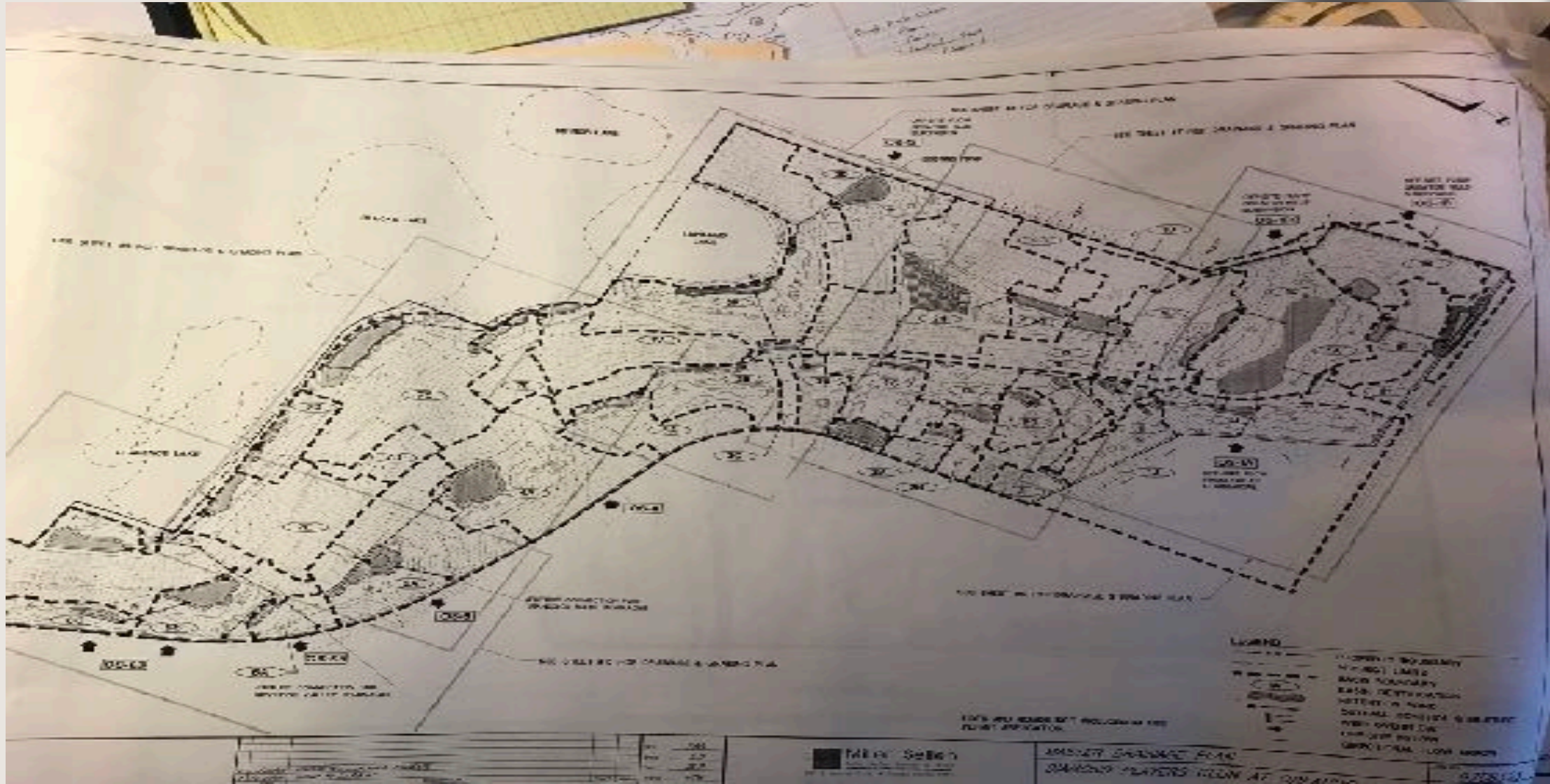




# CLERMONT NATIONAL

18 HOLE CHAMPIONSHIP  
GOLF COURSE

# Master Plan Overview



# HISTORICAL OVERVIEW

- Levitt Homes purchased the property in the late 1990's
- The project was Master Planned as a housing development that would have a Public Daily Fee Golf Course
- Barbaron, Inc. was retained in 1998 to design and build the course and to work in conjunction with Levitt Homes site development team
- The golf course was built in conjunction with with the site developer, who was responsible for moving and placing all the cut & fill
- The course was completed in the early summer of 1999 and opened that Fall

# OWNERSHIP

- The golf course was owned and operated by Diamond Players Club. They sold the property in the mid 2000's.
- The course was purchased and managed by a local group
- The course was renamed Sanctuary Ridge
- The course was turned over to a golf management group from 2007 through 2021
- Jimmy Stewart purchased the property in 2021 and renamed the property Clermont National

# Design Phase

- Jimmy Stewart hired Terry LaGree, President and Owner of Barbaron, Inc. to begin the due diligence work and investigation of the the golf course with the objective to provide updated design concepts and investigate the upgrades that the course will need to bring it back to standard of playability that it once we all enjoyed
- The state of the course, grounds and maintenance facility where in disarray

# Site Assets & Vision

- The golf course layout, location and elevation is one of the most spectacular sites in the State of Florida
- The course has 18 distinct holes and will be upgraded to make it more player friendly, visual exciting and fun for every level of player

# Course Concept

The complete remodeling of the golf course will consist of the removal of some bunkers, the redesign of remaining bunkers, an update of all tee and green complexes, with new grass, a new state of the art irrigation head system, pump station replacement and updates to the driving range and putting green.



