

CITY OF CLERMONT
PLANNING AND ZONING COMMISSION AGENDA
7:00 PM, Tuesday, June 3, 2014
City Hall – 685 W. Montrose Street, Clermont, FL

CALL TO ORDER
INVOCATION AND PLEDGE OF ALLEGIANCE
MINUTES

MINUTES of the Planning and Zoning Commission meeting held May 6, 2014

REPORTS

Planning & Zoning Director, Chairman, Commission Members

NEW BUSINESS

Item 1 - Resolution No. 2014-03
Tower Park
Conditional Use Permit

Consider Resolution Request for a conditional use permit to allow for a multi-family complex with more than 12 units consisting of multi-family residential units, town homes, club house and pool for property located on west side of Citrus Tower Boulevard half way between Hooks Street and Steves Road.

Item 2 - Resolution No. 2014-16
Legacy Church
Conditional Use Permit

To consider a conditional use permit to allow a house of worship in the C-2 General Commercial zoning district.

Item 3 - Resolution No. 2014-17
Hertz at Oakley Seaver
Conditional Use Permit

To consider a conditional use permit (CUP) to allow the use of an auto rental business in the C-2 General Commercial Zoning District.

Discussion of Non-Agenda Items

ADJOURN

Any person wishing to appeal any decision made by the Planning and Zoning Commission at this meeting will need a record of the proceedings. For that purpose, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.

In accordance with the Americans with Disabilities Act (ADA), if any person with a disability as defined by the ADA needs special accommodation to participate in this proceeding, then not later than two (2) business days prior to the proceeding, he or she should contact the Planning and Zoning Department at 352-241-7302.

Please be advised that if you intend to show any document, picture, video or items to the Council or Board in support or opposition to any item on the agenda; a copy of the document, picture, video or item must be provided to the Recording Clerk for the City's records.

City of Clermont
MINUTES
PLANNING AND ZONING COMMISSION
MAY 6, 2014

Page 1

The meeting of the Planning & Zoning Commission was called to order Tuesday May 6, 2014 at 7:00 p.m. by Chairman Nick Jones. Other members present were Carlos Solis, Herb Smith, Harry Mason, Bernadette Dubuss, and Thomas Spencer. Also in attendance were Barbara Hollerand, Planning and Zoning Director, Curt Henschel, Planning Manager, John Kruse, Senior Planner, Dan Mantzaris, City Attorney, and Rae Chidlow, Planning Specialist.

MINUTES of the Planning and Zoning Commission meeting held March 4, 2014 were approved as written.

REPORTS

Chairman Nick Jones stated that a Jazz Festival will be held at the Celebration Center. He stated that it will be held on Friday, May 9, 2014 with a cost of \$15. He stated that the proceeds will support the three high school band programs and the Florida Lakes Symphony Orchestra.

1. REQUEST FOR CONDITIONAL USE PERMIT

DEVELOPMENT NAME: TD Weaponry
APPLICANT: Aaron Collins

Senior Planner John Kruse presented the staff report as follows:

The applicant, Aaron Collins, is requesting to renew an expired Conditional Use Permit for an indoor gun range in the C-2 General Commercial zoning district. The gun range consists of 12 shooting stations and will also have a retail gun store. The gun range is not listed in the Land Development Code as a permitted use and therefore would require a Conditional Use Permit. The gun store is considered retail and would not require a Conditional Use Permit. The overall square footage will be approximately 7,000 square feet. This project was previously approved by the City Council under Resolution No. 2010-26 (October 26, 2010) and amended by Resolution No. 2012-01 (January 10, 2012). The previous applicant, David Heck, did not start construction on the project within the two (2) year time frame, as indicated in item 10 under General Conditions of Resolution No. 2012-01. This resulted in the Conditional Use Permit becoming null and void. The two (2) year time frame expired on January 10, 2014. Mr. Heck passed away prior to starting the project, and the property has finally cleared probate. The new applicant is proposing no changes to the previously approved Conditional Use Permit. He is simply seeking to reset the two year time frame to complete the project.

Staff has reviewed the Conditional Use Permit application and has not observed any changes from the originally approved Conditional Use Permit and Conceptual Site Plan. Based upon this, staff recommends approval.

City of Clermont
MINUTES
PLANNING AND ZONING COMMISSION
MAY 6, 2014

Page 2

Aaron Collins, 552 Nicole Marie St., Apopka, stated that he owns Clermont Computers in Clermont and opened a gun shop next door. He stated that he wants to complete this project as presented before. He stated that he is prepared to pull permits and begin work immediately.

Tim Murry, 574 E. Desoto St., stated that he was opposed to this project before and he opposes it now. He stated that in the community within fifty feet from this property are homes, playgrounds, and schools. He stated that he has spent a lot of time getting the guns out of this area. He stated that he is not opposed to a gun range coming in to Clermont, however, this is not a good location.

John Hill, 14515 Rain Dance Court, he stated that he understands the concerns, however, this is an indoor range and they would not allow anyone to have a gun in his facility that he did not feel comfortable with even if they passed the background checks. He stated that he feels this would be an excellent location for the gun range.

Al Hoffman stated that he oversees the Twistee Treat. He stated that the retention area that is being shown as their off-site retention area belongs to Twistee Treat. He stated that he contacted St. Johns River Water Management District and was told that their retention pond is the required size for their lot and TD Weaponry would need to provide their own retention area. He stated that since the property is higher than the Twistee Treat property, they do not want any run-off coming from the TD Weaponry property and creating erosion on their property.

Mr. Kruse stated that TD Weaponry would have the ability to do an underground filtration. He stated that there was a note that referenced the water running off-site which is the same note that was on the site plan presented two years ago. He stated that the applicant has the ability to put a retention pond on their own property. He stated that the city does not regulate the retention ponds; this is done through St. Johns River Water Management District.

Commissioner Carlos Solis asked if they approve this conditional use permit, are they approving the site plan presented.

Mr. Kruse stated that conceptually they will be approving the site plan, but it can be clarified with the applicant.

Chairman Nick Jones stated that the applicant will not get approval unless they satisfy the regulations by the St. Johns River Water Management District.

Commissioner Herb Smith asked if there was enough room on the property to build a retention pond.

Geoff Summitt, 3667 Simonton Place, Lake Mary, stated that when he was working on this property two years ago, Mr. Heck was looking to do a joint-use retention facility. He stated that

**City of Clermont
MINUTES
PLANNING AND ZONING COMMISSION
MAY 6, 2014**

Page 3

they proposed to extend the existing retention pond to accommodate both the Twistee Treat and the TD Weaponry property. He stated that they not only have to receive approval from St. Johns River Water Management District, they also have to get approval from Florida Department of Transportation. He stated that they do not plan to allow the water to dump into the Twistee Treat retention pond without approval.

Gladys Carthon, 791 E. Montrose St., stated that she does not agree with a gun range in Clermont. She stated that she has children, and she would rather see something else besides a gun range at this location.

Kathleen Krauss, 3607 Limestone St., stated that she is new in the area and wasn't sure where the location was.

Chairman Nick Jones explained the location.

Commissioner Harry Mason moved to recommend approval of the conditional use permit subject to approval from St. Johns Water River Management District and Florida Department of Transportation; seconded by Commissioner Bernadette Dubuss. The vote was unanimous to recommend approval for the conditional use permit to City Council.

2. REQUEST FOR SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT

DEVELOPMENT NAME: Robbins

APPLICANT: Staff

Senior Planner John Kruse presented the staff report as follows:

Staff recommends approval of Ordinance No. 2014-12, an administrative small-scale comprehensive plan amendment for the properties located southeast of 4th Street and SR 50.

This amendment to the Future Land Use map of the City's comprehensive plan assigns a City future land use of Commercial. The City inadvertently changed the future land use of the property to Office when it rewrote its Comprehensive Plan in 2009. These properties, Alternate Key 1612349 & 1612365, were previously approved for a future land use change from Residential/Professional to Commercial in 2001 under Ordinance No. 427-M. If approved by the City Council, the small-scale comprehensive plan amendment will be submitted to the Florida Department of Economic Opportunity but will not be reviewed.

Commissioner Bernadette Dubuss moved to recommend approval of the small-scale comprehensive plan amendment; seconded by Commissioner Carlos Solis. The vote was unanimous to recommend approval for the small-scale comprehensive plan amendment to City Council.

**City of Clermont
MINUTES
PLANNING AND ZONING COMMISSION
MAY 6, 2014**

Page 4

3. REQUEST FOR CAPITAL IMPROVEMENTS ELEMENT AMENDMENT

DEVELOPMENT NAME: Capital Improvement Element
APPLICANT: Staff

Senior Planner John Kruse presented the staff report as follows:

Florida Statutes require annual updates to local governments' Capital Improvements Elements of their comprehensive plans. Enclosed is the supporting documentation for Ordinance No. 2014-13, adopting changes to the Capital Improvements Element of the comprehensive plan. Staff recommends approval of this request.

Commissioner Harry Mason moved to recommend approval of the Capital Improvement Element; seconded by Commissioner Bernadette Dubuss. The vote was unanimous to recommend approval for the Capital Improvements Element to City Council.

4. REQUEST FOR LAND DEVELOPMENT CODE AMENDMENT

DEVELOPMENT NAME: Tree Ordinance
APPLICANT: Staff

Planning Manager Curt Henschel presented the staff report as follows:

Section 118-36 Plant Material

(a) *Quality.* Plant materials used in conformance with provisions of this article shall meet specifications of Florida No. 1 grade or better, according to the current edition of Grades and Standards for Nursery Plants of the state department of agriculture.

(b) *Trees.*

(1) Trees shall be species having an average mature spread of crown of greater than 15 feet and having trunks which can be maintained in clean condition over five feet of clear wood. Trees having an average mature spread of crown less than 15 feet may be substituted by grouping the trees so as to create the equivalent of 15 feet of crown spread.

(2) Canopy tree species shall be container grown in a minimum 65-gallon container. Canopy trees shall be a minimum of three inches in caliper, have a minimum six-foot spread, and be a minimum of 12 feet in overall height immediately after planting. Canopy trees shall meet the standards as specified in section 118-2. The location of trees of any species known to have a root system capable of causing damage to roadways or utilities shall require staff approval.

(3) Upon planting, palm trees must have 6 feet clear trunk height as measured from the ground to the base of the heart leaf.

(4) ~~(3)~~ Understory tree species shall be a minimum of eight feet in overall height immediately after planting with a four foot spread, and shall meet the standards as specified in section 118-2

(5) ~~(4)~~ Sixty percent of required canopy trees in parking lots shall be live oak trees.

**City of Clermont
MINUTES
PLANNING AND ZONING COMMISSION
MAY 6, 2014**

Page 5

Section 118-71 Minimum Tree Requirements

No certificate of occupancy shall be issued by the city on the following types of construction unless the underlying parcel has not less than the indicated minimum number of approved trees. All required landscaping is to be maintained in perpetuity.

(1) General requirements for the number of trees on residential and nonresidential development shall be as follows:

a. Any new single-family or duplex dwelling unit on a single lot shall not have less than three trees. Any new single-family or duplex dwelling unit on a single lot shall have at least the following minimum number of approved trees. Trees shall be from the preferred canopy and understory tree list.

