



CITY OF CLERMONT
PLANNING AND ZONING COMMISSION AGENDA
6:30 PM, Tuesday, April 3, 2018
City Hall – 685 W. Montrose Street, Clermont, FL

CALL TO ORDER
INVOCATION AND PLEDGE OF ALLEGIANCE
MINUTES

March 6, 2018 Minutes

REPORTS
NEW BUSINESS

- | | |
|--|---|
| Item 1 - Ordinance No. 2018-16
<i>Goodman Comprehensive Plan Amendment</i> | Consider ordinance to change future land use from Lake County Regional Commercial to City of Clermont Industrial for property located at the Northeast corner of Hancock Road and Trade Avenue. |
| Item 2 - Ordinance No. 2018-17
<i>Goodman Commerce Center Rezoning</i> | Consider ordinance to change the zoning from Lake County Master Planned Development to City of Clermont M-1 Industrial for property located at the Northeast corner of Hancock Road and Trade Avenue. |
| Item 3 - Resolution No. 2018-08
<i>Goodman Commerce Conditional Use Permit</i> | Consider a request for a Conditional Use Permit to allow for two building occupying more than 20,000 square feet of floor space and a total floor area greater than 100,000 square feet for vacant property located on the Northeast corner of Hancock Road and Trade Avenue. |
| Item 4 - Ordinance No. 2018-12
<i>607 & 619 Lake Ave Comprehensive Plan Amendment</i> | Consider ordinance to change the future land use from Medium Density Residential to Downtown Mixed Use for property located at the southeast corner of Lake Ave. and Minneola Ave. |
| Item 5 - Ordinance No. 2018-13
<i>607 & 619 Lake Ave Rezoning</i> | Consider ordinance to change the zoning from R-3 Residential/Professional to Central Business District for 0.52 acres located at the southeast corner of Lake Ave. and Minneola Ave. |
| Item 6 - Ordinance No. 2018-18
<i>Victory Pointe, LLC Comprehensive Plan Amendment</i> | Consider ordinance to change the future land use from Medium Density Residential to Downtown Mixed Use for a 0.20 +/- acre parcel located northwest of the intersection of Montrose Street and 10th Street. |

CITY OF CLERMONT
PLANNING AND ZONING COMMISSION AGENDA
6:30 PM, Tuesday, April 3, 2018
City Hall – 685 W. Montrose Street, Clermont, FL

Item 7 - Ordinance No. 2018-19
Victory Pointe, LLC Rezoning

Consider an ordinance to rezone 0.62 +/-
acre from Central Business District and
R-3 Residential Professional to Planned
Unit Development (PUD) for
condominiums located northwest of the
intersection of 10th Street and Montrose.

Discussion of Non-Agenda Items

ADJOURN

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

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

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

City of Clermont
MINUTES
PLANNING AND ZONING COMMISSION
March 6, 2018

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The meeting of the Planning & Zoning Commission was called to order 6, March, 2018 at 6:30 p.m. by Chairman Cuqui Whitehead. Other members present were Herb Smith, Carol Thayer, David Colby, Julie Santos, Max Krzyminski and Tony Hubbard. Curt Henschel Planning Manager, John Kruse, Senior Planner, Regina McGruder, Senior Planner, Dan Mantzaris, Legal Counsel for the City, were also in attendance.

MINUTES of Planning and Zoning Commission meeting held on February 6, 2018 were approved as written.

REPORTS: No reports.

REQUEST:

Item #1: Consider ordinance to amend PUD to remove the billboard language and clarify outdoor speaker language for the Anderson Hill multitenant commercial project located at US Hwy 27 and Anderson Hill Road.

APPLICANT: Anderson Hill DLSU

Senior Planner, John Kruse, presented the staff report as follows:

The owner, Anderson Hill DLSU, is requesting an amendment to PUD Ordinance 2017-35. The property is approximately 9.5 +/- acres in size and was approved for a multi-tenant commercial use project by the City Council on September 26, 2017. The owner is seeking an amendment to the existing PUD to remove language concerning the existing billboard onsite and to clarify outdoor speaker use. The owner is not changing the development plan. The building layout, sizes and uses will all remain the same, as approved under PUD Ordinance 2017-35. The applicant is here to explain their request.