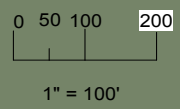


**Hole #2**  
Yardage:

Black	235
Gold	205
Blue	185
White	155
Green	110
Red	100

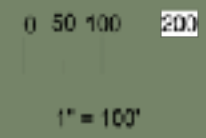
**Hole #3**  
Yardage:

Black	455
Gold	398
Blue	370
White	325
Green	295
Red	245



**Hole #4**  
Yardage:

Black	445
Gold	420
Blue	400
White	375
Green	295
Red	250





**Hole #5**

Yardage:

Black	385
Gold	360
Blue	340
White	310
Green	280
Red	210

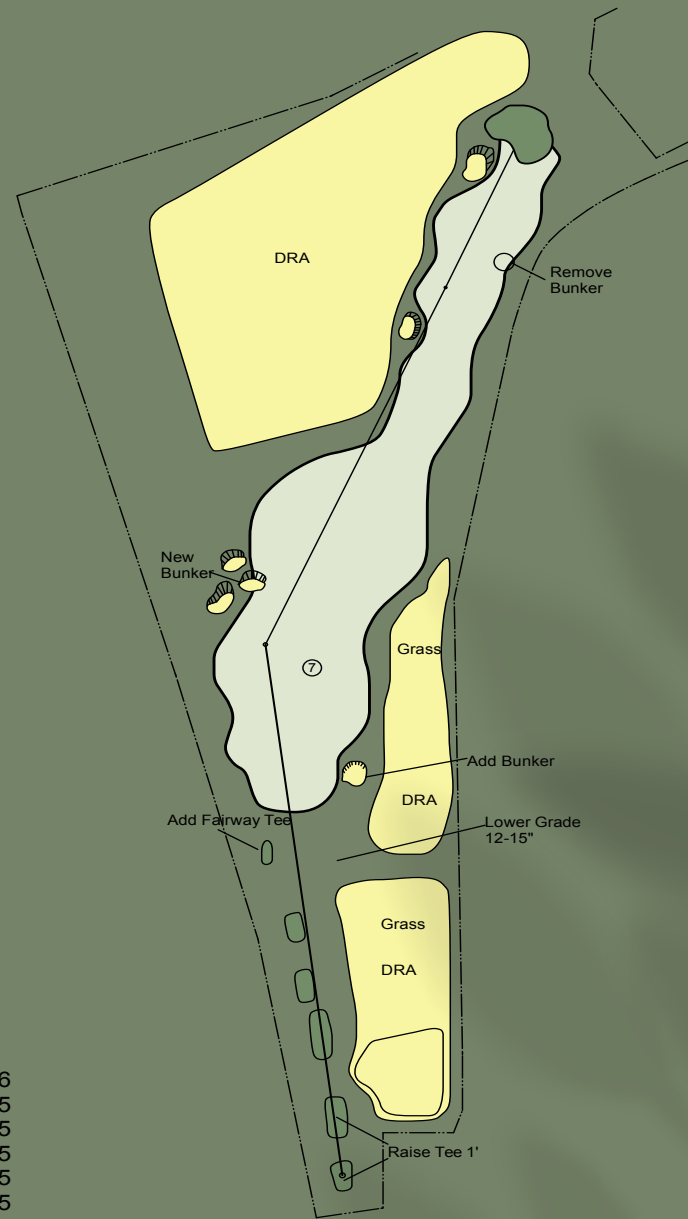
**Hole #6**

Yardage:

Black	190
Gold	175
Blue	155
White	135
Green	105
Red	105

0 50 100 200

1" = 100'



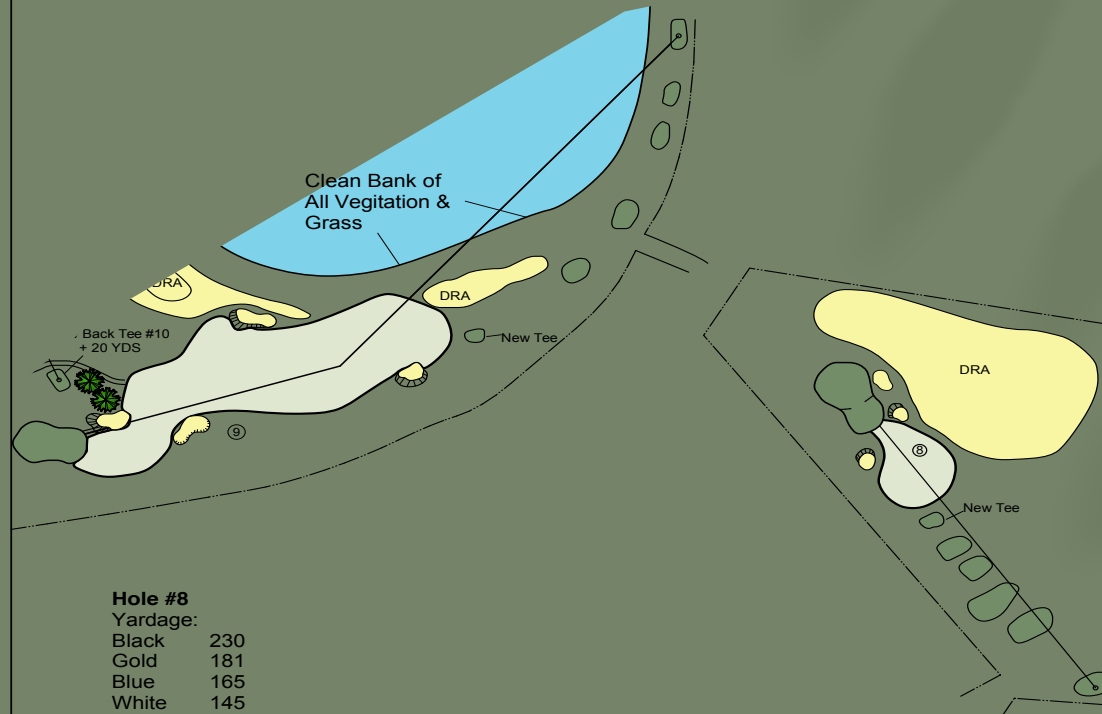
**Hole #7**

Yardage:

Black	556
Gold	525
Blue	495
White	465
Green	435
Red	365

0 50 100 200

1" = 100'



