



*CITY OF CLERMONT*  
**ORDINANCE NO. 2024-025**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, FLORIDA, ESTABLISHING, ON THE PROPOSED PROPERTY KNOWN AS PARKSIDE TRAILS AND FURTHER DESCRIBED HEREIN, AND RECOGNIZING, THE PARKSIDE TRAILS COMMUNITY DEVELOPMENT DISTRICT, CREATED AND CHARTERED BY UNIFORM GENERAL LAW, THE UNIFORM COMMUNITY DEVELOPMENT DISTRICT ACT OF 1980, AS CODIFIED IN CHAPTER 190, FLORIDA STATUTES; ACKNOWLEDGING THE UNIFORM DISTRICT CHARTER EXPRESSED IN CHAPTER 190, FLORIDA STATUTES; AND DESIGNATING THE INITIAL MEMBERS OF THE DISTRICT BOARD OF SUPERVISORS; AND, DESIGNATING THE PROPOSED LAND AREA WITHIN WHICH THE DISTRICT MAY MANAGE AND FINANCE ITS BASIC INFRASTRUCTURE, SYSTEMS, FACILITIES, SERVICES, IMPROVEMENTS AND PROJECTS; PROVIDING FOR SEVERABILITY AND REPEAL, EFFECTIVE DATE, AND RECORDING.**

**WHEREAS**, the City of Clermont, Florida received on March 26, 2024 a petition (the “Petition”) for Establishment of the Parkside Trails Community Development District of less than 2,500 acres located entirely within the municipal boundaries of the City of Clermont, hereinafter the “District”, as provided pursuant to Chapter 190, Florida Statutes, from Pulte Home Company, LLC (the “Petitioner”); and

**WHEREAS**, it has been determined that the Petition contains the requisite information as mandated by Section 190.005(2), Florida Statutes, and Section 190.005(1)(a), Florida Statutes; and

**WHEREAS**, the Petitioner has obtained the written consent to the establishment of the District by the owners of 100% of the real property described in Exhibit A, attached; and

**WHEREAS**, the decision of the City Council to establish the District is a quasi-legislative decision authorized by Chapter 190, Florida Statutes, and the City of Clermont’s home rule authority and Article VIII of the Florida Constitution; and

**WHEREAS**, the City of Clermont has reviewed factors as required by Chapter 190, Florida Statutes, and will consider such factors prior to the final adoption of the subject ordinance, and upon such review has determined that the establishment of the District is in the best interest of the City of Clermont, for the orderly growth of the City of Clermont in an efficient manner for their existing and future health, safety and welfare.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Clermont in lawful session assembled, as follows:

**SECTION 1. Findings of Fact and Considerations**

The City of Clermont has reviewed the petition, and the representations, information, statements and evidence presented at the public hearing by Petitioner or on Petitioner’s behalf and makes the



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following Findings of Fact:

- a. The statements contained within the Petition are true and correct.
- b. The Petition for and establishment of the District is not inconsistent with the State Comprehensive Plan or City's comprehensive plan.
- c. The area of land within the District is of sufficient size, sufficiently compact and sufficiently contiguous to be developable as one functional interrelated community.
- d. The District is the best alternative available for delivering community development services and facilities to the area that will be served by the District.
- e. The community development services and facilities of the District will be compatible with the capacity and uses of existing local and regional community development services and facilities.
- f. The area to be served by the District is amenable to separate independent special-district government.

**SECTION 2. Establishment of District**

Based on the above findings and consideration, the City Council of the City of Clermont does hereby grant the Petition and there is hereby established the District for all purposes consistent with, and as authorized by Chapter 190, Florida Statutes, and all other applicable laws. The City does further hereby acknowledge the uniform district charter set forth in Chapter 190, Florida Statutes.

**SECTION 3. Establishment of District Boundary**

The external boundary for the District shall include and incorporate all property as more particularly described in Exhibit A, attached hereto and incorporated herein, all such property (255.32 acres more or less) being located entirely within the municipal boundaries of the City of Clermont. No real property within the external boundaries of the District is to be excluded.

