

**CITY OF CLERMONT
RESOLUTION
NO. 1455**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO AMEND RESOLUTION NO. 1114 TO ALLOW FOR THE REDUCTION OF 908 RESIDENTIAL UNITS, ELIMINATION OF MULTIFAMILY UNITS, REDUCTION OF OFFICE SPACE, INCREASE IN COMMERCIAL SPACE AND A CHANGE OF USE FOR THE CABLE TV FACILITY LOCATED WITHIN THE PLANNED UNIT DEVELOPMENT.

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held November 1, 2005 approved this Conditional Use Permit to amend Resolution No. 1114 to allow for the reduction of 908 residential units, elimination of multifamily units, reduction of office space, increase in commercial space and a change of use for the cable TV facility located within the Planned Unit Development at the following location:

LOCATION

Kings Ridge, Kings Ridge Shopping Center, Somerset and Windy Hill Middle School area.

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 amend Resolution No. 1114 to allow for the reduction of 908 residential units, elimination of multifamily units, reduction of office space, increase in commercial space and a change of use for the cable TV facility located within the Planned Unit Development; be granted subject to the following conditions:

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.

2. Upon approval of this resolution the aforementioned property shall only be used for the purposes described herein. Any other proposed use shall be specifically authorized by

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amendment and approval of the City of Clermont City Council. However, until developed, any and all areas of the Planned Unit Development may continue to be used for agricultural purposes.

3. Construction and operation of the proposed use shall at all times comply with the regulations of the City and other applicable departments and governmental agencies.

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, and subject to the terms of the Agreement between the City of Clermont and Lennar Homes, Inc. dated May 9, 1995. Further, within said Agreement between the City of Clermont and Lennar Homes, Inc., in Section V, Annexation, B. "If annexation occurs, Clermont agrees to allow Lennar to develop in accordance with the Lake County Comprehensive Plan at a density of four (4) dwelling units per gross acre and pursuant to the provisions of the Lake County Land Development Regulations pertaining to the Clermont Hills PUD in effect at the time of annexation," shall mean and include those regulations published by Lake County, Florida identified as "Lake County Codification General Ordinances of the County, 12-1-93 Appendix E Land Development Regulations."

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, include any future amendments to the Statutes, Code, Regulations and/or Plan.

7. Approval of this resolution shall by reference include any and all terms, conditions and provisions stipulated by the Kings Ridge Development of Regional Impact Final Development Order, and any amendments thereto.

Section 2-Land Use

The Planned Unit Development described in "Exhibit A" shall mean and include the total of the following land uses on the 891.9 acres (summarized in "Exhibit B"):

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A. Residential

1. Number and Type of Residential Units

The project may be permitted to a total of 2,244 residential dwelling units with common open space associated with 36 holes of golf on 807.9 acres of land, identified as "Parcel A," plus the southern 63.2 acres of "Parcel B" on Map H. Single family residential dwelling unit gross density shall not exceed 4.00 dwelling units per acre.

Map H (Master Development Plan for Kings Ridge DRI), dated November 2005, prepared by Glatting Jackson Kercher Anglin Lopez Rinehart, as shown in "Exhibit C," shall be used in conjunction with the Kings Ridge PUD Master Plan, dated September 1, 1999 (Project No. 941216), prepared by Farner/ Barley and Associates, Inc. as the approved plans for development.

2. Lot Sizes and Setbacks

Within the gated community, single family construction shall be permitted on lots that are a minimum of 50' x 100' (5,000 sq.ft.); however, cul-de-sac or unique configured corner lots may be permitted less than the 50' frontage as long as the lot meets the 50' required width at the building setback line. Minimum setbacks shall be 20' for front yards, 5' feet for rear yards, and 10' separation between buildings.

Accessory structures such as pools, decks, screened enclosures and the like shall provide a minimum 5' rear yard setback for any residential unit type.

Lot lines shall be allowed to be constructed up to a maximum of 20 degrees from perpendicular to the right-of-way. Flag lot configurations shall be prohibited.