**Hole #8**

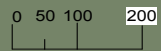
Yardage:

Black	230
Gold	181
Blue	165
White	145
Green	115
Red	100

**Hole #9**

Yardage:

Black	426
Gold	395
Blue	353
White	310
Green	255
Red	230



1" = 100'



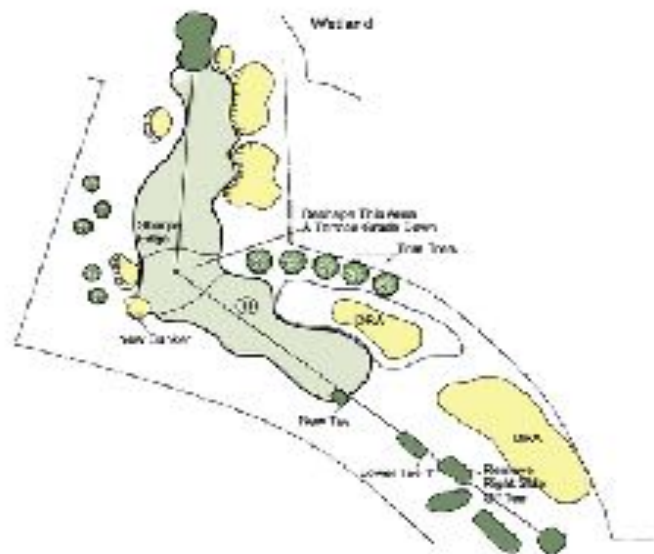
**Hole #10**

Yardage:

Black	360
Gold	330
Blue	315
White	300
Green	245
Red	200



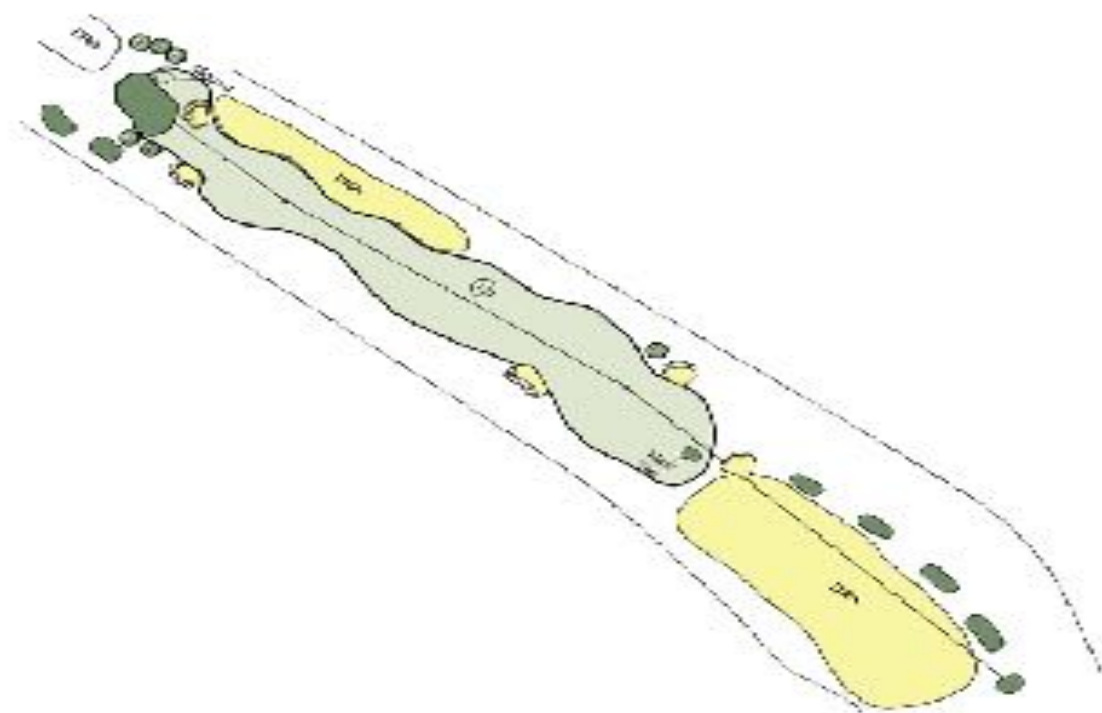
1" = 100'



**Hole #11**  
 Yardage:  
 Black 430  
 Gold 410  
 Blue 385  
 White 365  
 Green 345  
 Red 280

0 50 100 200

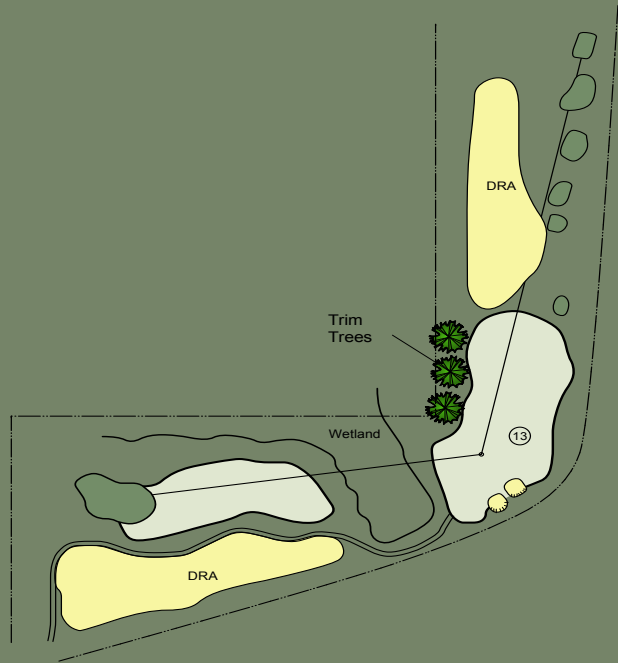
1" = 100'



**Hole #12**  
 Yardage:  
 Black 660  
 Gold 645  
 Blue 620  
 White 600  
 Green 470  
 Red 375

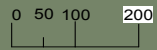
0 50 100 200

1" = 100'



