

Clermont Oks Second Shelter Project in Two Weeks

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CLERMONT, FL-Reversing itself after having rejected the developer's initial plan, city council has voted 3 to 1 to approve local developer Dale Ladd's plan to build 321 single family and multifamily homes on a 140-acre site, 25 miles west of Downtown Orlando.

Council had turned down the venture two weeks ago on a 4 to 1 vote when Ladd's firm, Highland Real Estate & Development Co., wanted to build four homes per acre, or 720 homes total, on a 180-acre site.

This time around, Ladd reduced the density to two homes per acre and is selling 40 acres to the First Baptist Church of Clermont for a sanctuary and school.

Ladd couldn't be reached at GlobeSt.com's publication deadline to learn the development's value or the tentative ground-breaking date. But area residential brokers tell GlobeSt.com the undertaking will have an estimated buildout value of \$30 million or about \$100,000 per unit.

Activist groups opposed the Ladd development, citing excessive water usage by the city on existing projects.

The council's action follows approval of another shelter project on Sept. 28 to Orlando developers Maury L. Carter and his son Daryl M. Carter of Maury L. Carter & Associates Inc.

Carter was given a two-year development extension to build Highpoint at Clermont, a planned 300-unit, estimated \$15 million venture in one of the hottest commercial submarkets in Central Florida.