In the event the developer wishes to construct other than a "gated," private street, form of community on the property, all criteria shall meet standards of the City R-1 (Urban Residential) Zoning Category. Physical development shall meet standards consistent with Chapter 5 (Subdivisions) of the adopted City Land Development Regulations.

3. Prospective Purchaser Option

During the period the developer is offering homes for sale, temporary occupancy of homes for a "Prospective Purchaser Hospitality Visit" Program is permitted. The program permits the developer to house prospective buyers in homes within the community for visits of two (2) or

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more days, as part of the developer's sales program. The proposed program is not approval for a Time Share Sales Program.

B. Commercial and Office

1. Square Footage and Type of Development

The proposed development may contain up to a total of 145,000 gross square feet of Professional Office space on 19.8 acres of land referred to as "Parcel D" on Map H.

The proposed development may contain up to a total of 130,000 gross leaseable square feet of commercial/ retail development on 25.5 acres of land referred to as "Parcel E" on Map H. The established uses shall be compatible with those uses indicated within the C-2 Zoning Category of the City of Clermont Land Development Regulations. The list of allowable uses shall include those following:

Automobile and Home Supply Stores
Automobile Service Stations*
Banks and Lending Institutions
Barbers/ Beauty Shops
Book and Stationary Shops***
Bowling Alley
Business and Personal Services***
Child Care Facilities**
Clothing and Shoe Stores
Drug Stores
Eating and Drinking Establishments
Fabric Stores
Florist
Hardware Stores
Health and Fitness Centers
Insurance Offices
Jewelry Stores
Laundry and Dry Cleaning Establishments
Liquor Stores
Medical/Dental Offices
Pet Shops
Real Estate Services

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Retail Music Stores
Retail Nurseries and Garden Stores
Shoe Repair
Shopping Centers****
Sporting Goods Stores
Supermarkets/Other Retail Food Stores
Theater/ Video Establishments***
Toy and Games Shops
Travel Agents
Veterinary*****

Notes:

- * Excludes Automobile Repair Garage Facilities except as approved by a Conditional Use Permit
- ** Requires approval of a Conditional Use Permit.
- *** Excludes "Adult" oriented forms of business or service.
- **** A group of 5 or more businesses with shared parking or in which the total land area of the development is 5 acres or more will require a Conditional Use Permit.
- ***** Excludes Kennels or Boarding except as approved by a Conditional Use Permit.

2. Building Setbacks and Building Height

All commercial and professional office buildings shall maintain a 50' setback from state and County rights-of-way (U.S. 27 and Hartwood Marsh Rd), 25' setback from City rights-of-way, and 25' setback from residential properties.

3. Parking

Parking shall be provided as required by the City of Clermont Land Development Regulations for each individual land use, as the project is developed.

C. Public, Institutional and Community Facilities

1. Public Facilities

The developer shall make available to the City of Clermont, at the price of the developer's actual purchase land cost, up to one (1) acre of property in a mutually agreed location, within "Parcel A" on Map H. The developer shall be paid for such property by receiving prepaid Fire and Police

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Impact Fee Credits from the City. In addition, the developer shall build for the City a Fire/Police Station of up to 2,500 square feet, and be paid the sum total of the subcontractors' charges for providing labor and materials, including all permits and fees, plus a construction overhead fee of 10% of the sum total cost. The developer shall be paid for such property and building by receiving prepaid Fire and Police Impact Fee Credits from the City.

The developer shall provide the design for the building subject to the City's space needs and input. Prepaid Fire Impact Fee Credits received by the developer shall be transferable by the developer to the Legends Planned Unit Development project, or at the City's election, may be directly reimbursed to the developer.

Terms and Conditions for land conveyance and construction of the Fire/Police Station facility shall be as follows: The developer shall convey the land for the Fire/Police Station to the City within 60 days of preliminary plan approval for the facility. Within 90 days of the property conveyance, the developer shall submit final, detailed design plans and submit for permitting of the facility. Within 30 days of issuance of the building permit for the facility, the developer shall commence construction. Construction of the facility shall be completed within 6 months of issuance of the building permit.

As assistance to the City of Clermont in its expansion of public services, within 30 days of the final approval of the Planned Unit Development for Kings Ridge, the developer shall make a bulk purchase of 100 Police Impact Fees.

