 square feet,

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

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

This application for a Conditional Use Permit to allow for a Commercial Shopping Center over 20,000 square feet in the Lost Lake Reserve Planned Unit Development (PUD) zoning district; be granted subject to the following conditions:

Section 1-General Conditions

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

CITY OF CLERMONT
RESOLUTION NO. 2017-29

2. Construction plans incorporating all conditions of this permit shall be submitted for review and approval by City staff prior to authorization and issuance of a development permit. The conceptual plan submitted with the Conditional Use Permit application is not an approved site plan.
3. Upon approval of the Resolution the aforementioned property shall only be used for the purposes described herein. No further expansion of the use or additions to this project shall be permitted except as approved by another Conditional Use Permit. Any other proposed use shall be specifically authorized by amendment and approval of the City of Clermont City Council.
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. Prior to the issuance of any permits, the applicant shall be required to submit formal site plans for review and approval by the City of Clermont Site Review Committee. The site plans shall meet all submittal requirements and comply with the conditions of this Resolution, applicable City Codes, Regulations, Ordinances, and provide compliance with the adopted City Comprehensive Plan, as amended.
6. No business can occupy any portion of the building unless the proposed business has applied for and obtained a Local Business Tax Receipt from the Development Services Department.
7. The Conditional Use Permit must be executed and processed through the office of the City Clerk within 90 days of its date of grant by the City Council or the permit shall become null and void.
8. The Applicant shall record in the Public Records of Lake County within 90 days of its date of approval by the City Council, a short-form version of this Conditional Use Permit as provided by the City or a form acceptable to the City, to provide notice to all interested parties, the assigns, successors and heirs of the developer/applicant and all future owners of the above-referenced property that the real property described above is subject to the terms and conditions of the Conditional Use Permit.
9. The structure shall be inspected by the Fire Marshal for life safety requirements. All requirements must be met prior to any Certificate of Occupancy being issued.
10. The structure shall be inspected by the City Building Inspector and all building code violations must be corrected prior to a Certificate of Occupancy being issued.

CITY OF CLERMONT
RESOLUTION NO. 2017-29

11. If any of the stated conditions are violated, the applicant understands and agrees that the City Council may revoke this Conditional Use Permit by resolution.
12. This permit shall become null and void if substantial work has not begun within two (2) years of the date of issuance of this Conditional Use Permit.

Section 2 - Land Use

1. This Conditional Use Permit is for a Commercial Shopping Center Development that will consist of multiple office and retail buildings for a total of 56,325 building square feet on the site and submitted in the conceptual plan by Knight Engineering Services dated 6/2/2017. The multiple buildings will allow a variety of retail and service uses consistent with the C-1 Light Commercial zoning districts. Commercial lot splits must go through the commercial subdivision platting process. The subject property is identified as Parcel "L" - Town Center in the Lost Lake Reserve PUD.
2. The City's Site Review Committee must approve the site plan prior to the construction plan approval.

Section 3 – Site Development

1. Detailed grading, erosion control, and dust abatement plans for the entire site shall be submitted to and approved by the Site Review Committee prior to construction plan approval and the initiation of development activity. The dust abatement plan shall detail measures to be taken to eliminate the migration of dust particles from the site.
2. All excavated material shall be stored in a location approved by the City Engineer.
3. Geo-technical information regarding the soil characteristics of the site shall be submitted to the City as part of the final site review process.
4. The permittee/developers shall provide both temporary and permanent grassing including fertilizer application on all disturbed areas where construction is not immediately intended. Said plan shall be provided in accordance with an approved ground cover plan acceptable to the City in accordance with Best Management Practices (BMP) of the United States Department of Agriculture Soil Conservation Service.

Section 4 – Transportation Improvements

1. Sidewalks shall be required along Citrus Tower Boulevard, and Johns Lake Road also within the development, in accordance with Florida Department of Transportation regulations and City Codes.

CITY OF CLERMONT
RESOLUTION NO. 2017-29

Section 5 – Utilities and Stormwater

1. The permittee shall be responsible for purchasing, installing, and maintaining fire hydrants within the project. They shall be installed according to City Code.
2. The project shall be plumbed for reuse water with purple piping, until such time as reuse water is available, irrigation water shall be provided for by well.

Section 6 – Landscaping

1. The Landscape design for all parking areas, buffers, rights-of-way, pedestrian ways and focal points shall be unified and complementary to the ambiance of the center
2. All landscape plans and plantings shall meet or exceed the City of Clermont Code.

Section 7 - Architectural Design Standards

1. All structures shall be designed and constructed in accordance with the Architectural Standards of the City of Clermont.
2. All fencing within public view shall be ornamental metal or brick, as approved by the Site Review Committee.

CITY OF CLERMONT
RESOLUTION NO. 2017-29

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 25th day of July, 2017.

CITY OF CLERMONT

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

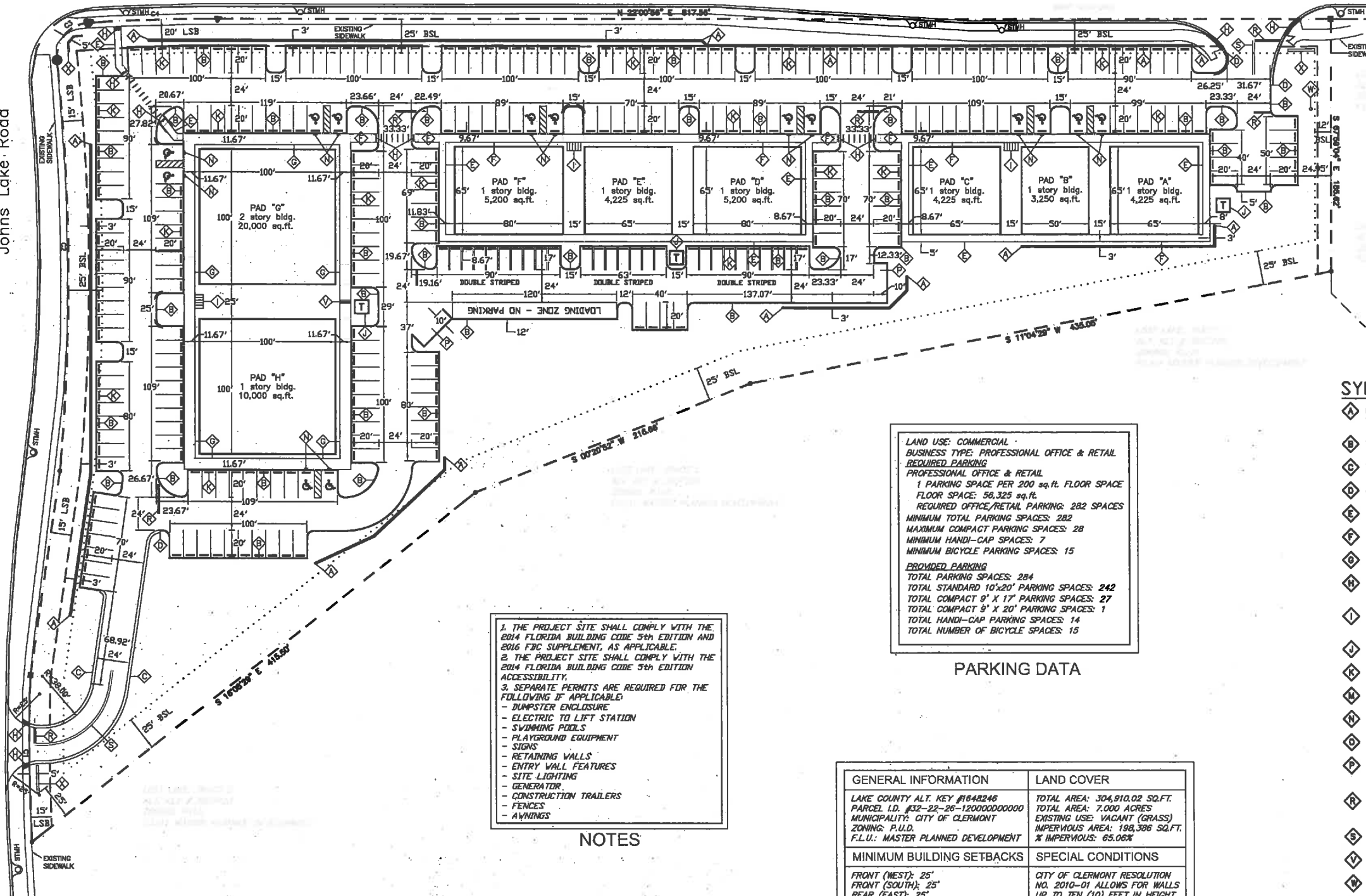
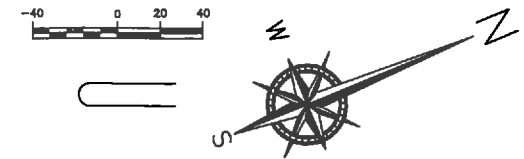
Daniel F. Mantzaris, City Attorney

Citrus Tower Park Site Map



Johns Lake Road

Citrus Tower Blvd.



