

CITY OF CLERMONT
PLANNING AND ZONING COMMISSION AGENDA
7:00 PM, Tuesday, August 5, 2014
City Hall – 685 W. Montrose Street, Clermont, FL

CALL TO ORDER
INVOCATION AND PLEDGE OF ALLEGIANCE

MINUTES

Approval of the June 3, 2014 Planning & Zoning Minutes

REPORTS

NEW BUSINESS

- | | |
|---|---|
| Item 1 - Lifestyle Community Church
Conditional Use Permit | To allow a house of worship in the C-2
General Commercial zoning district,
located at 2400 S. Highway 27. |
| Item 2 - Clermont Central Church
Conditional Use Permit | To allow a house of worship in the C-2
General Commercial zoning district,
located at 1 Westgate Plaza. |
| Item 3 - Woodwinds Apartments
Conditional Use Permit | To allow a Planned Unit Development
for a proposed 108 unit apartment
development, for property located on the
east side of Grand Highway, north of
Hunt Street and south of Citrus Tower
Boulevard. |
| Item 4 - Lakeview Village Townhomes
Small-scale Comprehensive Plan Amendment | To change the future land use from Lake
County - Urban medium Density
Residential to City of Clermont -
Medium Density Residential for property
located east of Grand Highway, north of
K-mart. |
| Item 5 - Lakeview Village Townhomes
Rezoning | To change the zoning from UE Urban
Estate to R-3 Residential/Professional for
property located east of Grand Highway,
north of K-mart. |
| Item 6 - Lakeview Village Townhomes
Conditional Use Permit | To allow a multi-family development
with more than 12 units for property
located east of Grand Highway, north of
K-mart. |
| Item 7 - Intergovernmental Coordination Element
Comp Plan Amendment | The Intergovernmental Coordination
Element of the City of Clermont's
Comprehensive Plan is being amended to
include the recent adoption of the
Interlocal Service Boundary Agreement
(ISBA) between the City and Lake
County. |

Discussion of Non-Agenda Items

CITY OF CLERMONT
PLANNING AND ZONING COMMISSION AGENDA
7:00 PM, Tuesday, August 5, 2014
City Hall – 685 W. Montrose Street, Clermont, FL
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.

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The meeting of the Planning & Zoning Commission was called to order Tuesday June 3, 2014 at 7:00 p.m. by Chairman Nick Jones. Other members present were Carlos Solis, Herb Smith, Harry Mason, and Bernadette Dubuss. 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 May 6, 2014 were approved as written.

REPORTS

Planning and Zoning Director Barbara Hollerand stated that Thomas Spencer has resigned from the Planning and Zoning Commission. She stated that she will be asking City Council to appoint a replacement to finish his term. She stated that there will be no July Planning and Zoning meeting due to no applications being submitted. Ms. Hollerand reminded the public that this Friday, June 6, 2014 is the ribbon cutting for the Arts and Recreation Center at 9:30 am. She stated that they will be giving tours of the facility. She stated that pool would be open on Saturday, June 7, 2014.

Chairman Nick Jones congratulated Commissioner Carlos Solis for his success with his music and recording campaign. He stated that everyone had a wonderful time at the Jazz Festival. He stated that they will be doing this again next year.

City Attorney Dan Mantzaris reminded the Commissioners to fill out and return their financial statement by the July 1, 2014 deadline to the Supervisor of Elections office.

1. REQUEST FOR CONDITIONAL USE PERMIT

DEVELOPMENT NAME: Tower Park

APPLICANT: David Carter, Ridge Professional Group, Inc.

Senior Planner John Kruse presented the staff report as follows:

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-of-way included (0.20 acre). The conditional use permit request is based upon the development proposal consisting of

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multi-family residential units having 12 or more units in the R-3 zoning district. Section 122-184 (a) of the Land Development Code 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 variance requests for grading and filling of the site since existing elevation changes will exceed ten feet in developing the site; 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 conditional use permit request.

David Carter, 137 5th NW, Winter Haven, stated that this project was presented a couple of months ago as 92 apartment units. He stated that the Council was not in favor of an apartment complex next to single family residences. He stated that they made changes to the project to make it acceptable to the nearby neighbors and City Council. He stated that the revised plan has 32 townhome units for fee simple ownership. He stated that the townhome units will be two-story with an enclosed garage underneath. He stated that there are three units on the north end of the site away from the adjoining single family neighbors. He stated that they have met with the neighbors and are submitting additional conditions that they are in agreement to.

Commissioner Herb Smith asked about the one acre commercial piece.

Mr. Carter stated that the commercial has been removed from the project.

Commissioner Bernadette Dubuss asked if there was any consideration given for any additional recreation included on the site.

Mr. Carter stated that in the lower south part of the site there will be a larger recreational club house.

Commissioner Harry Mason asked if the developer was experienced with this type of project.

Mr. Carter stated that Mr. Gill owns property in the city, but he does not have experience with this type of development.

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Mali Rafats, Ridge Professional Group, stated that Mr. Gill is from Canada and owns a manufacturing business up there. She stated that he is looking to purchase a home down here.

Chairman Nick Jones asked if the owners will have individual trash pick-up for each unit.

Mr. Carter stated that there will be dumpster locations for the apartments and individual pick-up for the town homes.

Commissioner Harry Mason asked if the retention area counted as green space and if it was usable as a play area. He stated that there is very little green space for this project.

Mr. Carter stated that he cannot see anyone using the retention areas for recreation.

Chairman Nick Jones stated that there is a limit for pervious ratio. He stated that the applicant will have to meet the requirements as they go through development review.

Mr. Carter stated that they may have to make adjustments to the site to meet the requirements.

Commissioner Herb Smith stated that he feels they have made some good changes to the plan.

Commissioner Harry Mason stated that he feels the developer is trying to maximize the site. He asked if the gate would have a guard.

Mr. Kruse stated that a guard at the gate would not be a requirement.

Commissioner Bernadette Dubuss moved to recommend approval of the conditional use permit and to include additional conditions provided by the applicant; seconded by Commissioner Carlos Solis. The vote was 4-1 to recommend approval for the conditional use permit to City Council, with Commissioner Harry Mason opposing.

2. REQUEST FOR CONDITIONAL USE PERMIT

DEVELOPMENT NAME: Legacy Church

APPLICANT: Susan Northcutt

Planning Manager Curt Henschel presented the staff report as follows:

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 a 3,700 square foot office/retail building available at 159 North Hwy 27.

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The church has a congregation of approximately 80 and plans to have meetings on Tuesday and Wednesday evenings and service on Sundays.

Commissioner Carlos Solis asked if there was sufficient parking for the church.

Mr. Henschel stated that there was sufficient parking.

Greg Homan, 141 N. Highway 27, stated that he enjoys hosting church services at the Citrus Tower. He stated that a few years ago he made improvements to the exterior of the building to bring the building up to code. He stated that there is sufficient parking on the south side of the building. He stated that the other two churches on the property use the parking on the north side of the building.

Commissioner Harry Mason stated that there has been some discussion and asked if the building was going to be used for a Muslim Mosque.

Mr. Homan stated that he had said that if he sold the Citrus Tower the City should be the one to purchase it so that they could control what happened to the building.

Commissioner Harry Mason asked about the CUP condition that included allowing alcoholic beverages being sold nearby.

City Attorney Dan Mantzaris stated that provision to the conditions would allow other businesses to open nearby without being hindered from selling alcohol due to the church being at that location.

Commissioner Harry Mason moved to recommend approval of the conditional use permit; seconded by Commissioner Carlos Solis. The vote was unanimous to recommend approval for the conditional use permit to City Council.

3. REQUEST FOR CONDITIONAL USE PERMIT

DEVELOPMENT NAME: Hertz at Oakley Seaver

APPLICANT: The Hertz Corporation

Senior Planner John Kruse presented the staff report as follows:

The applicant, The Hertz Corporation, is seeking a conditional use permit 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.

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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 by 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 conditional use permit.

Staff has reviewed similar requests in the past and feels this use is consistent with the uses in the area with specific conditions placed in the conditional use permit. 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 conditional use permit request.

Commissioner Harry Mason asked if the definition of vans meant vans with windows so that people can see when they are backing out of the parking space.

Marcus Echtler, 12832 Woodmere Close Dr., Windermere, stated that the vans they carry are like the Dodge Caravans.

Chairman Nick Jones asked if they will have any commercial vehicles.

Mr. Echtler stated that there will not be any commercial vehicles.

Commissioner Harry Mason moved to recommend approval of the conditional use permit; seconded by Commissioner Bernadette Dubuss. The vote was unanimous to recommend approval for the conditional use permit to City Council.

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There being no further business, the meeting was adjourned at 7:35 pm.

Nick Jones, Chairman

ATTEST:

Rae Chidlow – Administrative Assistant



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Council Meeting Date			
Tuesday, August 5, 2014			
Agenda Item Name			
Lifestyle Community Church Conditional Use Permit			
Requested Action			
Move to recommend approval to the City Council.			
Staff Report			
The applicant is requesting a Conditional Use Permit (CUP) amendment to add a house of worship and daycare use to the existing Clermont Hillside Terrace CUP located at 2400 South Highway 27. The current CUP for Clermont Hillside Terrace includes retails sales, lounges, restaurants, personal services, professional & medical offices, and residential uses on pads E, F, G & H. The church currently has a congregation of 50 members and plans to meet in the 2,145 square foot space available at Clermont Hillside Terrace. Their plans are to hold service on Sundays, and hold bible class on Thursday evenings. They also would like to operate a daycare center for children Monday through Friday when the church is not in service.			
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 2014-19.docx	
2.	Map and Conditions	Lifestyle Community Church Attachments.doc	
3.	Application	Application.pdf	
4.	Legal ad	CUP Legal AD.docx	

**CITY OF CLERMONT
RESOLUTION NO. 2014-19**

**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 August 5, 2014 recommended approval of this Conditional Use Permit to allow for a for a house of worship in the C-2 General Commercial zoning district; at the following location:

LOCATION:

2400 South Highway 27, Unit 4209

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 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 further expansion of the use or additions to the facility shall be permitted except as approved by another Conditional Use Permit.
3. For the remaining pads E, F, G & H, all formal construction plans, incorporating all conditions stated in this permit shall be submitted for review and approved by the Site Review Committee prior to the issuance of a zoning clearance or other development permits. The conceptual site plans submitted with the CUP application are not the approved construction plans.
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.

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RESOLUTION NO. 2014-19

5. 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 or require further conditions as deemed appropriate.
6. The Conditional Use Permit must be executed and processed through the office of the City Clerk within 90 days of its date of approval by the City Council or the permit shall become null and void.
7. 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.
8. For the remaining pads E, F, G & H, the final Certificate of Occupancy shall not be issued for each building/pad until each of the stated conditions have been met. If any of the stated conditions are violated, the applicant understands and agrees that the City Council may open the Conditional Use Permit for further conditions or revoke this Conditional Use Permit by resolution.
9. No business can occupy any portion of the building(s) after construction and final Certificate of Occupancy unless the proposed business has applied for and obtained a *Local Business Tax Receipt* from the Clermont Planning & Zoning Department.
10. Should all approved uses cease operation for more than one year, a new CUP shall be required for the same or similar operations.
11. In the event that parking at this site proves inadequate the City reserves the right to open the CUP for further review and additional conditions which may include additional parking requirements or revocation of the Conditional Use Permit.
12. In the event that the noise levels create a nuisance to the surrounding property owners, the City reserves the right to open the CUP for further review and additional conditions.
13. For the remaining pads E, F, G & H, all backflows must be brought up to code when each individual building is completed in conjunction with the certificate of occupancy.
14. All grease traps must be pumped at a minimum of once per quarter, unless otherwise approved by the Director of Utilities. The City reserves the right to open the CUP for further review and additional conditions if violation of this CUP condition occurs, which may include revocation of the CUP and Code Enforcement actions.
15. All other conditions as previously approved in Resolution No. 1472 (Exhibit A) shall remain in effect where applicable, with the exception of Parcel C, which will be removed

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RESOLUTION NO. 2014-19

from the CUP along with the residential use originally allowed.

16. Parcel C from the original CUP (Res. No. 1472) shall be provided access as provided by State, County and City requirements.
17. Student drop-off/pick-up locations and access to/from the site, if determined to be unsafe or inadequate due to: backed up conditions into public right-of-way; interference with neighboring businesses or property; pedestrian access or accidents; police/fire response interference; or other public safety or general welfare conditions; the City reserves the right to open the CUP for further review and additional conditions which may include additional requirements, revocation of those uses listed in *Section 2-Land Use #2*, or revocation of the Conditional Use Permit.

Section 2 – Land Use

1. The property is approved for the following uses within the C-2 General Commercial zoning District: retail, professional & medical offices, personal service, lounge, church, children's daycare, financial institution, restaurant uses and residential uses on pads E, F, G & H. All uses must adhere to the requirements of the Land Development Code.
2. Other uses may include pre-school, day care, nursery schools, churches and related activities as approved by the Site Review Committee.
3. Should a business that sells alcoholic beverages for onsite consumption wish to locate within 500 feet of those uses listed in Section 2 – Land Use, #2, those uses would not contest a variance application to allow said business within 500 feet of those uses.

Section 3 – Landscaping

1. At the original site development 1,407 tree inches were deficient from the overall site which included Parcel B - buildings A, B, C and D. The costs for the deficient inches/trees are to be paid into the City's tree fund. 1,407 inches equals a minimum of 469 trees at the Code required three inch (3") caliper (and further, the Land Development Code requires 12' ht, 6' spread, 65 gallon containers, Florida grade #1).

To date 600 inches (200 trees) have been paid for (based on replacement tree costs as agreed on with the City). Prior to permitting of any of the remaining proposed buildings E, F, G or H, or any further building development on the site, the remaining inches/tress must be paid for in full to the City. Tree costs and a payment timeline for the remaining 807 inches (269 trees) shall be negotiated with the City Manager's office.

In the event the City Manager is unsuccessful in negotiating an acceptable payment plan within a reasonable time frame, the CUP shall be brought back to the Council for amendment or ratification.

2. All further landscaping shall adhere to the current Land Development Code.

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Section 4 - 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.

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DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 26th day of August, 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

Aerial view:





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 or additions to the facility shall be permitted except as approved by another Conditional Use Permit.
3. For the remaining pads E, F, G & H, all formal construction plans, incorporating all conditions stated in this permit shall be submitted for review and approved by the Site Review Committee prior to the issuance of a zoning clearance or other development permits. The conceptual site plans submitted with the CUP application are not the approved construction plans.
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. 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 or require further conditions as deemed appropriate.
6. The Conditional Use Permit must be executed and processed through the office of the City Clerk within 90 days of its date of approval by the City Council or the permit shall become null and void.
7. 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.
8. For the remaining pads E, F, G & H, the final Certificate of Occupancy shall not be issued for each building/pad until each of the stated conditions have been met. If any of the stated conditions are violated, the applicant understands and agrees that the City Council may open the Conditional Use Permit for further conditions or revoke this Conditional Use Permit by resolution.
9. No business can occupy any portion of the building(s) after construction and final Certificate of Occupancy unless the proposed business has applied for and

obtained a *Local Business Tax Receipt* from the Clermont Planning & Zoning Department.

10. Should all approved uses cease operation for more than one year, a new CUP shall be required for the same or similar operations.
11. In the event that parking at this site proves inadequate the City reserves the right to open the CUP for further review and additional conditions which may include additional parking requirements or revocation of the Conditional Use Permit.
12. In the event that the noise levels create a nuisance to the surrounding property owners, the City reserves the right to open the CUP for further review and additional conditions.
13. For the remaining pads E, F, G & H, all backflows must be brought up to code when each individual building is completed in conjunction with the certificate of occupancy.
14. All grease traps must be pumped at a minimum of once per quarter, unless otherwise approved by the Director of Utilities. The City reserves the right to open the CUP for further review and additional conditions if violation of this CUP condition occurs, which may include revocation of the CUP and Code Enforcement actions.
15. All other conditions as previously approved in Resolution No. 1472 (Exhibit A) shall remain in effect where applicable, with the exception of Parcel C, which will be removed from the CUP along with the residential use originally allowed.
16. Parcel C from the original CUP (Res. No. 1472) shall be provided access as provided by State, County and City requirements.
17. Student drop-off/pick-up locations and access to/from the site, if determined to be unsafe or inadequate due to: backed up conditions into public right-of-way; interference with neighboring businesses or property; pedestrian access or accidents; police/fire response interference; or other public safety or general welfare conditions; the City reserves the right to open the CUP for further review and additional conditions which may include additional requirements, revocation of those uses listed in *Section 2-Land Use #2*, or revocation of the Conditional Use Permit.

Section 2 – Land Use

1. The property is approved for the following uses within the C-2 General Commercial zoning District: retail, professional & medical offices, personal service, lounge, church, children's daycare, financial institution, restaurant uses and residential

uses on pads E, F, G & H. All uses must adhere to the requirements of the Land Development Code.

2. Other uses may include pre-school, day care, nursery schools, churches and related activities as approved by the Site Review Committee.
3. Should a business that sells alcoholic beverages for onsite consumption wish to locate within 500 feet of those uses listed in Section 2 – Land Use, #2, those uses would not contest a variance application to allow said business within 500 feet of those uses.

Section 3 – Landscaping

1. At the original site development 1,407 tree inches were deficient from the overall site which included Parcel B - buildings A, B, C and D. The costs for the deficient inches/trees are to be paid into the City's tree fund. 1,407 inches equals a minimum of 469 trees at the Code required three inch (3") caliper (and further, the Land Development Code requires 12' ht, 6' spread, 65 gallon containers, Florida grade #1).

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In the event the City Manager is unsuccessful in negotiating an acceptable payment plan within a reasonable time frame, the CUP shall be brought back to the Council for amendment or ratification.

2. All further landscaping shall adhere to the current Land Development Code.

Section 4 - 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
CONDITIONAL USE PERMIT (CUP)
APPLICATION**

DATE: 05/27/2014

FEE: \$ 300 CK 2124

PROJECT NAME (if applicable): Lifestyle Community Church

APPLICANT: Pastor David Rosa

CONTACT PERSON: David Rosa

Address: 1823 Rachels Ridge Loop

City: Ocoee State: FL Zip: 34761

Phone: (407)459-6259 C Fax: (407)299-1783

E-Mail: pastordavid@estilodevida.cc

OWNER: Clermont Hillside Lender, LLC

Address: 2400 S US Highway 27

City: Clermont State: FL Zip: 34711

Phone: (407)629-5595 Fax: (407)645-2035

Address of Subject Property: 2400 S US Highway 27 Unit 4209 Clermont FL 34711

General Location: Clermont Hillside Terrace

AK 3800456

Legal Description (include copy of survey): _____

Land Use (City verification required): Commercial

Zoning (City verification required): C-2

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CONDITIONAL USE PERMIT (CUP)
APPLICATION**

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

Primary USE
We are a church of currently about 40 to 50 people. On this unit we will like to accommodate between 80 to 100 people. We have bible class on thursday at 7:30pm and sunday service at 10:45am. with sunday school for the kids.

Secondary USE
In addition, we would like to provide affordable after school care for children and/or VPK care for the community

David Rosa

Applicant Name (print)

Bradley H. Mindlin

Owner Name (print)

X

Applicant Name (signature)

Clermont Heritage Center, LLC

X

Owner Name (signature)

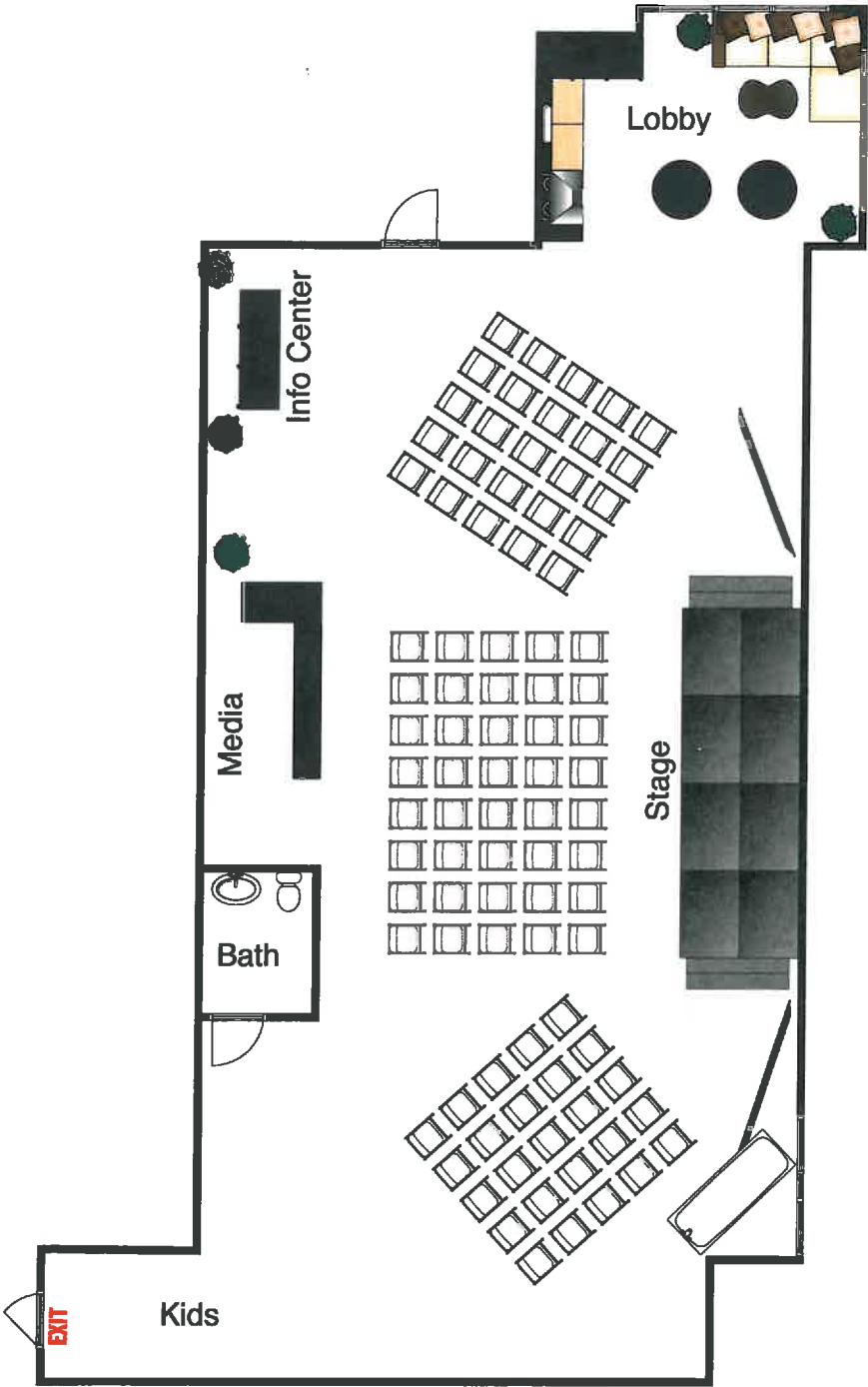
Bradley mindlin, Mg. member

***** 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 34712-0219
(352) 394-4083 Fax: (352) 394-3542

Unit 4209



Floor 1

LEGAL NOTICE

Notice is hereby given that the City of Clermont will consider a request for a Conditional Use Permit for a house of worship in the C-2 General Commercial zoning district, at the following location:

LOCATION

2400 South Highway 27, Unit 4209

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

This request will be considered by the Planning & Zoning Commission on Tuesday, August 5, 2014 at 7:00pm.