**Hole #13**

Yardage	
Black	461
Gold	435
Blue	405
White	390
Green	360
Red	280



1" = 100'



**Hole #14**

Yardage	
Black	165
Gold	150
Blue	140
White	130
Green	100
Red	85

**Hole #15**

Yardage	
Black	425
Gold	375
Blue	365
White	345
Green	325
Red	315



1" = 100'

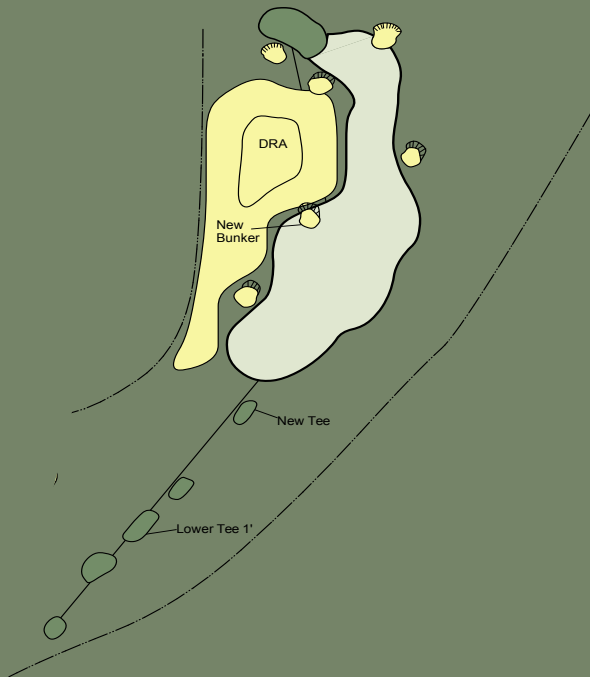
# New 14<sup>th</sup> Hole



Hole # 4

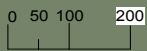
---

**CLERMONT NATIONAL GOLF CLUB**

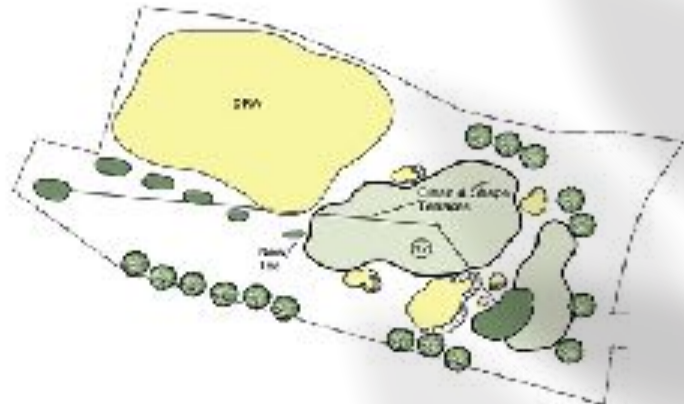