SYMBOL LEGEND

- CONCRETE RETAINING WALL WITH 4" HIGH RAILING
- TYPE D CONCRETE CURB
- TYPE F CONCRETE CURB
- CURB TRANSITION (3:1)
- 5' CONCRETE SIDEWALK
- 6' CONCRETE SIDEWALK
- 8' CONCRETE SIDEWALK
- SIDEWALK RAMP AND DETECTABLE WARNING
- BICYCLE RACKS, 5 EA. 10' X 6' CONC. PADD
- TRANSFORMER PAD
- WHEEL STOP
- STOP SIGN
- HANDI-CAP SIGN
- BUSINESS SIGN
- DUMPSTER ENCLOSURE W/DOUBLE-SWING GATES
- THERMOPLASTIC STOP BAR 24" WIDE WHITE
- 6" SOLID DOUBLE YELLOW
- (3) 6"x12" CONCRETE STAIRS
- IRRIGATION WELL
- GROUND SIGN

LAND USE: COMMERCIAL
BUSINESS TYPE: PROFESSIONAL OFFICE & RETAIL
REQUIRED PARKING
PROFESSIONAL OFFICE & RETAIL
1 PARKING SPACE PER 200 sq.ft. FLOOR SPACE
FLOOR SPACE: 56,325 sq.ft.
REQUIRED OFFICE/RETAIL PARKING: 282 SPACES
MINIMUM TOTAL PARKING SPACES: 282
MAXIMUM COMPACT PARKING SPACES: 28
MINIMUM HANDI-CAP SPACES: 7
MINIMUM BICYCLE PARKING SPACES: 15
PROVIDED PARKING
TOTAL PARKING SPACES: 284
TOTAL STANDARD 10'x20' PARKING SPACES: 242
TOTAL COMPACT 9' X 17' PARKING SPACES: 27
TOTAL COMPACT 9' X 20' PARKING SPACES: 1
TOTAL HANDI-CAP PARKING SPACES: 14
TOTAL NUMBER OF BICYCLE SPACES: 15

PARKING DATA

- THE PROJECT SITE SHALL COMPLY WITH THE 2014 FLORIDA BUILDING CODE 5th EDITION AND 2016 FBC SUPPLEMENT, AS APPLICABLE.
- THE PROJECT SITE SHALL COMPLY WITH THE 2014 FLORIDA BUILDING CODE 5th EDITION ACCESSIBILITY.
- SEPARATE PERMITS ARE REQUIRED FOR THE FOLLOWING IF APPLICABLE:
 - DUMPSTER ENCLOSURE
 - ELECTRIC TO LIFT STATION
 - SWIMMING POOLS
 - PLAYGROUND EQUIPMENT
 - SIGNS
 - RETAINING WALLS
 - ENTRY WALL FEATURES
 - SITE LIGHTING
 - GENERATOR
 - CONSTRUCTION TRAILERS
 - FENCES
 - AVENUES

NOTES

GENERAL INFORMATION	LAND COVER
LAKE COUNTY ALT. KEY #1648246 PARCEL I.D. #32-22-26-1200000000000 MUNICIPALITY: CITY OF CLERMONT ZONING: P.U.D. F.L.U.: MASTER PLANNED DEVELOPMENT	TOTAL AREA: 304,910.02 SQ.FT. TOTAL AREA: 7.000 ACRES EXISTING USE: VACANT (GRASS) IMPERVIOUS AREA: 198,396 SQ.FT. % IMPERVIOUS: 65.06%
MINIMUM BUILDING SETBACKS	SPECIAL CONDITIONS
FRONT (WEST): 25' FRONT (SOUTH): 25' REAR (EAST): 25' SIDE (NORTH): 12'	CITY OF CLERMONT RESOLUTION NO. 2010-01 ALLOWS FOR WALLS UP TO TEN (10) FEET IN HEIGHT AND 2 TO 1 GROUND SLOPES
LEGAL DESCRIPTION (PROVIDED BY LAND SURVEYOR) TRACT "D", LOST LAKE TRACT F, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 48, PAGES 52-54, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.	

SITE DATA

LINE LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LANDSCAPE BUFFER LINE
- BUILDING SETBACK LINE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1480.00'	122.08'	122.03'	N 67°28'48" W	4°47'26"
C2	1350.00'	302.79'	302.51'	N 62°20'34" W	11°11'13"
C3	28.00'	40.22'	36.02'	N 27°30'48" W	92°11'04"
C4	1450.00'	95.41'	95.36'	N 20°07'52" E	1°46'12"

THESE PLANS ARE NOT FOR CONSTRUCTION

REVISION

DATE

Knight
Planning, Design, Permitting, Inspection
885 Tuleville School Road, Winter Garden, FL 377
Phone: (352) 394-4545
Certificate of Authorization No. 00029872

LOST LAKE VILLAGE

SECTION 32, TOWNSHIP 22S, RANGE 28E, LAKE COUNTY, FLORIDA
OWNER/DEVELOPER: SCHMID CONSTRUCTION, INC.
1655 E. HIGHWAY 50, SUITE 300, CLERMONT, FLORIDA 34711