1. Lots with less than 2500 square feet of landscape space: 2 understory trees

2. Lots between 2500-4000 square feet of landscape space: 1 canopy tree required and either 1 understory tree or 2 palm trees

3. Lots with 4000 square feet or more of landscape space: Two canopy trees required and either one understory tree or two palm trees

b. No required canopy tree may be planted within 6 feet of the primary structure, driveway, sidewalk, street, or the property line on a single-family lot.

c. For existing properties that have 3 canopy trees but may qualify for a reduction in the number of required trees, the criteria in paragraph a. above will apply. A tree removal permit must be obtained prior to removal of any canopy trees.

d. For single family and duplex lots, 2 palm trees may be substituted for 1 required understory trees.

d e. Any new multifamily development shall have not less than one tree per unit.

e f. Any single commercial, industrial or other structure requiring site plan approval under the zoning regulations, chapter 122, or the subdivision regulations, chapter 110, shall provide not less than four trees per acre, with a minimum of four trees. Trees required under article II of this chapter, other than buffer or perimeter trees, may be counted to meet this requirement.

Darryl Murray, 3341 Saloman Lane, asked for clarification on the setbacks for the landscape.

Mr. Henschel stated that the trees will have a six foot setback from the property line.

Roger Krauss, 3607 Limestone St., asked the difference between a canopy tree and an understory tree.

Mr. Henschel explained the difference between the two.

Len Terrell, 2215 Elverson Ave., asked what is considered landscape space.

Chairman Nick Jones stated that anything that is not hard surface would be considered landscape space.

**City of Clermont
MINUTES
PLANNING AND ZONING COMMISSION
MAY 6, 2014**

Page 6

Ernest Raia, 3616 Matira Ct., stated that he is concerned with the setback lines being included in the landscape space. He feels that by including the landscape setback area into the equation will make someone have to plant a tree where there is not room for trees.

Commissioner Harry Mason moved to recommend approval of the Land Development Code amendment; seconded by Commissioner Bernadette Dubuss. The vote was unanimous to recommend approval for the Land Development Code amendment to City Council.

5. REQUEST FOR LAND DEVELOPMENT CODE AMENDMENT

DEVELOPMENT NAME: CBD

APPLICANT: Staff

Planning Manager Curt Henschel presented the staff report as follows:

Sec. 122-243. Permitted uses.

(a) *Generally.* Permitted uses in the central business district are as follows:

(1) Retail businesses which supply commodities on the premises, such as but not limited to groceries, baked goods or other foods, drugs, dry goods, clothing, decorations, hardware, furniture, appliances, sporting goods, flowers, etc.

(2) Personal service establishments, such as but not limited to beauty shops or barbershops, tailor or dressmaking shops, shoe repair, music, dancing and photographic studios and dry cleaners. Permanent makeup service may be allowed as an accessory use (with a business tax receipt, and with medical supervision) within an existing salon, beauty shop, barber shop, medical office, or similar use. Such service shall be limited to the face area and would consist of cosmetic permanent makeup for eyeliner, eyebrow and mouth/lip liner definition.

(3) Professional offices, doctors' offices, banks and loan companies (excluding drive-through facilities except with a conditional use permit), insurance and real estate offices and similar businesses.

(4) Dwelling units, single-family and two-family, permitted in the R-2 district, and other residential uses as permitted in the R-3 district, provided that lot size and coverage regulations of the respective district can be accommodated and the lot width of this district is met.

(5) Buildings, structures and uses maintained or operated by the city.

(6) Lodges and clubs.

(7) Restaurants and lounges 4,000 square feet and under.

(b) *Floor space.* Any business establishment or structure proposing to occupy 3,000 square feet of total floor space or more shall require application for a conditional use permit.

(c) *Uses to be enclosed; outdoor storage.* All uses must be within a completely enclosed building, except for outdoor storage, which must receive site plan approval and be screened from public streets and adjacent property.

(d) *Sidewalk use.* Business establishments may utilize outside private or public sidewalk area for patron use to include non-fastened small tables and chairs, or benches during business hours

**City of Clermont
MINUTES
PLANNING AND ZONING COMMISSION
MAY 6, 2014**

Page 7

only. Compact outside display areas may also be utilized provided the display has a maximum width of 25 percent of a retail store width or ten feet in width, whichever is less, four feet in depth, and six feet in height. Businesses which utilize this type of sidewalk use shall maintain at least a four foot wide open area for passage from one property to the next, from the inside of any curb toward the business front, and in accordance with the American with Disabilities Act. Where such four-foot open space is not available, table and chairs or displays shall not be allowed. All such uses shall be approved by the city manager or his designee.

Sec. 122-244. Conditional uses.

(a) Conditional uses in the CBD district are as follows:

- (1) Retail businesses, personal service establishments and professional offices occupying 3,000 square feet of total floor area or more; provided, however, that no retail establishment may occupy more than 100,000 square feet.
- (2) Public or semipublic facilities or structures not maintained or operated by the city and not listed under permitted uses (i.e., operated by any other governmental unit).
- (3) Utility facilities (i.e., electrical transformers, gas regulator stations, etc.).
- (4) Hospitals, clinics, adult congregate living facilities and nursing homes that provide treatment of human ailments or personal care operations.
- (5) Nursery schools, kindergartens or child care centers, provided the outdoor play area is enclosed by a fence at least four feet high and all state requirements are met.
- (6) Private schools.
- (7) Funeral homes.
- (8) Convenience stores and gas stations, provided on-site parking requirements are met.
- (9) Laundries.
- (10) Automotive service stations, provided on-site parking requirements are met.
- (11) Restaurants and lounges over 4,000 square feet.
- (12) Bed and breakfast inns as provided in article V of this chapter.
- (13) Theaters, cinemas and auditoriums.
- (14) Churches.
- (15) Planned unit developments.

(b) In case of uncertainty of the classification of any use, uses may be permitted which, after consideration by the planning and zoning commission and approval by the city council, are not more obnoxious to the district than uses provided in this section. All conditional uses must be provided per chapter 86, article III, division 3.

Commissioner Harry Mason asked if someone wanted to put in a 1,000 square foot bar in the downtown area would they be allowed to open without a conditional use permit. He stated that he is worried about the language stating lounges are allowed.

Mr. Henschel stated that staff could move forward with removing the word lounges from that section.

City of Clermont
MINUTES
PLANNING AND ZONING COMMISSION
MAY 6, 2014

Page 8

City Attorney Dan Mantzaris stated that the intent with staff was to allow restaurants. He suggested that if the Commission is in agreement with Mr. Mason, then they could request to remove the word lounges from this section.

Commissioner Harry Mason moved to recommend approval of the Land Development Code amendment with removing the word lounges from number 7; seconded by Commissioner Bernadette Dubuss. The vote was unanimous to recommend approval for the Land Development Code amendment to City Council.

There being no further business, the meeting was adjourned at 8:13 pm.

Nick Jones, Chairman

ATTEST:

Rae Chidlow – Administrative Assistant



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Council Meeting Date	
Tuesday, June 3, 2014	
Agenda Item Name	
Resolution No. 2014-03 <i>Tower Park</i> <i>Conditional Use Permit</i>	
Requested Action	
Move to recommend approval of Resolution No. 2014-03	
Staff Report	
Tower Park The Tower Park project is a proposed multi-family development consisting of 72 multi-family residential units, 32 town homes, a club house and pool. The multi-family residential units will consist of three 4 story buildings with interior covered parking on the bottom floor. These units will be located on the north side of the project area. Thirty-two (32) multi-story town homes will be located on the southern portion of the project area and will have parking incorporated in the units via garages. The total land area of the project is 8.73 +/- acres with the vacant right-a-way included (0.20 acre). The CUP request is based upon the development proposal consisting of multi-family residential units having 12 or more units in the R-3 zoning district. Sec. 122-184 (a) of the LDC requires a Conditional Use Permit for these uses in the R-3 zoning district. The applicant has indicated the proposed project will provide a transition between the higher intensity commercial, non-residential uses to the north and the single family residential subdivision to the south. The multi-family project would provide a step down of intensities. The site has city utilities adjoining the property. The major challenge in developing the site is severe topography changes, with significant fall from northeast to southwest of over 100 feet in relief (225' to 123'). The applicant proposes to overcome this relief change through grading, slopes, and walls that meet city standards with a granted variance. The applicant will be seeking a variance request for grading and filling of the site since existing elevation changes will exceed ten feet in developing the site along with retaining walls greater than six feet in height, buildings with the covered parking taller than forty-five feet in height, and private streets with an option of installing a gate at the entrance. Staff feels this use is consistent with the uses in the area and recommends approval of the proposed CUP Request.	
Legal Impact	
Additional Analysis	

Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Exhibit 1 - Resolution	CUP RES 2014-03.doc	
2. Legal ad	CUP Tower Park legal ad.docx	
3. Exhibit 2 thru 4	Tower Park CUP Exhibit 2 thru 4.docx	
4. Site and Grading Plan	CUP Site and Grading Plan.pdf	
5. School concurrency	School Concurrency.pdf	
6. Application	CUP application.pdf	

CITY OF CLERMONT
RESOLUTION NO. 2014-03

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR A MULTI-FAMILY COMPLEX WITH MORE THAN 12 UNITS CONSISTING OF MULTI-FAMILY RESIDENTIAL UNITS, TOWN HOMES, CLUB HOUSE, AND POOL.

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held June 3, 2014 recommended approval of this Conditional Use Permit to allow for a multi-family complex with more than 12 units consisting of multi-family residential units, town homes, club house, and pool; at the following location:

LOCATION:

Vacant property (Alt. Key 1017653) west of Citrus Tower Boulevard;
south of Hooks Street

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 allow for a multi-family complex with more than 12 units consisting of multi-family residential units, town homes, club house, and pool; be granted subject to the following conditions:

CONDITIONAL USE PERMIT CONDITIONS:

Section 1 - General Conditions

1. The conditions as set forth in this Conditional Use Permit shall be legally binding upon any heirs, assigns and successors in title or interest.
2. The property shall be developed in substantial accordance with the conceptual site plan dated May 2, 2014 prepared by Ridge Professional Group. Formal construction plans, incorporating all conditions stated in this permit shall be submitted for review and approval by the Site Review Committee prior to the issuance of a zoning clearance of other development permits. The conceptual site plans submitted with the Conditional Use Permit application are not the approved construction plans.

CITY OF CLERMONT
RESOLUTION NO. 2014-03

3. 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 project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.
4. The Conditional Use Permit must be executed and processed through the office of the City Clerk within 90 days of its date of grant by the City Council or the permit shall become null and void.
5. The Applicant shall record in the Public Records of Lake County within 90 days of its date of approval by the City Council, a short-form version of this Conditional Use Permit as provided by the City or a form acceptable to the City, to provide notice to all interested parties, the assigns, successors and heirs of the developer/applicant and all future owners of the above-referenced property that the real property described above is subject to the terms and conditions of the Conditional Use Permit.
6. This permit shall become null and void if substantial construction work has not begun within two (2) years of the date that this Conditional Use Permit is executed and signed by the permittee. "Substantial construction work" means the commencement and continuous prosecution of construction of required improvements ultimately finalized at completion.
7. The structure shall be inspected by the Fire Marshall for life safety requirements. All requirements must be met prior to any Certificate of Occupancy being issued.
8. The structure shall be inspected by the City Building Inspector and all building code violations must be corrected prior to a Certificate of Occupancy being issued.
9. The final Certificate of Occupancy shall not be issued until each of the stated conditions has been met.
10. No business can occupy any portion of a building unless the proposed business has applied for and obtained a Local Business Tax Receipt from the Planning & Zoning Department.
11. If any of the stated conditions are violated, the applicant understands and agrees that the City Council may revoke this Conditional Use Permit by resolution.