**Hole #16**  
Yardage:

Black	420
Gold	405
Blue	385
White	370
Green	310
Red	260



1" = 100'



**Hole #17**  
Yardage:

Black	360
Gold	335
Blue	285
White	265
Green	235
Red	190



1" = 100'



**Hole #15**

Yardage:	
Black	430
Gold	415
Blue	390
White	360
Green	330
Red	270

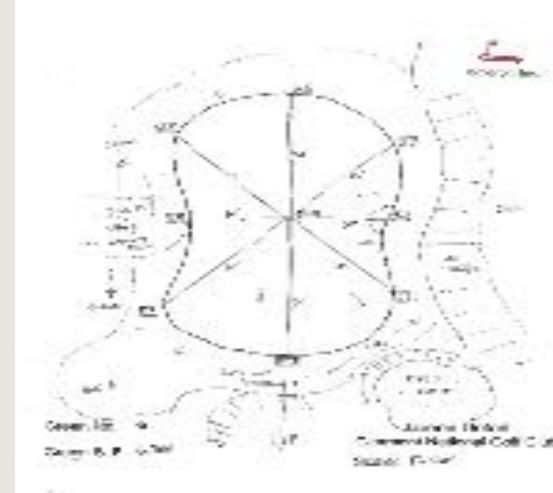
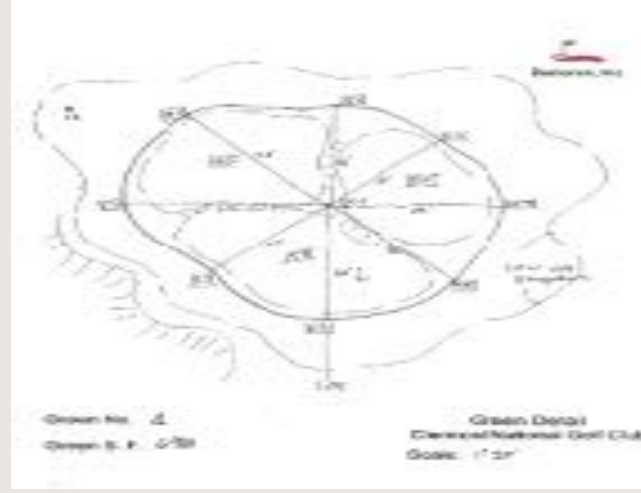
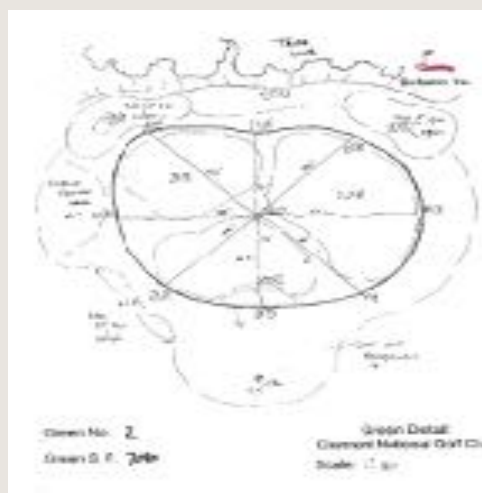
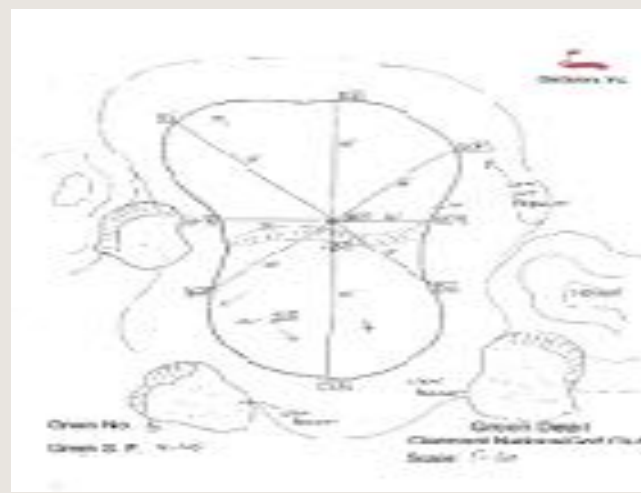
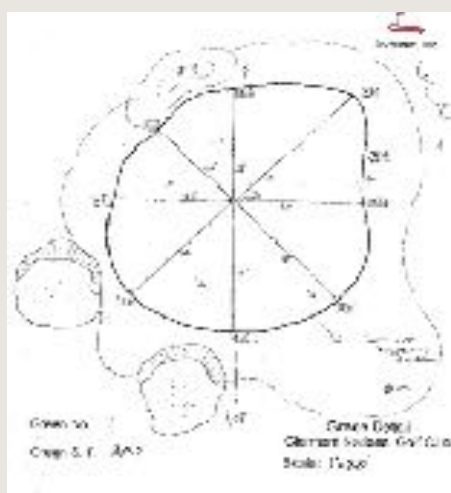
0 50 100 200