SITE
PLAN

THOMAS L. KNIGHT, P.E.
FLORIDA REGISTRATION #17814

DATE
6/2/2017

DRAWN BY
TLK

PROJECT NUMBER
T1714

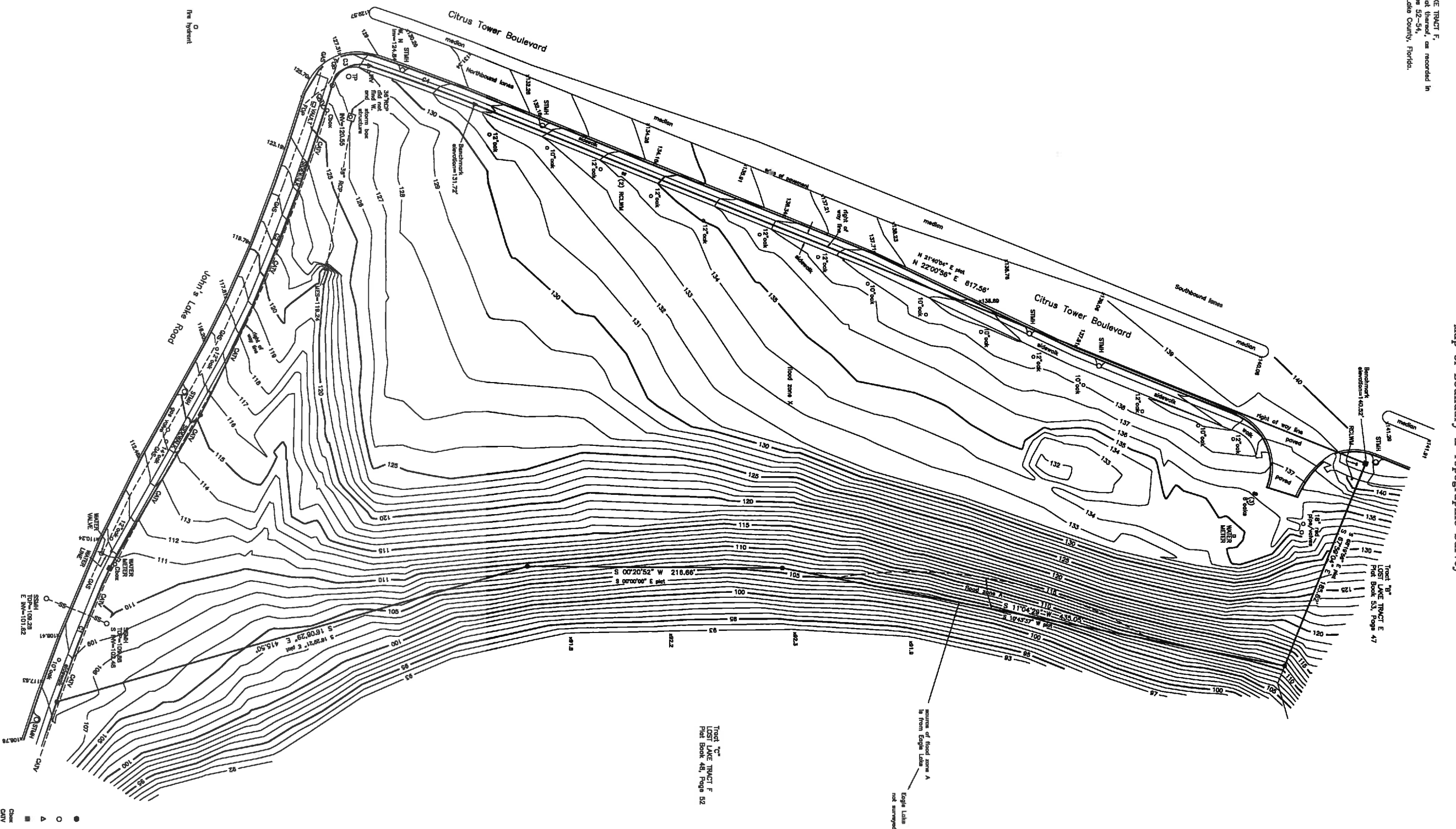
SCALE
AS SHOWN

SHEET NUMBER
C5

CITRUS TOWER PARK

Description:
Tract "D", LOST LAKE TRACT F,
according to the plat thereof, as recorded in
Plat Book 48, Pages 52-54,
Public Records of Lake County, Florida.

Map of Boundary & Topographic Survey



Surveyor's Certification
I hereby certify to John Schmid
that this Map of Boundary & Topographic Survey
meets the Standards of Practice for surveys as set
forth in Chapter 54-17 Florida Administrative Code,
pursuant to Section 472.027, Florida Statutes.

JEFFREY P. RHODEN PGM #3322
STATE OF FLORIDA
UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND
MAPPER, THIS MAP/REPORT IS FOR INFORMATIONAL
PURPOSES ONLY AND IS NOT VALID.

Notice.—Floorings based on the West line of Tract D as being N 22°00'54" E, on assumed meridian. Large description supplied by chart. All this environment or abstract has been provided for the subject property. There may be recorded or unrecorded documents which could affect the parcel.

The subject or underlined improvements, other than those shown, located the data, Subject property contains 2,000 acres, more or less, and is subject to any rights of way or easements of record.

Elections based on NWD 1868 datum.

Letter Content:
I hereby declare that based on my examination of the Flood Insurance Rate Map number 12070C 050D E dated Dec. 19, 2012, and that to the best of my knowledge, belief and my professional opinion that the subject property lies within flood zones X and A.

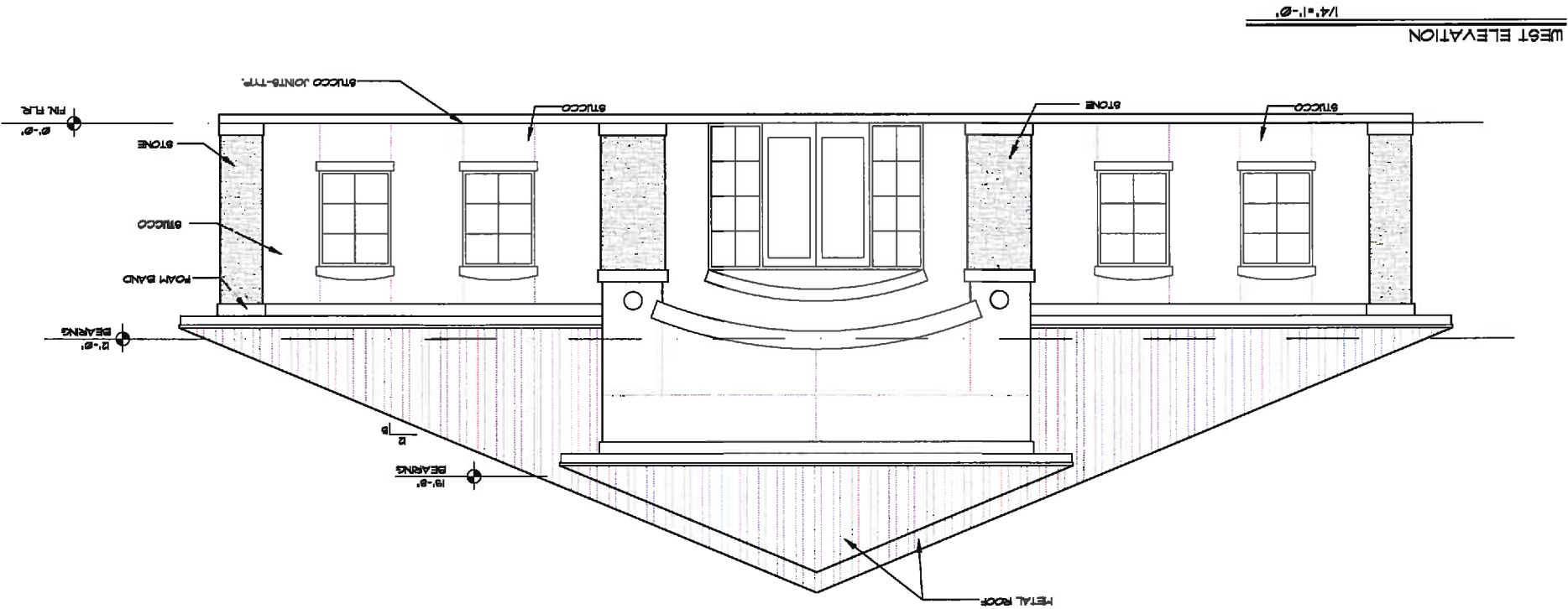
CURVE TABLE				
CURVE RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1480.00'	122.08'	122.03'	49°23'
C2	1550.00'	302.79'	302.31'	111°13'
C3	25.00'	40.22'	38.02'	52°11°04'
C4	1450.00'	85.41'	85.39'	20°07'52" E

Print Date 04/25/17	Prepared for: John Schmid	17031.101
Drawn by: JFR	<i>Rhodern Land Surveying, Inc.</i> 18 Jago 420 E. Mainline Ave. Clermont, FL 34711 352-394-0285	
Scale: 1"=40'		

Scale = 1"=40'

LEGEND:

- | | |
|------|--|
| ● | Derechos found 1/2" from rd & esp marked 1A 85° |
| ○ | Derechos get nat & dark marked 1B 2300 PGP |
| △ | Derechos found nat & dark marked 1B 85° |
| ■ | Derechos found 4 1/2" concrete reinforcement & dark 1B 85° |
| box | Derechos cable box |
| ANTV | Derechos cable TV line |
| TV | Derechos front signs line |
| TV | Derechos irrigation valve |
| HH | Derechos redskin water meter |
| HH | Derechos sawyer sewer line |
| HH | Derechos sanitary sewer manhole |
| HH | Derechos storm manhole |