A public meeting to consider the request will be held before the City Council on Tuesday, August 26, 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
July 29, 2014 and August 19, 2014



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Council Meeting Date					
Tuesday, August 5, 2014					
Agenda Item Name					
Clermont Central Church Conditional Use Permit					
Requested Action					
Move to recommend approval to the City Council.					
Staff Report					
The applicant is requesting a Conditional Use Permit (CUP) for a house of worship at 1 Westgate Plaza. The church currently has a congregation of 50 members and plans to meet in the upper level of the building with approximately 2,300 square feet of available space. Their plans are to hold service on Sundays, and Wednesday evenings.					
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 2014-20.docx		
2. Map and Conditions			Clermont Central Church Attachment.doc		
3. Application			Application.pdf		
4. Legal ad			CUP Legal AD.docx		

**CITY OF CLERMONT
RESOLUTION NO. 2014-20**

**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 August 5, 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:

1 Westgate Plaza (top floor)

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 further 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. 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 or require further conditions as deemed appropriate.
5. The Conditional Use Permit must be executed and processed through the office of the City Clerk within 90 days of its date of approval by the City Council or the permit shall

CITY OF CLERMONT
RESOLUTION NO. 2014-20

become null and void.

7. 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.
8. If any of the stated conditions are violated, the applicant understands and agrees that the City Council may open the Conditional Use Permit for further conditions or revoke this Conditional Use Permit by resolution.
9. No business can occupy any portion of the building(s) after construction and final Certificate of Occupancy unless the proposed business has applied for and obtained a Local Business Tax Receipt from the Clermont Development Services Department.
10. Should approved uses cease operation for more than one year, a new CUP shall be required for the same or similar operations.
11. In the event that parking at this site proves inadequate the City reserves the right to open the CUP for further review and additional conditions which may include additional parking requirements or revocation of the Conditional Use Permit.
12. In the event that the noise levels create a nuisance to the surrounding property owners, the City reserves the right to open the CUP for further review and additional conditions.
13. Should the church use cease operations for a period greater than 180 days, a new Conditional Use Permit shall be required.
14. Should a new business that sells alcoholic beverages for onsite consumption wish to locate within 500 feet of the church, the church would not contest said use within 500 feet of the church.

Section 2 – Land Use

1. The property is approved for a house of worship as well as any approved C-2 commercial uses.

CITY OF CLERMONT
RESOLUTION NO. 2014-20

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 26th day of August, 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

Aerial view:



CUP CONDITIONS:

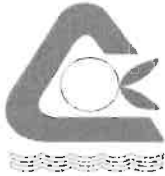
Section 1 - General Conditions

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 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. 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 or require further conditions as deemed appropriate.

5. The Conditional Use Permit must be executed and processed through the office of the City Clerk within 90 days of its date of approval by the City Council or the permit shall become null and void.
7. 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.
8. If any of the stated conditions are violated, the applicant understands and agrees that the City Council may open the Conditional Use Permit for further conditions or revoke this Conditional Use Permit by resolution.
9. No business can occupy any portion of the building(s) after construction and final Certificate of Occupancy unless the proposed business has applied for and obtained a *Local Business Tax Receipt* from the Clermont Planning & Zoning Department.
10. Should approved uses cease operation for more than one year, a new CUP shall be required for the same or similar operations.
11. In the event that parking at this site proves inadequate the City reserves the right to open the CUP for further review and additional conditions which may include additional parking requirements or revocation of the Conditional Use Permit.
12. In the event that the noise levels create a nuisance to the surrounding property owners, the City reserves the right to open the CUP for further review and additional conditions.
13. Should the church use cease operations for a period greater than 180 days, a new Conditional Use Permit shall be required.
14. Should a new business that sells alcoholic beverages for onsite consumption wish to locate within 500 feet of the church, the church would not contest said use within 500 feet of the church.

Section 2 – Land Use

1. The property is approved for a house of worship as well as any approved C-2 commercial uses.



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

DATE: 6/25/2014

FEE: 350.00

PROJECT NAME (if applicable): _____

APPLICANT: CLERMONT CENTRAL CHURCH

CONTACT PERSON: ARTHUR J. EATON

Address: 12037 CYPRESS LANE

City: CLERMONT State: FL Zip: 34711

Phone: 352-394-5029 Fax: _____

E-Mail: art41@cfl.rr.com

OWNER: Edward L. Augustine

Address: 10462 LANE MINNIEOLA SHORES

City: Clermont State: FL Zip: 34711

Phone: 352-267-8576 Fax: _____

Address of Subject Property: 1 Westgate Plaza, (Old City Hall - Top Floor)

General Location: CORNER OF 50 & West Ave.

Legal Description (include copy of survey): SEE SURVEY ATTACHED FOR LEGAL.

Land Use (City verification required): _____

Zoning (City verification required): _____

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.

CLERMONT CENTRAL CHURCH IS REQUESTING A
CONDITIONAL USE PERMIT TO ESTABLISH A HOUSE OF
WORSHIP IN THE OLD CITY HALL AT 3 WESTGATE
PLAZA IN THE C-2 ZONING DISTRICT. THE CHURCH
WOULD OCCUPY THE UPPER FLOOR (APPROX 2300 SQ FT).
THE CHURCH HAS A CONGREGATION OF APPROXIMATELY 50
AND PLANS TO HAVE MEETINGS ON SUNDAY MORNINGS,
SUNDAY EVENINGS AND WEDNESDAY EVENINGS. WE
BELIEVE THE EXPOSURE TO HWY 50, THE VERY ADEQUATE
PARKING AND THE BUILDING MAKE FOR A GOOD LOCATION.
WE ALSO BELIEVE A HOUSE OF WORSHIP HERE WILL BE
APPROPRIATE FOR THE SURROUNDING COMMUNITY.

ARTHUR J. EATON
Applicant Name (print)

x Arthur J. Eaton
Applicant Name (signature)

Ed Augustine
Owner Name (print)

x Ed Augustine
Owner Name (signature)

***** NOTICE *****

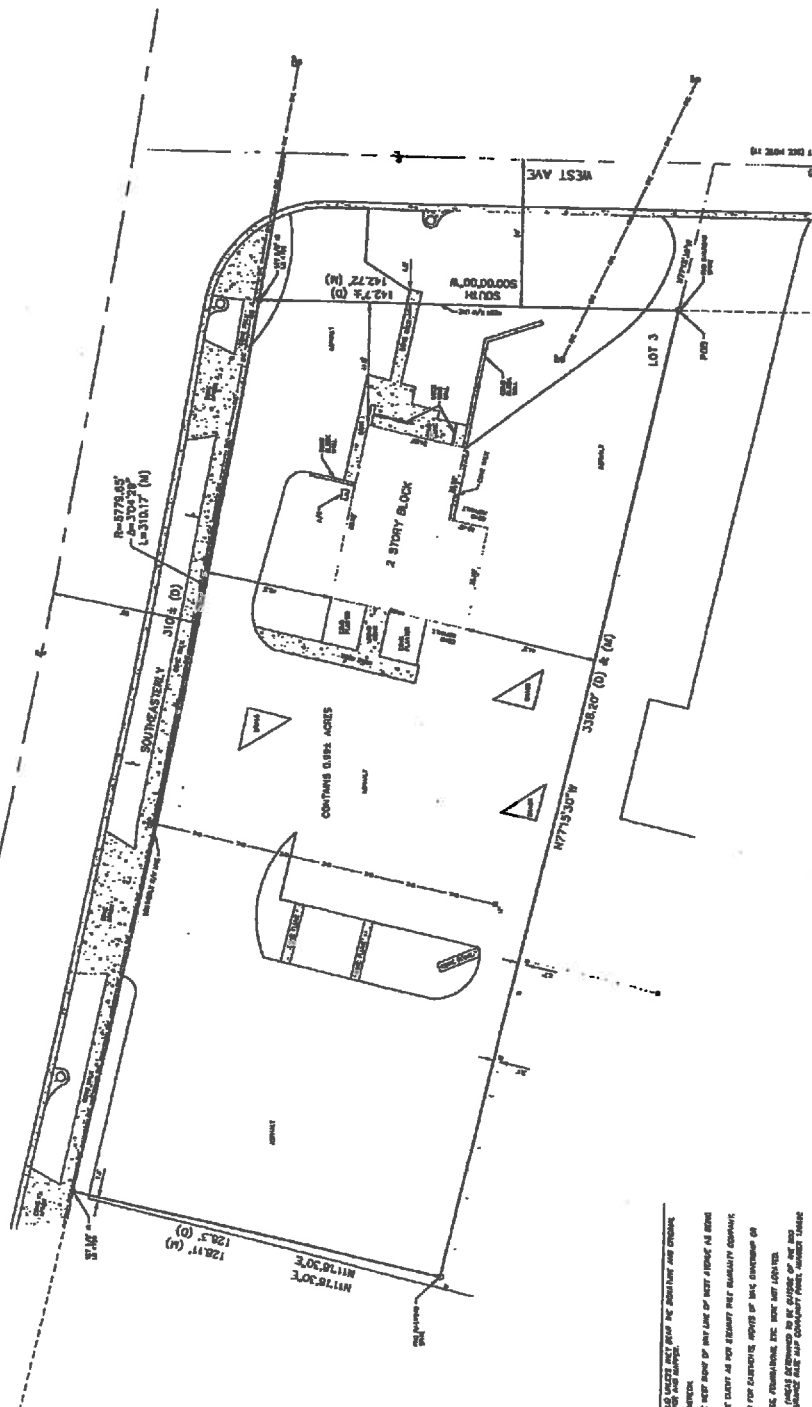
IF THIS APPLICATION IS SUBMITTED INCOMPLETE OR INACCURATE, IT WILL
BE SUBJECT TO A DELAY ON PROCESSING AND WILL NOT BE SCHEDULED
UNTIL CORRECTIONS ARE MADE.

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

GRAPHIC SCALE



FROM THE INTERSECTION OF THE CENTER LINES OF WEST AVENUE AND CHESTNUT STREET, RUN NORTH ALONG THE CENTER LINE OF WEST AVENUE 140.72 FEET; THENCE 07°15'30" W. 310.2 FEET TO P.O.B. ON THE RIGHT-OF-WAY LINE OF WEST AVENUE; THENCE 140.72 FEET TO THE CENTER LINE OF STATE ROAD NO. 60; THENCE SOUTH EASTERLY ALONG STATE ROAD RIGHT-OF-WAY LINE 310.2 FEET MORE OR LESS, TO A POINT ON THE RIGHT-OF-WAY LINE OF WEST AVENUE; THENCE SOUTH 142.7 FEET MORE OR LESS, TO THE P.O.B. ALL ACCORDING TO THE PLAT OF THE CITY OF CLARK, AS RECORDED IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.



- [illegible]

FOR INFORMATION

DATE 4.29.05
JAMES H. STRAUSS, PERSONAL EMPLOYER IN MATTER OF
JAMES H. STRAUSS, JR., DECEASED

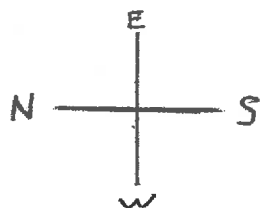
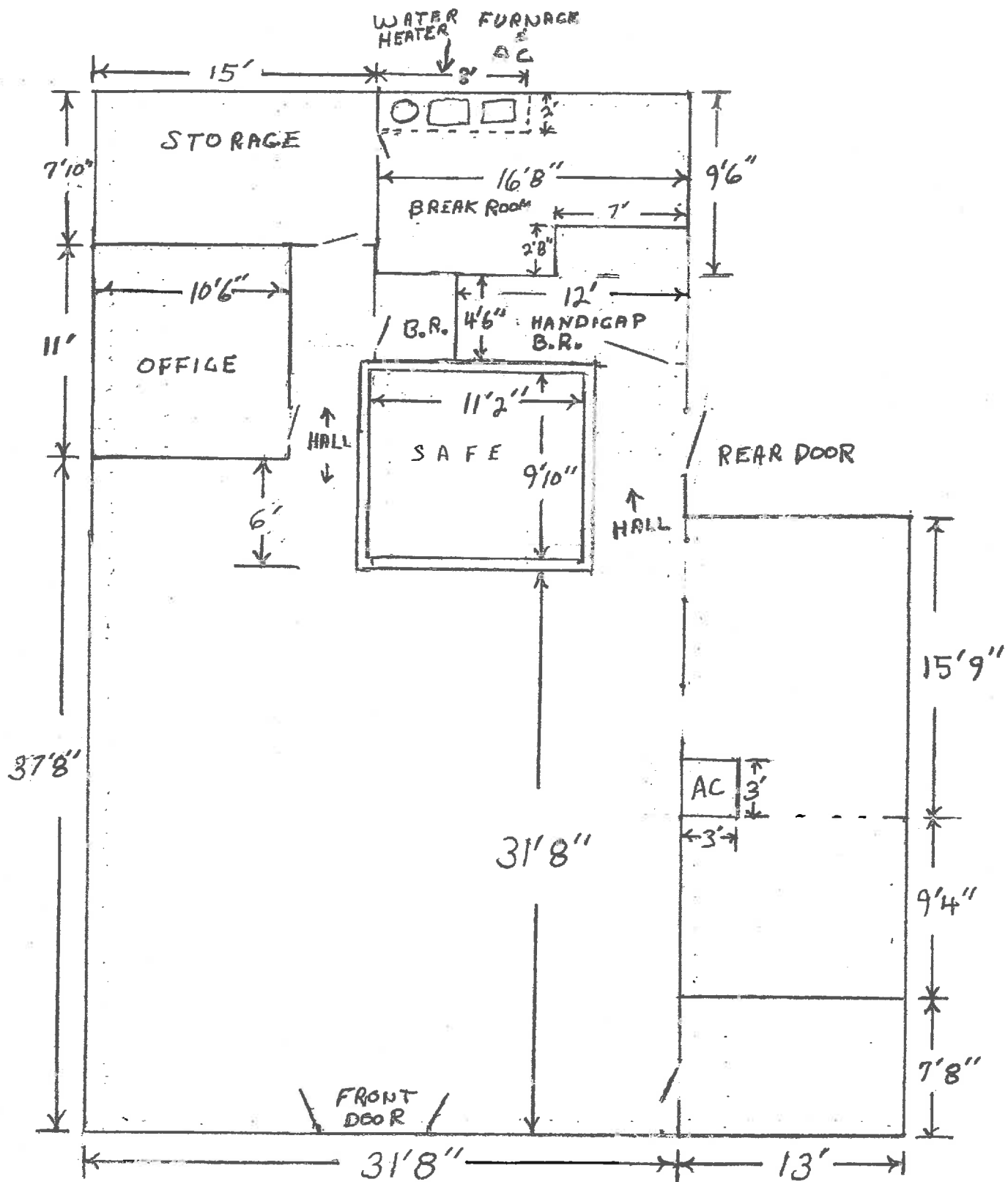
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SHEET 1 OF 1

BOUNDARY SURVEY
ON SECTION 24, TOWNSHIP 22 NORTH, RANGE 15 EAST,
LAKE COUNTY, FLORIDA
CITY OF CLEMATIS

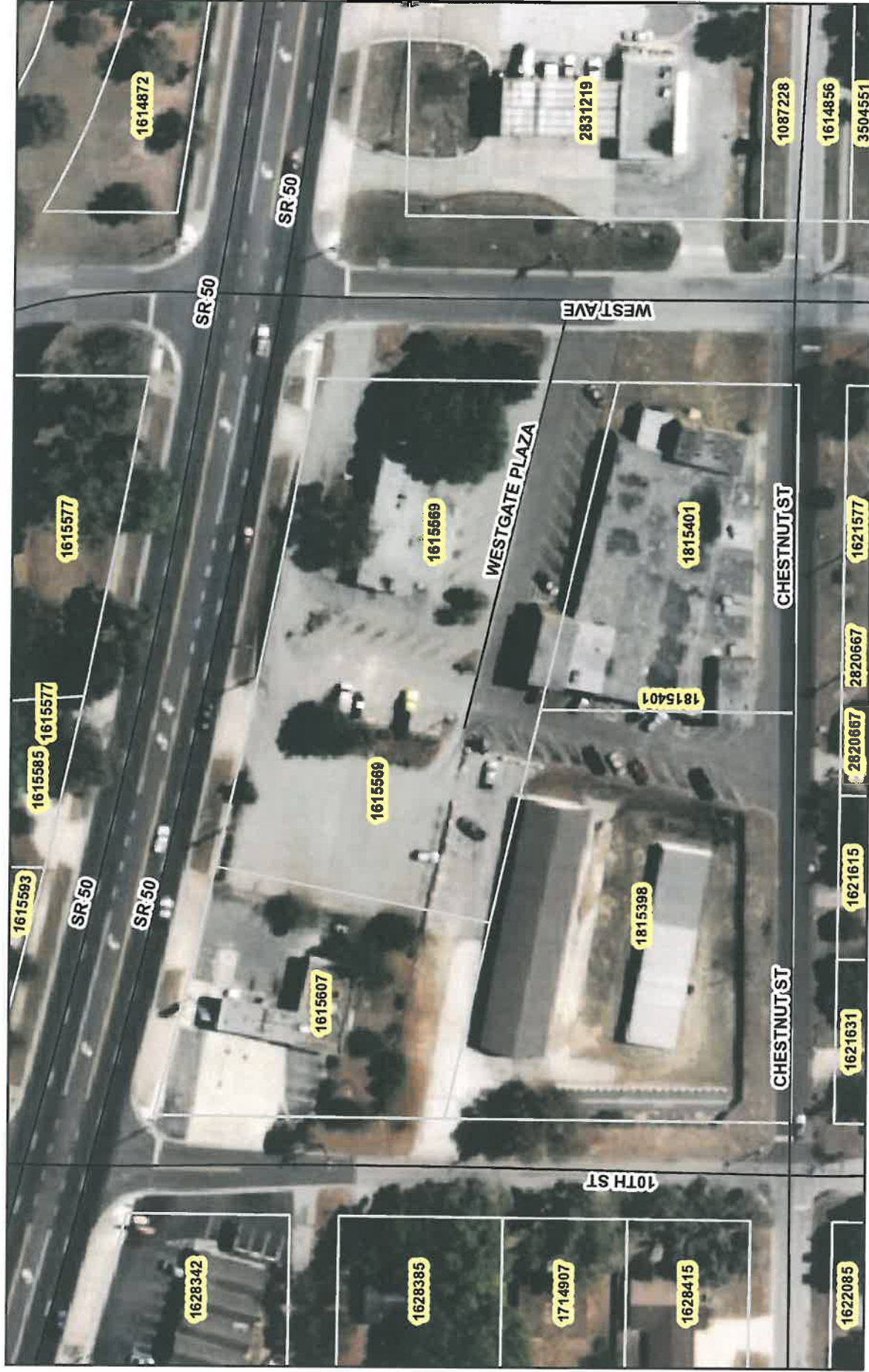


文部科学省
MEXT

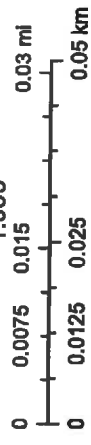


OLD CITY HALL UPPER FLOOR
SCALE = APPROX 1'6" PER SQUARE

Ed Augustine



June 16, 2014



☐ County Boundary ☐ Tax Parcels Alternate Key

☐ Street Names ☐ Tax Parcels

☐ Local Streets ☐ Surrounding Counties

LEGAL NOTICE

Notice is hereby given that the City of Clermont will consider a request for a Conditional Use Permit for a house of worship in the C-2 General Commercial zoning district, at the following location:

LOCATION

1 Westgate Plaza (top floor)

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

This request will be considered by the Planning & Zoning Commission on Tuesday, August 5, 2014 at 7:00pm.

A public meeting to consider the request will be held before the City Council on Tuesday, August 26, 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
July 29, 2014 and August 19, 2014

**AGENDA ITEM**

Council Meeting Date	
Tuesday, August 5, 2014	
Agenda Item Name	
Woodwinds Apartments Conditional Use Permit	
Requested Action	
MOTION TO APPROVE: Resolution 2014-21 to the City Council.	
Staff Report	
The Woodwinds Apartments project is a proposed multi-family development consisting of 108 apartments with onsite amenities that include a community center. The apartment project will consist of four 3 story buildings with parking located in front of the units and around the access drive (Exhibit – Conceptual Site Map). Each building will house from 24 apartments up to 36 apartments each. A mix of 1, 2, and 3 bedroom apartments will be offered in each building. The proposal consists of 24 – 1 bedroom units, 72 – 2 bedroom units, and 12 – 3 bedroom units. Based upon the ratio of apartment bedroom mix and the 259 parking stalls provided, the average is 2.40 parking stalls per unit, with a surplus of 49 parking stalls over the required 210 for the project. The total land area of the project is 10.12 acres. With the proposed 108 apartments on the 10.12 acres, this provides for a total density of 10.67 units per acre. The proposed density is below the allowable density of 12 dwelling units per acre in the High Density Residential Future Land Use Category in the R-3 zoning district. The CUP request for a PUD is based upon the development proposal consisting of multi- family developments having 12 or more units in the R-3 zoning district and the project consisting of 10 acres or more. This subject parcel has had multiple resolutions granted by the City of Clermont regarding development proposals. A similar Conditional Use Permit request was previously approved on August 22, 2006 (Res. No. 1475); September 23, 2008 (Res. No. 1592); October 26, 2010 (Res. No. 2010-23) and January 22, 2013 (Res. No. 2013-01) for a 108 unit condominium development. Because of market conditions, the owner has not started construction within the required two years and a subsequent CUP was sought to retain the development rights for the project. The owner is requesting to convert the 108 condominiums to 108 apartment units with the latest proposal. In addition, the owner is seeking variances for: (1) retaining walls greater than six feet high, up to a height of 12 feet in height, (2) cut/fill of more than 15 feet with a maximum of 24 feet, and (3) building height to exceed 45 feet, up to 60 feet. Staff feels this use is consistent with the uses in the area and the conversion from condominiums to apartments with no increase in density is very similar to the previously approved development proposals. Therefore, staff recommends approval of the proposed CUP request for a PUD with 108 apartments.	
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 2014-21.docx
2.	CUP Conditions	CUP Conditions Woodwinds Apts.docx
3.	Surrounding Conditions	Woodwinds Apts Surrounding Conditions.docx
4.	Woodwinds Maps	Woodwinds Apts Maps.pdf
5.	Site plan	2014-7-24 Woodwinds CUP.pdf
6.	School impact	School impact letter.pdf
7.	Application	CUP application.pdf
8.	Legal ad	CUP Legal AD.docx

**CITY OF CLERMONT
RESOLUTION NO. 2014-21**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR A PLANNED UNIT DEVELOPMENT FOR A PROPOSED 108 UNIT APARTMENT DEVELOPMENT.