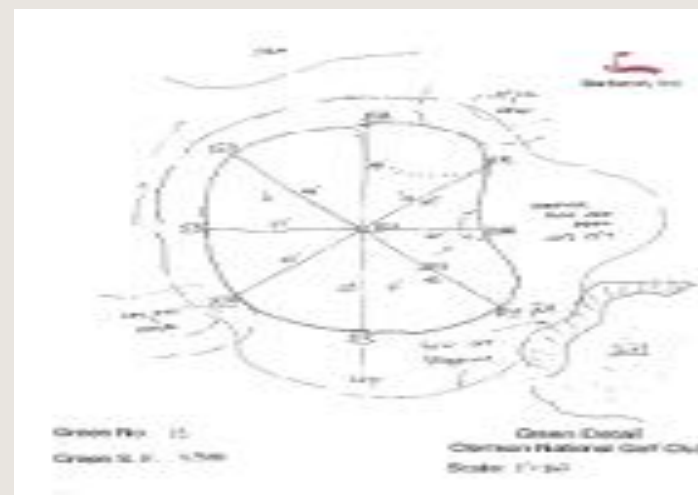
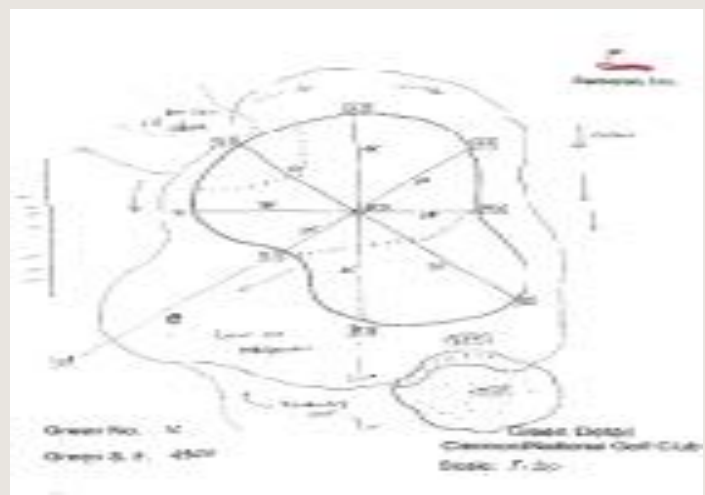
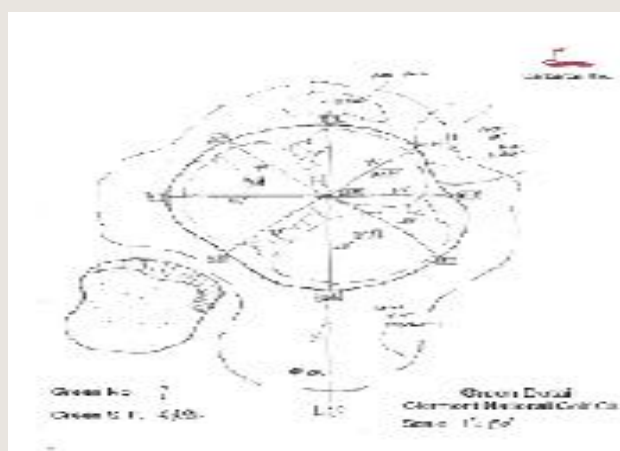
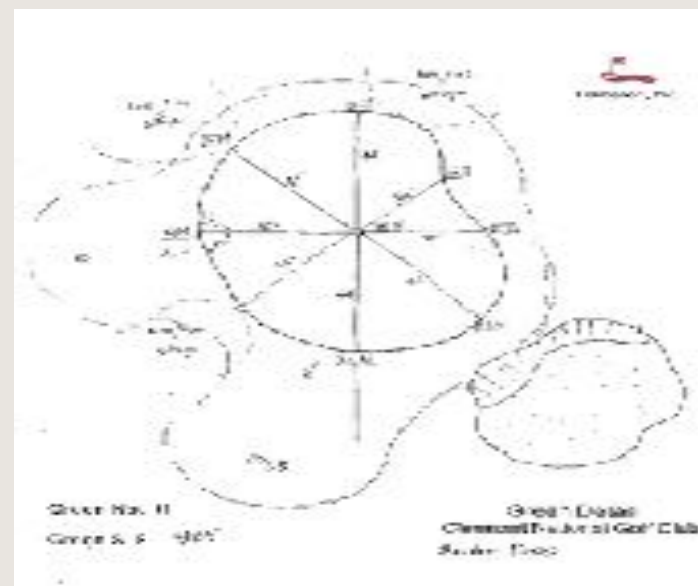
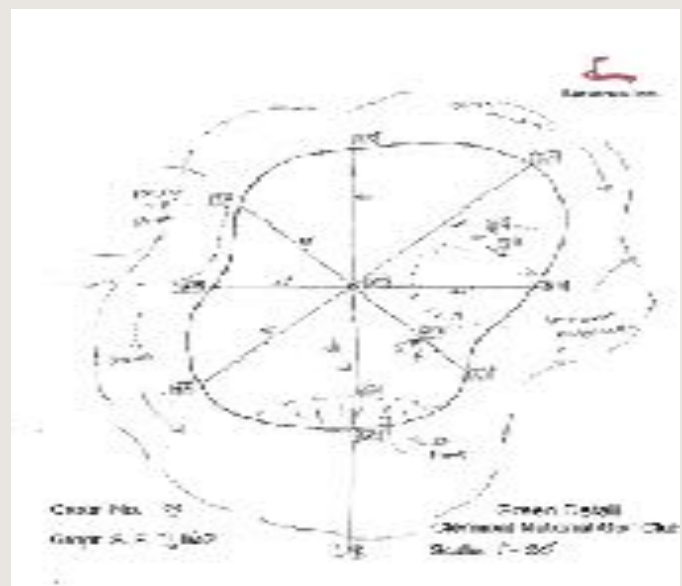
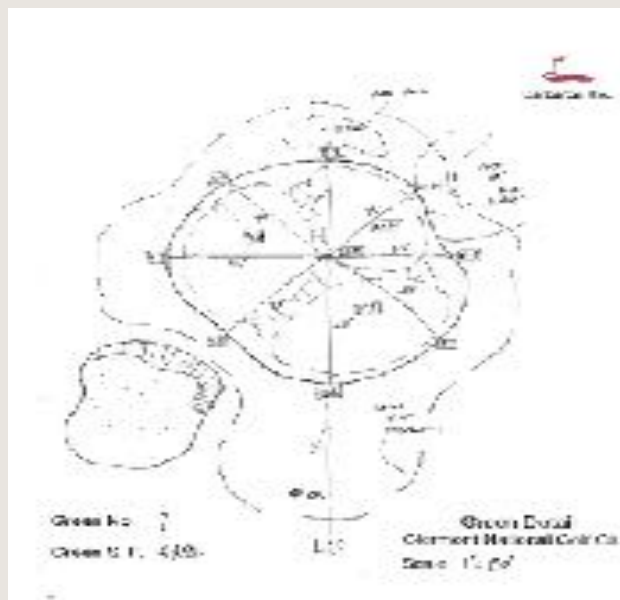
1" = 100'