**SECTION 4. Appointment of Initial Board of Supervisors**

The City Council of the City of Clermont does hereby appoint the following individuals as the initial Board of Supervisors to serve for a period not to exceed ninety (90) days after the creation of the District upon which a new Board of Supervisors will be elected as provided by law. The initial Board of Supervisors shall be:

- a. Aaron Struckmeyer
- b. Mary Burns
- c. Jeff Farhood



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- d. Richard Jerman
- e. Dan Edwards

**SECTION 5. Charter; Powers**

The District shall be governed by the provisions of Chapter 190, Florida Statutes, as amended. The District shall have, and the District Board of Supervisors may exercise, all powers and functions granted pursuant to Sections 190.011 and 190.012(1)(3) and (4), Florida Statutes, as amended from time to time, subject to the regulatory jurisdiction and permitting authority of all applicable governmental bodies, agencies and special districts having authority with respect to any area included in the District. In addition, the City Council of the City of Clermont hereby consents to the District's Board of Supervisors exercise of all other special powers to finance, fund, plan, establish, acquire, construct, reconstruct, enlarge or extend, equip, operate, and maintain systems, facilities and basic infrastructure within, and outside of, the boundaries of the District as described under and authorized by Section 190.012(2), Florida Statutes.

**SECTION 6. City Comprehensive Plan and Land Development Code**

The District shall be governed by the development and construction standards of the City of Clermont Comprehensive Plan and the City of Clermont Land Development Code on its construction as if it were a developer.

**SECTION 7. Severability and Repeal**

All ordinances, agreements, or resolutions and parts thereof in conflict herewith to the extent of such conflicts are hereby repealed. If any phrase, clause, sentence, paragraph, section or subsection of this ordinance shall be declared unconstitutional or invalid by a court of competent jurisdiction, such unconstitutionality or invalidity shall not affect the remaining phrases, clauses, sentences, paragraphs, sections or subsections of this Ordinance.

**SECTION 8. Effective Date**

This Ordinance shall be published as provided by law and shall become law and shall take effect on the date of its Second Reading and Final Passage.

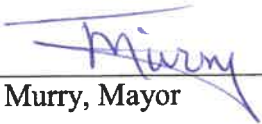
**SECTION 9. Recording**


A certified copy of the ordinance may be filed with the Clerk of the Circuit Court of Lake County, Florida, and duly recorded among the Public Records of Lake County, Florida at the Petitioner's expense.

**PASSED AND ADOPTED** by the City Council of the City of Clermont, Lake County,  
Florida on this 25th day of June, 2024.



CITY OF CLERMONT

  
\_\_\_\_\_  
Tim Murry, Mayor

  
\_\_\_\_\_  
Tracy Ackroyd Howe, MMC  
City Clerk

Approved as to form and legality:

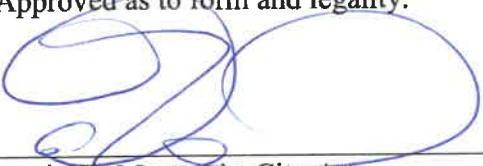
  
\_\_\_\_\_  
Daniel F. Mantzaris, City Attorney

Exhibit A

**LEGAL DESCRIPTION**

A PARCEL OF LAND LYING IN SECTIONS 23 AND 24, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA

MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 24, THENCE RUN SOUTH 00°21'15" WEST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER FOR A DISTANCE OF 1368.18 FEET; THENCE DEPARTING SAID EAST LINE RUN SOUTH 89°49'30" WEST FOR A DISTANCE OF 20.47 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 130.00 FEET, WITH A CHORD BEARING OF NORTH 66°44'18" WEST, AND A CHORD DISTANCE OF 62.54 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°50'08" FOR A DISTANCE OF 63.16 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN SOUTH 87°22'34" WEST FOR A DISTANCE OF 4.55 FEET; THENCE RUN SOUTH 89°53'13" WEST FOR A DISTANCE OF 292.57 FEET; THENCE RUN NORTH 89°44'51" WEST FOR A DISTANCE OF 291.28 FEET; THENCE RUN NORTH 89°16'46" WEST FOR A DISTANCE OF 282.81 FEET; THENCE RUN SOUTH 89°28'16" WEST FOR A DISTANCE OF 381.74 FEET; THENCE RUN SOUTH 89°09'02" WEST FOR A DISTANCE OF 2.40 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 24; THENCE RUN SOUTH 00°14'32" WEST ALONG SAID WEST LINE FOR A DISTANCE OF 1291.88 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION 24 AND THE NORRTH RIGHT OF WAY LINE OF WELLNESS WAY AS RECORDED IN OFFICIAL RECORDS BOOK 6235, PAGES 346 THROUGH 352 AND OFFICIAL RECORDS BOOK 6240, PAGES 1087 THROUGH 1181; THENCE RUN NORTH 89°32'55" WEST ALONG SAID SOUTH LINE AND NORTH RIGHT OF WAY LINE FOR A DISTANCE OF 1695.86 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN THE FOLLOWING COURSES AND DISTANCES ALONG SAID NORTH RIGHT OF WAY LINE: NORTH 86°41'03" WEST FOR A DISTANCE OF 40.02 FEET; THENCE RUN NORTH 89°32'55" WEST FOR A DISTANCE OF 200.63 FEET; THENCE RUN SOUTH 87°35'29" WEST FOR A DISTANCE OF 6.00 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, RUN NORTH 00°00'00" EAST FOR A DISTANCE OF 68.72 FEET; THENCE RUN SOUTH 89°44'00" EAST FOR A DISTANCE OF 55.66 FEET; THENCE RUN NORTH 00°16'00" EAST FOR A DISTANCE OF 234.40 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF NORTH 44°44'00" WEST, AND A CHORD DISTANCE OF 35.36 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR A DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY; THENCE RUN NORTH 89°44'00" WEST FOR A DISTANCE OF 479.00 FEET; THENCE RUN SOUTH 00°16'00" WEST FOR A DISTANCE OF 160.00 FEET; THENCE RUN NORTH 89°44'00" WEST FOR A DISTANCE OF 410.00 FEET; THENCE RUN SOUTH 00°16'00" WEST FOR A DISTANCE OF 45.00 FEET; THENCE RUN NORTH 89°44'00" WEST

FOR A DISTANCE OF 335.69 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 559.65 FEET, WITH A CHORD BEARING OF NORTH 13°47'47" WEST, AND A CHORD DISTANCE OF 87.01 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°55'02" FOR A DISTANCE OF 87.10 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN NORTH 18°23'46" WEST FOR A DISTANCE OF 344.25 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 970.00 FEET, WITH A CHORD BEARING OF NORTH 18°19'11" WEST, AND A CHORD DISTANCE OF 2.58 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°09'09" FOR A DISTANCE OF 2.58 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN SOUTH 89°44'00" EAST FOR A DISTANCE OF 456.83 FEET; THENCE RUN NORTH 24°44'00" WEST FOR A DISTANCE OF 77.24 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 100.00 FEET, WITH A CHORD BEARING OF NORTH 12°14'00" WEST, AND A CHORD DISTANCE OF 43.29 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°00'00" FOR A DISTANCE OF 43.63 FEET TO THE POINT OF TANGENCY; THENCE RUN NORTH 00°16'00" EAST FOR A DISTANCE OF 336.64 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF NORTH 45°16'00" EAST, AND A CHORD DISTANCE OF 35.36 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR A DISTANCE OF 39.27 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN NORTH 89°44'00" WEST FOR A DISTANCE OF 597.57 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 500.00 FEET, WITH A CHORD BEARING OF SOUTH 77°06'42" WEST, AND A CHORD DISTANCE OF 227.59 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°18'36" FOR A DISTANCE OF 229.60 FEET TO THE POINT OF TANGENCY; THENCE RUN SOUTH 63°57'24" WEST FOR A DISTANCE OF 167.26 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2310.00 FEET, WITH A CHORD BEARING OF NORTH 18°51'37" WEST, AND A CHORD DISTANCE OF 404.96 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°03'26" FOR A DISTANCE OF 405.48 FEET TO THE POINT ON A NON TANGENT LINE, SAID POINT BEING ON THE WEST LINE OF THE EAST 15.00 FEET OF THE NORTHEAST QUARTER OF AFORESAID SECTION 23; THENCE RUN NORTH 00°01'36" EAST ALONG SAID WEST LINE FOR A DISTANCE OF 1417.83 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23; THENCE RUN SOUTH 89°56'38" EAST ALONG SAID NORTH LINE FOR A DISTANCE OF 15.00 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF AFORESAID SECTION 24; THENCE RUN SOUTH 89°20'55" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER FOR A DISTANCE OF 2656.52 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 24; THENCE RUN SOUTH 89°42'53" EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER FOR A DISTANCE OF 2671.37 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT: THE WESTERLY 45.00 FEET OF THE SOUTHERLY 35.00 FEET OF THE NORTHERLY 48.00 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.

CONTAINING 11,121,835 SQUARE FEET OR 255.32 ACRES, MORE OR LESS.