The developer shall reserve a 30-acre school site for a future (elementary or middle) school to be constructed by Lake County School Board. The 30-acre (elementary or middle) school site shall be reserved on the east side of the project, east of Hancock Road, on the northern 30 acres of "Parcel B" as set forth on Map H. The Lake County School Board shall be granted an Option to Purchase the site at any time within one year of the Effective Date of the Kings Ridge Development Order at the price of the developer's actual purchase land cost. Notwithstanding the foregoing to the contrary, in the event that the condition is not ratified by the Lake County School Board within 90 days of the date of approval of the Kings Ridge Development Order, the City shall have the absolute right, within six months of the expiration of the 90-day period, to reopen this issue pursuant to the substantial deviation process of Chapter 380.06, Florida Statutes, and address the school impact needs, including the issue of conversion of retirement units.

The developer shall provide a 5-acre site, identified as "Parcel C" on Map H, for recreation adjacent to the existing City of Clermont Public Utilities property. Dedication of the site to the City shall be at no cost.

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2. Institutional Facilities

The 1-acre site on the northwest corner of "Parcel B" of Map H (south of the City's public facilities properties on Hancock Road and west of Windy Hill Middle School), which was formerly designated as a cable TV facility site (head-in building), is approved for an institutional use.

3. Community Facilities

The developer shall be allowed operation of an "open air market" at the Community Clubhouse site on a once-a-week basis.

D. Conservation, Recreation and Open Space

The PUD includes a 2-acre conservation site associated with Lake Felter.

The developer shall provide a minimum of 315 acres for common open space. Such areas will be set aside for passive and active recreational uses and stormwater abatement/ management systems to include appropriate appurtenances. Final location of all uses shall be determined by the developer at the time of construction.

Recreational amenities that may be developed within the common open space areas include, but are not limited to:

1. Golf courses (including golf cart barn and maintenance facilities), pro-shop and clubhouse. Such uses may include sales of food and alcoholic beverages for on-site consumption.
2. Satellite recreational centers/ clubhouses within proposed residential areas. Such facilities shall include all associated amenities commonly associated with such uses.
3. Tennis courts, shuffle board courts, and swimming pools.
4. Pedestrian/jogging paths.
5. Boat dock/fishing pier (excludes any commercial/retail utilization, and requires all agency jurisdictional approvals and permits to be obtained for such water-dependant structures)

E. Transportation

1. The developer shall dedicate necessary additional right-of-way to provide for a 40' centerline along the residential parcels and a 50' centerline along the non-residential parcels on

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Hartwood Marsh Road. Such dedication shall be provided the length of the project property.

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. The developer shall provide joint access to U.S. 27 for the adjacent property lying north of the subject site. Such joint access shall align with the existing median opening located at the office area at the northwest corner of the site.

4. Access to the project from U.S. 27 shall be limited to the existing project entrance, the access located at the northwest corner of the site at the office area, and the access for the commercial portion of the project, to be located north of Hartwood Marsh Road. In order 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.) All access to U.S. 27 shall be evaluated to its necessity and consistency with FIHS standards. The City of Clermont, Lake County, and the Florida Department of Transportation (FDOT) shall jointly review and determine approval of access facilities on U.S. 27. 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, accel/decel lanes, turn lanes, tapers, signalization, signage, widening, and resurfacing of the impacted roadway, consistent with the specific land utilization for the access being requested.

5. Access to the project from Hartwood Marsh Road and Hancock Road shall be as approved by the City of Clermont. Plans and specifications for the proposed access shall be provided to the City and Lake County for review, evaluation and approval prior to construction. Immediate improvements necessitated by construction of ingress/egress roadways to the project shall be provided consistent with the impact of the facility constructed. Such improvements may include, but not be limited to, accel/decel lanes, turn lanes, tapers, signalization, signage, widening, and resurfacing of the impacted roadway, consistent with the specific land utilization for the access being requested. Formal construction of the access from the project to Hartwood Marsh Road shall be completed at the same time as the Hancock Road extension is provided. Formal construction of the access from the project to Hancock Road shall be completed thirty (30) days from the time the Hancock Road extension is provided.