CITY OF CLERMONT
RESOLUTION NO. 2014-03

Section 2- Land Use

1. This Conditional Use Permit is for a multi-family residential development with up to 72 multi-family residential units, 32 town homes, a club house and pool, as indicated on the conceptual site plan dated 5-2-14 prepared by Ridge Professional Group.
2. The City's Site Review Committee must approve the site plan prior to the construction plan approval.
3. The applicant/owner must coordinate with the Lake County School District for capacity review and requirements pertaining to schools, and in conformance with City Code, prior to issuance of any building permits.

Section 3 – Site Development

1. Detailed grading, erosion control, and dust abatement plans for the entire site shall be submitted to and approved by the Site Review Committee prior to construction plan approval and the initiation of development activity. The dust abatement plan shall detail measures to be taken to eliminate the migration of dust particles from the site.
2. All excavated material shall be stored in a location approved by the City Engineer.
3. Geo-technical information regarding the soil characteristics of the site shall be submitted to the City as part of the final site review process.
4. The permittee/developers shall provide both temporary and permanent grassing including fertilizer application on all disturbed areas where construction is not immediately intended. Said plan shall be provided in accordance with an approved ground cover plan acceptable to the City in accordance with Best Management Practices (BMP) of the United States Department of Agriculture Soil Conservation Service.

Section 4 – Transportation Improvements

1. Sidewalks shall be required along Citrus Tower Boulevard and within the development, in accordance with Florida Department of Transportation regulations and City Codes.
2. The City may require that transportation improvements, necessitated by the portion of the project for which a building permit is sought, be made at the time of construction. Project specific on and off-site transportation designs are the sole responsibility of the developer. A left turn lane into the project, heading north bound on Citrus Tower Boulevard will be required.

CITY OF CLERMONT
RESOLUTION NO. 2014-03

3. A traffic study in accordance with City Codes shall be required to address Level of Service (LOS) for the area. The applicant/owner must coordinate with Lake County and the Lake~Sumter Metropolitan Planning Organization (MPO) for compliance with the Transportation Management System (TMS).

Section 5 – Utilities and Stormwater

1. The permittee shall be responsible for purchasing, installing, and maintaining fire hydrants within the project. They shall be installed according to City Code.
2. The project shall be plumbed for reuse water with purple piping, until such time as reuse water is available, irrigation water shall be provided for by well.

Section 6 – Landscaping

1. The landscape design for all parking areas, buffers, rights-of-way, pedestrian ways and focal points shall be unified and complementary to the ambiance of the center.
2. All landscape plans and plantings shall meet or exceed the City of Clermont Code.

Section 7 - Architectural Design Standards

1. All structures shall be designed and constructed in accordance with the Architectural Standards of the City of Clermont.
2. All fencing within public view shall be ornamental metal or brick, as approved by the Site Review Committee.

CITY OF CLERMONT
RESOLUTION NO. 2014-03

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 24th day of June, 2014.

CITY OF CLERMONT

Harold S. Turville, Jr., Mayor

ATTEST:

Tracy Ackroyd, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

LEGAL NOTICE

Notice is hereby given that the City of Clermont will consider a request for a Conditional Use Permit for a multi-family complex with more than 12 units consisting of multi-family residential units, town homes, club house and pool at the following location:

LOCATION

Vacant property (Alt. Key 1017653) west of Citrus Tower Boulevard;
south of Hooks Street

A complete legal description may be obtained in the Planning & Zoning Department located at 685 W. Montrose Street, Clermont, FL 34711.

This request will be considered by the Planning & Zoning Commission on Tuesday, June 3, 2014 at 7:00pm.

A public meeting to consider the request will be held before the City Council on Tuesday, June 24, 2014 at 7:00pm.

All meetings will be held in City Hall located at 685 West Montrose Street.

All interested parties will be given an opportunity to express their views on this matter.

Please be advised that, under State law, if you should decide to appeal a decision made with respect to this matter, you will need a record of the proceedings, and may need to ensure that a verbatim record is made.

Tracy Ackroyd, MMC
City Clerk

Daily Commercial
May 27, 2014 and June 17, 2014

Exhibit 2

DEVELOPMENT NAME: Tower Park
OWNER/APPLICANT: Daljit and Satinder Gill
REQUESTED ACTION: A CUP request for a multi-family development with up to 12 units per acre.
SIZE OF PARCEL: 8.73 +/- acres (includes 0.2 acres of vacated ROW)
GENERAL LOCATION: West of Citrus Tower Blvd between Hook Street and Steves Road.
EXISTING LAND USE: Vacant
EXISTING ZONING: Lake County existing zoning is RA, Ranchette District. Upon annexation, it will become City's Urban Estate. Request pending to change to R-3 Residential/Professional.
FUTURE LAND USE: Lake County FLU is Regional Office. Request pending to change to City's Residential/Office FLU.

SURROUNDING CONDITIONS:

	<u>ZONING</u>	<u>EXISTING LAND USE</u>	<u>FUTURE LAND USE DISTRICT</u>
NORTH:	UE URBAN ESTATE	Vacant	Commercial
SOUTH:	PUD/R-1	Residential and Vacant	Master Planned Development
EAST:	Lake County – R-6	Residential	Regional Office
WEST:	Lake County – RA	Commercial-Storm Water Retention Systems	Regional Office

Road Classification: Citrus Tower Boulevard – Collector
Utility Area: City of Clermont Water / Sewer
Site Utilities: City of Clermont Water / Sewer
Site Visit: 5-14-14
Signs Posted: By Staff

Exhibit 3
Location Map:

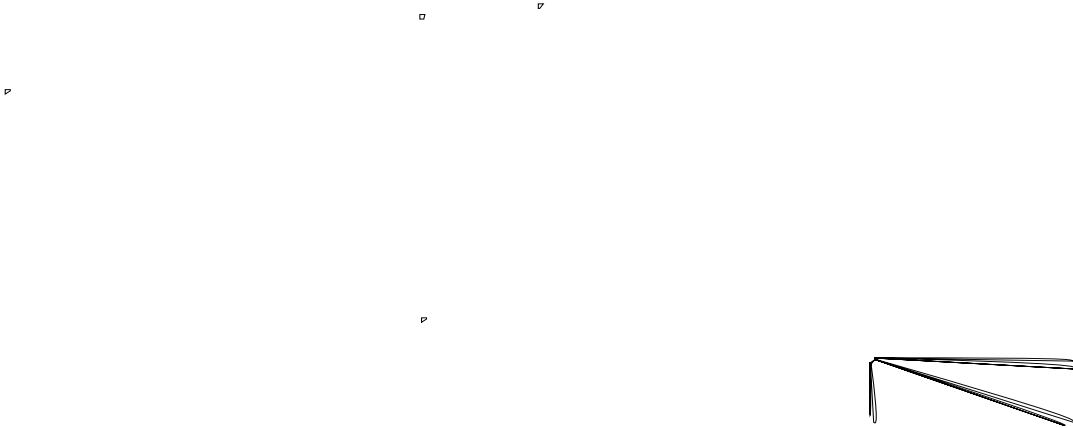


Exhibit 4

CUP CONDITIONS:

Section 1 - General Conditions

1. The conditions as set forth in this Conditional Use Permit shall be legally binding upon any heirs, assigns and successors in title or interest.
2. The property shall be developed in substantial accordance with the conceptual site plan dated 5-2-14 prepared by Ridge Professional Group. Formal construction plans, incorporating all conditions stated in this permit shall be submitted for review and approval by the Site Review Committee prior to the issuance of a zoning clearance of other development permits. The conceptual site plans submitted with the Conditional Use Permit application are not the approved construction plans.
3. 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 project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.
4. The Conditional Use Permit must be executed and processed through the office of the City Clerk within 90 days of its date of grant by the City Council or the permit shall become null and void.
5. The Applicant shall record in the Public Records of Lake County within 90 days of its date of approval by the City Council, a short-form version of this Conditional Use Permit as provided by the City or a form acceptable to the City, to provide notice to all interested parties, the assigns, successors and heirs of the developer/applicant and all future owners of the above-referenced property that the real property described above is subject to the terms and conditions of the Conditional Use Permit.
6. This permit shall become null and void if substantial construction work has not begun within two (2) years of the date that this Conditional Use Permit is executed and signed by the permittee. "Substantial construction work" means the commencement and continuous prosecution of construction of required improvements ultimately finalized at completion.
7. The structure shall be inspected by the Fire Marshall for life safety requirements. All requirements must be met prior to any Certificate of Occupancy being issued.
8. The structure shall be inspected by the City Building Inspector and all building code violations must be corrected prior to a Certificate of Occupancy being issued.

9. The final Certificate of Occupancy shall not be issued until each of the stated conditions has been met.
10. No business can occupy any portion of a building unless the proposed business has applied for and obtained a Local Business Tax Receipt from the Planning & Zoning Department.
11. If any of the stated conditions are violated, the applicant understands and agrees that the City Council may revoke this Conditional Use Permit by resolution.

Section 2- Land Use

1. This Conditional Use Permit (CUP) is for a multi-family residential development with up to 72 multi-family residential units, 32 town homes, a club house and pool, as indicated on the conceptual site plan dated 5-2-14 prepared by Ridge Professional Group.
2. The City's Site Review Committee must approve the site plan prior to the construction plan approval.
3. The applicant/owner must coordinate with the Lake County School District for capacity review and requirements pertaining to schools, and in conformance with City Code, prior to issuance of any building permits.

Section 3 – Site Development

1. Detailed grading, erosion control, and dust abatement plans for the entire site shall be submitted to and approved by the Site Review Committee prior to construction plan approval and the initiation of development activity. The dust abatement plan shall detail measures to be taken to eliminate the migration of dust particles from the site.
2. All excavated material shall be stored in a location approved by the City Engineer.
3. Geo-technical information regarding the soil characteristics of the site shall be submitted to the City as part of the final site review process.
4. The permittee/developers shall provide both temporary and permanent grassing including fertilizer application on all disturbed areas where construction is not immediately intended. Said plan shall be provided in accordance with an approved ground cover plan acceptable to the City in accordance with best management practices (BMP) of the U.S.D.A. Soil Conservation Service.

Section 4 – Transportation Improvements

1. Sidewalks shall be required along Citrus Tower Boulevard and within the development, in accordance with Florida Department of Transportation regulations and City Codes.