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held August 5, 2014 recommended approval of this Conditional Use Permit to allow for a Planned Unit Development for a proposed 108 unit apartment development; at the following location:

LOCATION:

Vacant property (Alt. Key 3801239)
North of the intersection of Hunt Street and Grand Highway;
East of Grand Highway and south of Citrus Tower Boulevard

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; 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 July 24, 2014 prepared by Montverde Engineering, Inc. 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.

CITY OF CLERMONT
RESOLUTION NO. 2014-21

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 108 apartments with onsite amenities that include a community center on 10.12 acres, for a density of 10.67 dwelling units/acre.
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.

CITY OF CLERMONT
RESOLUTION NO. 2014-21

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 Grand Highway 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.
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.

CITY OF CLERMONT
RESOLUTION NO. 2014-21

2. The multi-family structures shall be developed in substantial accordance with the conceptual building elevations submitted on July 24, 2014 prepared by Montverde Engineering, Inc.
3. All fencing within public view shall be ornamental metal or brick, as approved by the Site Review Committee.

CITY OF CLERMONT
RESOLUTION NO. 2014-21

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 26th day of August, 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

Exhibit – CUP CONDITIONS

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 July 24, 2014 prepared by Montverde Engineering, Inc. 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 108 apartments with onsite amenities that include a community center on 10.12 acres, for a density of 10.67 dwelling units/acre.
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 Grand Highway 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.

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. The multi-family structures shall be developed in substantial accordance with the conceptual building elevations submitted on July 24, 2014 prepared by Montverde Engineering, Inc.
3. All fencing within public view shall be ornamental metal or brick, as approved by the Site Review Committee.

Surrounding Conditions

DEVELOPMENT NAME: Woodwinds Apartments
OWNER: Charles Sharkus, Trustee
APPLICANT/CONTACT: New Beginnings c/o Steve Smith
REQUESTED ACTION: A CUP request for PUD for a multi-family development with more than 12 units
SIZE OF PARCEL: 10.12 +/- acres
GENERAL LOCATION: East of the intersection of Hunt & Grand Highway, South of Citrus Tower Blvd
EXISTING ZONING: R-3 Residential/Professional
EXISTING LAND USE: Vacant
FUTURE LAND USE: High Density Residential

SURROUNDING CONDITIONS:

	<u>ZONING</u>	<u>EXISTING LAND USE</u>	<u>FUTURE LAND USE DISTRICT</u>
NORTH:	R-3 Residential /Professional	Church	Public Facilities/Institutional
SOUTH:	R-1 Single Family Medium Density	Single Family Homes	Low Density Residential
EAST:	PUD	Multi-family	High Density Residential
WEST:	C-2 General Commercial	Vacant & Commercial	Commercial

Road Classification: Grand Highway – Collector
Utility Area: City of Clermont Water / Sewer
Site Utilities: City of Clermont Water / Sewer
Site Visit: July 21, 2014

Exhibit - Location Map
Woodwinds Apartments



Exhibit – City of Clermont – Future Land Use Map

Map 1.2 – Zoomed in Woodwinds Apartments

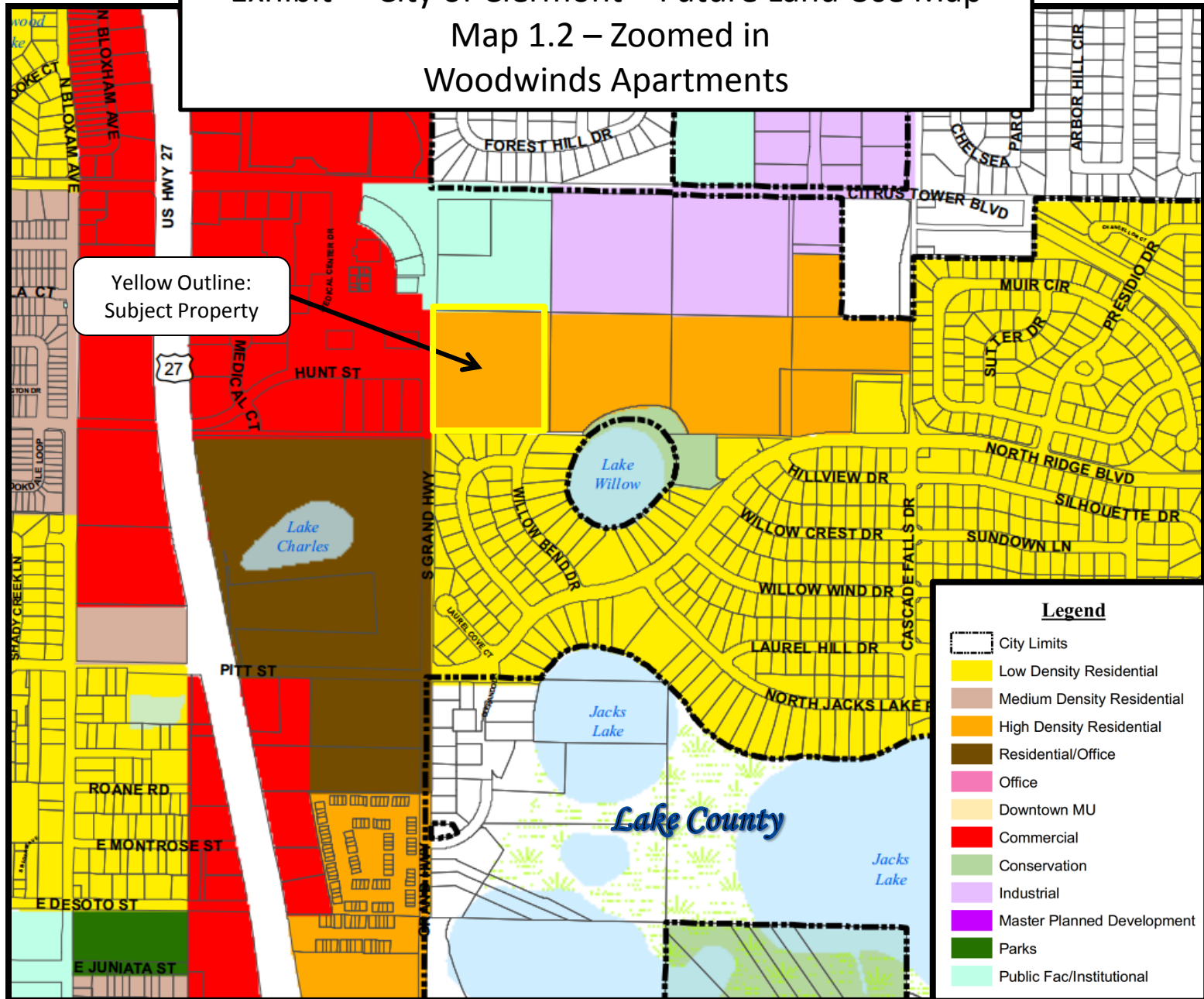
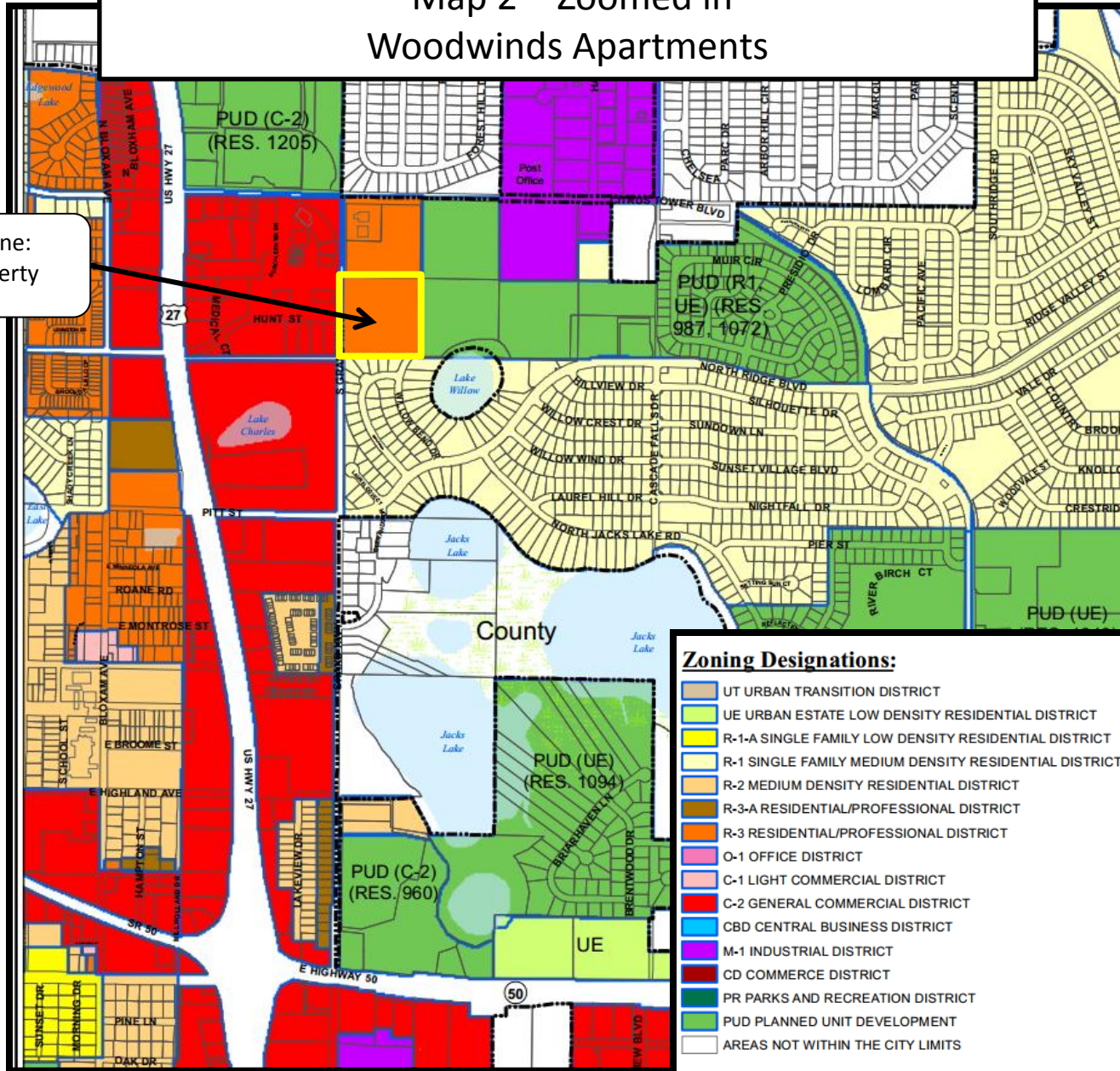
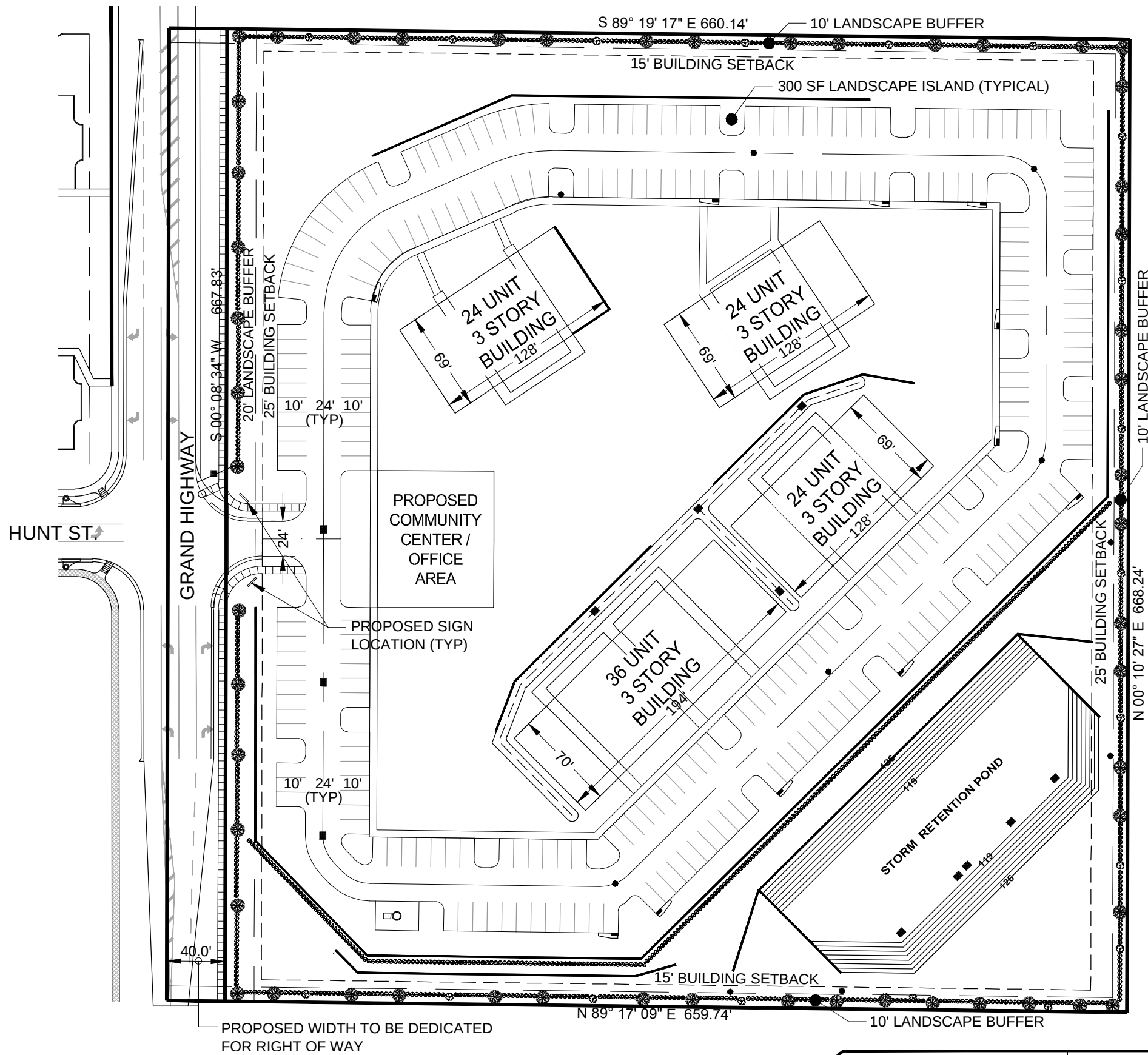


Exhibit – City of Clermont – Zoning Map

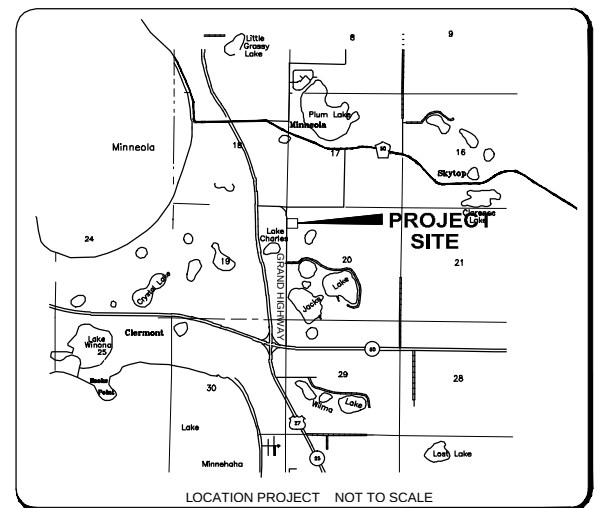
Map 2 – Zoomed in Woodwinds Apartments

Yellow Outline:
Subject Property





SCALE 1" = 80'



OWNER:
CHARLES SHARKUS
WOODWINDS DEVELOPMENT LLC
541 SW TIMBER TRAIL
STUART, FL 34997

ENGINEER:
ARTHUR C. NIX, PE
MONTVERDE ENGINEERING INC.
P.O. BOX 560116
MONTVERDE, FL 34756

CLIENT/DEVELOPER:
STEVE SMITH
NEW BEGINNINGS
200 E. WASHINGTON STREET
MINNEOLA, FL 34715

LEGAL DESCRIPTION:
TRACT 9, ACCORDING TO THE LAKE HIGHLANDS COMPANY PLAT OF SECTION 20, TOWNSHIP 22 SOUTH, RANGE 26 EAST, AS RECORDED IN PLAT BOOK 3, PAGE 30, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, SUBJECT TO A ROAD RIGHT-OF-WAY OVER THE WEST 30 FEET AND THE SOUTH 15 FEET THEREOF. CONTAINING 10.12 ACRES, MORE OR LESS.

CONDITIONAL USE PERMIT DESCRIPTION:
A PLANNED DEVELOPMENT TO ALLOW FOR A PROPOSED 108 UNIT RESIDENTIAL APARTMENT COMPLEX.

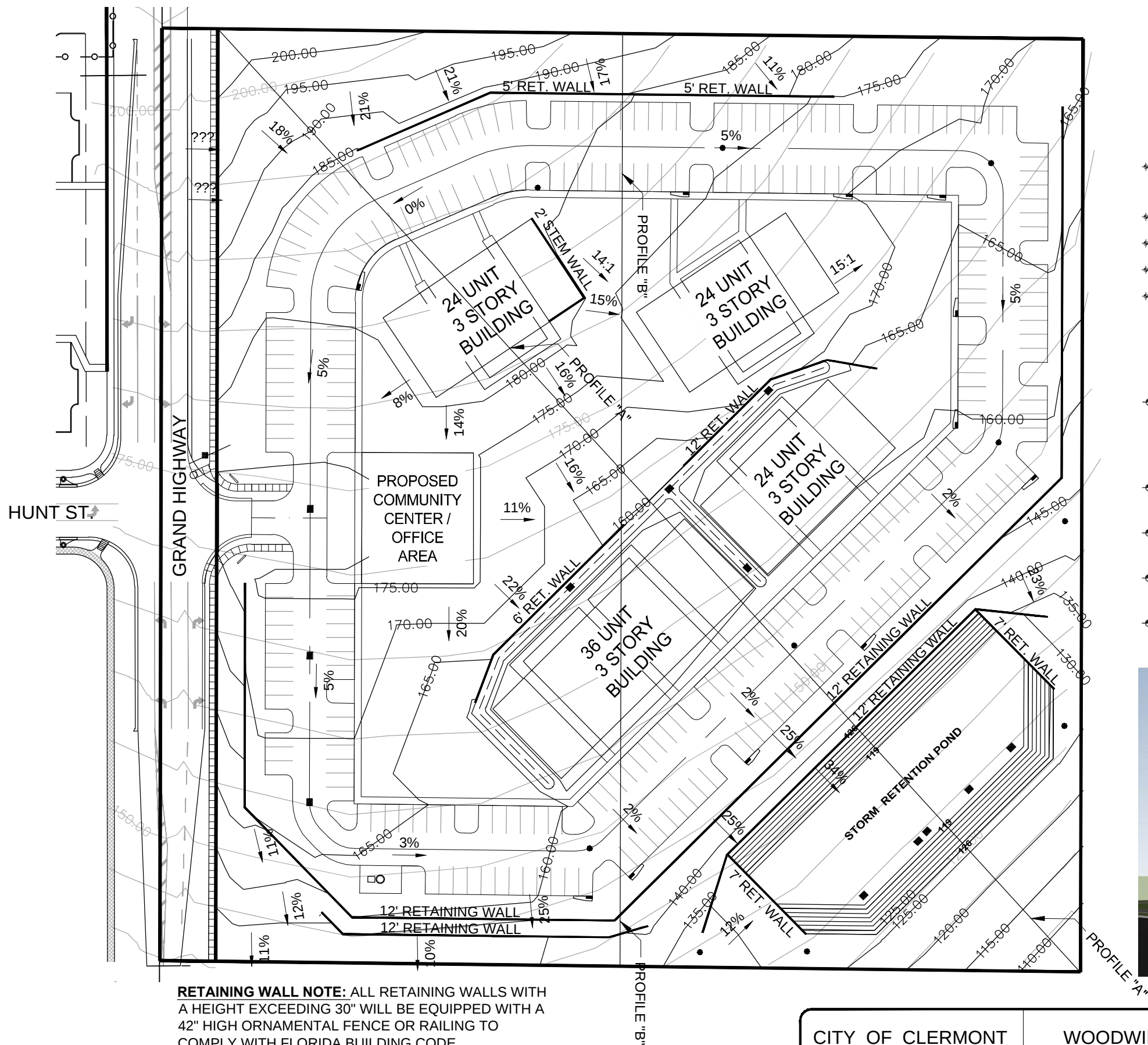
PROJECT INFORMATION:

AREA PARCEL = 10.12 ACRES
NUMBER OF UNITS PER BUILDING = 3 EA @ 24 UNITS, 1 EA @ 36 UNITS
TOTAL NUMBER OF DWELLING UNITS = 108 EACH
PROPOSED DENSITY = 10.67 UNITS PER ACRE
ZONING: R-3, RESIDENTIAL / PROFESSIONAL DISTRICT
FUTURE LAND USE: HIGH DENSITY RESIDENTIAL (UP TO 12 DU/ACRE)

IMPERVIOUS AREA = 3.61 ACRES (35.7%)

PARKING CALCULATIONS:

REQUIRED PARKING STALLS PER 1 BEDROOM UNIT = 1.5 EACH UNIT
24 EACH PROPOSED X 1.5 = 36 STALLS REQUIRED
REQUIRED PARKING STALLS PER 2 BEDROOM UNIT = 2 EACH UNIT
72 EACH PROPOSED X 2 = 144 STALLS REQUIRED
REQUIRED PARKING STALLS PER 3 BEDROOM UNIT = 2.5 EACH UNIT
12 EACH PROPOSED X 2.5 = 30 STALLS REQUIRED
PARKING STALLS REQUIRED FOR MULTIFAMILY = 210 STALLS
PARKING STALLS PROVIDED: = 259 STALLS (+49 STALL SURPLUS)




 SCALE 1" = 80'



TYPICAL FRONT / REAR ELEVATION



TYPICAL SIDE ELEVATION



PERSPECTIVE RENDERING

CITY OF CLERMONT

WOODWINDS APARTMENTS

PE# 36859

COA# 5543

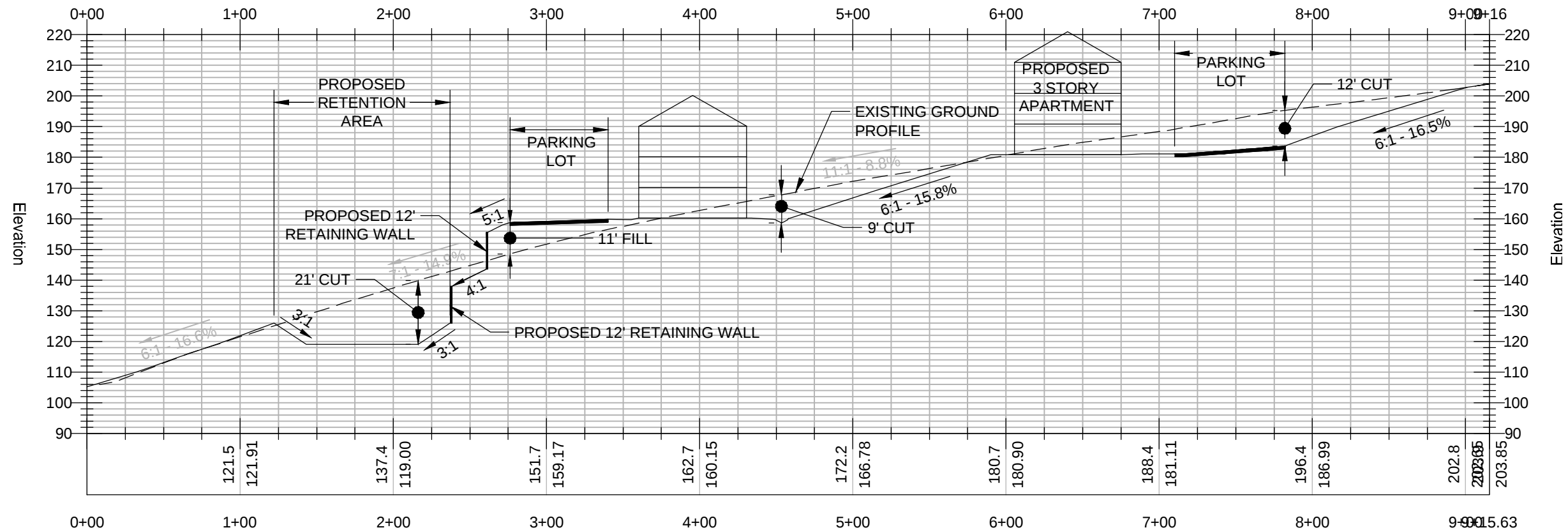

MONTVERDE
 ENGINEERING INC.
P.O. BOX 280118, MONTVERDE, FL 34781 - PHONE 407-466-4529

SHEET NO.