6. Overall regional roadway improvements to U.S. 27, Hartwood Marsh Road, Hancock Road, and other facilities identified through the Development of Regional Impact Review

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process shall be provided consistent with approved monitoring and modeling/mitigation measures delineated in the final project Development Order. Plans and specifications for such improvements shall be submitted to the City and appropriate jurisdictional entities for review, evaluation and approval on a case-by-case basis. Such improvements may include, but not be limited to, accel/decel lanes, turn lanes, tapers, signalization, signage, widening and resurfacing of the impacted roadway.

7. The applicant shall continue to provide for pedestrian and bicycle paths throughout the project in the same manner as has been provided up to this time. Improvement plans for such facilities shall be included with construction drawings for each phase of the project. Bicycle parking shall be provided at community recreation centers and at commercial/ professional office areas consistent with demand.

8. Sidewalks shall not be required to be provided along U.S. 27 except consistent with the designated commercial and office parcels. Sidewalks shall be provided adjacent to U.S. 27 or within the commercial and office parcels at the time of development and as approved by the City. Sidewalks shall be provided along Hartwood Marsh Road and Hancock Road the length of the subject property. The developer shall have the option to physically construct the sidewalks or provide cash contribution for such construction.

9. In order to provide neighborhood continuity, all residential areas shall access internally to recreational, commercial, professional office, and other public areas through design and implementation of road networks, pedestrian ways and bicycle paths.

10. The roads within the Planned Unit Development may, at the developer's election, be private, but in such instances, the private roads shall be owned and maintained by a duly appointed and authorized Homeowners Association.

F. Utilities

1. The developer shall provide to the City a 20' utility easement adjacent to the north boundary of the property. Such easement shall extend the full length of the subject property and may be located within the rear yards of adjacent lots. In lieu of providing the utility easement, an alternate means for extension of the necessary utility corridor may be provided upon mutual accord of the City and the developer.

2. As assistance to the City of Clermont in its expansion of services, within 30 days of the final approval of the Planned Unit Development for Kings Ridge, the developer shall make a bulk purchase of 100 water and 100 sewer connections.

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3. The developer shall, through appropriate improvement plan design and physical construction placement, provide that utility lines will not have more than 36 inches of overburden. Where landscape may be located over such lines, the City shall receive indemnification in the event of necessary operation and/ or maintenance on the utility. Repair and/or replacement of landscape shall be the responsibility of the developer. The City shall give reasonable notice in non-emergency situations.

4. In order to prevent potential cross connection between potable water supply and reuse water lines, all reuse lines shall be installed in purple-colored pipe.

5. It is intended that all provisions of the Agreement between the City of Clermont and Lennar Homes, Inc., dated May 9, 1995, shall apply to the entire Kings Ridge Planned Unit Development as described herein. However, should the developer choose to deviate from the described "age restricted adult community," that portion of the project shall be subject to application of standard rates specific to the utility being provided.

G. Stormwater Management Plan Requirements

1. Verification of the stormwater run-off data, assumptions, and calculations shall be provided and approved by the City Engineer and St. Johns River Water Management District on each proposed phase of the site prior to any development activity. The drainage and stormwater retention requirements of the City and the appropriate regulatory agencies shall be met.

2. A St. Johns River Water Management District stormwater permit shall be required and filed with the City prior to receipt of a building permit or any development activity.

3. Permeability tests must be submitted as part of the stormwater/site plan review process. Permeability shall be maintained.

4. Final disposition of stormwater outfall shall be as approved by the City Engineer.

5. A duly authorized and sanctioned Home (Master Property) Owners Association shall be the entity responsible for the maintenance of the stormwater management system.

H. Construction Parameters and Noise Abatement

Contractors shall be allowed to work 7:00 a.m. to 7:00 p.m., Monday through Saturday. Noise levels during construction of the project shall not exceed those recommended by the Florida Department of Environmental Protection. Heavy equipment and normal work operations will be

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allowed on the site between the hours of 7:00 A.M. and 7:00 P.M., Monday through Saturday. Heavy equipment maintenance operations or heavy machinery engines will not be started earlier than 7:00 A.M. on any day.