The owner has indicated that they do not own the billboard, nor are they leasing the property on which the billboard is located on to the billboard owner. The billboard owner is Lamar Advertising of Ocala. The owner has indicated that a perpetual easement for the billboard was in place prior to their acquisition of the property and attempts to negotiate the sale or removal of the billboard with Lamar has been unsuccessful. The billboard condition is not possible for the owner to comply with and is seeking the removal of condition 8, under item 3 that contains the billboard language that states it to be removed by December 31, 2019.

The owner would also like to add language to clarify that outdoor speakers could be used for

drive-through facilities, such as banks and restaurant menu/order boards. This request came forward due to a resident's inquiry that no outdoor speakers, as indicated in condition 12 under item 3 of the PUD ordinance, included drive-through facilities. It was evident that at the public hearing and the specific wording was to prohibit amplified music or entertainment in the outdoor patio areas.

Staff's position on the billboard is that it is an off-site sign, which is prohibited under Section 102-8 (19) of the sign code. If the Council decides to allow the sign, staff would recommend it meeting Section 102-24 Nonconforming Signs, especially if the sign was damaged or destroyed and the estimated cost of reconstruction exceeds 50 percent of the replacement cost, then it would cease operation.

Quint Roberts owner Anderson Hill DLSU. Do not intend to earn any revenue on it. The billboard will not be affected. They control that piece of property. First option of whether the perpetual easement legality is in question. Anderson Hill were not part of the drafting of the agreement. Have not found a legal way to go about billboard. Lamar was not in interest of selling billboards. Requesting committees support to remove the billboard. Mr. Roberts would also like to have speaker box language changed.

Brent Spain, 12230 Winter Garden FL. Reviewing documents presented to committee. Reviews Mr. Roberts's previous statements. There is proof that a perpetual easement is valid in Florida. Requests support and recommendation from committee.

Chairman Whitehead opened the floor to the public.

Jim Purvis 3206. Has spoken with developer and agrees these concerns are valid requests. Urges committee to see what kind of a compromise if any to recommend to the city council. Suggest the city and applicant's attorney to sit down and reach a compromise.

There being no other members of the public who wish to speak, Chairman Whitehead closed the public porting of meeting.

Mr. Mantzaris states sign was permitted in Lake county side. It is now non-conforming on city side.

Commissioner Colby spoke with Mr. Roberts previously about topic without being aware of the topic being brought up in today's meeting.

Commissioner Smith stated concern on whether this current billboard issue could cause diminishing on property value on subject property.

Mr. Mantzaris stated current issues arose when the property was still part of Lake County. He made committee aware that the owners were aware of the perpetual easement when property was purchased.

Commissioner Santos asked Mantzaris if changes could be made to the verbiage and allow Lamar to possibly change its conditions before any decision is made.

Mr. Mantzaris states that he thinks item 8 is best being removed.

Commissioner Hubbard states that he would recommend to not agree with the information recommended tonight and it go to the council. They believe that it is out of their hands due to its complexity.

Chairman Santos would like to remove the language so they could proceed with the project. Agrees that verbiage of the speaker be changed to what is being requested.

Chairman Whitehead moved to approve the request; it was seconded by Commissioner Colby. The vote was 6-1 in favor of Anderson Hill DLSU.

Chairman Thayer makes a motion to accept the language to be added regarding speaker box.

Chairman Whitehead moved to approved the request; it was seconded by Commissioner Smith. The vote was unanimous for approval.

REQUEST:

Item #2: Consider ordinance to change the zoning from C2 General Commercial to Planned Unit Development (PUD) for property located at 423 Citrus Tower Blvd.

APPLICANT: Rick McCoy (Citrus Tower Commerce Center Rezoning)

Senior Planner, Regina McGruder, presented the staff report as follows:

The applicant, is requesting a rezoning for the subject parcel located 423 Citrus Tower Boulevard.

The 5-acre parcel is currently zoned C-2 General Commercial with a Future Land Use Designation of Industrial. The applicant is requesting to rezone the property to Planned Unit Development (PUD).

The Planned Unit Development (PUD) would allow for a multi-tenant mixed use development with approximately 15,600 square feet of Commercial/Retail in the front portion of the parcel and 40,600 square feet of Office/Warehouse Flex Space in the rear of the subject parcel.