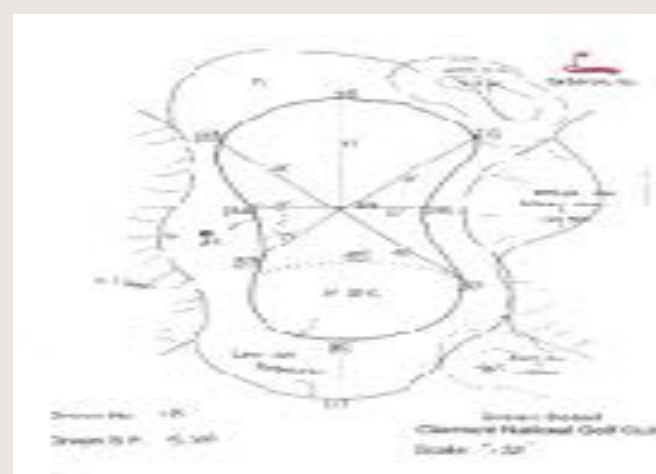
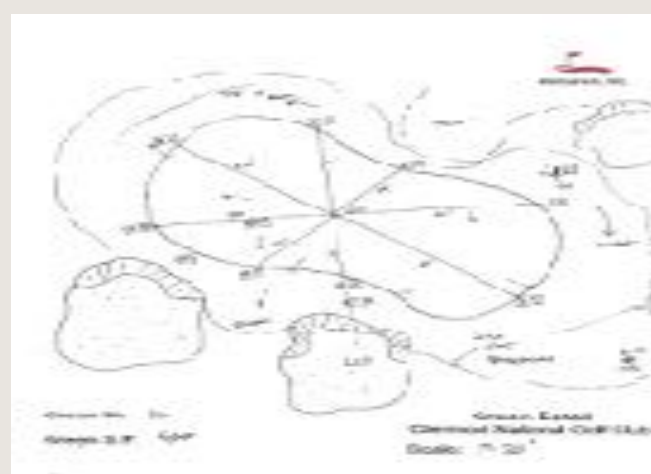
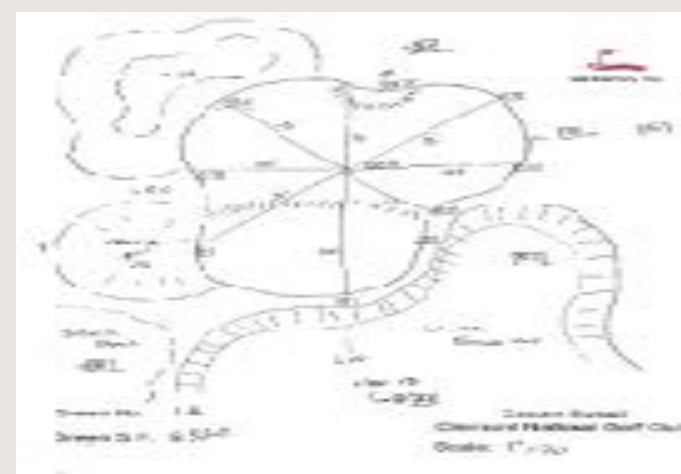
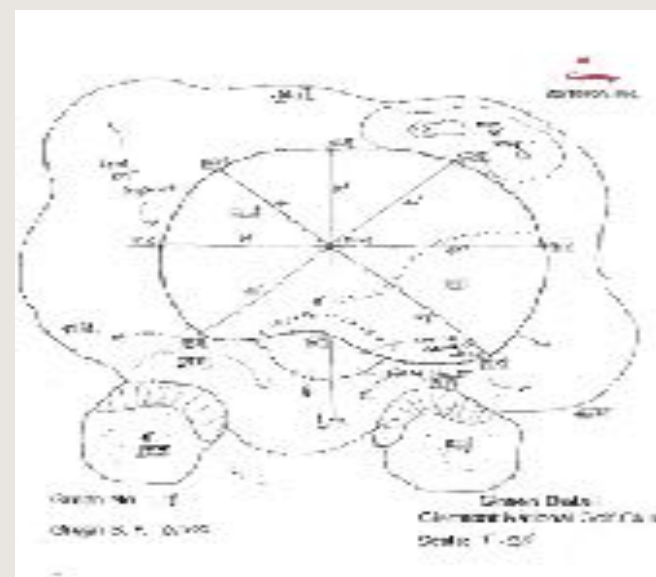
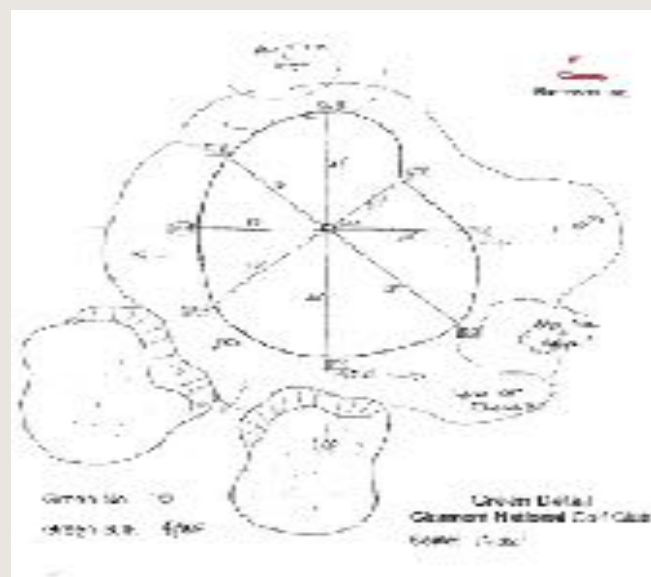
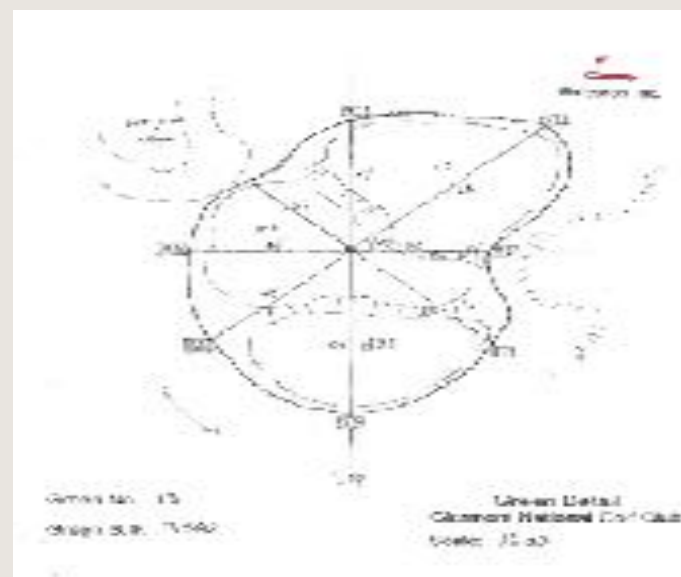
The remodeling of the golf course will include the redesign of bunkers, a new state of the art irrigation head replacement and an upgrade of all green complexes