2
A201
SHEET

DATE

SIGN/SEAL

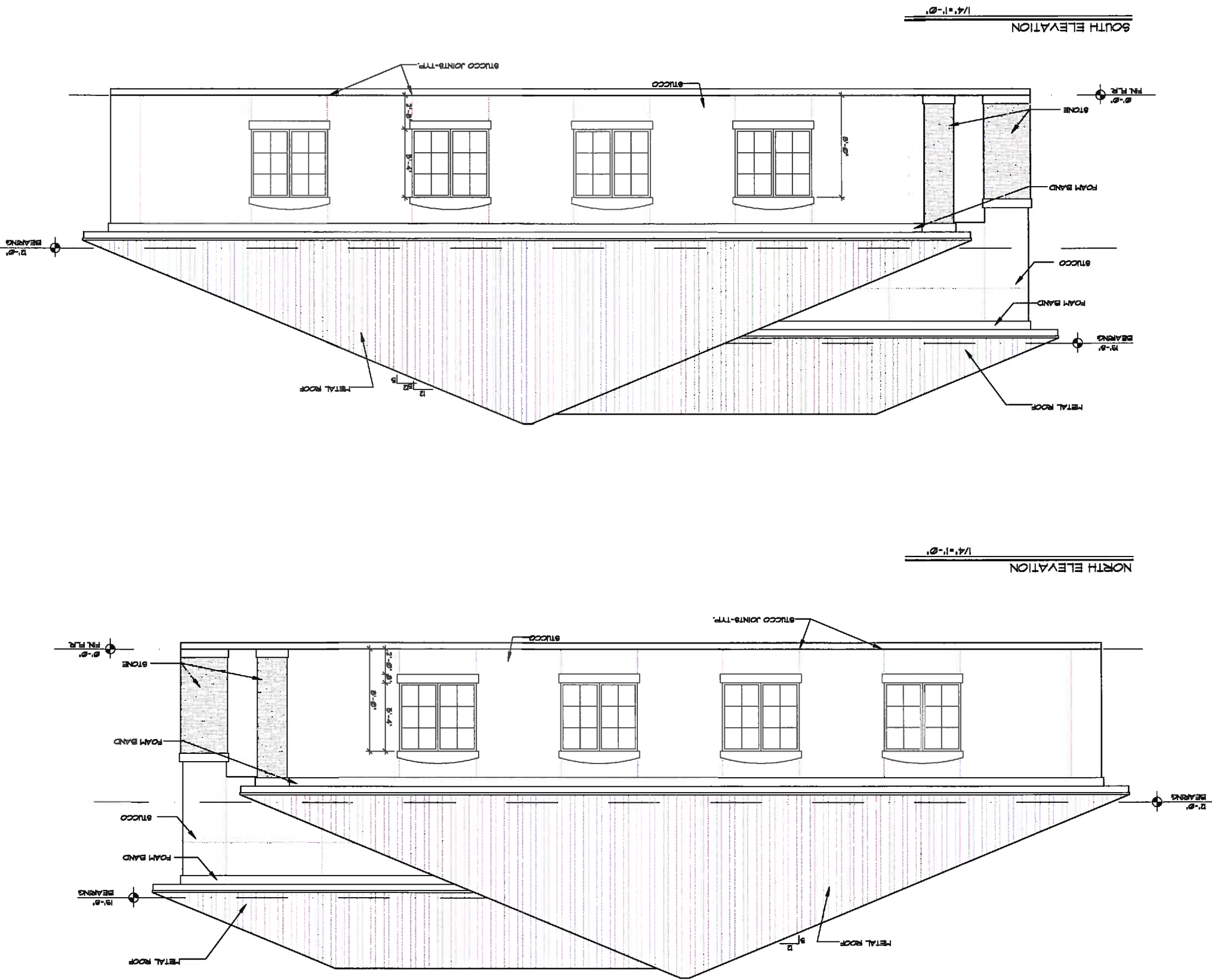
RABITS & ROMANO
ARCHITECTURE
PLANNING
AND
DESIGN
3127 S. ORANGE AVE.
SUITE 10 ORLANDO, FL 32809
TEL - 407-490-0330
FAX - 407-332-6000
info@rabits-romano.com
www.rabits-romano.com
AA26002490

PROPOSED NEW BUILDING:
MEDICAL OFFICE COMPLEX
BUILDING A,C, & E
CLERMONT, FLORIDA

EXTERIOR ELEVATIONS

PROJECT NO.
30CT16B-04
DATE
09-10-11

REVISIONS
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PROPOSED NEW BUILDING:
MEDICAL OFFICE COMPLEX
BUILDING A,C, & E
CLEARWENT, FLORIDA

EXTERIOR ELEVATIONS

PROJECT NO.
300CH105-04
DATE
05-10-11

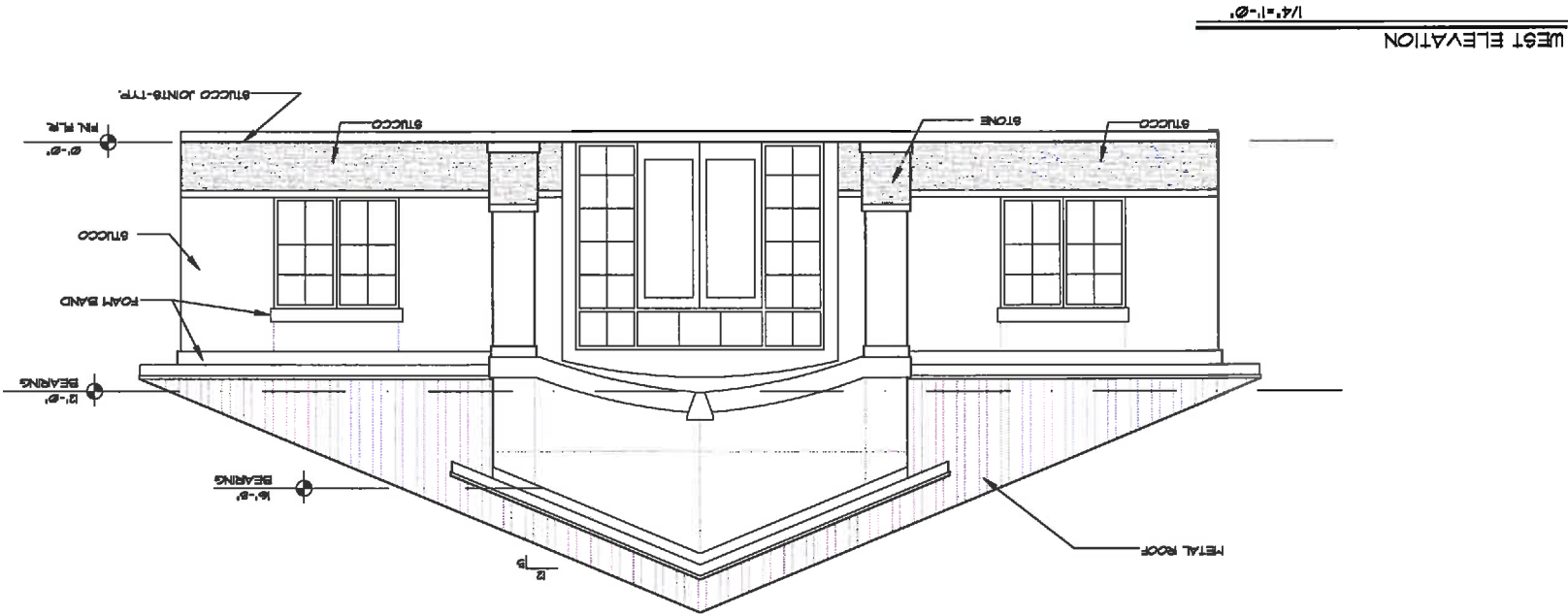
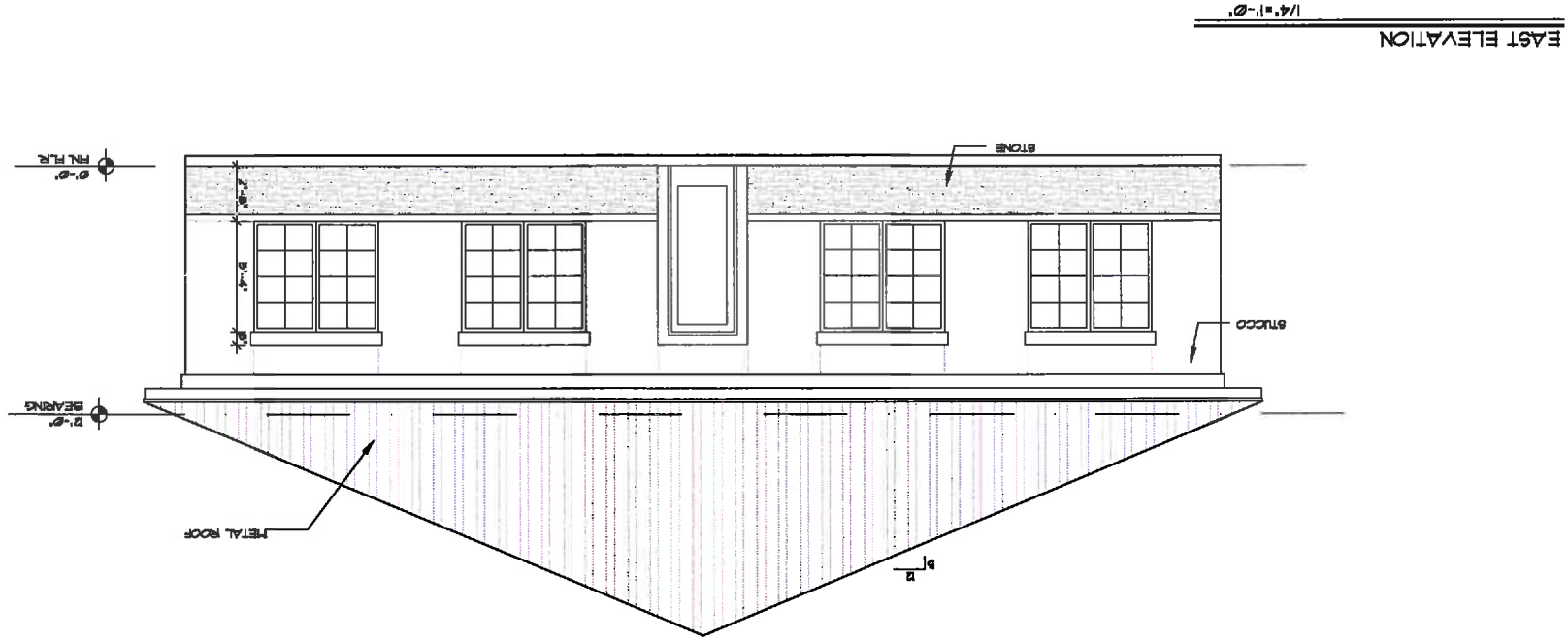
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RABITS & ROMANO
ARCHITECTURE
PLANNING
DESIGN
AA26002490
info@rabits-architect.com
www.rabits-architect.com