I. Variances

1. The developer shall be permitted to extend the maximum length of a cul-de-sac street from 1,200 feet to 1,500 feet.
2. Recreational facility areas shall be calculated on the entire Planned Unit Development and not on individual development phases.
3. Temporary septic tanks shall be allowed to serve model centers and construction trailers. Golf course restroom facilities located distant to central facilities shall be permitted service by septic tanks.
4. The project may use an allowable pipe velocity of 20 fps in lieu of 10 fps for reinforced concrete pipe only when demonstrated that damaging scour (erosion) will not result; formal approval shall be required from the City Engineer.
5. The project may be permitted a maximum pipe slope of 8% on sanitary sewer collection systems upon formal approval of the City Engineer.

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Exhibit A

Legal Description of Kings Ridge PUD

East of US 27:

The Southwest 1/4 of the Southwest 1/4 and the North 3/4 of the West 1/4, Section 3, Township 23 South, Range 26 East, Lake County, Florida.

AND

The East 1/2 of the Northeast 1/4; Southwest 1/4 of the Northeast 1/4; Southeast 1/4 of Northwest 1/4; the Northwest 1/4 of the Northeast 1/4; all of the Southeast 1/4; that part of the Southwest 1/4 lying East of U.S. Highway 27. All in Section 4, Township 23 South, Range 26 East, Lake County, Florida.

AND

That part of the East 1/2 of the Southeast 1/4 of Section 5, Township 23 South, Range 26 East, Lake County, Florida, Lying East of U.S. Highway 27.

AND

Tracts 5, 6, 7 and 8, MONTE VISTA PARK FARMS, in Section 4, Township 23 South, Range 26 East, as recorded in Plat Book 2, Page 27, Public Records of Lake County, Florida.

AND

That part of the North 1/2 of Section 9, Township 23 South, Range 26 East, lying East of the Right-of-Way of U.S. Highway 27, less Right-of-Way for Hartwood Marsh Road;

LESS:

Beginning at the Point of Intersection of the East line of the Right-of-Way of said highway, said highway being Project Number 175-G, with the South line of the Northwest 1/4 of the Northwest 1/4 of Section 9, Township 23 South, Range 26 East, run thence East 200 feet to a stake; thence in a Northerly direction parallel with the East line of the Right-of-Way of said Highway 200 feet to a stake; thence West 200 feet to the East line of the Right-of-Way of said highway to the Point of Beginning.

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LESS:

Beginning at a point on the East-West 1/4 section line of said Section 9, said point being situate on said line S 89°14'22" W, a distance of 1714.63 feet from the East 1/4 section corner of said Section 9, proceed thence on said line S 89°14'22" W, a distance of 688.97 feet; thence N 00°00'42" E, a distance of 1.02 feet; thence N 89°14'43" E, a distance of 591.43 feet; thence N 89°50'18" E, a distance of 97.43 feet to the Point of Beginning. (Containing 0.014 acres, more or less, all in Lake County, Florida.)

LESS:

Proposed 80-foot Right-of-Way for Hancock Road

An 80-foot wide strip of land in Sections 3, 4 and 9, Township 23 South, Range 26 East, Lake County, Florida, bounded on the North by the Township line and lying Westerly of and adjoining the following described line:

Commence at the Northwest corner of aforesaid Section 3; thence along the North line of the Northwest 1/4 of Section 3 run S 89°36'55" E 33.00 feet to the Point of Beginning; said point being on a curve concave Westerly and having a radius of 2030.70 feet to which a radial line bears N 89°39'19" E; thence run Southerly 333.02 feet along the arc thereof through a central angle of 09°23'46" to the beginning of a reverse curve concave Easterly and having a radius of 2030.70 feet; thence run Southerly 306.70 feet along the arc thereof through a central angle of 08°39'13" to the end of said curve; said point being 13.06 feet West (by perpendicular measurement) of the West line of the Northwest 1/4 of Section 3; thence parallel with said West line run S 00°23'52" W to the East-West mid-section line of Section 4; thence S 00°53'13" W parallel with and 13.06 feet West of the West line of the Southwest 1/4 of Section 3 a distance of 80.27 feet; thence Southerly to the Northeast corner of aforesaid Section 9; thence S 00°52'48" W 2628.30 feet along the East line of the Northeast 1/4 of Section 9 to the East 1/4 corner of Section 9 for the end of this description line. (Containing 14.59 acres.)