2. The City may require that transportation improvements, necessitated by the portion of the project for which a building permit is sought, be made at the time of construction. Project specific on and off-site transportation designs are the sole responsibility of the developer. A left turn lane into the project, heading north bound on Citrus Tower Boulevard will be required.
3. A traffic study in accordance with City Codes shall be required to address level of service (LOS) for the area. The applicant/owner must coordinate with Lake County and the Lake~Sumter Metropolitan Planning Organization (MPO) for compliance with the Transportation Management System (TMS).

Section 5 – Utilities and Stormwater

1. The permittee shall be responsible for purchasing, installing, and maintaining fire Hydrants within the project. They shall be installed according to City Code.
2. The project shall be plumbed for reuse water with purple piping, until such time as reuse water is available, irrigation water shall be provided for by well.

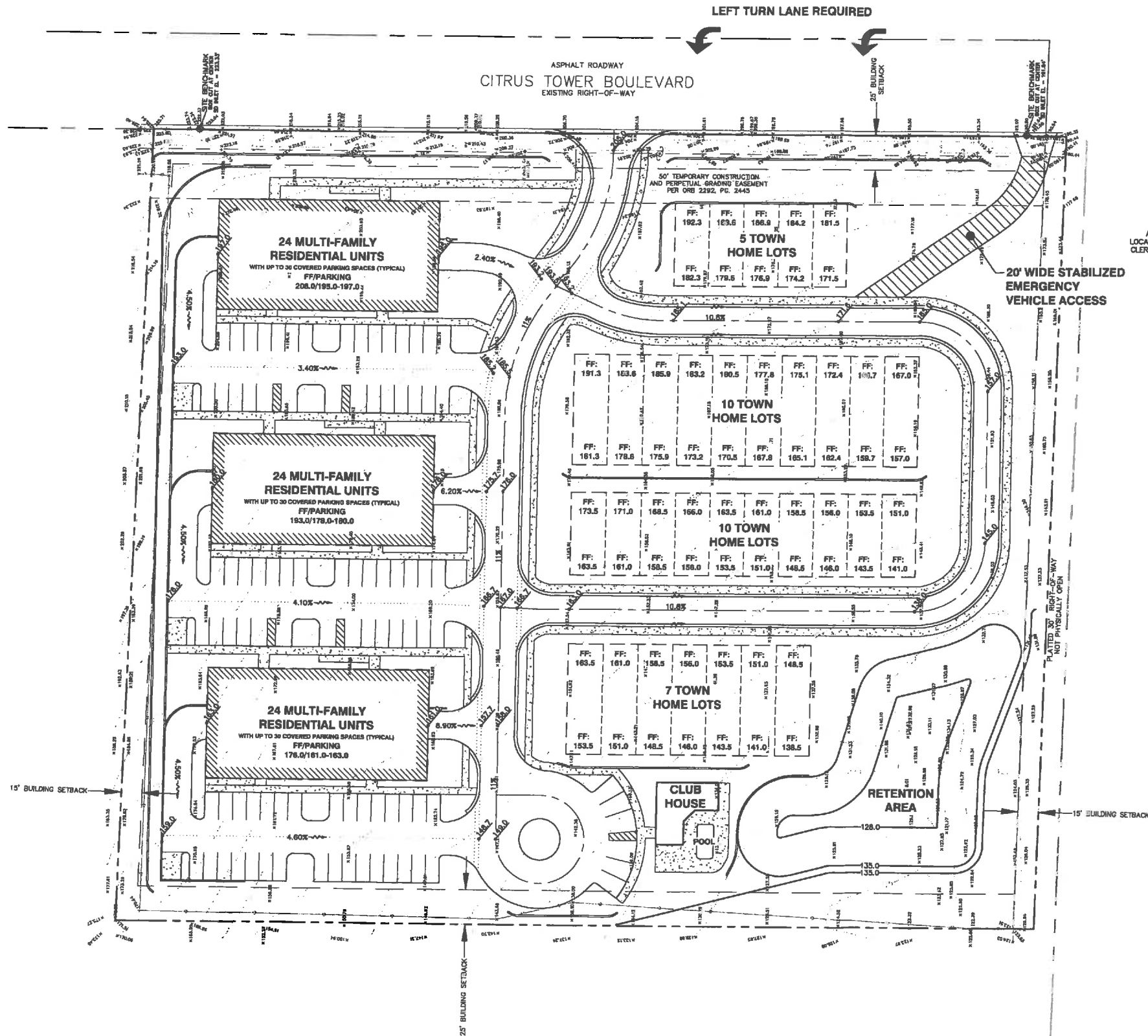
Section 6 – Landscaping

1. The Landscape design for all parking areas, buffers, rights-of-way, pedestrian ways and focal points shall be unified and complementary to the ambiance of the center.
2. All landscape plans and plantings shall meet or exceed the City of Clermont Code.

Section 7 - Architectural Design Standards

1. All structures shall be designed and constructed in accordance with the *Architectural Standards* of the City of Clermont.
2. All fencing within public view shall be ornamental metal or brick, as approved by the Site Review Committee.

\\08 DAY\13 BPG File\13.024 Citrus Tower\Draw\13.024 Base - Tower Park 5-2-14.dwg
THIS DRAWING AND THE DIMENSIONS THEREON ARE THE SOLE PROPERTY OF RIDGE PROFESSIONAL GROUP, INC. ANY REPRODUCTION OR TRANSMISSION OF THIS DRAWING OR ANY PART THEREOF WITHOUT THE WRITTEN PERMISSION OF RIDGE PROFESSIONAL GROUP, INC. IS PROHIBITED. THE PROFESSIONAL ENGINEER HAS REVIEWED THIS DRAWING FOR THE PURPOSES OF THE PROFESSIONAL ENGINEERING ACT. THE PROFESSIONAL ENGINEER HAS REVIEWED THIS DRAWING FOR THE PURPOSES OF THE PROFESSIONAL ENGINEERING ACT. THE PROFESSIONAL ENGINEER HAS REVIEWED THIS DRAWING FOR THE PURPOSES OF THE PROFESSIONAL ENGINEERING ACT.



NOTE: BUILDING FOOTPRINTS AND LOT LINES WILL VARY BASED ON FINAL ARCHITECTURAL PLANS

PROJECT INFORMATION
AREA= 8.73 ACRES
MULTI FAMILY RESIDENTIAL UNITS = 72
TOWN HOME UNITS = 32
TOTAL UNITS = 104

(8.53 ACRES IS OWNED BY THE APPLICANT. AN ADDITIONAL 0.20 ACRES IS SHOWN ON THE PROJECT AREA. THIS AREA IS PROPERTY INTENDED TO BE TRANSFERRED TO THE APPLICANT AS A RESULT OF THE RIGHT-OF-WAY/EASEMENT CLOSING.)

CURRENT/PROPOSED FLU & ZONING
CURRENT ZONING = RA
PROPOSED ZONING = R-3 RES.
PROPOSED LAND USE = RESIDENTIAL

SETBACK INFORMATION
FRONT = 25FT
REAR = 25FT
CORNER = 25FT
SIDE = 15FT

RESIDENTIAL DENSITY
ALLOWABLE DENSITY
PER ZONING = 12 UNITS PER ACRE
8.73 ACRES X 12 UNITS = 104.76 UNITS ALLOWED
104 UNITS PROPOSED

PARKING REQUIREMENT CALCULATION
72 3 BR UNITS = 180 SPACES
TOTAL REQUIRED PARKING SPACES = 180

PARKING PROVIDED
STANDARD SPACES = 175
HANDICAPPED SPACES= 10
TOTAL SPACES= 185

P.L.D. TITLE
TOWER PARK

PARCEL ID NO. 09-22-26-130004800000
ALTERNATE KEY NO. 1017653

Prepared For
DALJIT GILL
9 KENVIEW BLVD.
BRAMPTON, ONTARIO, CANADA

RIDGE PROFESSIONAL GROUP, INC.
Land Development Design & Permitting Services
4425 U.S. Highway 92 East, Lakeland, FL 33801
Phone: (863) 669-0108

Project Title
TOWER PARK
CLERMONT, FLORIDA

Sheet Title
SITE & GRADING PLAN

Checked By:
DCL
Designed/Drawn By:
DCL/TAC

Ridge Professional Group, Inc.
Project #
13.024
Sheet Number
1

Revisions	Date	By
1	01/17/14	NEW CONCEPT PLAN
2	01/17/14	EXIT PLAN PER CUL-DE-SAC AND EMERGENCY ACCESS
3	01/17/14	TAC
4	01/17/14	TAC
5	01/17/14	TAC
6	01/17/14	TAC

DESCRIPTION: (AS FURNISHED)

POINT OF COMMENCEMENT
(LESS PARCEL)
EAST 1/4 CORNER OF
SECTION 28-22-29
TOWNSHIP 28 N. R. 22 E.
RANGE 28 N. & 22 E.

POINT OF C
(LESS PARCEL)
LAST 1/4 CORNER OF
SECTION 28-33-28
T24N R44E & D54
L3 19857
FOUND NAIL & DISK
ON NUMBER 42
3 8 01" 8

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S00°06'06" W (C)
S00°15'19" W (D)
662.72' (C)
662.64' (D)

A PORTION OF TRACT 33
LAKE HIGHLANDS COMPANY
PLAT BOOK 2, PAGE 25
ALTERNATE KEY 1017637
OWNER: DEWITT ENTERPRISES, INC.

573.96' (c)
SRA 29.50°F
EARTH/DIRT WORK

POINT OF BEGINNING
(LESS PARCEL)

645° (P)
648.33°(C)
N00°08'49"E

A PORTION OF
TRACT 48
OF SECTIONS 20-
21, T40N R20E
(VACANT)
PARTIALLY OVERGROWN VEGETATION

PARTIALLY OVERGROWN VEGETATION

CITRUS TOWER BOULEVARD
EXISTING RIGHT-OF-WAY (WIDTH VARIES)

LESS PARCEL
(D)

TRACT A
LOST LAKE
LAT BOOK 50, PAGE 64 - 69
ALTERNATE KEY 3821847
LOST LAKE RESIDENTIAL PRO
OWNERS ASSOCIATION, INC

TRACT E
E RESERVE TRACT A
K 57, PAGE 23 & 24 —
MATE KEY 3E46870
OST LAKE RESERVE LC

ON OF TRACT 49
HILANDS COMPANY
BOOK 2, PAGE 25
E KEY 3809307
Y DE CIERNONT

CERTIFIED TO
DALFT GILL
SATINDER GILL

SURVEYING AND MAPPING, INC.
 14413 N. GREATER MERIDIAN BOULEVARD
 GREENSBORO, NC 27411
 MAILING ADDRESS: 14413 N. GREATER MERIDIAN BOULEVARD
 GREENSBORO, NC 27411
 PHONE: 336-733-9394
 FAX: 336-733-9395
 E-MAIL: info@smi-surveying.com
 WEBSITE: www.smi-surveying.com

10/20/73

40 0 20 40
GRAPHIC SCALE
1 INCH = 40 FEET

NOTES:
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Leading our Children to Success

201 West Burleigh Boulevard • Tavares • FL 32778-2496
(352) 253-6500 • Fax: (352) 343-0198 • www.lake.k12.fl.us

Superintendent:
Susan Moxley, Ed.D.