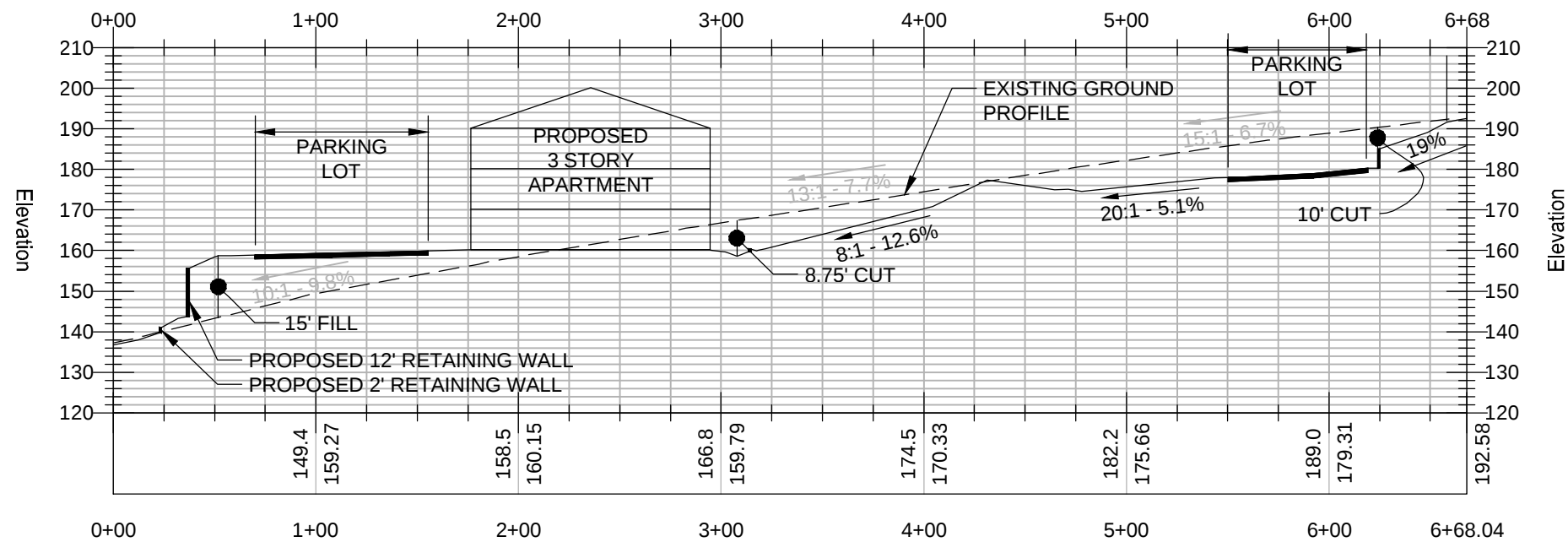
1 OF 1

DATE

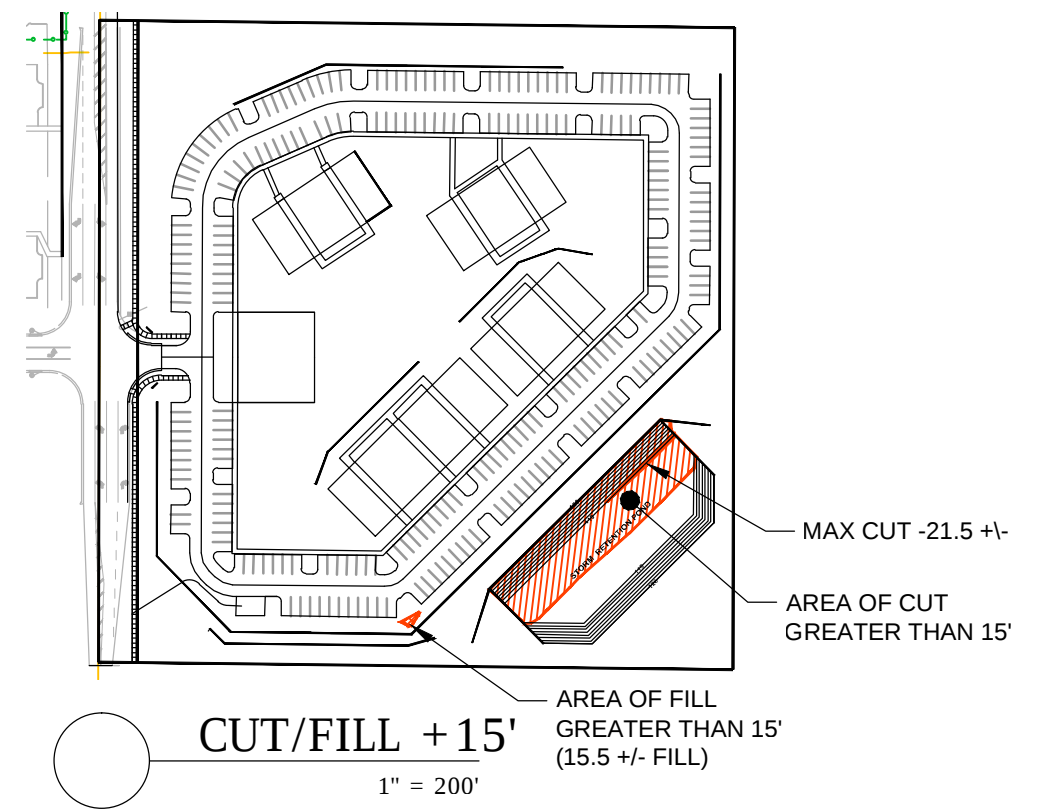
7/24/2014



PROFILE "A"
1" = 80' H, 1" = 40' V.



PROFILE "B"
1" = 80' H, 1" = 40' V.



CUT/FILL +15'
1" = 200'

CITY OF CLERMONT

WOODWINDS APARTMENTS

PE# 36859
COA# 5543
MONTVERDE
ENGINEERING INC.
P.O. BOX 280118, MONTEVERDE, FL 34701 - PHONE 407-466-4520

SHEET NO.	1 OF 1
DATE	7/24/2014



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
Kylene Fischer

July 28, 2014

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

RE: City of Clermont Woodwinds Apartments Conditional Use Permit (CUP) Request (Resolution Number 2014-21)

Dear Ms. Hollerand:

The City is currently reviewing an applicant's request to revise an existing Conditional Use Permit (CUP) to allow a maximum of 108 apartments on 10.12 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 CUP revision 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 CUP revision has the potential to add 108 new apartments that will contribute 26 new students to the Lake County School system. Based on current school attendance zones, schools that will be adversely affected by the revised CUP and their projected five-year capacity status are as follows:

- | | |
|-------------------------------------|---------------------------|
| • Clermont Elementary School | 15% Under Capacity |
| • East Ridge Middle School | 31% Under Capacity |
| • Lake Minneola High School | 18% Over Capacity |

Please see the attached District Growth Impact Report, which indicates the potential impact of the proposed CUP revision 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

REVIEWING AUTHORITY

City of Clermont Community Development Department, Planning & Zoning Division

NAME / CASE NUMBER

Woodwinds Apartments / CUP Resolution Number 2014-21

DEVELOPER/OWNER

Steve Smith, New Beginnings / Charles Sharkus

ITEM DESCRIPTION

The applicant proposes to revise the existing Conditional Use Permit (CUP) to allow a maximum of 108 apartments on 10.12 acres.

LOCATION

Section 9, Township 22S, Range 26E

Located north of Pleasant Hill Drive, south of Citrus Tower Boulevard, east of South Grand Highway, and west of Century Citrus Tower Apartments

CURRENT LAND USE

City of Clermont High-Density Residential (12 dwelling units/1 acre)

CURRENT ZONING

City of Clermont Residential/Professional District (R-3) with (CUP)

NEW DU IMPACT**STUDENT GENERATION**

Elementary School

Middle School

High School

SF-DU	MF-DU	Mobile	MF Impacts	
			108	Dwelling Units
0.374	0.235	0.126	26	
0.172	0.133	0.065	14	
0.085	0.051	0.029	6	
0.117	0.051	0.032	6	

SCHOOL NAME

Clermont Elementary

East Ridge Middle

Lake Minneola 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
526	634	83%	540	85%	No
1,090	1,590	69%	1,096	69%	No
2,159	1,835	118%	2,165	118%	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	4,483	100%

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

COMMENTS:

The proposed revision to the Conditional Use Permit (CUP) will add 108 apartments, 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: 7/28/2014



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

DATE: 6/24/14

FEE: 300

PROJECT NAME (if applicable): Woodwinds Apartments

APPLICANT: New Beginnings

CONTACT PERSON: Steve Smith

Address: 792 East Montrose Street

City: Clermont State: FL Zip: 34711

Phone: (352)404-6946 Fax: N/A

E-Mail: stevesmith@newbeginningslake.org

OWNER: Charles Sharkus Trustee

Address: 2414 Caledonian Street

City: Clermont State: FL Zip: 34711

Phone: 352-396-1026 Fax: _____

Address of Subject Property: Grand Highway, Clermont, FL 34711 (Not Addressed)

General Location: East side of Grand Highway at the intersection of Hunt Street and Grand Highway. 1/4" mile south of Citrus Tower Blvd.

Legal Description (include copy of survey): Tract 9, According to the Lake Highlands Company Plat of sec 20, twp 22S, Rng 26E, as recorded in PB 3 PG30, public records of Lake County, Florida, subject to a road right-of-way over the west 30 feet and the south 15 feet thereof, Containing 10.12 acres more or less.

Land Use (City verification required): Commercial

Zoning (City verification required): C-2, General Commercial District

LEGAL NOTICE

Notice is hereby given that the City of Clermont will consider a request for a Conditional Use Permit for a Planned Unit Development for a proposed 108 unit apartment development, at the following location:

LOCATION

Vacant property (Alt. Key 3801239)
North of the intersection of Hunt Street and Grand Highway;
East of Grand Highway and south of Citrus Tower Boulevard

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

This request will be considered by the Planning & Zoning Commission on Tuesday, August 5, 2014 at 7:00pm.

A public meeting to consider the request will be held before the City Council on Tuesday, August 26, 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
July 29, 2014 and August 19, 2014



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Council Meeting Date	
Tuesday, August 5, 2014	
Agenda Item Name	
Lakeview Village Townhomes Small-scale Comprehensive Plan Amendment	
Requested Action	
MOTION TO APPROVE: Ordinance No. 2014-20 to the City Council.	
Staff Report	
The applicant and owner, RM Plus, LLC, is requesting a future land use amendment to change from Lake County Urban Medium Density to the City's Medium Density Land Use Category. The 7.95-acre parcel is located along the east side of Grand Highway, halfway between SR 50 to the south and Pitt Street to the north. The subject parcel fronts Jacks Lake on the eastern boundary. The subject property is contiguous to the City limits on the west and south, with the east property across Jacks Lake in the City. The City of Clermont's Future Land Use Map, Map 1.2, has the High Density Residential Land Use abutting the property to the west and south, and the Low Density Residential across the lake. A few properties in this area are still in Lake County and it appears this area is an enclave surrounded by the City. All the properties in the enclave have Lake County's Urban Medium Density Residential Future Land Use. This future land use application is being submitted along with requests for annexation, rezoning to the R-3 Residential/Professional zoning classification, a conditional use permit to allow a townhome community in the R-3 zoning classification, and a variance request. The proposed Medium Density Future Land Use fits the character of the surrounding community and is compatible with the area. The proposed townhome project would provide a transition from the commercial to the south to the single family residences to the north. The project would resemble the existing multifamily projects in the immediate area, including the apartment community to the west and the condominiums to the northwest. This project would remove a portion of the existing property in the enclave since it would be served by City utilities and would provide an opportunity for infill. The City of Clermont's comprehensive plan policies support this request. Based upon the above information, staff recommends approval of the Future Land Use Map amendment from Lake County Urban Medium Density Residential to City of Clermont's Medium Density Future Land Use Category.	
Legal Impact	
Additional Analysis	
Fiscal Impact Summary	

Fiscal Impact		Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)			
1.	Ordinance	CPA ORD 2014-20.doc	
2.	Lakeview Village Maps	Lakeview Village Comp Plan Maps.pdf	
3.	Surrounding Conditions	Lakeview Village Surrounding Conditions.docx	
4.	Application	CPA Application.pdf	
5.	Letter	REZ letter scan0002.pdf	
6.	Legal ad	CPA Legal Ad.docx	

CITY OF CLERMONT
ORDINANCE No. 2014-20

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, ADOPTING THE SMALL SCALE COMPREHENSIVE PLAN AMENDMENT FOR THE CITY OF CLERMONT, FLORIDA, PURSUANT TO THE LOCAL GOVERNMENT COMPREHENSIVE PLANNING ACT, CHAPTER 163, PART II, FLORIDA STATUTES; SETTING FORTH THE AUTHORITY FOR ADOPTION OF THE SMALL SCALE COMPREHENSIVE PLAN AMENDMENT; SETTING FORTH THE PURPOSE AND INTENT OF THE SMALL SCALE COMPREHENSIVE PLAN AMENDMENT; PROVIDING FOR THE ADOPTION OF THE SMALL SCALE COMPREHENSIVE PLAN AMENDMENT; ESTABLISHING THE LEGAL STATUS OF THE SMALL SCALE COMPREHENSIVE PLAN AMENDMENT; PROVIDING A SEVERABILITY CLAUSE AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Comprehensive Plan of the City of Clermont was adopted by the City of Clermont on June 23, 2009, in accordance with the Local Government Planning and Land Development Regulations Act of 1985, Chapter 163, Part II, Florida Statutes; and

WHEREAS, the Comprehensive Plan of the City of Clermont may be amended pursuant to Florida Statute 163.3187; and

WHEREAS, the Planning and Zoning Commission and the City Council of the City of Clermont have held public hearings on the proposed amendment to the plan in light of written comments, proposals and objections from the general public;

NOW THEREFORE BE IT RESOLVED AND ENACTED, by the City Council of the City of Clermont, Lake County, Florida that:

Section 1.

After public hearings held by the City of Clermont Local Planning Agency and the Clermont City Council, the Future Land Use Map of the Comprehensive Plan of the City of Clermont is hereby amended by changing the following described property as shown:

LEGAL DESCRIPTION

Lake Highlands 20-22-26 tract 57-A, north 1/2 of Highland Ave. south of tract 57-A, unnamed road lying northeasterly of tract 57-A, southwesterly of shoreline of Jack's Lake, easterly of east right-of-way line of Grand Highway, northerly of north right-of-way line of Highland Avenue, & southerly of south line of northwest 1/4 of southwest 1/4 PB 3 PG 30 ORB 423 PG 339 ORB 1905 PG 2165 ORB 3377 PG 2213 Containing 7.95 acres, more or less

CITY OF CLERMONT
ORDINANCE No. 2014-20

CHANGE IN FUTURE LAND USE CLASSIFICATION
From Lake County - Urban Medium Density Residential
to City of Clermont - Medium Density Residential

Section 2.

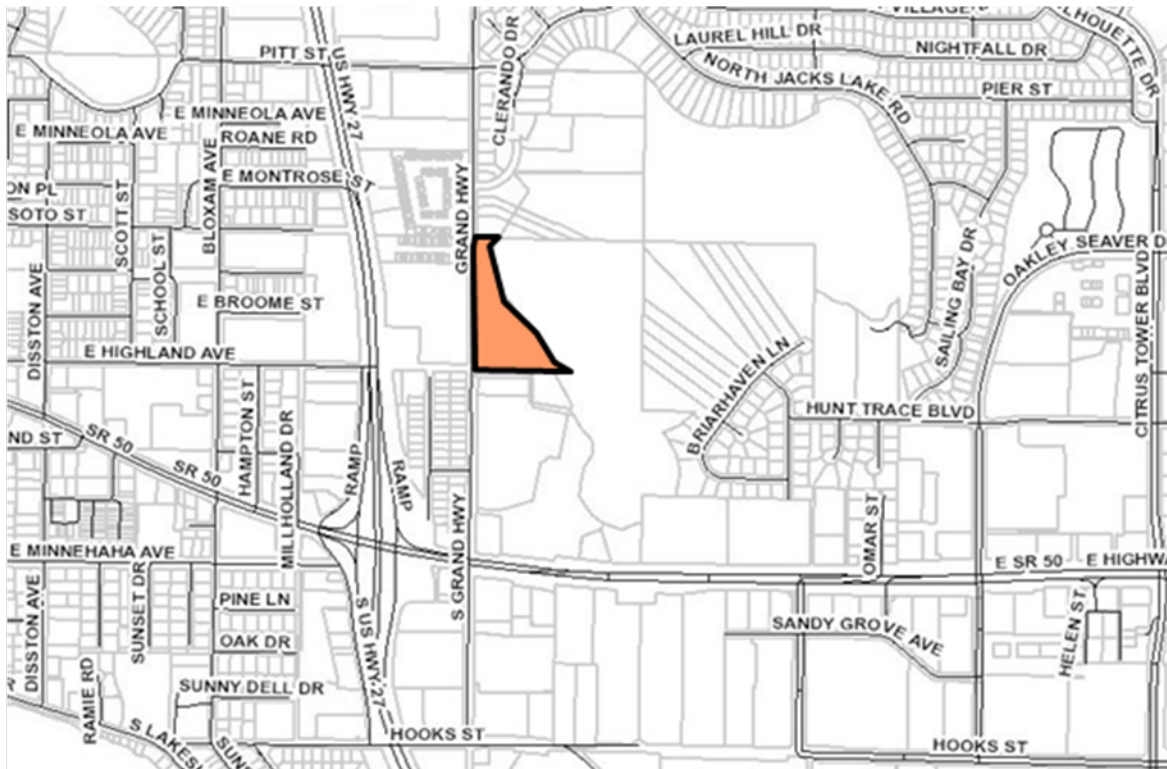
If any portion of this Ordinance is declared invalid, the invalidated portion shall be severed from the remainder of the Ordinance, and the remainder of the Ordinance shall continue in full force and effect as if enacted without the invalidated portion, except in cases where such continued validity of the remainder would clearly and without doubt contradict or frustrate the intent of the Ordinance as a whole.

Section 3.

All ordinances or parts of ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

Section 4.

This Ordinance shall be published as provided by law and it shall become law and shall take effect immediately upon its Second Reading and Final Passage.



CITY OF CLERMONT
ORDINANCE No. 2014-20

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, this 26th day of August, 2014.