SIGN/SEAL

DATE

SHEET
A202
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A201
SHEET

DATE

SIGN/SEAL

RABITS & ROMANO
ARCHITECTURE

PLANNING
AND
DESIGN

3177 S ORANGE AVE.
SUITE 10 ORLANDO, FL 32839

TEL: -407-290-0390
FAX: -407-233-6000

info@rabits-romano.com
www.rabits-romano.com

AA26002490

PROPOSED NEW BUILDING:
MEDICAL OFFICE COMPLEX
BUILDING B

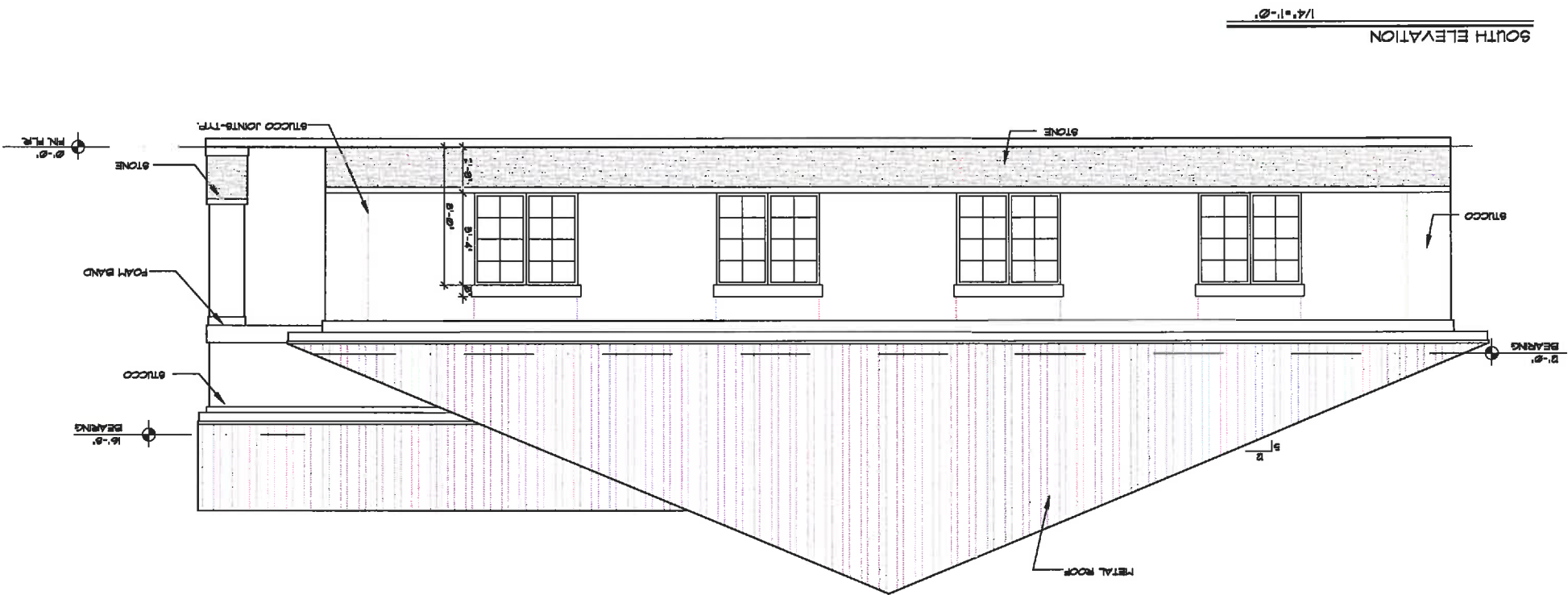
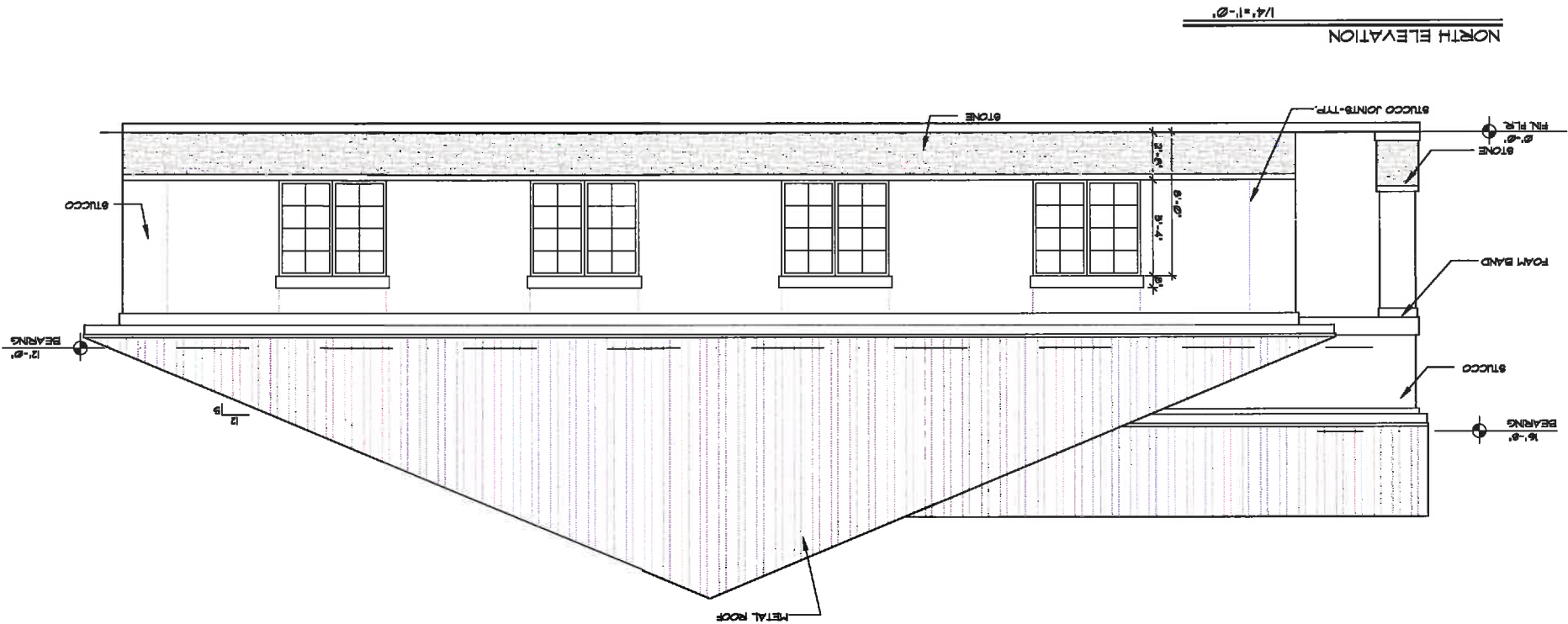
CLIENT: , FLORIDA