As part of the PUD re-zoning request, the applicant is requesting 3 waivers to the City code.

- 1) **First request** is to allow two monument signs along Citrus Tower Blvd. Current city code only allows one sign per parcel. Because the applicant is requesting two different uses within the parcel, they are requesting one sign for the commercial/retail building along the front of the parcel, and a second sign for the office/warehouse space in the rear of the parcel.

- 2) **The second request** is to allow a 15-foot landscape buffer along Citrus Tower Blvd. City code requires collector roads such as Citrus Tower Blvd to have a 20-foot landscape buffer.
- 3) **The third request** is to allow for more than 10 parking spaces in a row without a landscape island. This waiver is only requested for the rear of the parcel; which is designated as the office/warehouse use. The applicant wishes to create a more flexible use of the area with larger trucks utilizing the warehouse use in the rear of the parcel.

The rezoning to Planned Unit Development (PUD) will be consistent with the City of Clermont Comprehensive Plan Goals, Objectives and Policies. The mixed use development is consistent with the character of the surrounding properties and will be in harmony with the general intent and purpose of the Land Development Code.

Staff recommends approval of Ordinance No. 2018-10, rezoning subject parcel from C-2 General Commercial to Planned Unit Development (PUD), however, Staff cannot support the requested waivers as requested.

Rick McCoy, Developer, 1522 S Hwy 27, FL. Has been working with the county. Presented the concept of what the rendering would look like. Requesting sign allowance.

Chairman Whitehead opened the floor to the public.

Robert Thompson McCoy Contractor. Gave more input the possibility of units going in in the near future.

Resident Samantha Miller. States that she believes the construction could be appealing

Commissioner Thayer asked Mr. McCoy if semi-trucks would have access to the warehouses. She is concerned with noise.

Mr. McCoy stated the noise should not be an issue and stated that it would just be storage. If semi-trucks were in the area, it would be in working hours (9-5).

Commissioner Smith Stated it is aesthetically appealing.

Chairman Whitehead questioned the need for two signs.

Mr. Thompson responded that getting 33 tenants information would be difficult on one sign. Would like to have a slightly larger sign instead of the 2 signs.

Chairman Whitehead requested Curt's recommendation.

Mr. Henschel stated that the sign could be up to 75 square feet. If a second sign is required, the second sign would have to be half the size.

Chairman Whitehead asked why 15 feet buffers were needed.

Mr. Thompson stated that due to slopes, a decrease of 5 feet will help the project run with less complications.

Chairman Hubbard makes motion to accept all three items.

Chairman Whitehead moved to approved the request; it was seconded by Commissioner Smith. The vote was unanimous for approval.

REQUEST:

Item #3: Consider ordinance for a PUD consisting of up to 125,000 square feet of C1 Light Commercial, C2 General Commercial, and M1 Industrial uses on 21.53 acres located south of Hooks Street, north of Trade Avenue, and east of Hancock Road

APPLICANT: John Keating (Clermont Commerce Park PUD)

Senior Planner, John Kruse, presented the staff report as follows:

The applicant, John Kingman Keating, is requesting a rezoning to a Planned Unit Development (PUD) with C-1 Light Commercial, C-2 General Commercial, and M-1 Industrial uses consisting of up to 125,000 square feet of building area and outside storage on 21.53+/- acres. The property is located south of Hooks Street, north of Trade Avenue, and east of Hancock Road. The property is currently in Lake County with a zoning designation of Industrial and a future land use of Regional Commercial. Once the property is annexed, it will become Urban Estate.

The applicant has provided a conceptual site plan, prepared by SK Consortium, Inc., showing the proposed layout of the six (6) buildings and outdoor storage area. The total square footage of all the buildings shall not exceed 125,000 square feet. The applicant is requesting buildings facing Hancock Road uses are for office, retail, wholesale and personal service uses. The remaining buildings would be used for light manufacturing, warehousing, and other permitted uses in the Industrial zoning designation. Prohibited uses would include: airport, junkyards, outdoor repair on any type of machinery or vehicles, adult entertainment, RV and mobile home parks, and automotive sales.