Harold S. Turville, Jr., Mayor

ATTEST:

Tracy Ackroyd, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Exhibit - Location Map Lakeview Village Townhomes

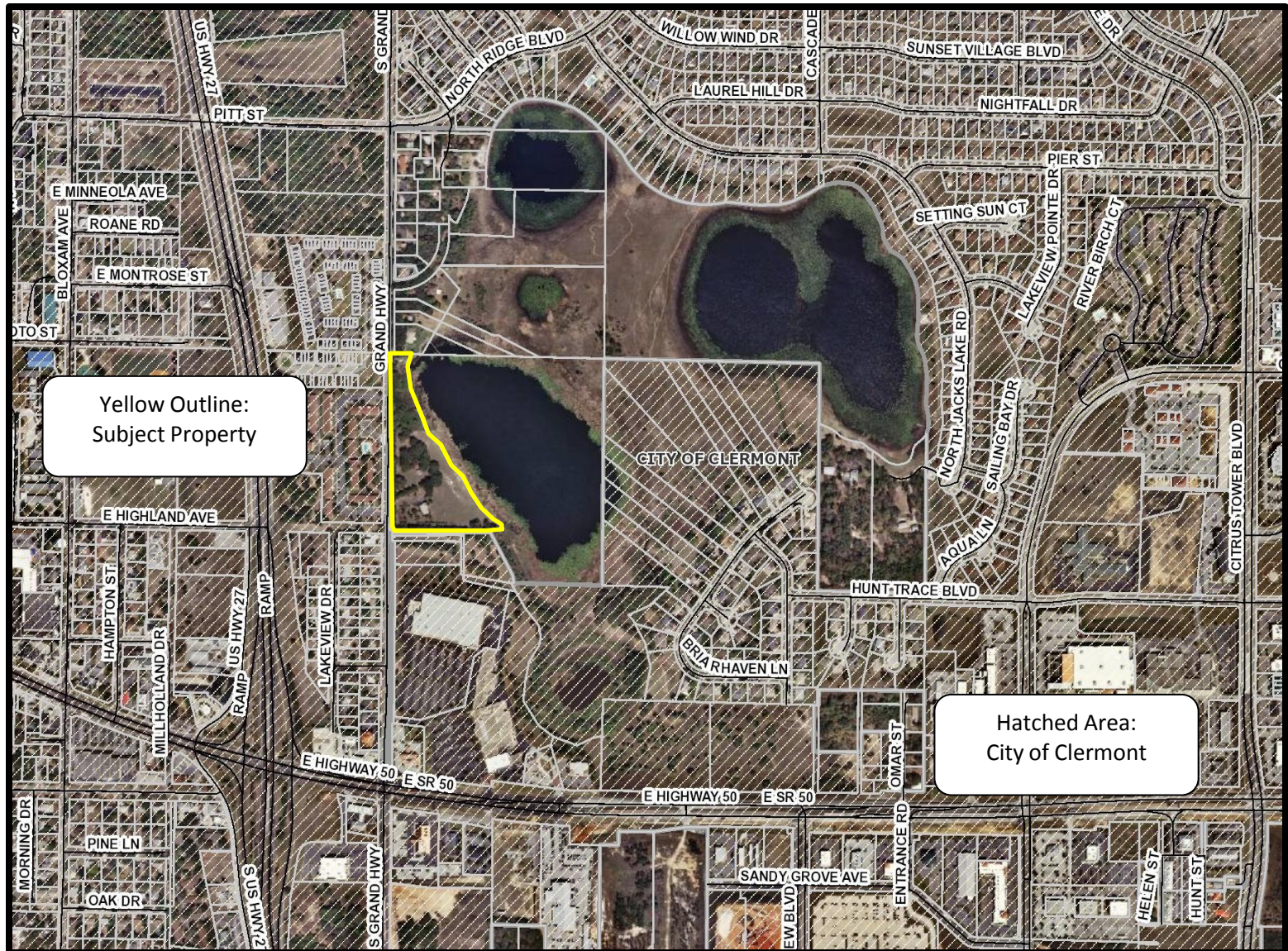
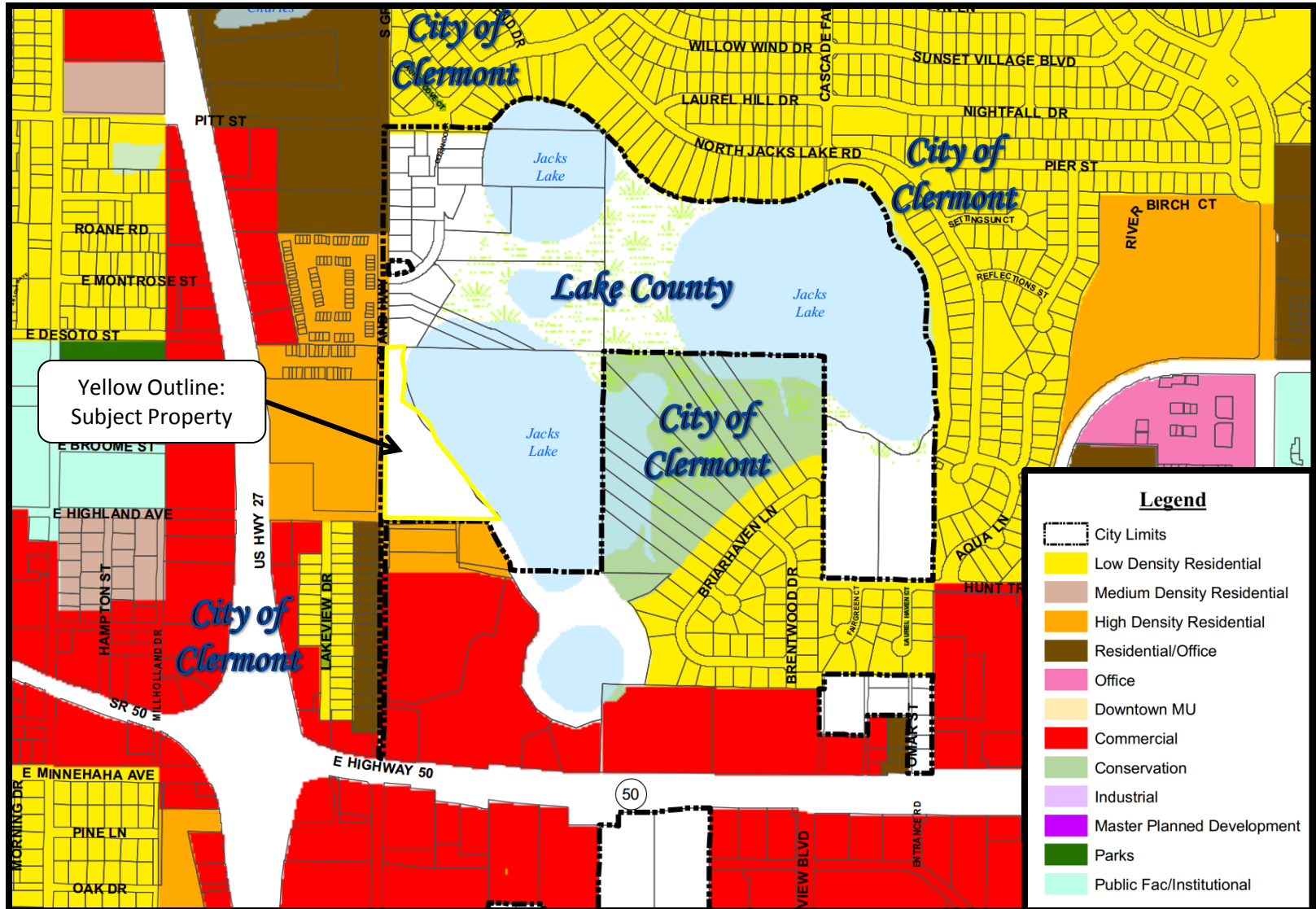


Exhibit – City of Clermont – Future Land Use Map

Map 1.2 – Zoomed in Lakeview Village Townhomes



Surrounding Conditions

DEVELOPMENT NAME: Lakeview Village Townhomes
OWNER/APPLICANT: RM Plus, LLC.
CONTACT: Jonathan Huels, Esq., Lowndes, Drosdick, Doster, Kantor & Reed, P.A.
REQUESTED ACTION: Future land use change from Urban Medium (County) to Medium Density (City)
SIZE OF PARCEL: 7.95 +/- acres
GENERAL LOCATION: East of Grand Highway between Pitt Street and SR 50.
EXISTING ZONING: Lake County A Agricultural (upon annexation)
EXISTING LAND USE: Vacant
FUTURE LAND USE: Lake County Urban Medium

SURROUNDING CONDITIONS:

	<u>ZONING</u>	<u>EXISTING LAND USE</u>	<u>FUTURE LAND USE DISTRICT</u>
NORTH:	Lake County - A	SF Residential	Urban Medium (County)
SOUTH:	Clermont – R-2	Vacant & Commercial	High Density & Commercial
EAST:	Lake County	Jacks Lake	Water body
WEST:	Clermont – C-2	Multifamily Residential	High Density

Road Classification: Grand Highway – Collector
Utility Area: City of Clermont Water / Sewer
Site Utilities: City of Clermont Water / Sewer
Site Visit: July 21, 2014



**CITY OF CLERMONT
COMPREHENSIVE PLAN AMENDMENT
APPLICATION**

DATE: June 26, 2014

FEE: \$350.00

Project Name (if applicable): Lakeview Village Townhomes

Applicant: RM Plus, LLC

Contact Person: Jonathan Huels

Address: Lowndes, Drosdick, Doster, Kantor & Reed, P.A., 215 N. Eola Drive

City: Orlando State: FL Zip: 32801

Phone: 407-418-6483 Fax: 407-843-4444

E-Mail: jonathan.huels@lowndes-law.com

OWNER: RM Plus, LLC

Address: 255 South Orange Avenue, Suite 1600

City: Orlando State: FL Zip: 32801

Phone: 407-487-1320 Fax: 407-405-5326

General Location: Northeast of intersection of US Hwy 27 and SR 50.

Legal Description (include copy of survey): Tract 57A, MAP OF SECTION 20 TOWNSHIP 22 S. RANGE 26 E. LAKE COUNTY, FLORIDA, PROPERTY OF LAKE HIGHLANDS COMPANY, according to the plat thereof recorded in Plat Book 3, page 30, public records of Lake County, Florida, together with the North ½ of Highland Avenue South of Tract 57, and unnamed road lying Northeasterly of Tract 57A, Southwesterly of shoreline of Jack's Lake, Easterly of right of way of Grand Highway, Northerly of North right of way line of Highland Avenue, and Southerly of South line of Northwest ¼ of Southwest ¼ except Northerly of property line running due East of Tract 57A (York property).

Property Size (in acres or square feet): 7.95 acres

Flood hazard area (yes) _____ and approx. acreage _____ (no) _____

Existing (Actual) Land Use: Vacant

Existing Zoning: Agricultural

Existing Future Lane Use: Urban Medium Residential

Proposed Future Land Use: Medium Density Residential

Type of development proposed: Townhomes with on-site amenities

Proposed density (dwelling units/acre) or intensity: 28 Townhomes

Proposed Zoning District: R-2

Summary of the proposed amendment content and effect that describes any changed conditions that would justify the proposed amendment, and why there is a need for the proposed amendment (use additional sheets if necessary).

See attached Justification Statement.

The City of Clermont may require additional information to justify, clarify or explain the necessity of the requested Comprehensive Plan Amendment, which may include the following:

- Information regarding the compatibility of the proposed land use amendment(s) with the Goals, Objectives and Policies of the Future Land Use Element and any other affected comprehensive plan elements.
- A description of how the proposed amendment(s) will result in an orderly and logical development pattern with existing and proposed land use(s) of the area.
- A description of the present availability of, and estimated demand on the following public facilities: potable water, sanitary sewer, transportation system and recreation, as appropriate.

*** * * * * NOTICE * * * * ***

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

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

APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared Jonathan P. Huels, who being by me first duly sworn on oath, deposes and says:

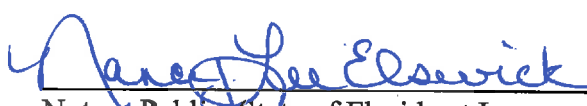
1. That he (she) affirms and certifies that he (she) understands and will comply with all ordinances, regulations and policies of Lake County, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his (her) knowledge and belief, and further, that this application and attachments shall become part of the official records of the City of Clermont, Florida, and are not returnable.
2. That he (she) desires a Future Land Use Amendment from Urban Medium Density Residential (Lake County) to Medium Density Residential (City of Clermont) for the property legally described on the attachment of this application.
3. That the submittal requirements for the application have been completed and attached hereto as part of the application.


Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by Jonathan P. Huels
or personally known by me this 27th day of June, 2014.



NANCY-LEE ELSWICK
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE138190
Expires 11/18/2015


Notary Public, State of Florida at Large

My Commission Expires: 11/18/2015

OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

ROSS JEREMANO, MONARCH LTD PLUS LLC, who being

by me first duly sworn on oath, deposes and says:

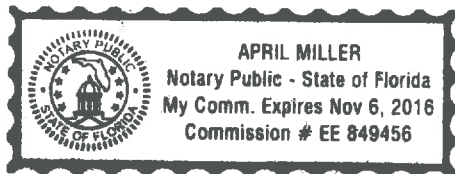
1. That he (she) is the fee-simple owner of the property legally described on the attachment of this application.
2. That he (she) desires a Future Land Use Amendment from Urban Medium Residential to Medium Density Residential for the property legally described on the attachment of this application.
3. That the owner of said property has appointed Jonathan P. Huels to act as agent on his (her) behalf to accomplish the above. The owner is required to complete the APPLICANT'S AFFIDAVIT of this application if no agent is appointed to act in his (her) stead.

X

[Signature]
Affiant – Owner's Name (signature)

SWORN to and SUBSCRIBED before me by _____

or personally known by me this 19th day of June, 2014.



X

[Signature]
Notary Public, State of Florida at Large

My Commission Expires: 11/6/16

LAKEVIEW VILLAGE TOWNHOMES

JUSTIFICATION STATEMENT

City of Clermont

General Data

The property is an approximately 7.95 acre parcel (Tax ID No. 092226080057A00000) located in unincorporated Lake County (the "Property"). The Property is located north of SR 50 and bounded on the west by Grand Highway and on the east by Jack's Lake. The Property is currently vacant and has a County zoning designation of Agricultural and a County Comprehensive Plan Future Land Use designation of Urban Medium Density Residential. The following applications are being simultaneously filed with the City of Clermont to annex the Property into the City and develop a 28-unit townhome residential development called Lakeview Village Townhomes (the "Project"):

- (a) Annexation from unincorporated Lake County into the City;
- (b) An amendment to the Comprehensive Plan to change the Future Land Use designation from Urban Medium Density Residential (County) to Medium Density Residential (City);
- (c) Rezoning of the Property to R-2; and
- (d) A Conditional Use Permit to allow townhomes on the Property.

Consistency with and furthering the Comprehensive Plan

(1) The Project is Compatible with the Neighborhood.

The Property is located at the center of a confluence of different uses, including commercial, residential, and vacant land. The Project fits the character of the surrounding community and is compatible with the Property's adjacent parcels which have been developed as a shopping center (south), apartment complex (west), single family residential (north), and lake (east). As infill development, the Project will serve as buffer between the intensive commercial uses established along SR 50 and the residential uses located farther north along Grand Highway.

(2) The Project is consistent with the Comprehensive Plan.

The Project is consistent with, and furthers the Goals, Objectives and Policies of the Comprehensive Plan. As infill development, the Project discourages urban sprawl and will serve as an appropriate transition between the existing commercial uses located south and the residential community located north in furtherance of Policy 1.1.3. The Project is also consistent with Policy 1.2.1 which requires land use changes to be compatible with adjacent properties as discussed in more detail above. The annexation of the Property results in a logical extension of the City limits and allows the development of an undeveloped enclave in furtherance of Policies

1.12.3 and 1.12.4. Further, the proposed City FLU designation of Medium Density Residential (max. 7 du/acre) is analogous to the Property's current County FLU designation of Urban Medium Density Residential (max. 8 du/acre) and results in no net change in the intensity of development that could currently be achieved on the Property. The Project is also consistent Policy 1.6.2, which states that Medium-Density Residential designation permits housing types such as single family detached homes, including zero lot line and cluster developments, duplexes, townhomes, condominiums and apartments.

The Project is consistent with Code Criteria.

Pursuant to the City Code, the intended development of the Property into townhomes will require a Conditional Use Permit. According to Section 86-144(c) of the Code, a Conditional Use Permit must meet the following criteria:

- (1) The granting would not adversely affect the officially adopted Comprehensive Plan;
- (2) Such use will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity;
- (3) The proposed use will comply with the regulations and conditions specified in the code for such use; and
- (4) The proposed use may be considered desirable at the particular location.

The Project satisfies all of the above criteria for granting a Conditional Use Permit as a result of the following:

- (1) As discussed above, the Project is consistent with, and furthers the Goals, Objectives and Policies of the Comprehensive Plan. As such, the Comprehensive Plan would not be adversely affected.
- (2) The Project will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity. Rather, the development will provide new living options that are centrally located in areas close to other residential units and commercial developments as well as serve as an appropriate transition between those uses.
- (3) The Project will be constructed in accordance with all requirements set forth in the Code.
- (4) The Project is desirable not only because of the aesthetic value it will bring to the area, but also because it will be an ideal use of this currently vacant land.

Availability of Utilities

The Property is located within the Lake County/Clermont Joint Planning Area and thus is a designated property that may be annexed into the City. Under the Joint Planning Interlocal

Agreement, water and sewer services are permitted to be provided to the Property without any amendment required to the land use plan. All development on the Property will be designed to the City of Clermont standards. Thus, utilities are available to be provided to the Property and are in compliance with the Joint Planning Interlocal Agreement.

Conclusion

In order to develop the Property as a 28-unit Lakeview Village Townhomes, the owner is seeking annexation of the Property into the City, an amendment to the Comprehensive Plan to allow for a Future Land Use designation of Medium Density Residential, a rezoning of the Property to R-2, and a Conditional Use Permit. The Project is compatible with adjacent land uses and the surrounding neighborhood. The Project also furthers the goals, objectives and policies of the Comprehensive Plan and compiles with all applicable regulations and conditions specified in the City Code.

July 24, 2014

SENT VIA E-MAIL

Barbara Hollerand, Development Services Director
City of Clermont
685 W. Montrose Street, 1st Floor
Clermont, FL 34711

Re: Lakeview Village Townhomes

Barbara,

As you are aware, this law firm is representing RM Plus, LLC with respect to the pending applications for Annexation, Comprehensive Plan Amendment, Rezoning, Conditional Use Permit, and Variance associated with the Lakeview Village Townhomes project (the "Project"). We have been informed by City Planning staff that the Project would not be allowed in the City's R-2 zoning designation due to the exceedance of the maximum density of 12 townhome units permitted in that designation. As such, please let this letter serve as written clarification that the pending Rezoning application is requesting an R-3 zoning designation, under which the Project could be developed as a conditional use. Accordingly, please replace any reference to "R-2" with "R-3" in the pending applications and supporting materials that are now being processed by the City. Please let me know if you have any questions or need any additional clarifications with respect to the Project.

Sincerely,


Jonathan P. Huels

JPH/nle

cc: Ross Jermano (via e-mail)
Curt Henshel (via e-mail)
John Kluse (via e-mail)
Rae Chidlow (via e-mail)

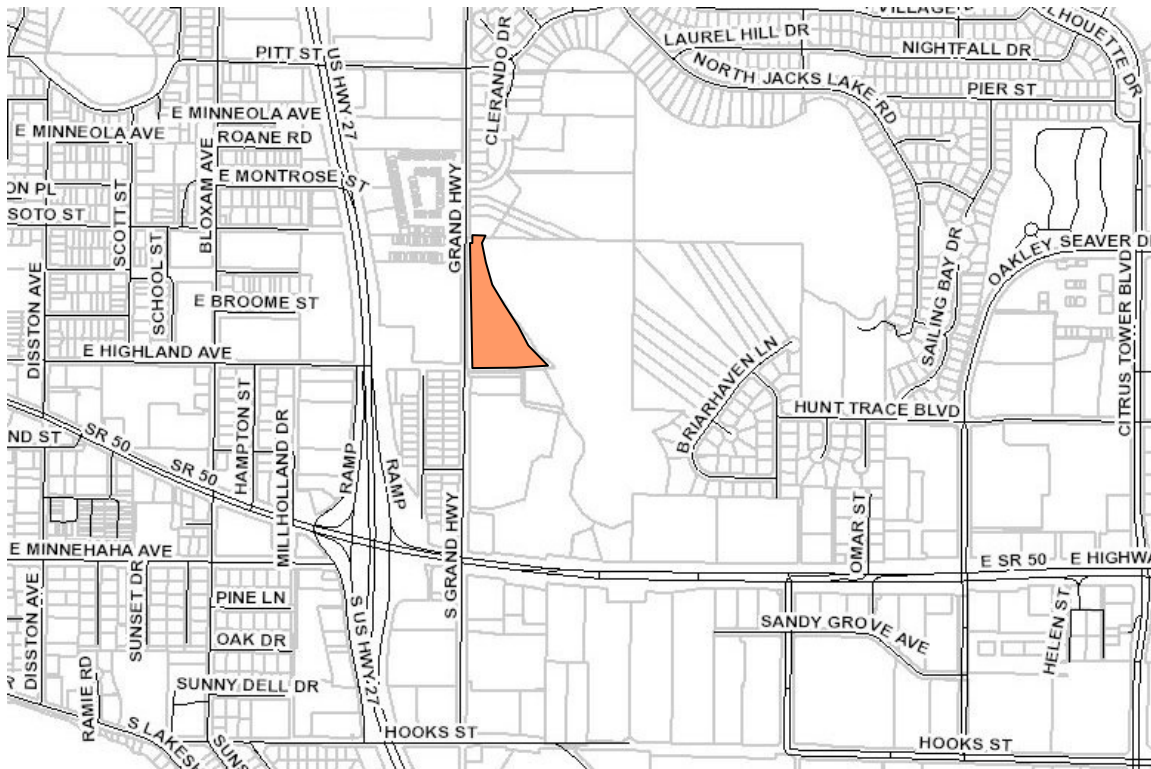
CITY OF CLERMONT

NOTICE OF PROPOSED LAND USE CHANGE

Small-Scale Comprehensive Plan Amendment

ORDINANCE NO. 2014-20

The City of Clermont will hold public hearings Tuesday, August 5, 2014 at 7 p.m. before the Planning and Zoning Commission and Tuesday, August 12, 2014 (1st reading of the adoption ordinance) and Tuesday, August 26, 2014 (final reading of the adoption ordinance) at 7 p.m. before the City Council to consider a proposed change to the City's Future Land Use Map. The map amendment would change the Future Land Use designation for the 7.95-acre parcel below from Lake County - Urban Medium Density Residential to City of Clermont - Medium Density Residential. AltKey #2665602



Location: North of S.R. 50 and Grand Highway Intersection, East of Grand Highway

Ordinance #2014-20:

An ordinance of the City of Clermont, Florida, adopting the small-scale comprehensive plan amendment for the City of Clermont, Florida, pursuant to the Local Government Comprehensive Planning Act, Chapter 163, Part II, Florida Statutes; setting forth the purpose and intent of the small-scale comprehensive plan amendment; establishing the legal status of the small-scale comprehensive plan amendment; providing a severability clause; and providing an effective date.

The public hearings are in the Council chambers of City Hall, 685 W. Montrose Street, and are open to public comment. Please call (352) 241-7302 if you have any questions.

The proposed amendment may be inspected at the City's planning department (1st floor, City Hall) between 8 a.m. and 5 p.m. Monday-Friday.

Please be advised that under state law, any person deciding to appeal a decision made at the public hearings will need a record of the proceedings and may need to ensure a verbatim record is made.

Persons with disabilities who need assistance should contact the City Clerk's office, (352) 241-7330, at least 48 hours prior to the public hearings.

Tracy Ackroyd, MMC
City Clerk

Daily Commercial
7/23/2014 and 8/12/2014



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Council Meeting Date					
Tuesday, August 5, 2014					
Agenda Item Name					
Lakeview Village Townhomes Rezoning					
Requested Action					
MOTION TO APPROVE: Ordinance No. 2014-21 to the City Council.					
Staff Report					
The applicant and owner, RM Plus, LLC, is requesting a rezoning change from Lake County Agricultural to the City's R-3 Residential/Professional District. The subject parcel, when annexed into the City, comes in with the default City zoning of Urban Estate Low Density Residential. From there, the zoning request will be to change it from the City's Urban Estate to the City's R-3. The 7.95-acre parcel is located along the east side of Grand Highway, halfway between SR 50 to the south and Pitt Street to the north. The subject parcel fronts Jacks Lake on the eastern boundary. The subject property is contiguous to the City limits on the west and south. The City of Clermont's Zoning Map, Map 2, has R-2 Medium Density Residential District abutting the property to the south and C-2 General Commercial to the west. The proposed project of 28 townhomes on 7.95 acres equates to a density of 3.52 units per acre. The R-3 zoning designation allows for more than 12 townhomes within a project with the granting of a conditional use permit. The proposed Future Land Use designation of Medium Density Residential allows a maximum density of 8 dwelling units per acre. The proposed R-3 Residential/Professional District fits the character of the surrounding community and is compatible with the area. Section 122- 81 of the Land Development Code (LDC) outlines the intent of the R-3 Residential/Professional District. It indicates that the purpose of the R-3 district is to provide medium density townhomes and multiple-family housing in an urban area where needed, and where urban conveniences and facilities can be provided. Central water and sewer services are available and the Future Land Use map of this area does indicate this to be an urban area. Staff recommends approval of the rezoning to the City of Clermont's R-3 Residential/Professional District.					
Legal Impact					
Additional Analysis					
Fiscal Impact Summary					
Fiscal Impact		Fund Number and Description		Available Budget Amount	

Exhibits Attached (copies of original agreements)	
1. Ordinance	REZ ORD 2014-21.doc
2. Rezoning amendment letter	REZ letter scan0002.pdf
3. Lakeview Village Maps	Lakeview Village Rezoning Maps.pdf
4. Application	REZ application.pdf
5. Legal ad	REZ Lakeview legal ad.docx

CITY OF CLERMONT
ORDINANCE No. 2014-21

AN ORDINANCE UNDER THE CODE OF ORDINANCES OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF CLERMONT REFERRED TO IN CHAPTER 122 OF ORDINANCE NO. 289-C, CODE OF ORDINANCES; REZONING THE REAL PROPERTIES DESCRIBED HEREIN AS SHOWN BELOW; PROVIDING FOR SEVERABILITY, EFFECTIVE DATE, AND PUBLICATION.