LESS

City of Clermont - Parcel 1 (Water)

Commence at the Northwest corner of Section 3, Township 23 South, Range 26 East, thence run S 89°36'42" E along the North line of the Northwest 1/4 of said Section 3 a distance of 352.18 feet for the Point of Beginning; 1) thence continue S 89°36'42" E along the North line of the Northwest 1/4 of said Section 3 a distance of 657.82 feet; 2) thence run S 00°24'05" W a distance of 1010.00 feet; 3) thence run N 89°36'42" W a distance of 1010.00 feet to a point on

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the West line of the Northwest 1/4 of said Section 3; 4) thence continue N 89°36'42" W a distance of 13.06 feet; 5) thence run N 00°24'05" E parallel with the West line of the Northwest 1/4 of said Section 3, a distance of 322.61 feet; 6) thence run S 89°35'55" E a distance of 13.06 feet to the West line of the Northwest 1/4 of said Section 3; 7) thence continue S 89°35'55" E a distance of 36.94 feet; 8) thence run N 00°24'05" E a distance of 50.00 feet; 9) thence run S 89°35'55" E a distance of 315.24 feet; 10) thence run N 00°24'05" E a distance of 637.47 feet to the Point of Beginning to close. All lying in Lake County, Florida. (Containing 18.32 acres.)

City of Clermont - Parcel 2 (Wastewater)

Commence at the Northwest corner of Section 3, Township 23 South, Range 26 East; thence run S 89°36'42" E along the North line of the Northwest 1/4 of said Section 3 a distance of 1010.00 feet for the Point of Beginning; 1) thence continue S 89°36'42" E along the North line of the Northwest 1/4 of said Section 3 a distance of 313.38 feet to the East line of the West 1/2 of the Northwest 1/4 of said Section 3; 2) thence run S 00°23'44" W along the East line of the West 1/2 of the Northwest 1/4 of said Section 3 a distance of 2239.71 feet; 3) thence run N 89°36'42" W a distance of 1323.61 feet to a point on the West line of the Northwest 1/4 of said Section 3; 4) thence continue N 89°36'42" W a distance of 13.06 feet; 5) thence run N 00°24'05" E parallel with the West line of the Northwest 1/4 of said Section 3, a distance of 1229.71 feet; 6) thence run S 89°36'42" E a distance of 13.06 feet to a point on the West line of the Northwest 1/4 of said Section 3; 7) thence continue S 89°36'42" E a distance of 1010.00 feet; 8) thence run N 00°24'05" E a distance of 1010.00 feet to the Point of Beginning to close. All lying in Lake County, Florida. (Containing 45.00 acres.)