School Board Members:
District 1
Bill Mathias
District 2
Rosanne Brandenburg
District 3
Tod Howard
District 4
Debbie Stivender
District 5
Kyleen Fischer

March 3, 2014

Ms. Barbara Hollerand, Planning & Zoning Director
Community Development Department
City of Clermont
685 West Montrose Street
Clermont, Florida 34711

RE: City of Clermont Citrus Tower Future Land Use Map (FLUM) and Rezoning Request (Ordinances 2014-03 & 2014-04)

Dear Ms. Hollerand:

The City is currently reviewing a future land use map (FLUM) change from Lake County Regional Office to City of Clermont Residential/Office. In addition, the applicant proposes a rezoning from Lake County Ranchette District (RA) to City of Clermont Residential/Professional (R-3). The applicant proposes a maximum of 12 units/1 acre on approximately 8.53 acres. As the School Board of Lake County's authorized representative, I am forwarding the School Board's comments to your attention so they can be included with your planning report.

The School Board of Lake County Florida believes the FLUM and rezoning will have an adverse impact on Lake County Public Schools. The following School Board comments reflect projected enrollment data from the District's Five-Year Facilities Master Plan, FY 2014-2018, and student generation rates from the Impact Fee Study.

The proposed FLUM and rezoning has the potential to add 102 new multi-family dwelling units that will contribute 24 new students to the Lake County School system. Based on current school attendance zones, schools that will be adversely affected by the proposed FLUM and rezoning and their projected five-year capacity status are as follows:

- | | |
|--------------------------------------|---------------------------|
| • Lost Lake Elementary School | 8% Under Capacity |
| • East Ridge Middle School | 31% Under Capacity |
| • East Ridge High School | 10% Over Capacity |

Please see the attached District Growth Impact Report, which indicates the potential impact of the proposed FLUM and rezoning on the public schools which currently serve the area under consideration. Should you have any questions or need additional information please contact me at (352) 253-6694.

Sincerely,

Dawn McDonald, Senior Planner
Growth Planning Department

Enclosure

LAKE COUNTY PUBLIC SCHOOLS RESIDENTIAL GROWTH IMPACT REPORT

REVIEWING AUTHORITY

City of Clermont Community Development Department, Planning & Zoning Division

NAME / CASE NUMBER

Citrus Tower Apartments / Ordinances 2014-3 & 2014-04

DEVELOPER/OWNER

Ridge Professional Group, Inc. / Daljit and Santinder Gill

ITEM DESCRIPTION

The applicant proposes a future land use map (FLUM) change from Lake County Regional Office to City of Clermont Residential/Office. In addition, the applicant proposes a rezoning from Lake County Ranchette District (RA) to City of Clermont Residential/Professional (R-3). The applicant proposes a maximum of 12 units/1 acre on approximately 8.53 acres.

LOCATION

Section 9, Township 22S, Range 26E

Located north of Steves Road, south of Hooks Street, east of Lake Wilma Road, and west of Citrus Tower Boulevard

CURRENT LAND USE

Lake County Regional Office

PROPOSED LAND USE

City of Clermont Residential/Office (12 dwelling units/1 acre)

CURRENT ZONING

Lake County Ranchette District (RA)

PROPOSED ZONING

City of Clermont Residential/Professional (R-3)

NEW DU IMPACT

STUDENT GENERATION

Elementary School

Middle School

High School

SF-DU	MF-DU	Mobile	MF Impacts	
			102	Dwelling Units
0.374	0.235	0.126	24	
0.172	0.133	0.065	14	
0.085	0.051	0.029	5	
0.117	0.051	0.032	5	

SCHOOL NAME

Lost Lake Elementary

East Ridge Middle

East Ridge High

Projected Enrollment 2017-2018*	Permanent Student Capacity*	Projected Five-Year Capacity %	Student Enrollment w/ Impact	% of Perm. Capacity w/ Impact	Planned Capacity On Site
1,008	1,112	91%	1,022	92%	No
1,090	1,590	69%	1,095	69%	No
2,332	2,118	110%	2,337	110%	No

*Lake County School District Five-Year Facilities Master Plan, Fiscal Year 2014-2018

CSA 12

Elementary School

Middle School

High School

Student Enrollment 2017-2018*	Permanent Student Capacity*	% of Permanent Capacity
4,298	4,928	87%
1,848	2,501	74%
4,491	3,953	114%

*Lake County School District Five-Year Facilities Master Plan, Fiscal Year 2014-2018

COMMENTS:

The proposed FLUM and rezoning will add 102 multi-family residential dwelling units to the amendment site, which will adversely impact area schools.

School Concurrency became effective in Lake County on June 1, 2008. Subsequent development orders, including but not limited to, site plans and subdivisions are subject to the school concurrency process. This Growth Impact Report (adequate public facilities analysis) is not intended to be an approval of, or an exemption from, any school concurrency regulations, including the school concurrency requirements in the Lake County School Concurrency Interlocal Agreement.

Prepared By: Dawn McDonald, Senior Planner, Lake County School District

Date: 3/3/2014



**CITY OF CLERMONT
CONDITIONAL USE PERMIT (CUP)
APPLICATION**

DATE: May 02, 2014

FEE: \$750.00

PROJECT NAME (if applicable): Tower Park

APPLICANT: Daljit & Satinder Gill

CONTACT PERSON: David Carter, Ridge Professional Group, Inc.

Address: 4425 US Highway 92 East

City: Lakeland State: FL Zip: 33801

Phone: 863-669-0108 Fax: _____

E-Mail: rpgi@ridgeprofessionalgroup.com

OWNER: Daljit & Satinder Gill

Address: 9 Kenview Blvd.

City: Brampton State: Ontario Zip: L6T5G

Phone: 1 (905) 792-0999 x 33 Fax: (905) 792-0091

Address of Subject Property: Parcel # 09-22-26-130004800000

General Location: The property is located north of Excalibur Road on the west side of Citrus Tower Blvd.

Legal Description (include copy of survey): See attached.

Land Use (City verification required): Actual: Vacant - FLU: RO Regional Office "County"

Zoning (City verification required): Existing: RA Ranchette District "County"

Detailed Description of request (What are you proposing to do and why is it appropriate for this location? Attach additional page is necessary. Please see attached narrative.

X Owner Name (signature)

City of Clermont
Planning & Zoning Department
685 W. Montrose St.
P.O. Box 120219
Clermont, FL. 34712-0219
(352) 394-4083 Fax: (352) 394-3542

Tower Park

Project Narrative

The project consists of a residential complex including 32 town home units, and 72 multifamily residential units with a recreational clubhouse. The site is an 8.73 acre tract fronting on the west side of Citrus Tower Boulevard, between Hooks Street and Excalibur Road. The applicant owns 8.53 acres and an additional .2 acres shown in the project area is property intended to be transferred to the applicant as a result of the right-of-way closing.

Current FLU-Zoning

The parcel is currently in Lake County, however the applicant is petitioning for annexation into the City of Clermont. The site has a county Future Land Use (FLU) designation of Regional Office, and is zoned RA, or Ranchette District.

Proposed FLU-Zoning-Conditional Use

We are proposing that after annexation, the property be assigned a city Future Land Use designation of Residential/Office, with a zoning designation of R-3, or Residential/Professional District. To allow for the construction of the 32 town home units, and 72 multifamily residential units, we are proposing a Conditional Use (CU) approval, which would allow for multi-family development of "12 or more dwelling units".

Surrounding Area

The area surrounding the subject site has seen a considerable amount of development in the last several years. A single family detached project is being built to the south, with many units being 2-story. To the north on Hooks Street, the Crane's View Lodge, an Assisted Living Medical Center (ALMC), and the Clermont Police Station projects are underway. The East Ridge Middle School and East Ridge High School are located starting about 800 feet to the east of the site.

Justification

The current county FLU for the site would allow a variety of office uses with limited commercial support uses. This is in contrast to the current county zoning classification, which only allows development of 5 acre home sites with attendant agricultural uses. Development of the large, 5 acre home sites would be inappropriate sprawl development considering the urban character of the surrounding uses.

With the higher intensity commercial FLU, non-residential uses to the north and the single family residential subdivision on the south, a small, town home and multi-family project with appropriate buffering would provide a step down of intensities.

The site is ideally suited for development with city utilities adjoining the property. Access to Citrus Tower Boulevard is available with no intersection conflicts visible. The nearby schools are within walking distance. The topography is challenging, with significant fall east to west. However, the proposed site plan overcomes this with grading, slopes and walls that meet city standards with a granted variance.

The topography of the site also limits the relative height of the proposed units in comparison to the homes on the south, which are on a small ridge line. This limits the impact of the 4 story buildings. Retention ponds can be provided on the lower, west side of the property, and would adjoin larger, existing ponds.



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Council Meeting Date			
Tuesday, June 3, 2014			
Agenda Item Name			
Resolution No. 2014-16 <i>Legacy Church</i> <i>Conditional Use Permit</i>			
Requested Action			
Move to recommend approval of Resolution 2014-16			
Staff Report			
The applicant is requesting a Conditional Use Permit to establish a house of worship in the C-2 zoning district. The church proposes to occupy 3,700 square feet of office/retail building available at 159 North Hwy 27. The church has a congregation of approximately 80 and plans to have meetings on Tuesday and Wednesday evenings and service on Sundays.			
Legal Impact			
Additional Analysis			
Fiscal Impact Summary			
Fiscal Impact	Fund Number and Description	Available Budget Amount	
Exhibits Attached (copies of original agreements)			
1.	Resolution	CUP RES 2014-16.doc	
2.	Legal ad	CUP Legal AD.docx	
3.	Exhibits	Legacy church Exhibit.doc	
4.	Application	CUP application.pdf	
5.	Site Plan	CUP Site plan.pdf	

**CITY OF CLERMONT
RESOLUTION NO. 2014-16**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A
CONDITIONAL USE PERMIT TO ALLOW FOR A HOUSE OF
WORSHIP IN THE C-2 GENERAL COMMERCIAL ZONING DISTRICT**

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held June 3, 2014 recommended approval of this Conditional Use Permit to allow for a house of worship in the C-2 General Commercial zoning district; at the following location:

LOCATION:

159 North Highway 27

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 allow for a house of worship in the C-2 General Commercial zoning district; be granted subject to the following conditions:

CONDITIONAL USE PERMIT CONDITIONS:

Section 1 - General Conditions

1. The conditions as set forth in this Conditional Use Permit shall be legally binding upon any heirs, assigns and successors in title or interest.
2. No expansion of the use or additions to the facility shall be permitted except as approved by another Conditional Use Permit.
3. 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 project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.
4. The structure shall be inspected by the Fire Inspector for life safety requirements and all requirements must be met prior to any Certificate of Occupancy being issued.