The City Council of the City of Clermont, Lake County, Florida hereby ordains that:

SECTION 1:

The official Zoning Map of the City of Clermont, Lake County, Florida referred to in Chapter 122 of Ordinance No. 289-C, Code of Ordinances, is hereby amended by rezoning the following described property:

LEGAL DESCRIPTIONS

Lake Highlands 20-22-26 tract 57-A, north 1/2 of Highland Ave. south of tract 57-A, unnamed road lying northeasterly of tract 57-A, southwesterly of shoreline of Jack's Lake, easterly of east right-of-way line of Grand Highway, northerly of north right-of-way line of Highland Avenue, & southerly of south line of northwest 1/4 of southwest 1/4 PB 3 PG 30 ORB 423 PG 339 ORB 1905 PG 2165 ORB 3377 PG 2213 Containing 7.95 acres, more or less

From: UE Urban Estate
To: R-3 Residential/Professional

SECTION 2:

All Ordinances or parts of this Ordinance in conflict herewith are hereby repealed.

SECTION 3:

Should any section or part of this section be declared invalid by any court of competent jurisdiction, such adjudications shall not apply to or affect any other provision of this Ordinance, except to the extent that the entire section or part of the section may be inseparable in meaning and effect from the section to which such holding shall apply.

SECTION 4:

The provisions of this Ordinance shall be effective as provided by law.

CITY OF CLERMONT
ORDINANCE No. 2014-21



CITY OF CLERMONT
ORDINANCE No. 2014-21

on this 26th day of August, 2014.

CITY OF CLERMONT

Harold S. Turville, Jr., Mayor

ATTEST:

Tracy Ackroyd, City Clerk

Approved as to form:

Dan Mantzaris, City Attorney

July 24, 2014

SENT VIA E-MAIL

Barbara Hollerand, Development Services Director
City of Clermont
685 W. Montrose Street, 1st Floor
Clermont, FL 34711

Re: Lakeview Village Townhomes

Barbara,

As you are aware, this law firm is representing RM Plus, LLC with respect to the pending applications for Annexation, Comprehensive Plan Amendment, Rezoning, Conditional Use Permit, and Variance associated with the Lakeview Village Townhomes project (the "Project"). We have been informed by City Planning staff that the Project would not be allowed in the City's R-2 zoning designation due to the exceedance of the maximum density of 12 townhome units permitted in that designation. As such, please let this letter serve as written clarification that the pending Rezoning application is requesting an R-3 zoning designation, under which the Project could be developed as a conditional use. Accordingly, please replace any reference to "R-2" with "R-3" in the pending applications and supporting materials that are now being processed by the City. Please let me know if you have any questions or need any additional clarifications with respect to the Project.

Sincerely,


Jonathan P. Huels

JPH/nle

cc: Ross Jermano (via e-mail)
Curt Henshel (via e-mail)
John Kluse (via e-mail)
Rae Chidlow (via e-mail)

Exhibit - Location Map Lakeview Village Townhomes

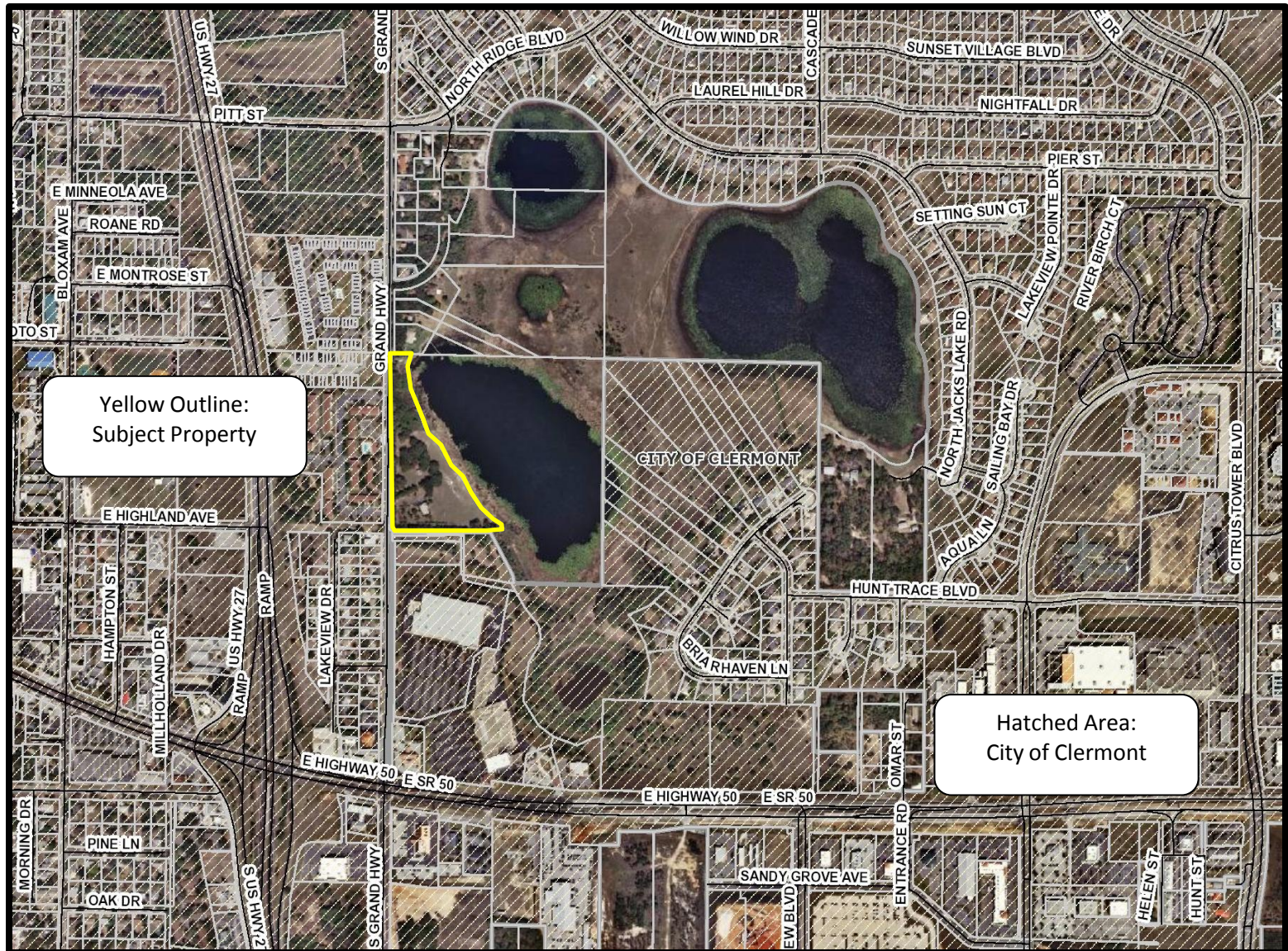
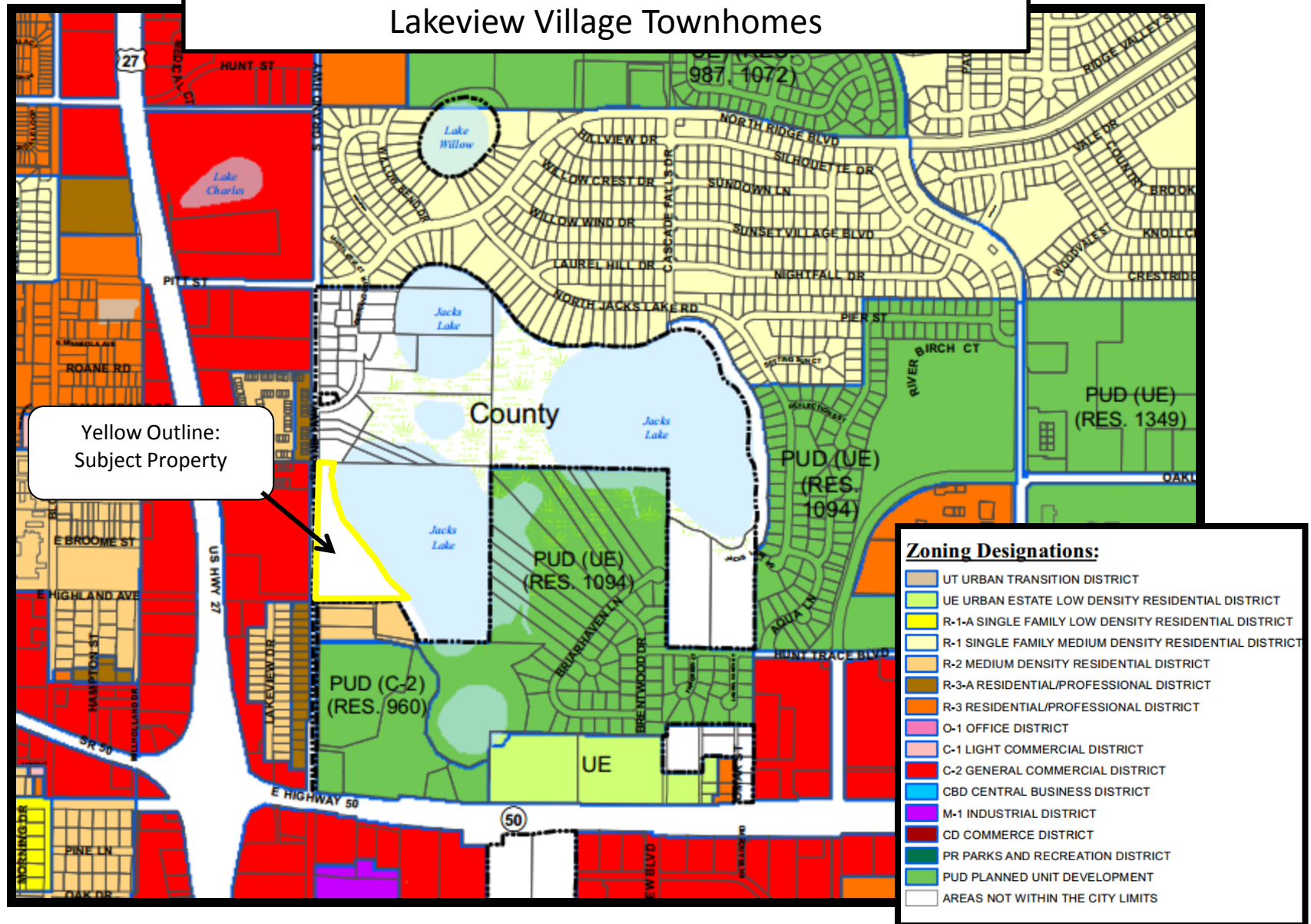


Exhibit – City of Clermont – Zoning Map

Map 2 – Zoomed in

Lakeview Village Townhomes





CITY OF CLERMONT
REZONING
APPLICATION

DATE: June 26, 2014

FEE: \$350.00

PROJECT NAME (if applicable): Lakeview Village Townhomes

APPLICANT: RM Plus, LLC

CONTACT PERSON: Jonathan Huels

Address: Lowndes, Drosdick, Doster, Kantor & Reed, P.A., 215 N. Eola Drive

City: Orlando State: FL Zip: 32801

Phone: 407-418-6483 Fax: 407-843-4444

E-Mail: jonathan.huels@lowndes-law.com

OWNER: RM Plus, LLC

Address: 255 South Orange Avenue, Suite 1600

City: Orlando State: FL Zip: 32801

Phone: 407-487-1320 Fax: 407-405-5326

Address of Subject Property: 14108 Grand Highway, Clermont, FL 34711

Legal Description (include copy of survey): Tract 57A, MAP OF SECTION 20 TOWNSHIP 22 S. RANGE 26 E. LAKE COUNTY, FLORIDA, PROPERTY OF LAKE HIGHLANDS COMPANY, according to the plat thereof recorded in Plat Book 3, page 30, public records of Lake County, Florida, together with the North ½ of Highland Avenue South of Tract 57, and unnamed road lying Northeasterly of Tract 57A, Southwesterly of shoreline of Jack's Lake, Easterly of right of way of Grand Highway, Northerly of North right of way line of Highland Avenue, and Southerly of South line of Northwest ¼ of Southwest ¼ except Northerly of property line running due East of Tract 57A (York property).

Acreage: 7.95 Land Use: Vacant
(City verification required)

Present Zoning: Agricultural Proposed Zoning: R-2
(City verification required)

**CITY OF CLERMONT
REZONING
APPLICATION
Page 2**

Answers to the following questions are required to complete this application.

What are you proposing to do that would require a rezoning?

Jonathan P. Huels

Applicant Name (print)

Agent

X

Applicant Name (signature)

Agent

Ross Jermano, as Manager of RM Plus, LLC

Owner Name (print)

X

Owner Name (signature)

***** NOTICE *****

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

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

LAKEVIEW VILLAGE TOWNHOMES

JUSTIFICATION STATEMENT

City of Clermont

General Data

The property is an approximately 7.95 acre parcel (Tax ID No. 092226080057A00000) located in unincorporated Lake County (the "Property"). The Property is located north of SR 50 and bounded on the west by Grand Highway and on the east by Jack's Lake. The Property is currently vacant and has a County zoning designation of Agricultural and a County Comprehensive Plan Future Land Use designation of Urban Medium Density Residential. The following applications are being simultaneously filed with the City of Clermont to annex the Property into the City and develop a 28-unit townhome residential development called Lakeview Village Townhomes (the "Project"):

- (a) Annexation from unincorporated Lake County into the City;
- (b) An amendment to the Comprehensive Plan to change the Future Land Use designation from Urban Medium Density Residential (County) to Medium Density Residential (City);
- (c) Rezoning of the Property to R-2; and
- (d) A Conditional Use Permit to allow townhomes on the Property.

Consistency with and furthering the Comprehensive Plan

(1) The Project is Compatible with the Neighborhood.

The Property is located at the center of a confluence of different uses, including commercial, residential, and vacant land. The Project fits the character of the surrounding community and is compatible with the Property's adjacent parcels which have been developed as a shopping center (south), apartment complex (west), single family residential (north), and lake (east). As infill development, the Project will serve as buffer between the intensive commercial uses established along SR 50 and the residential uses located farther north along Grand Highway.

(2) The Project is consistent with the Comprehensive Plan.

The Project is consistent with, and furthers the Goals, Objectives and Policies of the Comprehensive Plan. As infill development, the Project discourages urban sprawl and will serve as an appropriate transition between the existing commercial uses located south and the residential community located north in furtherance of Policy 1.1.3. The Project is also consistent with Policy 1.2.1 which requires land use changes to be compatible with adjacent properties as discussed in more detail above. The annexation of the Property results in a logical extension of the City limits and allows the development of an undeveloped enclave in furtherance of Policies

1.12.3 and 1.12.4. Further, the proposed City FLU designation of Medium Density Residential (max. 7 du/acre) is analogous to the Property's current County FLU designation of Urban Medium Density Residential (max. 8 du/acre) and results in no net change in the intensity of development that could currently be achieved on the Property. The Project is also consistent Policy 1.6.2, which states that Medium-Density Residential designation permits housing types such as single family detached homes, including zero lot line and cluster developments, duplexes, townhomes, condominiums and apartments.

The Project is consistent with Code Criteria.

Pursuant to the City Code, the intended development of the Property into townhomes will require a Conditional Use Permit. According to Section 86-144(c) of the Code, a Conditional Use Permit must meet the following criteria:

- (1) The granting would not adversely affect the officially adopted Comprehensive Plan;
- (2) Such use will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity;
- (3) The proposed use will comply with the regulations and conditions specified in the code for such use; and
- (4) The proposed use may be considered desirable at the particular location.

The Project satisfies all of the above criteria for granting a Conditional Use Permit as a result of the following:

- (1) As discussed above, the Project is consistent with, and furthers the Goals, Objectives and Policies of the Comprehensive Plan. As such, the Comprehensive Plan would not be adversely affected.
- (2) The Project will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity. Rather, the development will provide new living options that are centrally located in areas close to other residential units and commercial developments as well as serve as an appropriate transition between those uses.
- (3) The Project will be constructed in accordance with all requirements set forth in the Code.
- (4) The Project is desirable not only because of the aesthetic value it will bring to the area, but also because it will be an ideal use of this currently vacant land.

Availability of Utilities

The Property is located within the Lake County/Clermont Joint Planning Area and thus is a designated property that may be annexed into the City. Under the Joint Planning Interlocal

Agreement, water and sewer services are permitted to be provided to the Property without any amendment required to the land use plan. All development on the Property will be designed to the City of Clermont standards. Thus, utilities are available to be provided to the Property and are in compliance with the Joint Planning Interlocal Agreement.

Conclusion

In order to develop the Property as a 28-unit Lakeview Village Townhomes, the owner is seeking annexation of the Property into the City, an amendment to the Comprehensive Plan to allow for a Future Land Use designation of Medium Density Residential, a rezoning of the Property to R-2, and a Conditional Use Permit. The Project is compatible with adjacent land uses and the surrounding neighborhood. The Project also furthers the goals, objectives and policies of the Comprehensive Plan and compiles with all applicable regulations and conditions specified in the City Code.

LEGAL NOTICE

Notice is hereby given that the City Council of the City of Clermont will consider the enactment of following proposed ordinance. All interested parties will be given an opportunity to express their views on this matter.

ORDINANCE NO. 2014-21

An ordinance under the Code of Ordinances of the City of Clermont, Lake County, Florida amending the official zoning map of the City of Clermont, referred to in Chapter 122 of Ordinance No. 289-C, Code of Ordinances; Rezoning the real properties described herein as shown below, providing for severability, an effective date and publication.

LOCATION

Vacant property (Alt. Key 2665602) North of S.R. 50 and
Grand Highway Intersection, East of Grand Highway

LEGAL DESCRIPTION

Lake Highlands 20-22-26 tract 57-A, north 1/2 of Highland Ave. south of tract 57-A, unnamed road lying northeasterly of tract 57-A, southwesterly of shoreline of Jack's Lake, easterly of east right-of-way line of Grand Highway, northerly of north right-of-way line of Highland Avenue, & southerly of south line of northwest 1/4 of southwest 1/4 PB 3 PG 30 ORB 423 PG 339 ORB 1905 PG 2165 ORB 3377 PG 2213 Containing 7.95 acres, more or less

FROM UE URBAN ESTATE
TO R-3 RESIDENTIAL/PROFESSIONAL DISTRICT

This request will be considered by the Planning & Zoning Commission on Tuesday, August 5, 2014 at 7:00 p.m.

A public meeting to consider the request will be held before the City Council on Tuesday, August 26, 2014 at 7:00 p.m. for final enactment.

All meetings will be held at City Hall, located at 685 W. Montrose Street.

This ordinance is available for public inspection in the office of the City Clerk, 685 W. Montrose St., Monday through Friday between the hours of 8:00 A.M. and 5:00 P.M.

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

Tracy Ackroyd

City Clerk

Daily Commercial
July 29, 2014 and August 12, 2014



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Council Meeting Date	
Tuesday, August 5, 2014	
Agenda Item Name	
Lakeview Village Townhomes Conditional Use Permit	
Requested Action	
MOTION TO APPROVE: Resolution No. 2014-24 to the City Council.	
Staff Report	
The Lakeview Village Townhome project is a proposed multi-family development consisting of 28 townhomes with onsite amenities that include a clubhouse and pool. The townhome project will consist of seven multi-story buildings with garages incorporated into the structure. Each building will have 4 units each. Each unit will have a 2 car garage with parking available in front of the garage. The total land area of the project is 7.95 acres. With the proposed 28 townhomes on the 7.95 acres, this provides for a total density of 3.52 units per acre, well under the allowable density of 8 dwelling units per acre in the R-3 zoning district. The CUP request is based upon the development proposal consisting of multi-family developments having 12 or more units in the R-3 zoning district. Sec. 122-184 (a)(7) of the LDC requires a Conditional Use Permit for these uses in the R-3 zoning district. The applicant has indicated that the proposed development fits the character of the surrounding community and is compatible with the adjacent parcels, which include a shopping center (south), apartment complex (west), single family residential (north), and Jacks Lake (east). As infill development, the project will serve as a buffer between the intensive commercial uses established along SR 50 and the residential uses located further north along Grand Highway. The multi-family project and appropriate buffering would provide for a step down of intensities. The site has city utilities adjoining the property. The major challenge in developing the site is the existing 100-year floodplain. The applicant proposes to overcome this challenge by seeking variances for a reduction in front yard and rear yard setbacks and a reduction in roadway width. In addition, the applicant is proposing development activity partially within a flood hazard area that is subject to St. Johns River Water Management District permitting and permissible under Sec. 94-50 of the LDC. Upon approval of this CUP, the Floodplain Permit would be approved for the construction of a stormwater retention area. Staff feels this use is consistent with the uses in the area and would provide an opportunity for infill and buffering of the existing uses. Therefore, 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. Resolution	CUP RES 2014-24.docx	
2. CUP Conditions	Lakeview Village Townhomes CUP Conditions.docx	
3. Lakeview Village Maps	Lakeveiw Village Townhome CUP Map.pdf	
4. Site Plan	C-100A-C-100 11X17.pdf	
5. Elevation - Type 1	CUP Elevation A-001 Building Type 1.pdf	
6. Elevation - Type 2	CUP Elevation A-002 Building Type 2.pdf	
7. School impact	School concurrency.pdf	
8. Letter	REZ letter scan0002.pdf	
9. Application	CUP Application.pdf	
10. Legal ad	CUP Legal Ad.docx	

**CITY OF CLERMONT
RESOLUTION NO. 2014-24**

**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.**

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held August 5, 2014 recommended approval of this Conditional Use Permit to allow for a multi-family complex with more than 12 units; at the following location:

LOCATION:

Vacant property (Alt. Key 2665602) North of S.R. 50 and
Grand Highway Intersection, East of Grand Highway

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; 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 June 27, 2014 prepared by RMPlus, LLC Planning and Design. 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.

CITY OF CLERMONT
RESOLUTION NO. 2014-24

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 Development Services 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 28 townhomes with onsite amenities that include a clubhouse and pool on 7.95 acres, for a density of 3.52 dwelling units/acre.
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.

CITY OF CLERMONT
RESOLUTION NO. 2014-24

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 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.
5. The Floodplain Administrator has determined that the proposed development plans require issuance of a Floodplain Development Permit in accordance with Section 94-50 of the City Code. As part of this CUP, the Floodplain Permit is approved for the construction of a stormwater retention area described on sheet C-100 dated June 27, 2014 prepared by RMPlus, LLC Planning and Design. The stormwater retention area will retain a minimum volume equal to the post-development minus pre-development runoff volume from the 25-year 96-hour storm over the contributing basin plus a volume equal to the fill proposed in the floodplain so that no change in the base flood elevation will result from the proposed construction. No impacts to the wetland fringe of Jack's Lake will result from construction of the stormwater retention pond, subject to compliance with St. Johns River Water Management District regulations and all other applicable laws.