An aerial photograph of a dense, vibrant green lawn. The grass blades are short and uniform in color. On the left side of the image, there is a large, dark, shadowed area that contrasts with the bright green of the rest of the lawn. The text 'Green Complex Design' is overlaid in white on the dark shadowed area.

# Green Complex Design

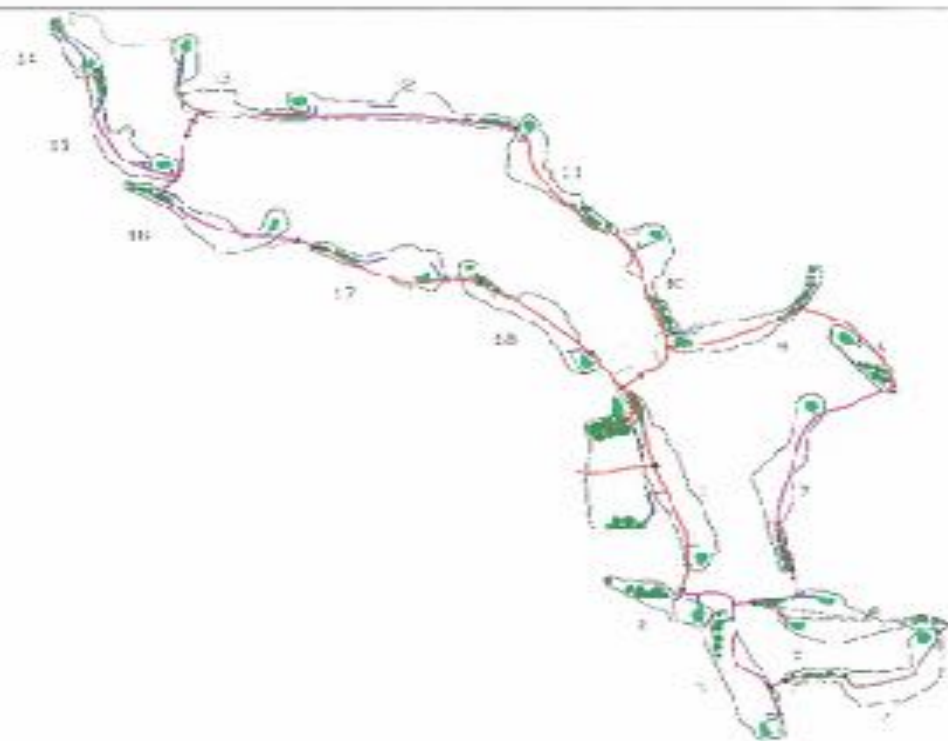






The background of the slide is a solid dark green color with a faint, out-of-focus pattern of green leaves and branches, suggesting a natural or agricultural setting.

# Irrigation Layout & Upgrades



Diamond Players Club  
Diamond, N.C. 27834

Diamond Players Club - C  
1000 Diamond Lane, Diamond, N.C. 27834  
Tel: 919-338-1111 Fax: 919-338-1112  
E-mail: info@diamondplayersclub.com

1" = 100'  
Scale: 1/8" = 100'







14

13

CONTROL POINT

HOLES 13, 14, 9, 10 EXCEPTING GOLF COURSE ELEV

CONTR. POINT

10


 PLANNED PLAYERS CLUB  
 OPERATION 400 - 10  
 HOLES: 13, 14, 9, 10  
 1" = 200'





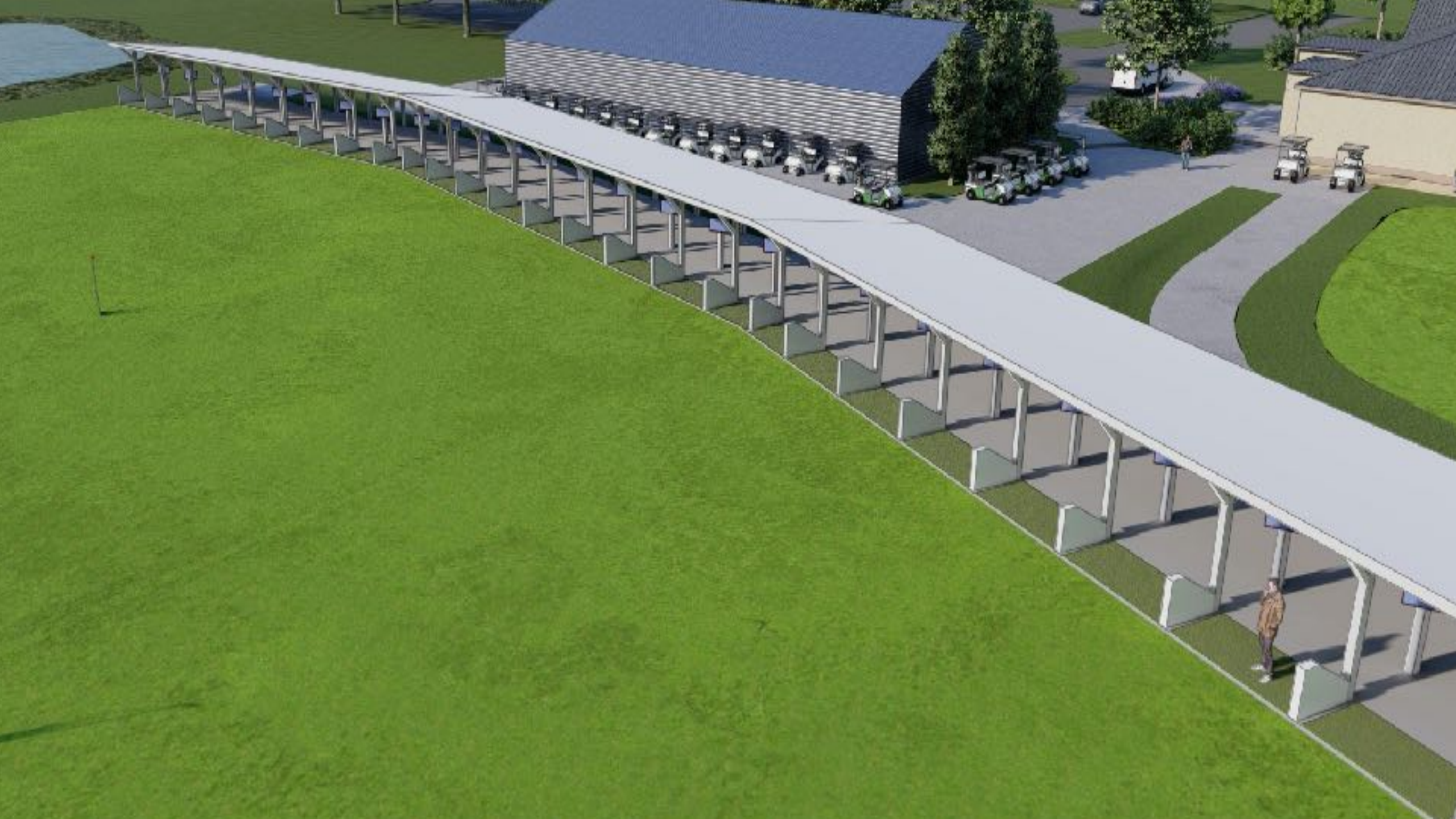




# Driving Range

The Driving Range will have 30 Top Tracer Bays. The area at the rear will be for teaching by staff members.







PUTTING GREEN  
&  
TERRACES

# NEW PUTTING GREEN

- A new 8,000 SF Putting Green will be built. The new green will be located on the southeast side of clubhouse. Guests will enjoy an outdoor eating experience, fire pits overlooking the Putting Green, while enjoy the beautiful skyline of Lake Apopka, downtown Orlando and Disney World.

