



CITY OF CLERMONT

Office of the City Manager

September 14, 2005

Gregg Welstead
Deputy County Manager
PO Box 7800
Tavares, FL 32778

Re: Plaza Collina Development of Regional Impact, Large Scale Comp Plan Amendment – #05/8/1-2

Dear Gregg:

On September 13, 2005 the Clermont City Council reviewed a request for a Future Land Use Map Amendment to change the land use designation of the Plaza Collina – Development of Regional Impact, property from Urban Expansion with Employment Center and Community Commercial Overlay to Urban Expansion with Regional Commercial and Public Resource Lands Overlays.

The Clermont City Council voted to issue a recommendation that they are not opposed to the land use change with the exception of a few items:

- Traffic – Emphasis needs to be placed on Old Highway 50 (CR 50). The City Council recommended an extensive traffic study be completed due to the size of this project and other approved development along Old Highway 50 (CR 50).
- School Impacts – The residential component of 200 units will burden an already overcrowded school system in South Lake. The City Council suggested that an office park be considered as an alternative of the mixed use development.
- JPA Land Development Regulations – Applicant must adhere to the newly adopted JPA land development regulations.

Also, the Clermont City Council included staff's recommendations as follows:

- Based upon the fact that this site is a gateway project for the City of Clermont, and its location along an arterial roadway is vital to the aesthetics and first impression of the City of Clermont, staff will continue to request a conceptual site plan for the gateway project.

- Because this is a gateway project for the City of Clermont, it is highly recommended that an enhanced landscape buffer be provided along all roadway and residential perimeters.
- Curb cuts should be kept to a minimum along arterial roadways; the frontage road as shown in the *Site Plan* map still depicts six access points. The Applicant, although following FDOT's requirements, could minimize the access points, instead of maximizing the access points.
- Due to the creation of the six "out parcels" along SR 50, it is recommended that an architectural theme be developed and incorporated into the project.
- The applicant should be responsible for a traffic study pertaining to Old Highway 50.
- All improvements to Old Highway 50 must be incorporated into the development plan taking into account the increased traffic flow as a result of the 1.2 million square foot commercial and up to 200 residential units planned for the site, according to the DRI documents.
- Adherence to the newly adopted JPA land development regulations, Ordinance No. 2005-64 is recommended for this project.
- Landscape and lighting of the median and right-of-way of S.R. 50. Because this is a gateway project, the City of Clermont requests that the developer coordinate with FDOT and the City to landscape and light (decorative) the median and adjacent ROW.

We appreciate the opportunity to review and comment on this important project.

Sincerely,



Darren Gray
Assistant City Manager

Cc: Amye King, Planning Manager
Alfredo Massa, Senior Planner