Section 4 – Transportation Improvements

1. Sidewalks shall be required along Grand Highway 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.
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).

CITY OF CLERMONT
RESOLUTION NO. 2014-24

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. The multi-family structures shall be developed in substantial accordance with the conceptual building elevations (Building Type 1 or Building Type 2) submitted on July 23, 2014 prepared by RMPlus, LLC Planning and Design.
3. All fencing within public view shall be ornamental metal or brick, as approved by the Site Review Committee.

CITY OF CLERMONT
RESOLUTION NO. 2014-24

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 26th day of August, 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

Exhibit – CUP CONDITIONS

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 June 27, 2014 prepared by RMPlus, LLC Planning and Design, sheet C-100. 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 or 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 28 townhomes with onsite amenities that include a clubhouse and pool on 7.95 acres, for a density of 3.52 dwelling units/acre.
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 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.

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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

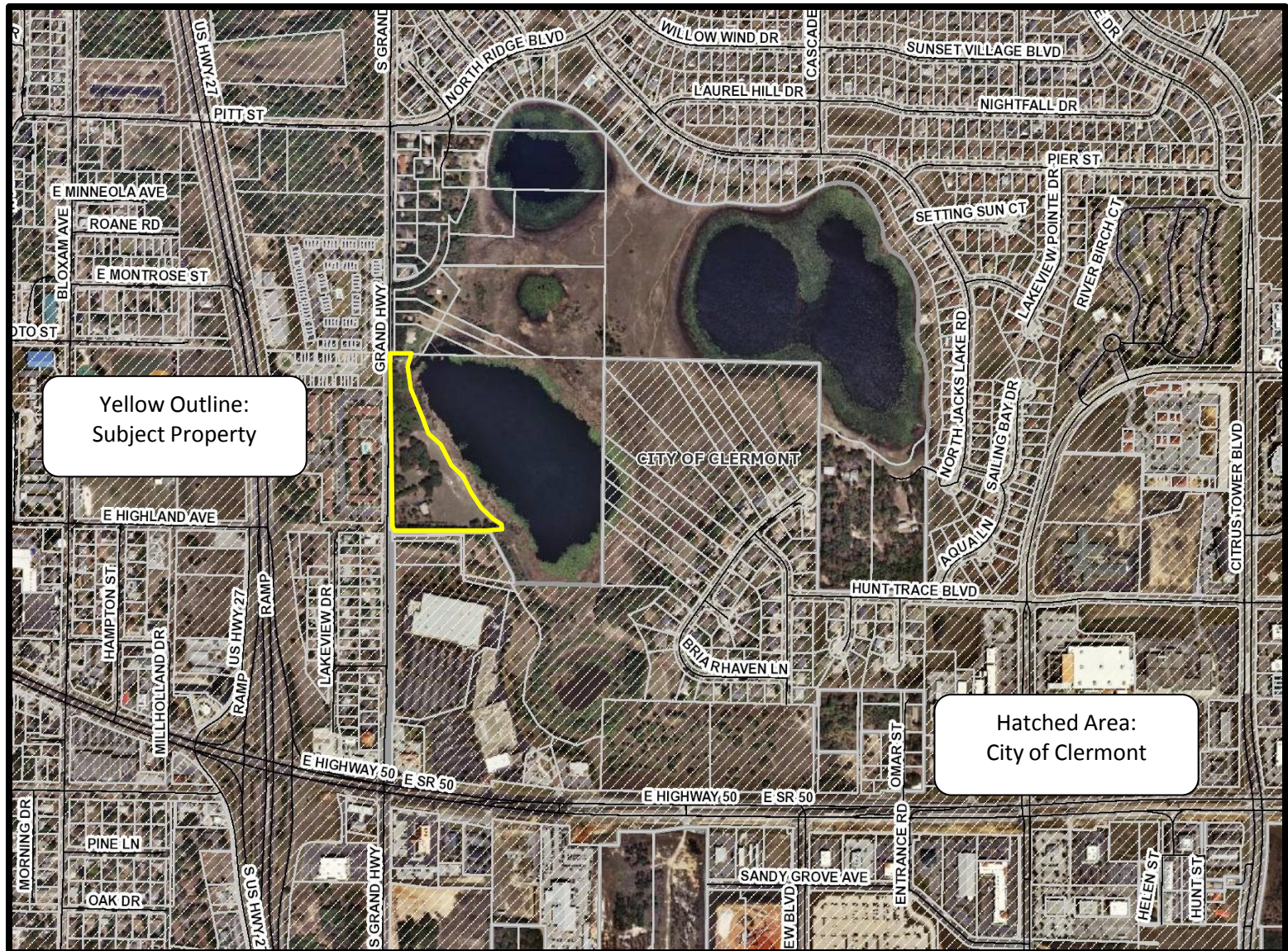
1. The Landscape design for all parking areas, buffers, rights-of-way, pedestrian ways and focal points shall be unified and complementary to the ambiance of the center.
2. All landscape plans and plantings shall meet or exceed the City of Clermont Code.

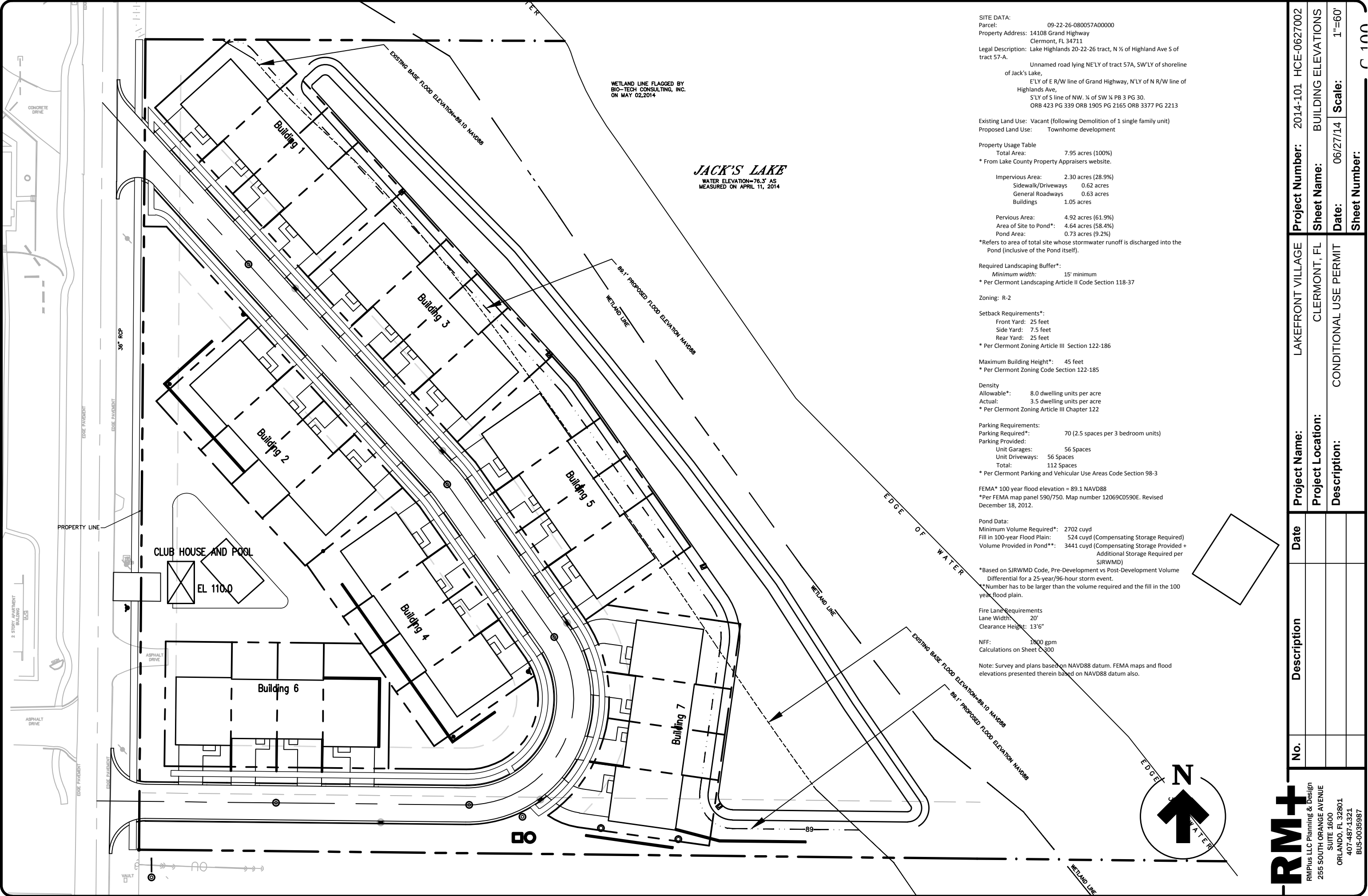
Section 7 - Architectural Design Standards

1. All structures shall be designed and constructed in accordance with the *Architectural Standards* of the City of Clermont.

2. The multi-family structures shall be developed in substantial accordance with the conceptual building elevations (Building Type 1 or Building Type 2) submitted on July 23, 2014 prepared by RMPlus, LLC Planning and Design, sheet A-001 and A-002.
3. All fencing within public view shall be ornamental metal or brick, as approved by the Site Review Committee.

Exhibit - Location Map Lakeview Village Townhomes





SITE DATA:
Parcel: 09-22-26-080057A00000
Property Address: 14108 Grand Highway
Clermont, FL 34711
Legal Description: Lake Highlands 20-22-26 tract, N ¼ of Highland Ave S of tract 57-A.
Unnamed road lying NE'LY of tract 57A, SW'LY of shoreline of Jack's Lake,
E'LY of E R/W line of Grand Highway, N'LY of N R/W line of Highlands Ave,
S'LY of S line of NW. ¼ of SW ¼ PB 3 PG 30.
ORB 423 PG 339 ORB 1905 PG 2165 ORB 3377 PG 2213

Existing Land Use: Vacant (following Demolition of 1 single family unit)
Proposed Land Use: Townhome development

Property Usage Table
Total Area: 7.95 acres (100%)
* From Lake County Property Appraisers website.

Impervious Area: 2.30 acres (28.9%)
Sidewalk/Driveways 0.62 acres
General Roadways 0.63 acres
Buildings 1.05 acres

Pervious Area: 4.92 acres (61.9%)
Area of Site to Pond*: 4.64 acres (58.4%)
Pond Area: 0.73 acres (9.2%)

*Refers to area of total site whose stormwater runoff is discharged into the Pond (inclusive of the Pond itself).

Required Landscaping Buffer*:
Minimum width: 15' minimum
* Per Clermont Landscaping Article II Code Section 118-37

Zoning: R-2

Setback Requirements*:
Front Yard: 25 feet
Side Yard: 7.5 feet
Rear Yard: 25 feet
* Per Clermont Zoning Article III Section 122-186

Maximum Building Height*: 45 feet
* Per Clermont Zoning Code Section 122-185

Density
Allowable*: 8.0 dwelling units per acre
Actual: 3.5 dwelling units per acre
* Per Clermont Zoning Article III Chapter 122

Parking Requirements:
Parking Required*: 70 (2.5 spaces per 3 bedroom units)
Parking Provided:
Unit Garages: 56 Spaces
Unit Driveways: 56 Spaces
Total: 112 Spaces
* Per Clermont Parking and Vehicular Use Areas Code Section 98-3

FEMA* 100 year flood elevation = 89.1 NAVD88
*Per FEMA map panel 590/750. Map number 12069C0590E. Revised December 18, 2012.

Pond Data:
Minimum Volume Required*: 2702 cuyd
Fill in 100-year Flood Plain: 524 cuyd (Compensating Storage Required)
Volume Provided in Pond**: 3441 cuyd (Compensating Storage Provided + Additional Storage Required per SJRWMD)

*Based on SJRWMD Code, Pre-Development vs Post-Development Volume Differential for a 25-year/96-hour storm event.
**Number has to be larger than the volume required and the fill in the 100 year flood plain.

Fire Lane Requirements
Lane Width: 20'
Clearance Height: 13'6"

NFF: 1800 gpm
Calculations on Sheet C-300

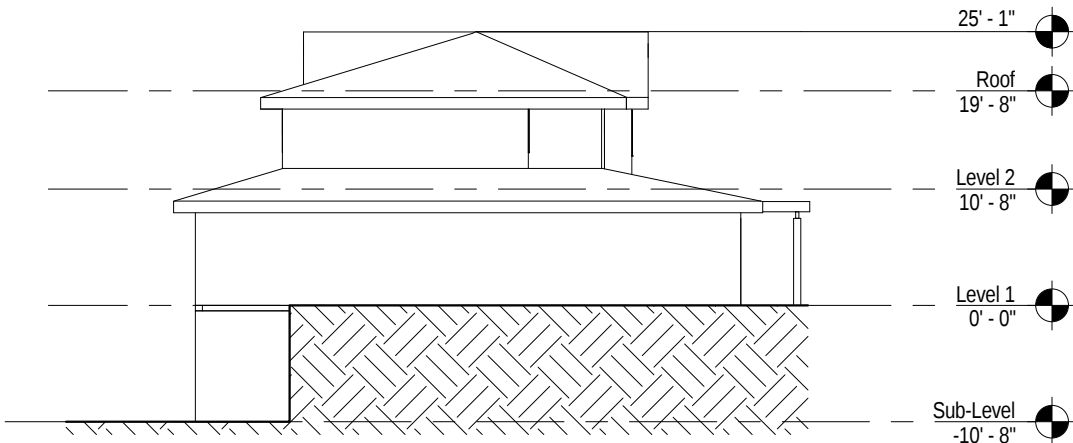
Note: Survey and plans based on NAVD88 datum. FEMA maps and flood elevations presented therein based on NAVD88 datum also.

RM+ RMPius LLC Planning & Design 255 SOUTH ORANGE AVENUE SUITE 1600 ORLANDO, FL 32801 407-487-1321 BUS-0035987	Project Name: LAKEFRONT VILLAGE		Project Number: 2014-101	HCE-0627002
	Project Location: CLERMONT, FL		Sheet Name: BUILDING ELEVATIONS	
	Description: CONDITIONAL USE PERMIT		Date: 06/27/14	Scale: 1"=60'
			Sheet Number: 100	
No.	Description	Date		



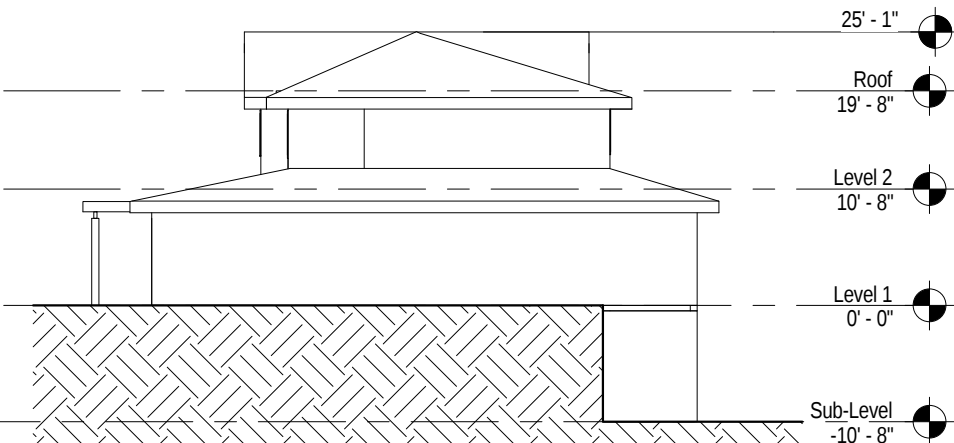
ELEVATION 4 - BUILDING TYPE 1
1/16" = 1'-0"

04
A-001



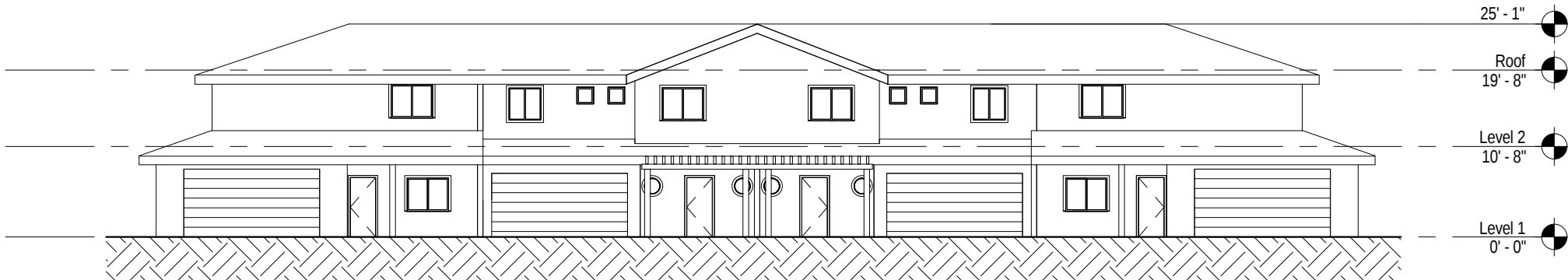
ELEVATION 3 - BUILDING TYPE 1
1/16" = 1'-0"

03
A-001



ELEVATION 2 - BUILDING TYPE 1
1/16" = 1'-0"

02
A-001



ELEVATION 1 - BUILDING TYPE 1
1/16" = 1'-0"

01
A-001

RM+
RMPlus LLC Planning & Design
255 SOUTH ORANGE AVENUE
SUITE 1600
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407-487-1321
BUS-0035987

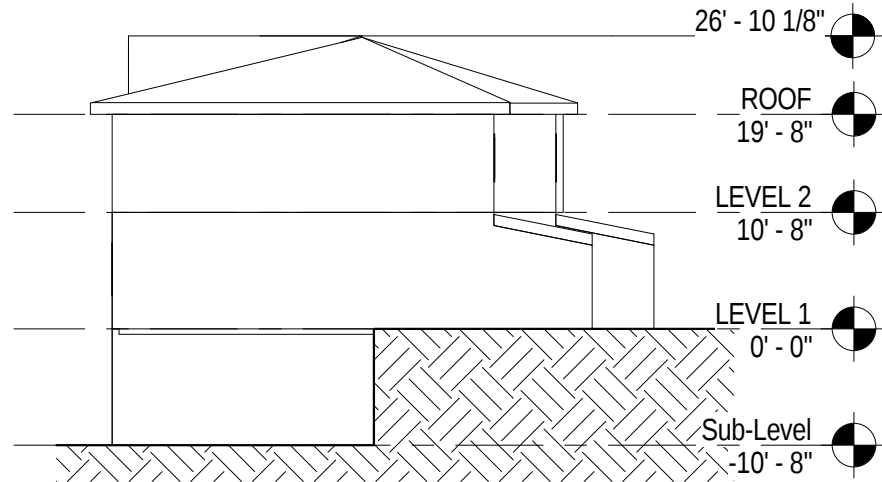
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ELEVATION 4 - BUILDING TYPE 2

1/16" = 1'-0"

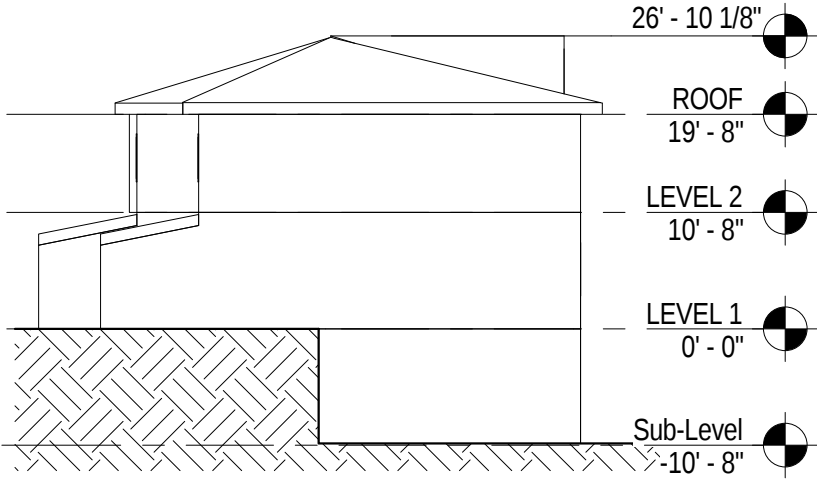
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ELEVATION 3 - BUILDING TYPE 2

1/16" = 1'-0"

03
A-002



ELEVATION 2 - BUILDING TYPE 2

1/16" = 1'-0"

02
A-002



ELEVATION 1 - BUILDING TYPE 2

1/16" = 1'-0"

01
A-002

RM+ RMPlus LLC Planning & Design 255 SOUTH ORANGE AVENUE SUITE 1600 ORLANDO, FL 32801 407-487-1321 BUS-0035987	No.	Description	Date	Project Name: LAKEFRONT VILLAGE		Project Number: 2014-101	
				Project Location: CLERMONT, FL		Sheet Name: BUILDING ELEVATIONS	
				Description: CONDITIONAL USE PERMIT		Date: 07/23/14	Scale: 1/16" = 1'-0"
				Sheet Number: A-002			



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

July 29, 2014

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

RE: City of Clermont Lakeview Village Townhomes (Ordinance Number 2014-21)

Dear Ms. Hollerand:

The City is currently reviewing an applicant's request to rezone 7.95 acres from Lake County Agriculture District to City of Clermont Residential/Professional District (R-3). 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 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 rezoning has the potential to add 28 new townhomes that will contribute 10 new students to the Lake County School system. Based on current school attendance zones, schools that will be adversely affected by the rezoning and their projected five-year capacity status are as follows:

- | | |
|-------------------------------------|---------------------------|
| • Clermont Elementary School | 16% Under Capacity |
| • East Ridge Middle School | 31% Under Capacity |
| • Lake Minneola High School | 18% Over Capacity |

Please see the attached District Growth Impact Report, which indicates the potential impact of the proposed 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

Lakeview Village Townhomes / Ordinance Number 2014-21 (Rezoning)

DEVELOPER/OWNER

RM Plus, LLC / Johnathan Huels, Applicant's Representative

ITEM DESCRIPTION

The applicant proposes a Future Land Use Map change from Lake County Urban Medium Residential (7 dwelling units/1 acre) to City of Clermont Medium Density Residential (7 dwelling units/1 acre) and a rezoning from Lake County Agriculture District to City of Clermont Residential/Professional District (R-3) on 7.95 acres.