PROJECT NO.
30071109-09

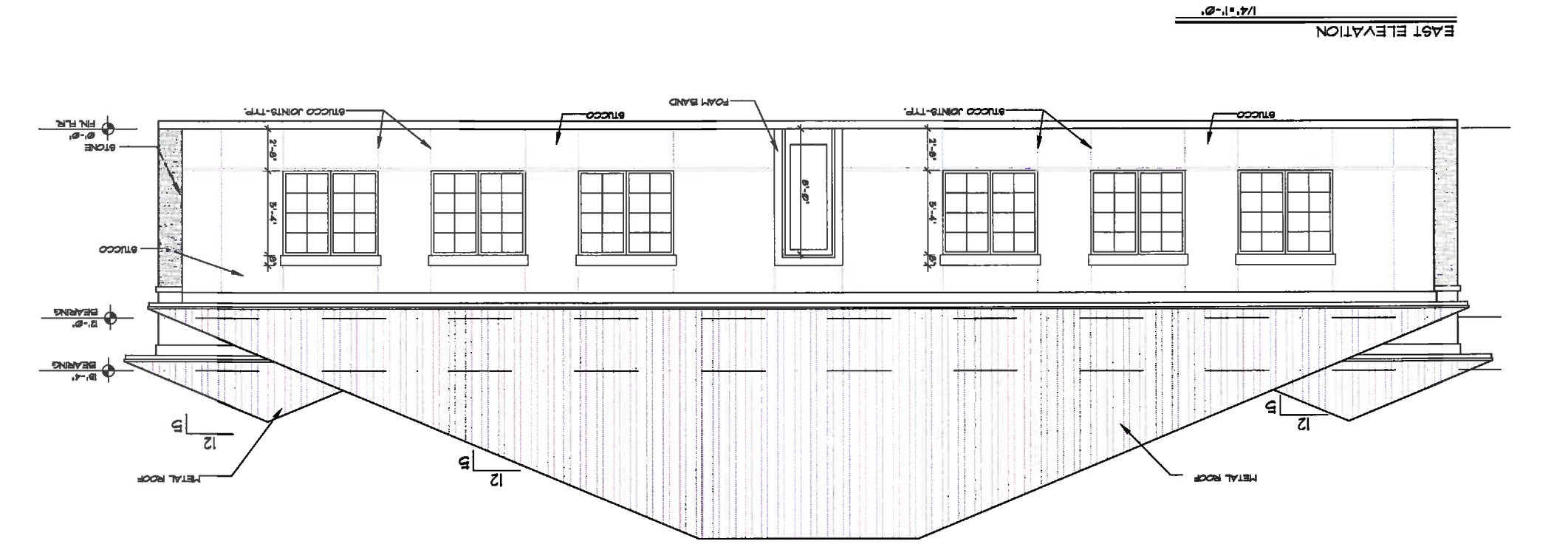
DATE
09-10-11

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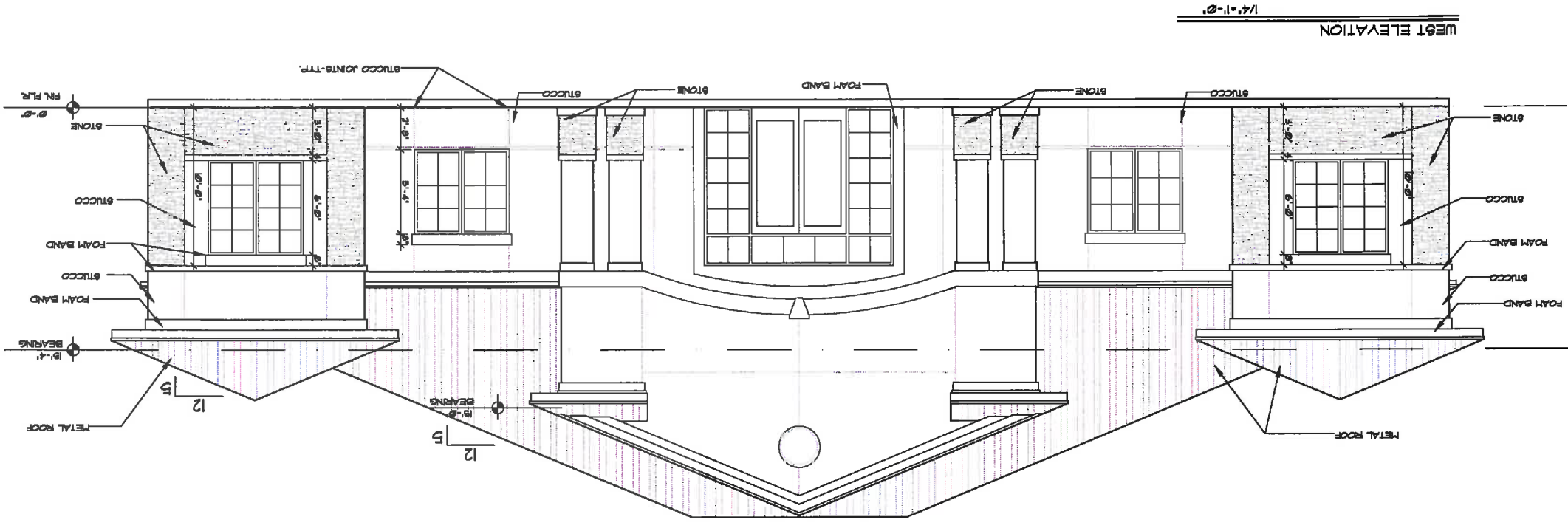


29 A202 SHEET		DATE		SIGN/SEAL	
RABITS & ROMANO ARCHITECTURE PLANNING AND DESIGN 5127 S. ORANGE AVE. SUITE 10 ORLANDO, FL 32809 TEL. 407-490-0390 FAX 407-333-6000 info@rabits-architect.com www.rabits-architect.com AA26002490					
PROPOSED NEW BUILDING: MEDICAL OFFICE COMPLEX BUILDING B CLERFANT, FLORIDA					
EXTERIOR ELEVATIONS					
PROJECT NO. 300CT109-05		DATE 09-10-11			
1		REVISIONS			
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EAST ELEVATION

1/4"=1'-0"



WEST ELEVATION

1/4"=1'-0"