CITY OF CLERMONT
RESOLUTION NO. 2014-16

5. The structure shall be inspected by the Building Inspector and all building code violations must be corrected prior to a Certificate of Occupancy being issued.
6. The final Certificate of Occupancy shall not be issued until each of the stated conditions has been met.
7. If any of the stated conditions are violated, the applicant understands and agrees that the City Council may revoke this Conditional Use Permit by resolution.
8. The Conditional Use Permit must be executed and filed in the office of the City Clerk within 90 days of its date of grant by the City Council or the permit shall become null and void.
9. The Applicant shall record in the Public Records of Lake County within 90 days of its date of approval by the City Council, a short-form version of this Conditional Use Permit as provided by the City or a form acceptable to the City, to provide notice to all interested parties, the assigns, successors and heirs of the developer/applicant and all future owners of the above-referenced property that the real property described above is subject to the terms and conditions of the Conditional Use Permit.
10. If, at a future date, parking at this site proves inadequate the applicant understands and agrees that the City may require additional parking or rescind this Conditional Use Permit.
11. Should the church use cease operations for a period greater than 180 days, a new Conditional Use Permit shall be required.
12. Should any business; existing or future, that sells alcoholic beverages for on or off-site consumption wish to locate within 500 feet of the Church, the Church would not contest such use.

Section 2 – Land Use

1. 159 N. Highway 27 may be used as a church facility in addition to any permitted C-2 uses.

CITY OF CLERMONT
RESOLUTION NO. 2014-16

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 24th day of June, 2014.

CITY OF CLERMONT

Harold S. Turville, Jr., Mayor

ATTEST:

Tracy Ackroyd, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

LEGAL NOTICE

Notice is hereby given that the City of Clermont will consider a request for a Conditional Use Permit to establish a house of worship in the C-2 General Commercial District.

LOCATION

159 North Highway 27

A complete legal description may be obtained in the Planning & Zoning Department located at 685 W. Montrose Street, Clermont, FL 34711.

This request will be considered by the Planning & Zoning Commission on Tuesday, June 3, 2014 at 7:00pm.

A public meeting to consider the request will be held before the City Council on Tuesday, June 24, 2014 at 7:00pm.

All meetings will be held in City Hall located at 685 West Montrose Street.

All interested parties will be given an opportunity to express their views on this matter.

Please be advised that, under State law, if you should decide to appeal a decision made with respect to this matter, you will need a record of the proceedings, and may need to ensure that a verbatim record is made.

Tracy Ackroyd, MMC
City Clerk

Daily Commercial
May 27, 2014 and June 17, 2014

DEVELOPMENT NAME: Legacy Church



Exhibit

Section 1 - General Conditions

1. The conditions as set forth in this Conditional Use Permit shall be legally binding upon any heirs, assigns and successors in title or interest.
2. No expansion of the use or additions to the facility shall be permitted except as approved by another Conditional Use Permit.
3. 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 project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.
4. The structure shall be inspected by the Fire Inspector for life safety requirements, all requirements must be met prior to any certificate of occupancy being issued.
5. The structure shall be inspected by the Building Inspector and all building code violations must be corrected prior to a certificate of occupancy being issued.
6. The final Certificate of Occupancy shall not be issued until each of the stated conditions has been met.
7. If any of the stated conditions are violated, the applicant understands and agrees that the City Council may revoke this Conditional Use Permit by resolution.
8. The Conditional Use Permit must be executed and filed in the office of the City Clerk within 90 days of its date of grant by the City Council or the permit shall become null and void.
9. The Applicant shall record in the Public Records of Lake County within 90 days of its date of approval by the City Council, a short-form version of this Conditional Use Permit as provided by the City or a form acceptable to the City, to provide notice to all interested parties, the assigns, successors and heirs of the developer/applicant and all future owners of the above-referenced property that the real property described above is subject to the terms and conditions of the Conditional Use Permit.
10. If, at a future date, parking at this site proves inadequate the applicant understands and agrees that the City may require additional parking or rescind this Conditional Use Permit.
11. Should the church use cease operations for a period greater than 180 days, a new Conditional Use Permit shall be required.
12. Should a business that sells alcoholic beverages for onsite or off site consumption wish to locate within 500 feet of the Church, the Church would not contest a variance application to allow said use within 500 feet of the Church.

Section 2 – Land Use

1. 159 North Hwy 27 may be used as a church facility in addition to any permitted C-2 uses.



**CITY OF CLERMONT
CONDITIONAL USE PERMIT (CUP)
APPLICATION**

DATE: 04/23/14

FEE: 360 -
\$300.00

PROJECT NAME (if applicable): Legacy Church

APPLICANT: Susan Northcutt for Legacy Church

CONTACT PERSON: Susan Northcutt

Address: 11005 Key Lime Drive

City: Clermont State: Florida Zip: 34711

Phone: 321-388-2454 Fax: _____

E-Mail: Tincup005@msn.com

OWNER: Greg Homan

Address: 20570 Sugar Loaf Mountain Road

City: Clermont State: Florida Zip: 34711

Phone: 352.516.2357 Fax: _____

Address of Subject Property: 159 N. Hwy. 27, Clermont FL 34711

General Location: Citrus Tower property, beside and behind Uncle Kenny's BBQ

Legal Description (include copy of survey): Lots 1 and 5, Citrus Tower Centre

Land Use (City verification required): _____

Zoning (City verification required): C-2

CITY OF CLERMONT
CONDITIONAL USE PERMIT (CUP)
APPLICATION
Page 2

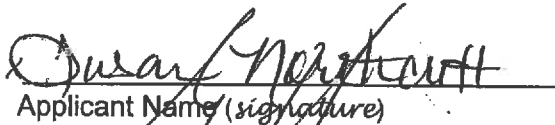
Detailed Description of request (What are you proposing to do and why is it appropriate for this location? Attach additional page is necessary.

We are requesting a CUP to modify the subject building so as to house Legacy Church. Modification would include upgrading the existing building to city specifications as well as adding an outside entrance to the North side of the building, upgrading existing exits, painting, carpeting (per architectural specs), installing handicap bathrooms and improving the over-all appearance of the building inside and out.

We propose to use the building on Sundays for our church meetings and thru out the week during the day as an office for our secretary and pastors. The building will be used some evenings for our Youth meeting, Praise band rehearsal and occassional other meetings as deemed necessary.

Service Hours 10-12
80 - congregation
Tues & Wed evenings

Susan Northcutt
Applicant Name (print)


Applicant Name (signature)

Greg Homan
Owner Name (print)

X 
Owner Name (signature)

***** NOTICE *****

IF THIS APPLICATION IS SUBMITTED INCOMPLETE OR INACCURATE, IT WILL BE SUBJECT TO A DELAY ON PROCESSING AND WILL NOT BE SCHEDULED UNTIL CORRECTIONS ARE MADE.

City of Clermont
Planning & Zoning Department
685 W. Montrose St.
P.O. Box 120219
Clermont, FL. 34712-021 9
(352) 394-4083 Fax: (352) 394-3542

THE ENGINEER HEREBY CERTIFIES THAT THE EXCLUSIVE COPYRIGHT AND PROPERTY RIGHTS TO THESE DRAWINGS WHICH MAY NOT BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER, NOR ARE THEY TO BE ASSIGNED TO ANY PARTY WITHOUT THE ENGINEER'S WRITTEN CONSENT.

U.S. HWY. 27

WESTERN PROPERTY LINE,
EDGE OF US HWY 27 W/W

INSTALL STD.
CURB & GUTTER
PER FDOT SPEC.

NEW SIGN

EXISTING
WAX MUSEUM

PROPOSED
BANK
60'x100'=6,000sf
F.P. EL=195.00

PROPOSED
COMMERCIAL
44'x90'=3,960sf
F.P. EL=197.25

EXISTING
CHEVRON STATION

EXISTING
OFF-SITE
COMMERCIAL
(±)8,000sf

CITRUS TOWER BLVD.

EXISTING
CITRUS
TOWER
COMMERCIAL
(±)6,874sf
F.F. Elev. 199.24

WRA

EXISTING 10' LANDSCAPE BUFFER (LANDSCAPE TO REMAIN)

Top Elev. 191.0
Bottom Elev. 183.0

EXISTING
OFF-SITE
COMMERCIAL

EXISTING
(±)2,000sf
COMM.

PROJECT CHARACTERISTICS

EXISTING ZONING.....C-2
EXISTING LAND USE.....UD-5
TOTAL PROPERTY AREA.....24.69 acres

PROPOSED SERVICES:
DRINKING WATER.....City of Clermont
SEWAGE DISPOSAL.....City of Clermont
ELECTRIC.....Florida Power
NATURAL GAS.....Lake Apopka Natural Gas District
TELEPHONE.....Sprint
GARBAGE DISPOSAL.....Local service contract
FIRE PROTECTION.....City of Clermont
POLICE PROTECTION.....City of Clermont

MINIMUM BUILDING SETBACK REQUIREMENTS:
FROM HWY. 27 RIGHTS-OF-WAY.....50'
FROM REAR PROPERTY LINES.....12'
FROM SIDE PROPERTY LINES.....12'

PARKING SPACES REQUIRED:
(BUILDING SQUARE FOOTAGE, USAGE AND PARKING REQUIREMENTS PROVIDED BY OWNER)

EXISTING CITRUS TOWER BUILDING = 6,874sf
GIM Shop (Retail) 2,400sf
(1) Parking Space per 200sf [2,400/200] = (12) Spaces Req'd.
Computer Store (Retail) 250sf
(1) Parking Space per 200sf [250/200] = (2) Spaces Req'd.
Restaurant 2,400sf Patron Use
(1) Parking Space per 50sf of Patron Use = (48) Spaces Req'd
PLUS
(1) Parking Space for every 4 employees
with 8 employees = (2) Spaces Req'd
TOTAL = (64) Spaces Req'd

EXISTING OFF-SITE COMMERCIAL BUILDING= 8,000sf
Office 4,000sf
(1) Parking Space per 200sf [4,000/200] = (20) Spaces Req'd.
Warehouse 4,000sf
(1) Parking Space per 500sf [4,000/500] = (8) Spaces Req'd.
TOTAL = (28) Spaces Req'd.

EXISTING COMMERCIAL BUILDING = 16,200sf
Warehouse 11,000sf
(1) Parking Space per 500sf [11,000/500] = (22) Spaces Req'd.
Restaurant 1,200 Patron Use
(1) Parking Space per 50sf [1,200/50] = (24) Spaces Req'd.
PLUS
(1) Parking Space for every 4 employees
with 4 employees = (1) Space Req'd.
Retail 4,000sf
(1) Parking Space per 200sf [4,000/200] = (20) Spaces Req'd.
TOTAL = (67) Spaces Req'd.

EXISTING COMMERCIAL BUILDINGS = 2,000 sf
Retail 2,000sf
(1) Parking Space per 200sf [2,000/200] = (10) Spaces Req'd.

PROPOSED BANK BUILDING 6,000sf
(1) Parking Space per 200sf [6,000/200] = (30) Spaces Req'd.

PROPOSED COMMERCIAL BUILDING 4,000sf
(1) Parking Space per 200sf [4,000/200] = (20) Spaces Req'd.