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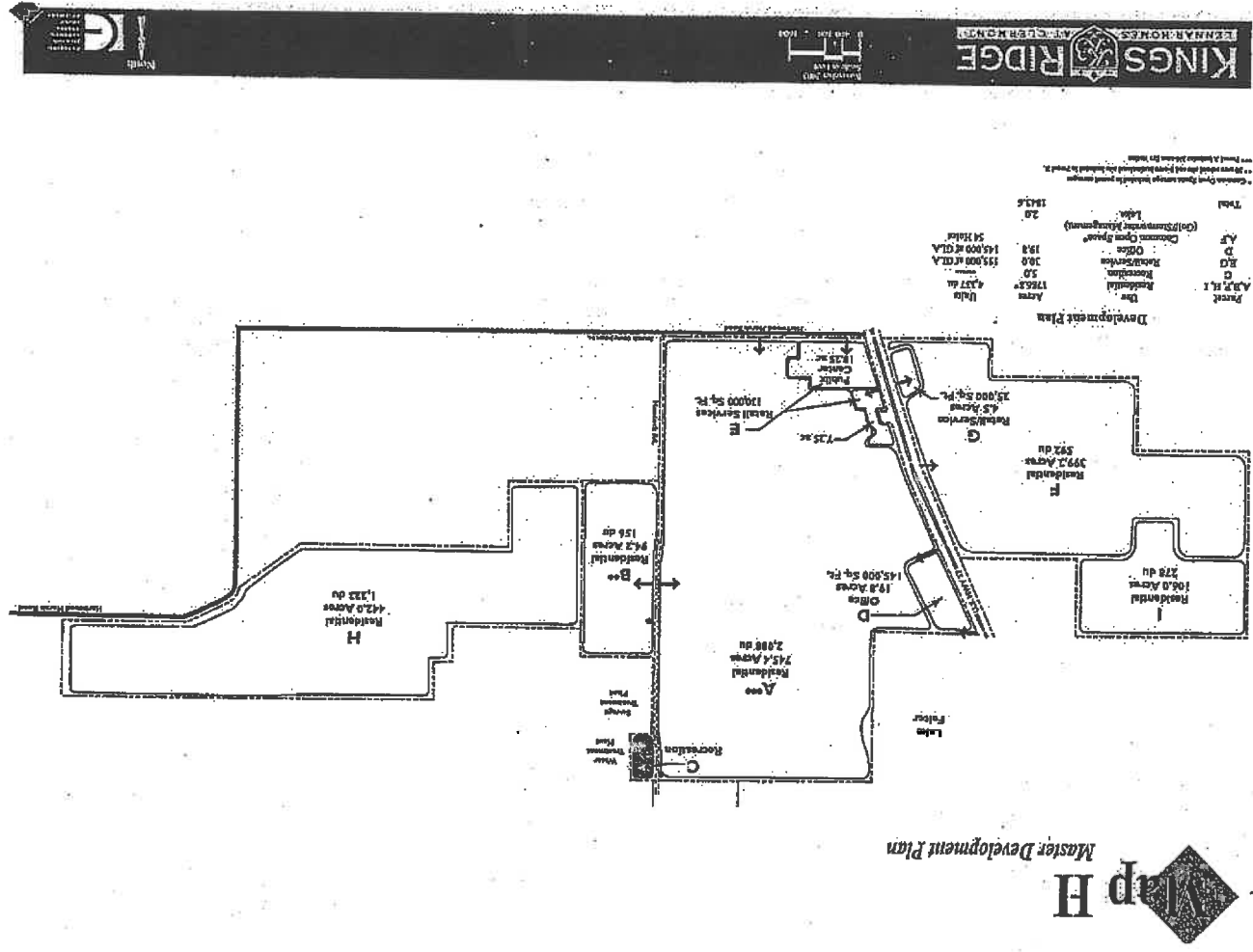
Exhibit B

Summary of Land Uses in Kings Ridge PUD

<i>Type of Land Use</i>	<i>Parcel ID & parcel acreage</i>	<i>Acreage</i>		<i>Acreage</i>
Residential <i>(w/o common open space/golf courses)</i>	A (Kings Ridge)—437.75 B (Somerset)—55.1	492.85		
Open space <i>(golf course, etc.)</i>	A	315.0		
			<i>Residential combined w/open space (golf courses)</i>	807.85
Recreation	C	5.0		5.0
Retail	E	25.5		25.5
Office	D	19.8		19.8
Conservation <i>(part of Lake Felter)</i>	A	2.0		2.0
Fire station	A	0.75		0.75
Middle school	B	30.0		30.0
Institutional site	B	1.0		1.0
TOTAL		891.9		891.9

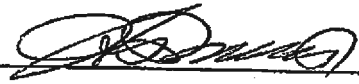
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Exhibit C



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**DONE AND RESOLVED BY THE CITY COUNCIL OF THE CITY OF CLERMONT,
LAKE COUNTY, FLORIDA THIS 22nd DAY OF NOVEMBER 2005.**



Harold Turville, Mayor

ATTEST: 

Tracy Ackroyd, City Clerk