RABITS & ROMANO
ARCHITECTURE
 PLANNING
 AND
 DESIGN
 AA26002490

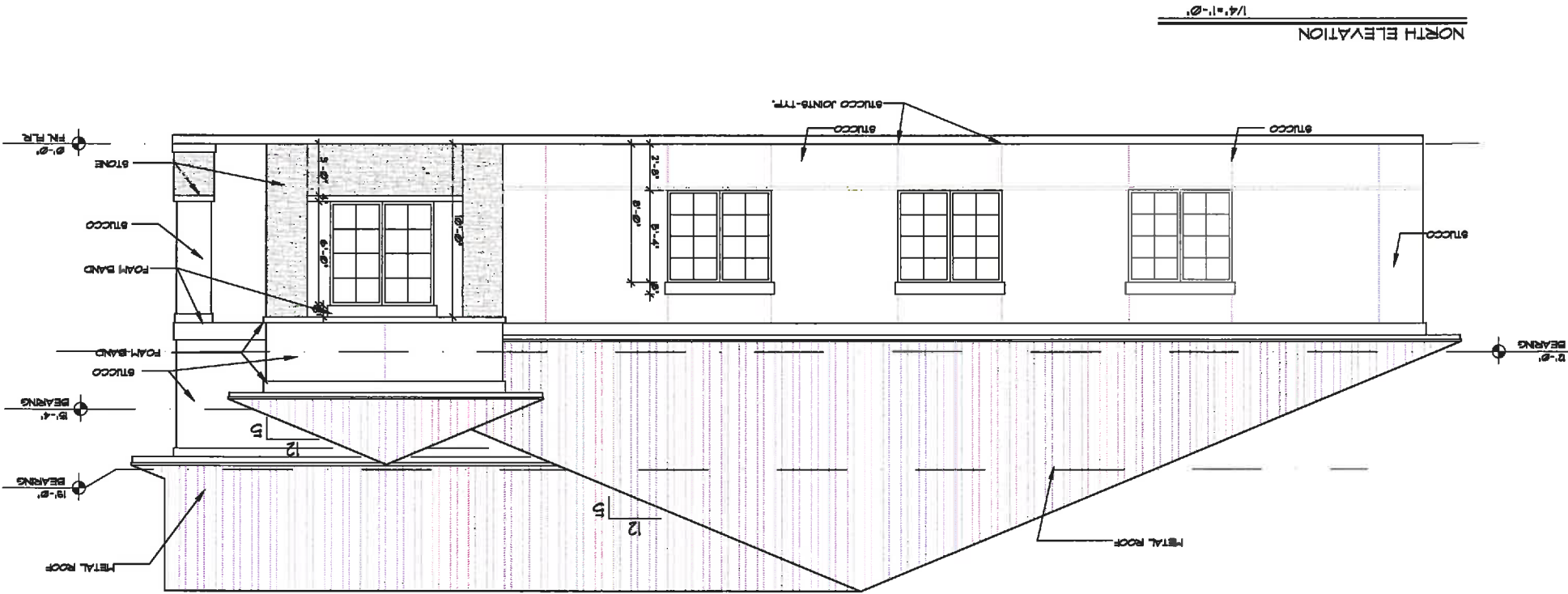
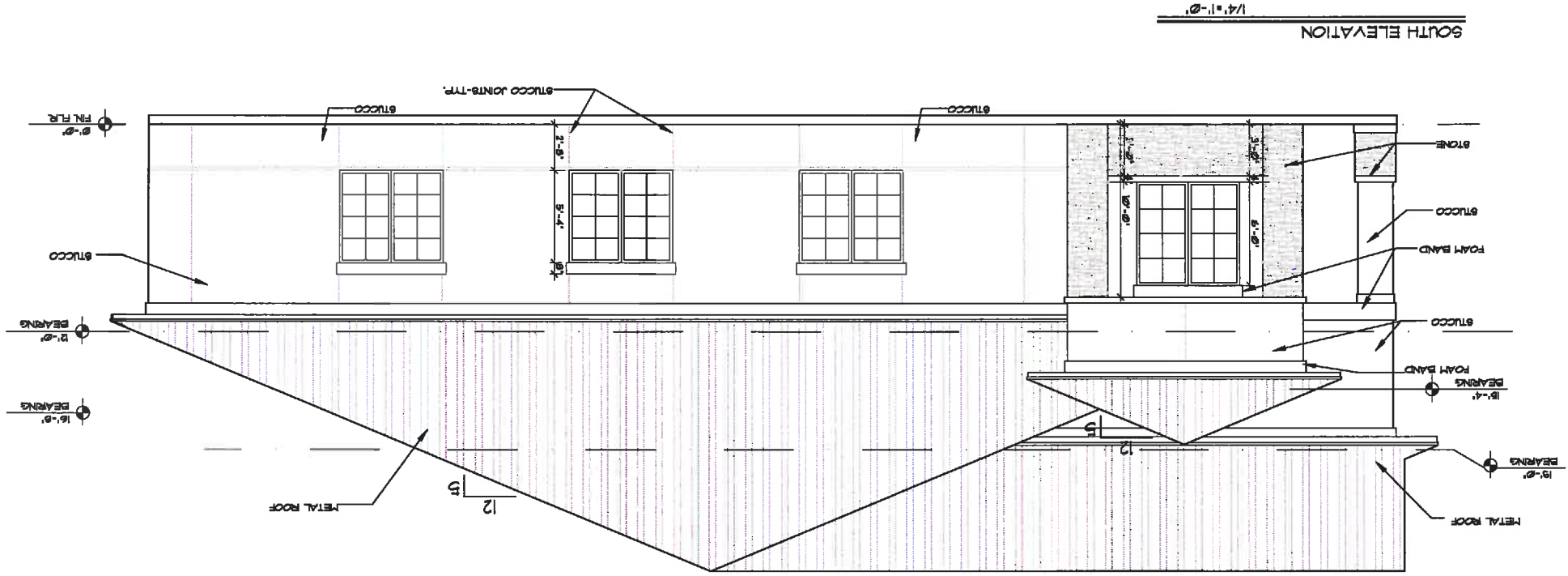
5127 S ORANGE AVE.
 SUITE 10 ORLANDO, FL 32839
 TEL: 407-490-0350
 FAX: 407-253-6000
 info@rabits-romano.com
 www.rabits-romano.com

PROPOSED NEW BUILDING:
MEDICAL OFFICE COMPLEX
BUILDING F & D
 CLERFANT, FLORIDA

EXTERIOR ELEVATIONS

REVISIONS	PROJECT NO.	DATE
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 A201
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2021

SHEET

DATE

SIGN/SEAL

RABITS & ROMANO
ARCHITECTURE

PLANNING
AND
DESIGN

5127 S. ORANGE AVE.
SUITE 10 ORLANDO, FL 32839

TEL: 407-490-0350
FAX: 407-232-6000

info@rabits-romano.com
www.rabits-romano.com

AA26002490

PROPOSED NEW BUILDING:

MEDICAL OFFICE COMPLEX
BUILDING G

CLIENT: , FLORIDA

PROJECT NO.

300711-09-01

DATE

09-16-11

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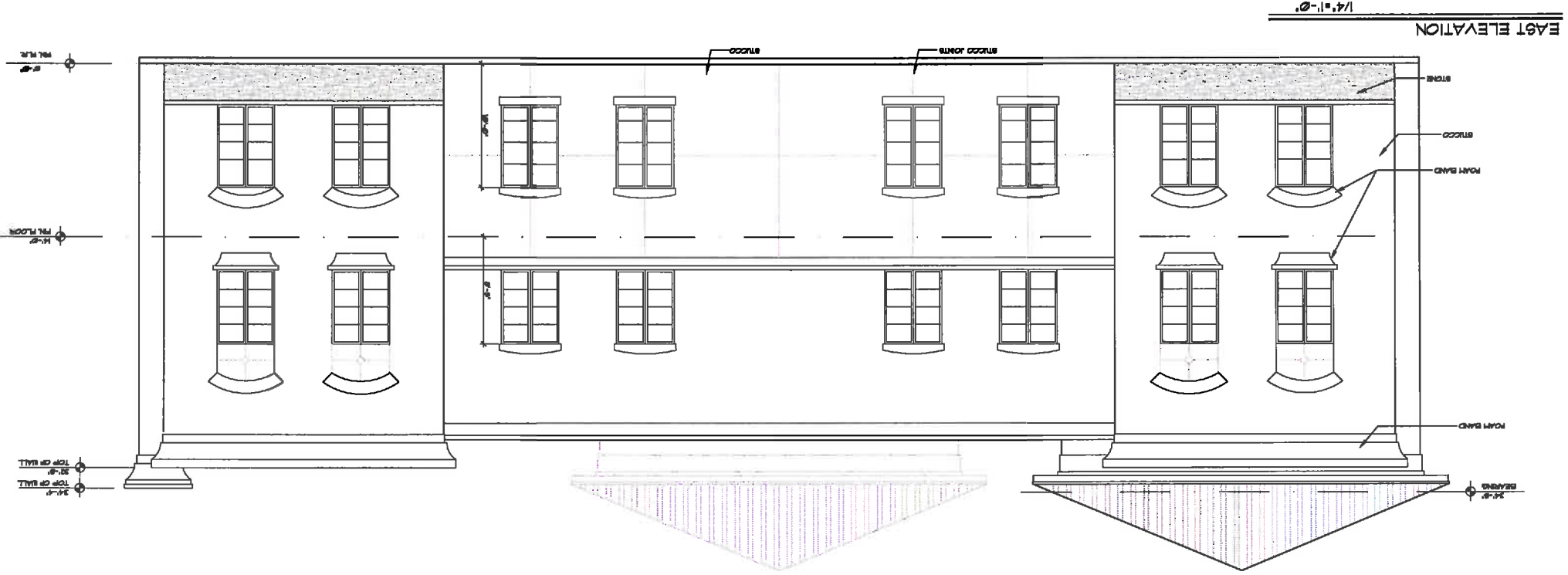
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DATE

SKN/SEAL

RABITS & ROMANO

ARCHITECTURE

PLANNING AND DESIGN

5127 S. ORANGE AVE.
SUITE 10 ORLANDO, FL 32809

TEL: 407-490-0350
FAX: 407-233-6000

info@rabi-architect.com
www.rabi-architect.com

AA26002490

PROPOSED NEW BUILDING:

MEDICAL OFFICE COMPLEX

BUILDING G

CLERFONT, FLORIDA

PROPOSED ELBORO RENAI

PROJECT NO.