REQUIRED HANDICAPPED SPACES
(1) Space per 25 Regular Spaces

TOTAL SPACES REQUIRED: [64 + 28 + 67 + 10 + 30 + 20] = (219) Spaces

PARKING SPACES PROVIDED: EXIST. CITRUS TOWER BUILDING:
(61) 10' x 20' REGULAR SPACES
(3) 12' x 20' HANDICAPPED SPACES
(64) PARKING SPACES PROVIDED

EXIST. OFF-SITE BUILDING:
(15) 10' x 20' REGULAR SPACES
(1) 12' x 20' HANDICAPPED SPACES
(16) PARKING SPACES PROVIDED

EXIST. COMMERCIAL BUILDING:
(62) 10' x 20' REGULAR SPACES
(3) 12' x 20' HANDICAPPED SPACES
(65) PARKING SPACES PROVIDED

EXIST. COMMERCIAL BUILDINGS:
(7) 10' x 20' REGULAR SPACES
(1) 12' x 20' HANDICAPPED SPACES
(8) PARKING SPACES PROVIDED

PROPOSED BANK:
(28) 10' x 20' REGULAR SPACES
(2) 12' x 20' HANDICAPPED SPACES
(30) PARKING SPACES PROVIDED

PROPOSED COMMERCIAL:
(19) 10' x 20' REGULAR SPACES
(1) 12' x 20' HANDICAPPED SPACE
(20) PARKING SPACES PROVIDED

TOTAL SPACES PROVIDED = 203

NOTE:
A PRE-CONSTRUCTION MEETING WITH THE CITY OF CLERMONT IS REQUIRED
PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

VARIANCE REQUESTS:

1. Parking Requirements;
2. Re-use of Existing Palm Trees as Canopy Trees;
3. Use of Existing Landscape Buffer along Southern Property Line "As-Is".

RICK MCCOY
STATE OF FLORIDA
PROFESSIONAL ENGINEER
NO. 36725

NOT VALID WITHOUT
SIGNATURE AND SEAL OF RICK MCCOY

BLACKBURN
SURVEYING, INC.

MCCOY & ASSOCIATES
ENGINEERS & LAND PLANNERS

MASTER SITE / GEOMETRY PLAN
CITRUS TOWER EXPANSION

JOB NO.
04-005

DATE
March 2005

DES. BY: RMC

DRAWN BY: RMC/LCS

CHECKED BY: RMC

APP'D BY: RMC

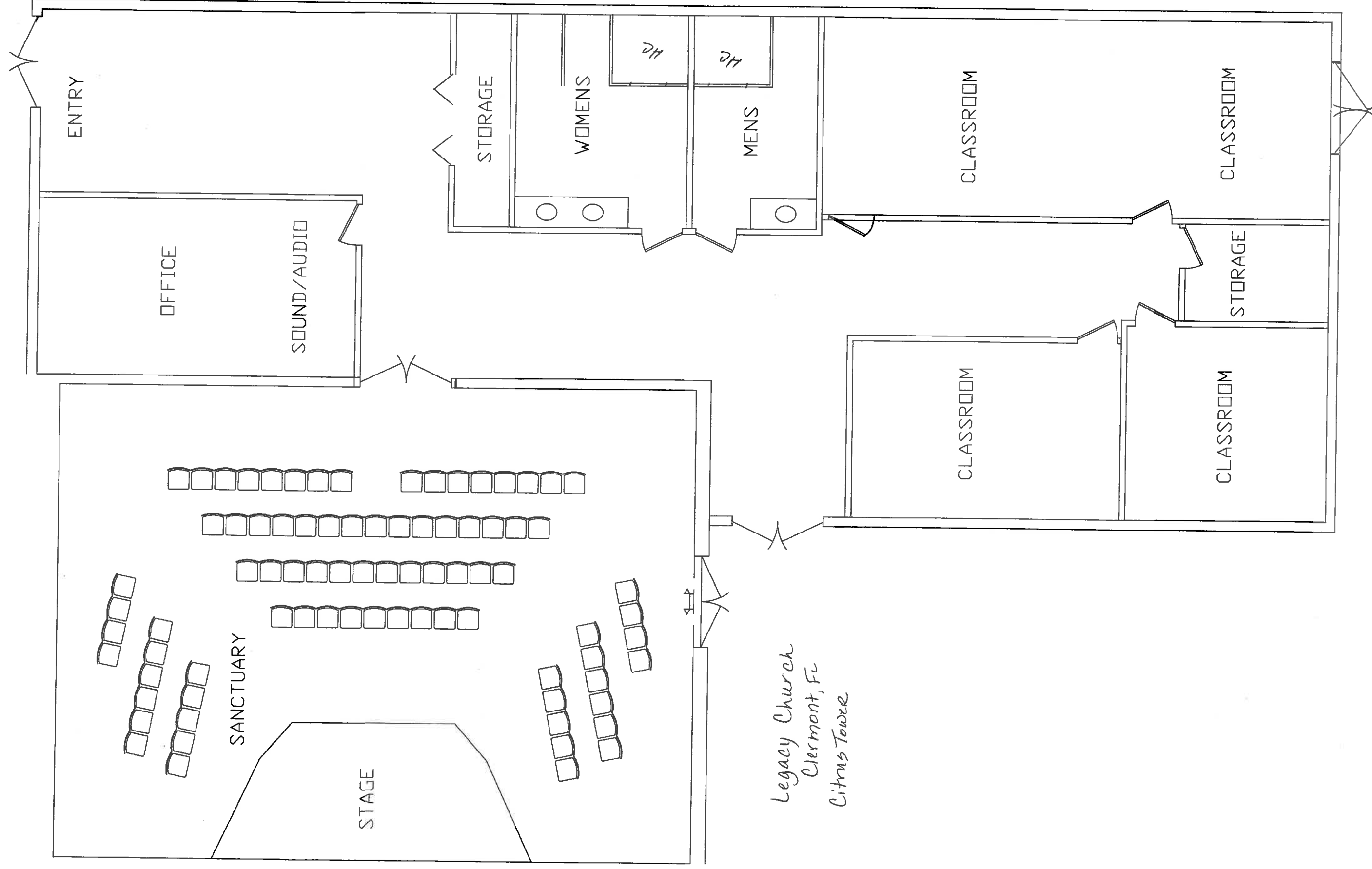
SHEET

4 of 13

REVISIONS

1214 BOWMAN ST.
CLERMONT, FL 34711
(352) 394-4417

713 WEST MONTROSE ST. CLERMONT, FLORIDA 34711
(352) 394-5786 FAX (352) 394-5786
CARE 8674





CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Council Meeting Date	
Tuesday, June 3, 2014	
Agenda Item Name	
Resolution No. 2014-17 <i>Hertz at Oakley Seaver</i> <i>Conditional Use Permit</i>	
Requested Action	
Move to recommend approval of Resolution No. 2014-17	
Staff Report	
Hertz at Oakley Seaver The applicant, The Hertz Corporation, is seeking a conditional use permit (CUP) to allow the use of an auto rental business in the C-2 General Commercial Zoning District. The applicant would like to open an office for rental car use. The office would be located in suite 8 of the Oakley Seaver Plaza and the hours of operation would be Monday through Friday, 7:30 AM to 6:00 PM and Saturdays, 9:00 AM to 12:00 PM. The applicant is requesting a total of 10 designated parking spaces, which includes 2 for employee parking. Employee parking is within the acceptable use of the office that will be leased. This leaves 8 designated spaces for the rental allotment. The applicant has indicated that they currently have agreements with some of the local dealerships for fleet overflow, if needed, but they generally run a utilization rate of 90%. This translates into not a lot of cars at the location at one time. Section 122-224 (b) Conditional Uses in the C-2 Zoning District permits uses after consideration by the Planning and Zoning Commission and approval of the City Council that are not more obnoxious to the district than the uses provided in this section. The rental car business falls into the case of uncertainty of the classification of any use, thus necessitating the CUP. Staff has reviewed similar requests in the past and Staff feels this use is consistent with the uses in the area with specific conditions placed in the CUP. The designated parking area of the rental fleet will be at the rear of the building, as indicated on the site plan. The applicant has received confirmation from the landlord that this area will be designated for their use. No exterior washing and maintenance will be allowed onsite and the vehicles parked there will be limited to cars, SUVs, and vans that can park in a normal 10 feet by 20 feet parking space. With these conditions in place, Staff recommends approval of the proposed CUP Request.	
Legal Impact	
Additional Analysis	
Fiscal Impact Summary	

Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Exhibit 1 - Resolution	CUP RES 2014-17.doc	
2. Legal ad	Hertz Legal AD.docx	
3. Surrounding Conditions and CUP Conditions	Project Overview and CUP conditions.docx	
4. Location and Site Plan	Hertz Exhibits.pdf	
5. Site Photos	Hertz photos.docx	
6. Application	CUP application.pdf	
7. Site Plan	CUP Site plan.pdf	

**CITY OF CLERMONT
RESOLUTION NO. 2014-17**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A
CONDITIONAL USE PERMIT TO ALLOW AN AUTO RENTAL
BUSINESS IN THE C-2 GENERAL COMMERCIAL ZONING DISTRICT**

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held June 3, 2014 recommended approval of this Conditional Use Permit to allow an auto rental business in the C-2 General Commercial zoning district; at the following location:

LOCATION:

1500 Oakley Seaver Drive, Suite 8

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 allow an auto rental business in the C-2 General Commercial zoning district; be granted subject to the following conditions:

CONDITIONAL USE PERMIT CONDITIONS:

Section 1 - General Conditions

1. The conditions as set forth in this Conditional Use Permit shall be legally binding upon any heirs, assigns and successors in title or interest.
2. No further expansion of the use, additions to the use, or additions to the facility shall be permitted except as approved by another Conditional Use Permit.
3. The property may be utilized in substantial compliance with the conceptual site plan in relation to parking that was submitted with the Conditional Use Permit application.
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 project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.
5. The final Certificate of Occupancy shall not be issued until each of the stated conditions has been met.

CITY OF CLERMONT
RESOLUTION NO. 2014-17

6. No business can occupy any portion of the building unless the proposed business has applied for and obtained a Local Business Tax Receipt from the Planning and Zoning Department.
7. The Conditional Use Permit must be executed and processed through the office of the City Clerk within 90 days of its date of grant by the City Council or the permit shall become null and void.
8. The Applicant shall record in the Public Records of Lake County within 90 days of its date of approval by the City Council, a short-form version of this Conditional Use Permit as provided by the City or a form acceptable to the City, to provide notice to all interested parties, the assigns, successors and heirs of the developer/applicant and all future owners of the above-referenced property that the real property described above is subject to the terms and conditions of the Conditional Use Permit.
9. This permit shall become null and void if this use has not begun within two (2) years of the date this Conditional Use Permit is executed and signed by the permittee.

Section 2 – Land Use

1. A maximum of eight (8) parking spaces are allotted to the rental automobiles, to be located on the west central portion of the parking lot, as shown on the site plan submitted with the CUP application and presented before the City Council. Employee parking is not included in this allotment and may be up to 2 undesignated spots.
2. The automotive rental business would be limited strictly to cars, SUVs, vans, and so forth., that can park in a normal 10 foot by 20 foot parking space. No large truck rental shall be permitted.
3. There shall be no exterior washing or exterior detailing of any rental automobiles occurring on the site. Any such cleaning and/or mechanical maintenance must be done off site at a proper facility.
4. If any of the stated conditions are violated, the applicant understands and agrees that the City Council may revisit and/or revoke the Conditional Use Permit by Resolution.
5. 1500 Oakley Seaver Dr, Suite 8 and the associated parking; see Number 1 above, may be used for an automotive rental business with a total of 1,300 square feet of building area.