LOCATION

Section 9, Township 22S, Range 26E
North of State Road 50, south of North Ridge Boulevard, east of South Grand Highway, and west of Jack's Lake

CURRENT LAND USE

Lake County Urban Medium Residential (7 dwelling units/1 acre)

PROPOSED LAND USE

City of Clermont Medium Density Residential (7 dwelling units/1 acre)

CURRENT ZONING

Lake County Agriculture District

PROPOSED ZONING

City of Clermont Residential/Professional District (R-3)

NEW DU IMPACT**STUDENT GENERATION**

Elementary School

Middle School

High School

SF-DU	MF-DU	Mobile	SF Impacts	
			28	Dwelling Units
0.374	0.235	0.126	10	
0.172	0.133	0.065	5	
0.085	0.051	0.029	2	
0.117	0.051	0.032	3	

SCHOOL NAME

Clermont Elementary

East Ridge Middle

Lake Minneola 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
526	634	83%	531	84%	No
1,090	1,590	69%	1,092	69%	No
2,159	1,835	118%	2,162	118%	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	4,483	100%

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

COMMENTS:

The proposed rezoning will add 28 townhomes, 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: 7/29/2014

July 24, 2014

SENT VIA E-MAIL

Barbara Hollerand, Development Services Director
City of Clermont
685 W. Montrose Street, 1st Floor
Clermont, FL 34711

Re: Lakeview Village Townhomes

Barbara,

As you are aware, this law firm is representing RM Plus, LLC with respect to the pending applications for Annexation, Comprehensive Plan Amendment, Rezoning, Conditional Use Permit, and Variance associated with the Lakeview Village Townhomes project (the "Project"). We have been informed by City Planning staff that the Project would not be allowed in the City's R-2 zoning designation due to the exceedance of the maximum density of 12 townhome units permitted in that designation. As such, please let this letter serve as written clarification that the pending Rezoning application is requesting an R-3 zoning designation, under which the Project could be developed as a conditional use. Accordingly, please replace any reference to "R-2" with "R-3" in the pending applications and supporting materials that are now being processed by the City. Please let me know if you have any questions or need any additional clarifications with respect to the Project.

Sincerely,


Jonathan P. Huels

JPH/nle

cc: Ross Jermano (via e-mail)
Curt Henshel (via e-mail)
John Kluse (via e-mail)
Rae Chidlow (via e-mail)



CITY OF CLERMONT
CONDITIONAL USE PERMIT (CUP)
APPLICATION

DATE: June 26, 2014

FEE: \$350.00

PROJECT NAME (if applicable): Lakeview Village Townhomes

APPLICANT: RM Plus, LLC

CONTACT PERSON: Jonathan Huels

Address: Lowndes, Drosdick, Doster, Kantor & Reed, P.A., 215 N. Eola Drive

City: Orlando State: FL Zip: 32801

Phone: 407-418-6483 Fax: 407-843-4444

E-Mail: jonathan.huels@lowndes-law.com

OWNER: RM Plus, LLC

Address: 255 South Orange Avenue, Suite 1600

City: Orlando State: FL Zip: 32801

Phone: 407-487-1320 Fax: 407-405-5326

Address of Subject Property: 14108 Grand Highway, Clermont, FL 34711

General Location: Northeast of intersection of US Hwy 27 and SR 50.

Legal Description (include copy of survey): Tract 57A, MAP OF SECTION 20 TOWNSHIP 22 S. RANGE 26 E. LAKE COUNTY, FLORIDA, PROPERTY OF LAKE HIGHLANDS COMPANY, according to the plat thereof recorded in Plat Book 3, page 30, public records of Lake County, Florida, together with the North ½ of Highland Avenue South of Tract 57, and unnamed road lying Northeasterly of Tract 57A, Southwesterly of shoreline of Jack's Lake, Easterly of right of way of Grand Highway, Northerly of North right of way line of Highland Avenue, and Southerly of South line of Northwest ¼ of Southwest ¼ except Northerly of property line running due East of Tract 57A (York property).

Land Use (City verification required): Urban Medium Density

Zoning (City verification required): Agricultural

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

X Agent
Applicant Name (signature)
X Owner
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. 34712-0219
(352) 394-4083 Fax: (352) 394-3542

LAKEVIEW VILLAGE TOWNHOMES

JUSTIFICATION STATEMENT

City of Clermont

General Data

The property is an approximately 7.95 acre parcel (Tax ID No. 092226080057A00000) located in unincorporated Lake County (the "Property"). The Property is located north of SR 50 and bounded on the west by Grand Highway and on the east by Jack's Lake. The Property is currently vacant and has a County zoning designation of Agricultural and a County Comprehensive Plan Future Land Use designation of Urban Medium Density Residential. The following applications are being simultaneously filed with the City of Clermont to annex the Property into the City and develop a 28-unit townhome residential development called Lakeview Village Townhomes (the "Project"):

- (a) Annexation from unincorporated Lake County into the City;
- (b) An amendment to the Comprehensive Plan to change the Future Land Use designation from Urban Medium Density Residential (County) to Medium Density Residential (City);
- (c) Rezoning of the Property to R-2; and
- (d) A Conditional Use Permit to allow townhomes on the Property.

Consistency with and furthering the Comprehensive Plan

(1) The Project is Compatible with the Neighborhood.

The Property is located at the center of a confluence of different uses, including commercial, residential, and vacant land. The Project fits the character of the surrounding community and is compatible with the Property's adjacent parcels which have been developed as a shopping center (south), apartment complex (west), single family residential (north), and lake (east). As infill development, the Project will serve as buffer between the intensive commercial uses established along SR 50 and the residential uses located farther north along Grand Highway.

(2) The Project is consistent with the Comprehensive Plan.

The Project is consistent with, and furthers the Goals, Objectives and Policies of the Comprehensive Plan. As infill development, the Project discourages urban sprawl and will serve as an appropriate transition between the existing commercial uses located south and the residential community located north in furtherance of Policy 1.1.3. The Project is also consistent with Policy 1.2.1 which requires land use changes to be compatible with adjacent properties as discussed in more detail above. The annexation of the Property results in a logical extension of the City limits and allows the development of an undeveloped enclave in furtherance of Policies

1.12.3 and 1.12.4. Further, the proposed City FLU designation of Medium Density Residential (max. 7 du/acre) is analogous to the Property's current County FLU designation of Urban Medium Density Residential (max. 8 du/acre) and results in no net change in the intensity of development that could currently be achieved on the Property. The Project is also consistent Policy 1.6.2, which states that Medium-Density Residential designation permits housing types such as single family detached homes, including zero lot line and cluster developments, duplexes, townhomes, condominiums and apartments.

The Project is consistent with Code Criteria.

Pursuant to the City Code, the intended development of the Property into townhomes will require a Conditional Use Permit. According to Section 86-144(c) of the Code, a Conditional Use Permit must meet the following criteria:

- (1) The granting would not adversely affect the officially adopted Comprehensive Plan;
- (2) Such use will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity;
- (3) The proposed use will comply with the regulations and conditions specified in the code for such use; and
- (4) The proposed use may be considered desirable at the particular location.

The Project satisfies all of the above criteria for granting a Conditional Use Permit as a result of the following:

- (1) As discussed above, the Project is consistent with, and furthers the Goals, Objectives and Policies of the Comprehensive Plan. As such, the Comprehensive Plan would not be adversely affected.
- (2) The Project will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity. Rather, the development will provide new living options that are centrally located in areas close to other residential units and commercial developments as well as serve as an appropriate transition between those uses.
- (3) The Project will be constructed in accordance with all requirements set forth in the Code.
- (4) The Project is desirable not only because of the aesthetic value it will bring to the area, but also because it will be an ideal use of this currently vacant land.

Availability of Utilities

The Property is located within the Lake County/Clermont Joint Planning Area and thus is a designated property that may be annexed into the City. Under the Joint Planning Interlocal

Agreement, water and sewer services are permitted to be provided to the Property without any amendment required to the land use plan. All development on the Property will be designed to the City of Clermont standards. Thus, utilities are available to be provided to the Property and are in compliance with the Joint Planning Interlocal Agreement.

Conclusion

In order to develop the Property as a 28-unit Lakeview Village Townhomes, the owner is seeking annexation of the Property into the City, an amendment to the Comprehensive Plan to allow for a Future Land Use designation of Medium Density Residential, a rezoning of the Property to R-2, and a Conditional Use Permit. The Project is compatible with adjacent land uses and the surrounding neighborhood. The Project also furthers the goals, objectives and policies of the Comprehensive Plan and compiles with all applicable regulations and conditions specified in the City Code.

LEGAL NOTICE

Notice is hereby given that the City of Clermont will consider a request for a Conditional Use Permit to allow for a multi-family complex with more than 12 units:

LOCATION

Vacant property (Alt. Key 2665602) North of S.R. 50 and
Grand Highway Intersection, East of Grand Highway

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

This request will be considered by the Planning & Zoning Commission on Tuesday, August 5, 2014 at 7:00pm.

A public meeting to consider the request will be held before the City Council on Tuesday, August 26, 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
July 29, 2014 and August 19, 2014



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Council Meeting Date					
Tuesday, August 5, 2014					
Agenda Item Name					
Intergovernmental Coordination Element Comp Plan Amendment					
Requested Action					
MOTION TO APPROVE: Transmittal of proposed comprehensive plan amendment to Florida Department of Economic Opportunity.					
Staff Report					
The Intergovernmental Coordination Element of the City of Clermont's Comprehensive Plan is being amended to include the recent adoption of the Interlocal Service Boundary Agreement (ISBA) between the City and Lake County. The ISBA addresses lands that may be annexed, water and sewer service delivery, maintenance of right-of-way, land development regulations, solid waste, sharing of equipment and resources, and fire and rescue services. The ISBA was first introduced to the Council on May 13, 2014 with approval on June 10, 2014. The ISBA was sent to Lake County for approval and was approved by the Lake County Board of County Commissioners on July 8, 2014 with changes. The changes were incorporated into the revised ISBA document that was introduced to the Council on July 22, 2014. Since the ISBA is an intergovernmental agreement between the City and Lake County, it must be referenced in the City's Comprehensive Plan. This proposed amendment is to incorporate the ISBA into the Intergovernmental Coordination Element. Transmittal to the Florida Department of Economic Opportunity (formally Department of Community Affairs) for review will be done to satisfy the requirements to add this amendment to the Comprehensive Plan. A request for Council adoption of the ordinance will follow in the fall of 2014.					
Legal Impact					
Additional Analysis					
Fiscal Impact Summary					
Fiscal Impact		Fund Number and Description		Available Budget Amount	
Exhibits Attached (copies of original agreements)					
1. ICE Comp Plan		ICE Draft 2014 PZ.docx			
2. Legal ad		ICE Legal ad 8-2014,.doc			



CITY OF CLERMONT COMPREHENSIVE PLAN

CHAPTER XII INTERGOVERNMENTAL COORDINATION ELEMENT

Adopted June 23, 2009
Amended October 28, 2014

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CHAPTER XII INTERGOVERNMENTAL COORDINATION

Goal 1: To establish viable mechanisms among the pertinent governmental, public and private entities to ensure awareness and coordination of all development activities, and to provide effective and efficient utilization of all available resources to ultimately enhance the quality of life for present and future populations.

Objective 1.1: Coordinate Comprehensive Plan. The City of Clermont shall coordinate comprehensive planning activities with Lake County, the cities of Minneola and Groveland, the Town of Montverde and the East Central Florida Regional Planning Council (ECFRPC).

Policy 1.1.1: When considering comprehensive plan amendments the City shall review the Lake County, Minneola, Montverde and Groveland comprehensive plans, as applicable.

Policy 1.1.2: The City shall review and compare municipal and Lake County land development regulations applicable to respective adjacent lands for compatibility and for conflict with growth management goals, objectives and policies.

Policy 1.1.3: The City shall participate in the ECFRPC's Strategic Regional Policy Plan review and update process as mandated by state statute.

Objective 1.2: Impacts of Development. The City shall ensure that the impacts of development proposed in the City's comprehensive plan are coordinated with adjacent municipalities, Lake County, the Lake County School Board, the ECFRPC's Strategic Regional Policy Plan, the Lake-Sumter Metropolitan Planning Organization (MPO), and the state.

Policy 1.2.1: The City shall notify Lake County and adjacent municipalities as part of the development review process when impacts of a development may impact those jurisdictions.

Policy 1.2.2: The City shall coordinate with the ECFRPC and other applicable governmental agencies when developments requiring Chapter 380, Florida Statutes review are within the City's jurisdiction.

Policy 1.2.3: The City shall coordinate transportation planning activities with the Florida Department of Transportation (FDOT), ECFRPC, Lake-Sumter MPO, Lake County and the adjacent municipalities to protect and preserve necessary future rights-of-way.

Policy 1.2.4: The City shall coordinate planning activities with the FDOT, the Florida Department of Agriculture, the ECFRPC, the Lake-Sumter MPO and Lake County to establish mechanisms for delineation and adoption of corridor roadway systems in and around the City of Clermont.

Objective 1.3: Coordinate Level of Service (LOS) Standards. The City shall implement formal and informal process, memorandums of agreement and coordination mechanisms that establish appropriate level of service standards, consistency and compatibility between the City's

adopted comprehensive plan and the mandated plans and legislated activities of federal, state and regional governments or agencies empowered with jurisdictional and quasi-jurisdictional authority and/or service facility provision and maintenance responsibility.

Policy 1.3.1: The City shall coordinate with the Lake-Sumter MPO, Lake County and the FDOT to establish concurrency management mechanisms that will provide consistent LOS standards to be maintained on major roadways in and around the City of Clermont.

Policy 1.3.2: The City will coordinate adopted solid waste LOS standards with Lake County.

Policy 1.3.3: The City shall coordinate with St. Johns River Water Management District (SJRWMD), Florida Department of Environmental Protection (FDEP), Federal Emergency Management Agency (FEMA) and other appropriate state and federal agencies that have jurisdictional authority or responsibility in the City to ensure water quality, stormwater drainage and flood control measures are addressed consistent with impacts of development.

Policy 1.3.4: The City in conjunction with Lake County, SJRWMD, FDEP and other affected federal, state and local entities shall designate respective personnel to investigate and formulate planning strategies for potential placement and implementation of regional wastewater treatment facilities.

Policy 1.3.5: The City shall coordinate necessary activities with the plans, programs and administered legislative actions of FDEP and Lake County to implement proper operation, storage and disposal of both solid and hazardous waste.

Policy 1.3.6: The City shall coordinate appropriate activities with the FDEP, SJRWMD (including consistency with the District's ERP and CUP rules), Lake County Water Authority and Lake County to effectively manage the preservation and protection of surface and ground water quality and quantity, and aquifer recharge areas.

Policy 1.3.7: The City shall ensure that natural resources occurring in, or affecting more than one governmental jurisdiction, are effectively managed to preserve, protect, and enhance natural systems, wildlife, fisheries and habitat. This includes ensuring its stormwater management, aquifer recharge and reuse water policies and projects are consistent with the goals of the SJRWMD Lake Apopka Surface Water Improvement and Management (SWIM) Plan and the Upper Ocklawaha River Basin SWIM Plan to protect or enhance water quality and natural systems.

Policy 1.3.8: The City shall coordinate with existing resource protection plans of other government agencies and entities including the FDEP, SJRWMD, Lake County and the Lake County Water Authority, as well as with nonprofit environmental organizations to appropriately conserve and manage natural areas and open space.

Policy 1.3.9: The City shall participate in the development of updates to the SJRWMD's Water Supply Assessment and District Water Supply Plan and in other water supply development-related initiatives facilitated by SJRWMD that affect the City.

Objective 1.4: Conflict Resolution. The City will provide for informal or formal conflict resolution mechanisms when necessary to deal with issues of intergovernmental coordination.

Policy 1.4.1: The City shall utilize the informal mediation process provided by the ECFRPC for resolving conflicts with other local governments when applicable.

Policy 1.4.2: The City shall provide for joint meetings of the City Council and the Lake County Board of County Commissioners to resolve issues relating to intergovernmental coordination.

Objective 1.5: Coordinate Growth Management Issues. The City shall coordinate growth management issues transcending jurisdictional areas through cooperative communications with Lake County and neighboring municipalities at the staff and elected official levels by presenting the City of Clermont's concerns through documented transmittals, scheduled meetings, attendance at Lake County and adjacent cities' public hearings, joint ad hoc technical coordination committees, execution of interlocal agreements if applicable and, where relevant, less formal communications within one year of the adoption of this element.

Policy 1.5.1: The City shall coordinate growth management activities with Lake County to pursue appropriate, compatible land management for areas adjacent to the City, including enclaves, to avoid conflict created by possible placement of incompatible land uses and to establish compatibility between City, county and the adjacent cities' growth management efforts.

Policy 1.5.2: The City shall engage in mutual discussion with Lake County, the Town of Montverde, and the cities of Minneola and Groveland to establish an annexation policy to direct an orderly and timely process of annexing unincorporated lands adjacent to the City.

Policy 1.5.3: The City shall develop mutually agreeable land use designations for unincorporated areas within the confines of any service area or delineated annexation zone. The emphasis shall be on compatibility with both the City and adjacent governments' comprehensive plan future land use elements.

Policy 1.5.4: The City shall focus commercial development along state roads to commercial nodes in the incorporated areas where there are central services, and shall designate lands in unincorporated areas adjacent to municipalities to lower residential densities, and less intensive land uses than permitted in the City or designated service areas.

Policy 1.5.5: The City shall amend the existing interlocal agreement for the presently designated Joint Planning Area to adequately address mutual issues, logistics, responsibilities for managing future growth and legal requirements necessary to validate any such agreement. The City shall participate with Lake County to amend the current interlocal agreement, as needed, to address the following issues:

- Expansion of the county's technical review committee to include representatives from the City of Clermont on issues concerning any development of land or land use action within any agreed upon Joint Planning Area;

- Determination of land use authority for land within any agreed-upon Joint Planning Area; and
- Identification of applicable level of service criteria for any agreed-upon Joint Planning Area

Policy 1.5.6: The City shall coordinate with Lake County through the adopted Interlocal Service Boundary Agreement (ISBA), formally adopted XXX, 2014, which addresses lands that may be annexed, water and sewer service delivery, maintenance of right-of-way, land development regulations, solid waste, sharing of equipment and resources, and fire and rescue services. (Adopted XXX, 2014; Ord. 2014-17)

Policy 1.5.7: The City shall establish joint processes for the siting of facilities with county-wide significance, including locally unwanted land uses, such as solid waste disposal facilities.

Objective 1.6: Housing and Recreational Facilities. The City shall provide appropriate mechanisms to coordinate information and programs for the provision of housing and recreational facilities.

Policy 1.6.1: The City shall solicit recommendations and assistance from various public agencies and quasi-public organizations such as the Florida Department of State, Division of Historic Resources, the Florida Department of Community Affairs (DCA), Farmers Home Administration, HUD, Florida Department of Children & Families, Lake County Housing Authority and South Lake Chamber of Commerce to assist in program funding, identification of structures and areas to be preserved for historical purposes, and identification of potential areas to be recommended for future community revitalization type actions.

Policy 1.6.2: The City shall continue both formal and informal communication with appropriate state and regional agencies, such as the DCA and the ECFRPC, to sustain availability of information on specific programs, projects, and legislation pertinent to local governments and to provide technical assistance for potential grants and Development of Regional Impact (DRI) reviews.

Policy 1.6.3: The City shall continue to coordinate with officials of the Lake County School Board to ensure provision and availability of necessary infrastructure and utilities consistent with location and construction of new educational facilities and/or improvements to existing facilities.

Policy 1.6.4: The City shall engage in efforts with Lake County and the Lake County School Board for procurement, operation and maintenance of parks and recreation facilities.

Policy 1.6.5: The City shall continue to cooperate with state agencies in identifying programs and funding sources to promote further development of community parks, open space and recreation facilities.

Policy 1.6.6: The City shall continue to cooperate with state agencies as well as with nonprofit environmental organizations in identifying programs and funding sources to promote further development of community parks, open space and recreation facilities and to coordinate with them in effectively managing existing natural areas and open space.

Objective 1.7: School Coordination. The City of Clermont will coordinate with the Lake County School Board with regard to school siting criteria, collocation of facilities and planning coordination within one year of the adoption of this element.

Policy 1.7.1: The City and the Lake County School Board shall discuss and coordinate development plans for expansion of existing schools or development of new education facilities within the City to assure such activities are consistent with growth management directives established within the City's comprehensive plan. Issues shall include the impacts of facilities on adopted LOS standards established for public school facilities, transportation, potable water, wastewater, drainage and solid waste services.

Policy 1.7.2: The City shall provide the Lake County School Board with information regarding proposed new developments to assist its efforts in planning new schools and to solicit its review comments.

Policy 1.7.3: The City shall abide by and enforce the interlocal agreement between the City and the Lake County School Board to require cooperation in terms of population projection and school siting.

Policy 1.7.4: The Lake County School Board shall provide facilities plans and population projections on an annual basis to ensure that consistency is maintained between the two.

Policy 1.7.5: The Lake County School Board shall provide the City with any plans to site schools within the corporate limits or joint planning area.

Policy 1.7.6: The City shall provide to the Lake County School Board all applications for land use plan amendments that have the potential of increasing residential density and that may affect student enrollment, student enrollment projections or school facilities.

Policy 1.7.7: The City shall allow a member of the Lake County School Board to sit as an ex-officio member on the Local Planning Agency and comment on proposals that have the potential to increase density.

Policy 1.7.8: The City will take part in the Lake County Educational Concurrency Review Committee established by Lake County, Lake County School Board and the municipalities of Lake County that shall meet at least annually as outlined in the interlocal agreement between Lake County, Lake County School Board and municipalities for school facilities planning and siting, and will hear reports and discuss issues concerning school concurrency.

Policy 1.7.9: The City will take part in the Joint Staff School Concurrency Review Group, comprised of staff of Lake County, the municipalities of Lake County, and the

Lake County School Board, that shall meet at least quarterly, as outlined in the interlocal agreement between Lake County, Lake County School Board and the municipalities of the county, for school facilities planning and siting, to discuss issues concerning school concurrency. These issues shall include but not be limited to land use, school facilities planning, including such issues as population and student projections, level of service, capacity, development trends, school needs, co-location and joint use, and ancillary infrastructure improvements needed to support schools and ensure safe student access. The Lake County School Board staff shall be responsible for making meeting arrangements.

Policy 1.7.10: The City will provide full cooperation and coordination with the Lake County School Board, as needed, to coordinate planning activities and maximize the use of available public facilities.

Policy 1.7.11: The City will pursue formalization of existing agreements with the Lake County School Board for the use of school facilities for recreation services and activities. Agreements should establish a level of service ratio to determine the maximum allowable use of the facilities for public access to optimize the use of the facilities and to help the City determine its long-term recreation needs.

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CITY OF CLERMONT

NOTICE OF PROPOSED AMENDMENT TO COMPREHENSIVE PLAN

The City of Clermont will hold a public hearing Tuesday, August 5, 2014 at 7pm before the City of Clermont Planning and Zoning Commission and Tuesday, August 26, 2014 (transmittal) at 7pm before the City Council to consider proposed changes to the Intergovernmental Coordination Element of the City's adopted comprehensive plan.

The public hearings will be in the Council chambers of City Hall, 685 W. Montrose St., and are open to public comment. Please call (352) 241-7309 if you have any questions.

The proposed amendment may be inspected at the City's planning department (first floor, City Hall) between 8am and 5pm. Monday-Friday.

Please be advised that under state law, any person deciding to appeal a decision made at the public hearing will need a record of the proceedings and may need to ensure a verbatim record is made. Persons with disabilities who need assistance should contact the City Clerk's office, (352) 241-7330, at least 48 hours prior to the public hearing.

Tracy Ackroyd
City Clerk

Daily Commercial
July 23, 2014 & August 12, 2014