30CT155-B1

DATE

05-15-11

REVISIONS

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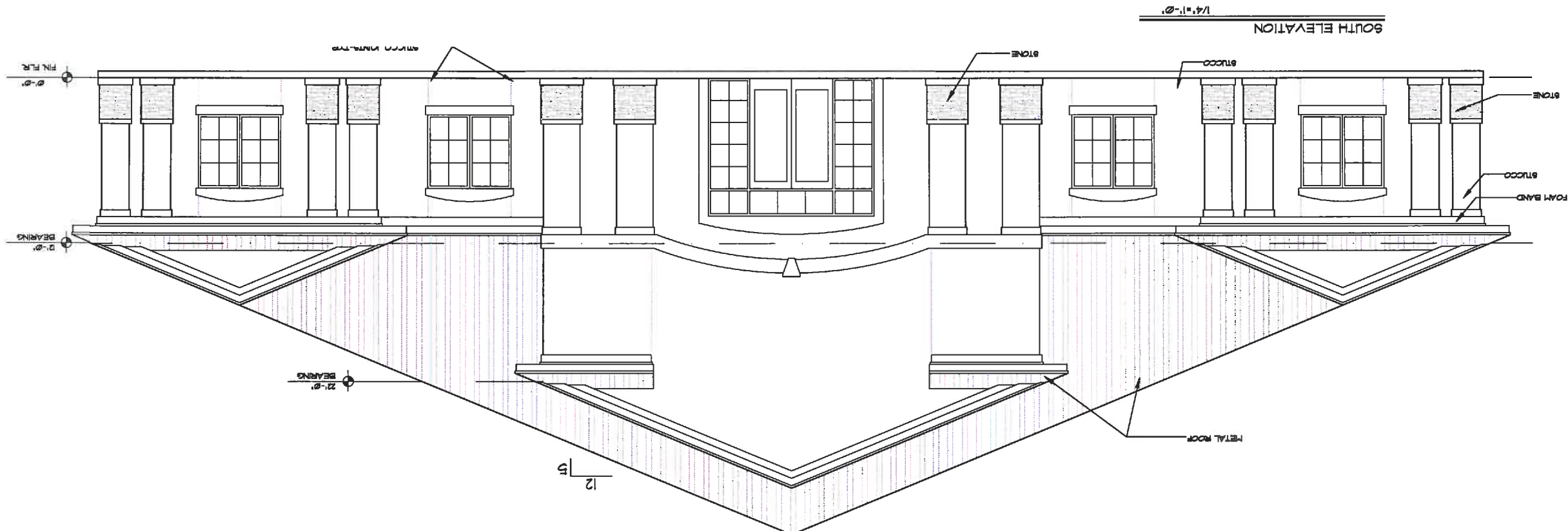
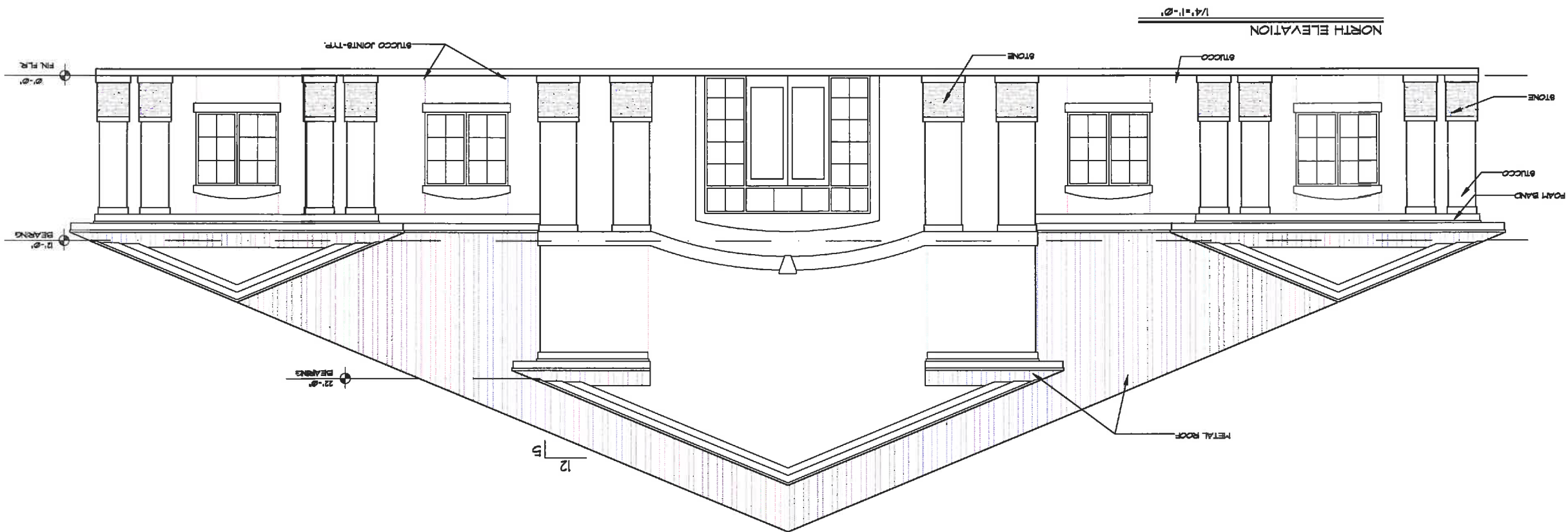
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DATE

SIGN/SEAL

RABITS & ROMANO
ARCHITECTURE
PLANNING
AND
DESIGN
AA26002490

5127 S. ORANGE AVE.
SUITE 10 ORLANDO, FL 32809

TEL - 407-490-0350
FAX - 407-233-6000

info@rabits-architect.com
www.rabits-architect.com

PROPOSED NEW BUILDING:
MEDICAL OFFICE COMPLEX
BUILDING H
CLERFANT, FLORIDA

EXTERIOR ELEVATIONS

PROJECT NO.
300CT16B-01
DATE
09-16-11

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SHEET

DATE
SIGN/SEAL

RABITS & ROMANO
ARCHITECTURE
PLANNING
DESIGN
5317 S. ORANGE AVE.
SUITE 10 ORLANDO, FL 32809
TEL: 407-360-0350
FAX: 407-333-6000
info@rabits-romano.com
www.rabits-romano.com
AA26002490

PROPOSED NEW BUILDING:
MEDICAL OFFICE COMPLEX
BUILDING H
CLERMONT, FLORIDA

EXTERIOR ELEVATIONS

PROJECT NO.
30071109-01
DATE
09-10-11

REVISIONS
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**CONDITIONAL USE PERMIT (CUP)
APPLICATION**

DATE: 5-24-17

FEE: \$845

+ cost of advertisement

PROJECT NAME (if applicable): Citrus Tower Village PARK

APPLICANT: CTV13, LLC

CONTACT PERSON: John Schmid

Address: 1655 E. Hwy 50

City: Clermont State: FL Zip: 34711

Phone: 352-243-3720 Fax: 352-243-8220

E-Mail: john@schmidconstruction.com

OWNER: Lost Lake Reserve LC

Address: PO Box 3737

City: Lake Wales State: FL Zip: 33589

Phone: _____ Fax: _____

Address of Subject Property: _____

General Location: North-east corner of Citrus Tower
Blvd and John's Lake Road

Legal Description (include copy of survey): Clermont, Lost Lake

Tract F Sub Tract D PB 48

Pgs 52-54

Land Use (City verification required): _____

Zoning (City verification required): _____



CITY OF CLERMONT
CONDITIONAL USE PERMIT (CUP)
APPLICATION
Page 2

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

*Construct a shopping center consisting
of multiple buildings and approximately
60,000 SF.*

John Schmid

Applicant Name (print)

X *[Signature]*

Applicant Name (signature)

Owner Name (print)

X

Owner Name (signature)

***** NOTICE *****

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

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

LEGAL NOTICE

Notice is hereby given that the City of Clermont will consider a request for a Conditional Use Permit for a Shopping Center within the Lost Lake Reserve PUD.

LOCATION

Lost Lake Reserve
Northeast corner of Citrus Tower Blvd. and Johns Lake Rd.
7 acres +/-

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

This request will be considered by the Planning & Zoning Commission on Thursday, July 6, 2017 at 6:30pm.

A public meeting to consider the request will be held before the City Council on Tuesday, July 25, 2017 at 6:30pm.

All meetings will be held in City Hall located at 685 West Montrose Street.

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.

Tracy Ackroyd Howe, MMC
City Clerk

Daily Commercial
June 29, 2017
July 18, 2017