CITY OF CLERMONT
RESOLUTION NO. 2014-17

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 24th day of June, 2014.

CITY OF CLERMONT

Harold S. Turville, Jr., Mayor

ATTEST:

Tracy Ackroyd, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

LEGAL NOTICE

Notice is hereby given that the City of Clermont will consider a request for a Conditional Use Permit to allow the use of an auto rental business in a C-2 General Commercial District.

LOCATION

Oakley Seaver Plaza, 1500 Oakley Seaver Drive, Suite 8
AK (1648335)

A complete legal description may be obtained in the Planning & Zoning Department located at 685 W. Montrose Street, Clermont, FL 34711.

This request will be considered by the Planning & Zoning Commission on Tuesday, June 3, 2014 at 7:00pm.

A public meeting to consider the request will be held before the City Council on Tuesday, June 24, 2014 at 7:00pm.

All meetings will be held in City Hall located at 685 West Montrose Street.

All interested parties will be given an opportunity to express their views on this matter.

Please be advised that, under State law, if you should decide to appeal a decision made with respect to this matter, you will need a record of the proceedings, and may need to ensure that a verbatim record is made.

Tracy Ackroyd, MMC
City Clerk

Daily Commercial
May 27, 2014 and June 17, 2014

Project Overview and Surrounding Conditions

DEVELOPMENT NAME: Hertz at Oakley Seaver
APPLICANT: The Hertz Corporation, represented by Marcus Echtler
OWNER: Clermont AMA Group LLC – Nasir M. Alam
REQUESTED ACTION: A CUP request to allow the use of an auto rental business in the C-2 General Commercial Zoning District.
SIZE OF PARCEL: 2.89 +/- acres
GENERAL LOCATION: Southwest corner of Highway 50 and Oakley Seaver Drive
EXISTING ZONING: C-2 General Commercial
EXISTING LAND USE: Shopping Plaza
FUTURE LAND USE: Commercial

SURROUNDING CONDITIONS:

	<u>ZONING</u>	<u>EXISTING LAND USE</u>	<u>FUTURE LAND USE DISTRICT</u>
NORTH:	C-2 General Commercial	Bank	Commercial
SOUTH:	C-2 General Commercial	Vacant	Commercial
EAST:	C-2 General Commercial	Bank	Commercial
WEST:	C-2 General Commercial	Badcock Furniture	Commercial

Road Classification: Oakley Seaver Drive – Collector
Utility Area: City of Clermont Water / Sewer
Site Utilities: City of Clermont Water / Sewer
Site Visit: 5-20-14
Signs Posted: By Applicant

CUP CONDITIONS:

Section 1 - General Conditions

1. The conditions as set forth in this Conditional Use Permit shall be legally binding upon any heirs, assigns and successors in title or interest.
2. No further expansion of the use, additions to the use, or additions to the facility shall be permitted except as approved by another Conditional Use Permit.
3. The property may be utilized in substantial compliance with the conceptual site plan in relation to parking that was submitted with the Conditional Use Permit application.
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 project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.
5. The final Certificate of Occupancy shall not be issued until each of the stated conditions has been met.
6. No business can occupy any portion of the building unless the proposed business has applied for and obtained a Local Business Tax Receipt from the Planning and Zoning Department.
7. The Conditional Use Permit must be executed and processed through the office of the City Clerk within 90 days of its date of grant by the City Council or the permit shall become null and void.
8. The Applicant shall record in the Public Records of Lake County within 90 days of its date of approval by the City Council, a short-form version of this Conditional Use Permit as provided by the City or a form acceptable to the City, to provide notice to all interested parties, the assigns, successors and heirs of the developer/applicant and all future owners of the above-referenced property that the real property described above is subject to the terms and conditions of the Conditional Use Permit.
9. This permit shall become null and void if this use has not begun within two (2) years of the date this Conditional Use Permit is executed and signed by the permittee.

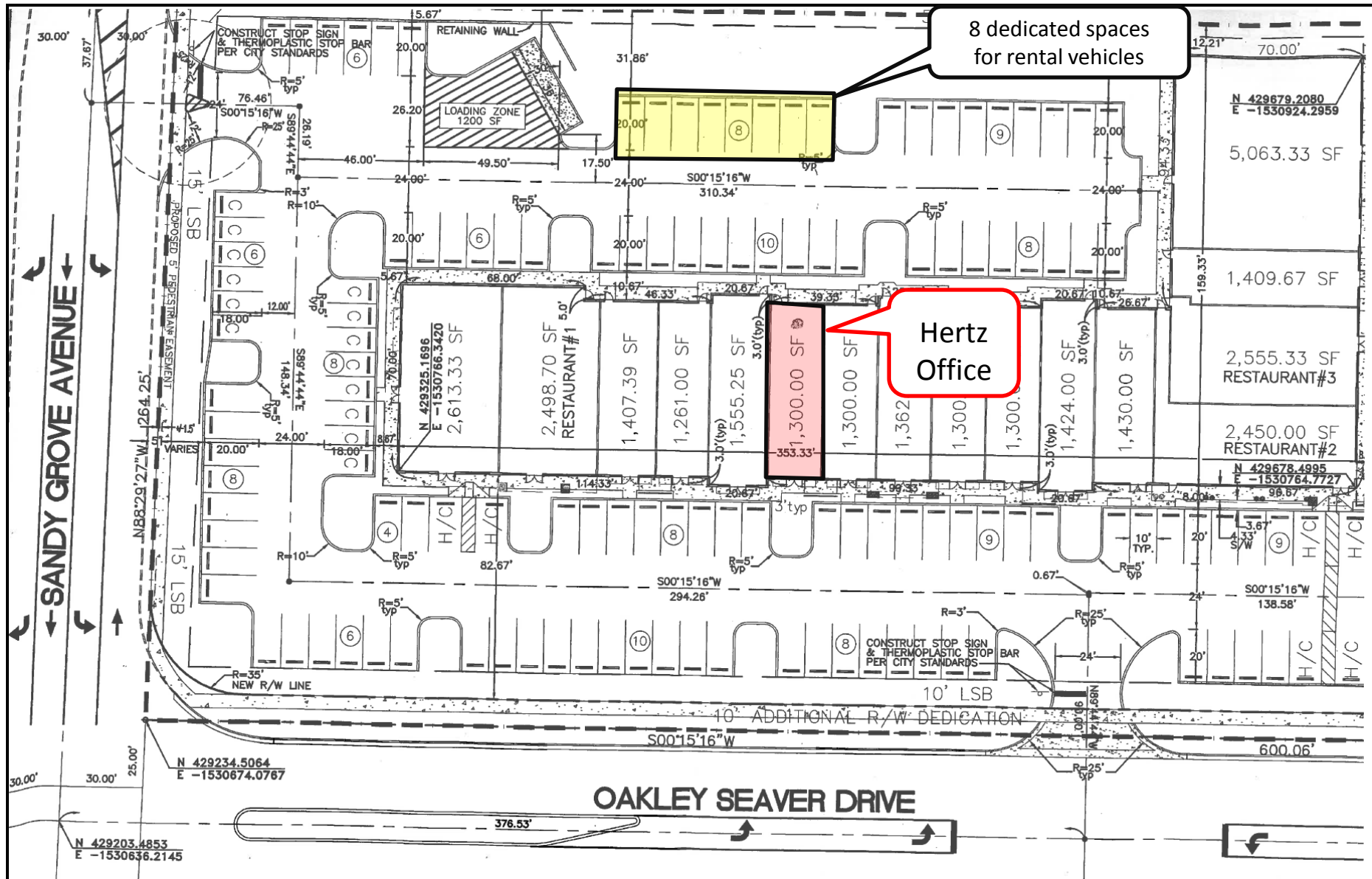
Section 2 – Land Use

1. A maximum of eight (8) parking spaces are allotted to the rental automobiles, to be located on the west central portion of the parking lot, as shown on the site plan submitted with the CUP application and presented before the City Council. Employee parking is not included in this allotment and may be up to 2 undesignated spots.
2. The automotive rental business would be limited strictly to cars, SUVs, vans, and so forth., that can park in a normal 10 foot by 20 foot parking space. No large truck rental shall be permitted.
3. There shall be no exterior washing or exterior detailing of any rental automobiles occurring on the site. Any such cleaning and/or mechanical maintenance must be done off site at a proper facility.
4. If any of the stated conditions are violated, the applicant understands and agrees that the City Council may revisit and/or revoke the Conditional Use Permit by Resolution.
5. 1500 Oakley Seaver Dr, Suite 8 and the associated parking; see Number 1 above, may be used for an automotive rental business with a total of 1,300 square feet of building area.

Location – Hertz at Oakley Seaver



Site Plan – Hertz at Oakley Seaver



Hertz at Oakley Seaver



Shopping center at SR 50 and Oakley Seaver Dr.



Picture of 8 designated parking spots at rear of building



**CITY OF CLERMONT
CONDITIONAL USE PERMIT (CUP)
APPLICATION**

DATE: April 28, 2014

FEE: \$450

PROJECT NAME (if applicable): Hertz at Oakley Seaver

APPLICANT: The Hertz Corporation

CONTACT PERSON: Marcus Echter

Address: 3703 W. Colonial Dr

City: Orlando State: FL Zip: 32808

Phone: 407-269-2111 Fax: 1-866-778-2346

E-Mail: mechter1@hertz.com

OWNER: Clermont AMA Group LLC - Nasir M. Alam

Address: 7171 S.W. 62nd Ave Suite 503

City: Miami State: FL Zip: 33143

Phone: 305-669-2700 Fax: 305-665-9129

Address of Subject Property: 1500 Oakley Seaver Dr Suite 8, Clermont FL 34711

General Location: State road 50 and Oakley Seaver Dr

Legal Description (include copy of survey): Alternate Key 1648335

1500 Oakley Seaver Dr Suite 8 Clermont FL 34711

Land Use (City verification required): Commercial

Zoning (City verification required): C-2

CITY OF CLERMONT
CONDITIONAL USE PERMIT (CUP)
APPLICATION
Page 2

Detailed Description of request (What are you proposing to do and why is it appropriate for this location? Attach additional page is necessary.

We would like to open an office for rental car use. This location will be open M-F 7:30 to 6:00 and Saturday 9-12:00.

We are asking for a total of 10 parking spaces including the 2 designated for employee parking.

We currently have agreements with some of the local dealerships for fleet overflow if needed but generally run a utilization of 90% meaning there will not be a lot of cars at the location at one time

Marcus Echter
Applicant Name (print)

X 
Applicant Name (signature)

Nasir M. Alam
Owner Name (print)

X 
Owner Name (signature)

***** NOTICE *****

IF THIS APPLICATION IS SUBMITTED INCOMPLETE OR INACCURATE, IT WILL BE SUBJECT TO A DELAY ON PROCESSING AND WILL NOT BE SCHEDULED UNTIL CORRECTIONS ARE MADE.

City of Clermont
Planning & Zoning Department
685 W. Montrose St.
P.O. Box 120219
Clermont, FL. 34712-021 9
(352) 394-4083 Fax: (352) 394-3542

SANDY GROVE AVENUE

OAKLEY SEAVER DRIVE