The applicant has requested the following waivers to allow development flexibility for the project:

1. Light manufacturing with a floor space greater than 7,000 square feet. Section 122-263 (a)(2)
2. Outdoor storage area of equipment or material. Section 122-263 (c)
3. Wholesale/retail establishment greater than 100,000 square feet. Section 122-264 (b)(4)
4. Designated service areas may allow parking in front of grade overhead doors and be reduced to 9 feet by 20 feet. In addition, a 12 feet by 30 feet space in front of each overhead door may be counted towards required parking spaces. Section 98-3

5. Parking will be provided for a mixture of uses. The buildings facing Hancock Road will be parked at a ratio of 1:250 square feet instead of 1:200 square feet. The other buildings will be parked at 1:500 square feet. Section 98-14
6. Bicycle parking will only be provided for buildings facing Hancock Road instead of all the buildings. Section 98-16
7. At grade loading spaces are provided in the designated service area. Therefore, only one 12 feet by 60 feet loading berth will be provided as a common loading dock. Section 98-8
8. Building façade landscaping shall not be required along building façades facing designated service areas. This is primarily the interior buildings. Section 118-37(I)
9. Vehicular Use Interior Landscaping shall not be required in the designated service areas. This is primarily the interior buildings. Section 118-38
10. In order to provide security of the outdoor storage areas, the applicant is requesting a maximum 8 feet high fence. Section 122-343 (c)

Staff has reviewed the applicant's proposal and believes the proposed use at this location is compatible with the uses in the area and consistent with the zoning that currently exists in Lake County. Staff believes the proposal meets the standards in regards to Section 122-315, Review Criteria for a PUD. Staff recommends approval of Ordinance 2017- 39 for a Planned Unit Development with M-1 Industrial uses to be developed in substantial accordance with the conceptual site plan, exhibit A, prepared by SK Consortium, Inc.

John Keating, Owner 250 E. Colonial Drive, FL. Supported Kruse's introduction. And requests Committee's support.

Commissioner Thayer questioned the height of the fence.

Mr. Keating stated they are requesting an 8-foot fence (max) to help with security.

Chairman Thayer makes motion to accept all requests.

Chairman Whitehead moved to approved the request; it was seconded by Commissioner Krzyminski. The vote was unanimous for approval.

There being no further business, the meeting was adjourned at 7:48 p.m.



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, April 3, 2018		
Agenda Item Name		
Ordinance No. 2018-16 <i>Goodman Comprehensive Plan Amendment</i>		
Requested Action		
Recommend approval of Ordinance No. 2018-16.		
Staff Report		
The applicant, is requesting a small scale comprehensive plan amendment for the subject property. The vacant parcel is approximately 9.40 +/- acres. The applicant would like to develop the property and have City services available. The City of Clermont has adequate services and facilities with sufficient capacity to maintain the level of service standards concurrent with the impacts of the proposed development. The small scale comprehensive plan amendment would change the Future Land Use from Lake County Regional Commercial to the City Industrial. The City's Industrial Future Land Use allows a maximum intensity of 1.0 Floor Area Ratio. The proposed development is consistent with the comprehensive plan policies for the Industrial land use category. The Clermont Future Land Use Element: Policy 1.10.2: Uses allowed in the industrial category include manufacturing, assembling, and distribution activities; warehousing and storage activities; general commercial activities; and other similar land uses which shall be regulated through appropriate land development regulations. Heavy metal fabrication, batch plants, salvage yards, chemical or petroleum manufacturing or refining, rubber or plastic manufacturing or other uses generating potentially harmful environmental or nuisance impacts shall be prohibited. Staff recommends approval of Ordinance No. 2018-16, small scale comprehensive plan amendment to change the future land use from Lake County Regional Commercial to City Industrial land use.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Ordinance 2018-16	2018-16 Goodman Commerce CPA.pdf	
2. FLU MAPS	FLU MAPS.pdf	
3. Application	Application.pdf	

4.	Goodman CPA Legal AD	Goodman CPA Legal AD.pdf
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CITY OF CLERMONT
ORDINANCE NO. 2018-16

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

Parcel 1: East 241 feet of North 1/2 of that portion of the following described land lying North of Tract B, Manlow Park, according to the plat thereof, as recorded in Plat Book 50, Pages 86 and 87, Public Records of Lake County, Florida: The South 1575 feet of the West 1660 feet of the North 1/2 of Section 34, Township 22 South, Range 26 East, Lake County, Florida, Less the North 726 feet of East 900 feet thereof.



CITY OF CLERMONT
ORDINANCE NO. 2018-16

Parcel 2: The North 1/2 of Tract B, Manlow Park, according to the plat thereof, as recorded in Plat Book 50, Pages 86 and 87, Public Records of Lake County, Florida. And {The East 241 feet of} The South 1/2 of that portion of the following described land lying North of Tract B, Manlow Park, according to the plat thereof, as recorded in Plat Book 50, Pages 86 and 87, Public Records of Lake County, Florida: The South 1575 feet of the West 1660 feet of the North 1/2 of Section 34, Township 22 South, Range 26 East, Lake County, Florida, Less the North 726 feet of the East 900 feet thereof.

Parcel 3: Commence at the Northeast corner of Tract B, Manlow Park, according to the plat thereof, as recorded in Plat Book 50, Pages 86 and 87, Public Records of Lake County, Florida, thence run South 00°30'05" East along the East line of said Tract B for a distance of 30.00 feet to the centerline of said Tract B; thence run North 89°57'31" West along said centerline for a distance of 241.00 feet to the Point of Beginning; thence continue North 89°57'31" West along said centerline for a distance of 479.00 feet to the East right of way line of Hancock Road; thence run North 00°30'05" West along said East right of way line for a distance of 30.00 feet to the Northwest corner of said Tract B; thence run North 89°57'27" West for a distance of 15.00 feet to the East right of way line of Hancock Road; thence run North 00°30'05" West along said East right of way line for a distance of 168.92 feet; thence run South 89°57'27" East for a distance of 494.00 feet; thence run South 00°30'05" East for a distance of 198.91 feet to the Point of Beginning, less and except any portion lying within the North 1/2 of Tract B, Manlow Park, according to the plat thereof, as recorded in Plat Book 50, Pages 86 and 87, Public Records of Lake County, Florida.

Parcel 4: Commence at the Northeast corner of Tract B, Manlow Park, according to the plat thereof, as recorded in Plat Book 50, Pages 86 and 87, Public Records of Lake County, Florida, thence run South 00°30'05" East along the East line of said Tract B for a distance of 30.00 feet to the centerline of said Tract B; thence run North 89°57'31" West along said centerline for a distance of 241.00 feet; thence run North 00°30'05" West for a distance of 198.91 feet to the Point of Beginning; thence run North 89°57'27" West for a distance of 494.00 feet to the East right of way line of Hancock Road; thence run North 00°30'05" West along said East right of way line for a distance of 177.00 feet; thence run South 89°57'27" East for a distance of 494.00 feet; thence run South 00°30'05" East for a distance of 177.00 feet to the Point of Beginning.

Parcel 5: Commence at the Northeast corner of Tract B, Manlow Park, according to the plat thereof, as recorded in Plat Book 50, Pages 86 and 87, Public Records of Lake County, Florida, thence run South 00°30'05" East along the East line of said Tract B for a distance of 30.00 feet to the centerline of said Tract B; thence run North 89°57'31" West along said centerline for a distance of 241.00 feet; thence run North 00°30'05" West for a distance of 375.91 feet to the Point of Beginning; thence run North 89°57'27" West for a distance of 494.00 feet to the East right of way line of Hancock Road; thence run North 00°30'05" West along said East right of way line for a distance of 177.00 feet to the North line of the South 1575.00 feet of the North 1/2 of Section 34, Township 22 South, Range 26 East, thence run South 89°57'27" East along said North line for a distance of 494.00 feet; thence run South 00°30'05" East for a distance of 177.00 feet to the Point of Beginning. Site contains 9.408+/- acres.



CITY OF CLERMONT
ORDINANCE NO. 2018-16

LOCATION

Vacant property on the Northeast corner of Hancock Road and Trade Avenue
(Alternate Key # 3844778, 3840721, 3840720, 3840010 and 3840011)

CHANGE IN FUTURE LAND USE CLASSIFICATION

FROM: LAKE COUNTY REGIONAL COMMERCIAL
TO: CITY OF CLERMONT INDUSTRIAL

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.

Location map:





CITY OF CLERMONT
ORDINANCE NO. 2018-16

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, this 24th day of April, 2018.

CITY OF CLERMONT

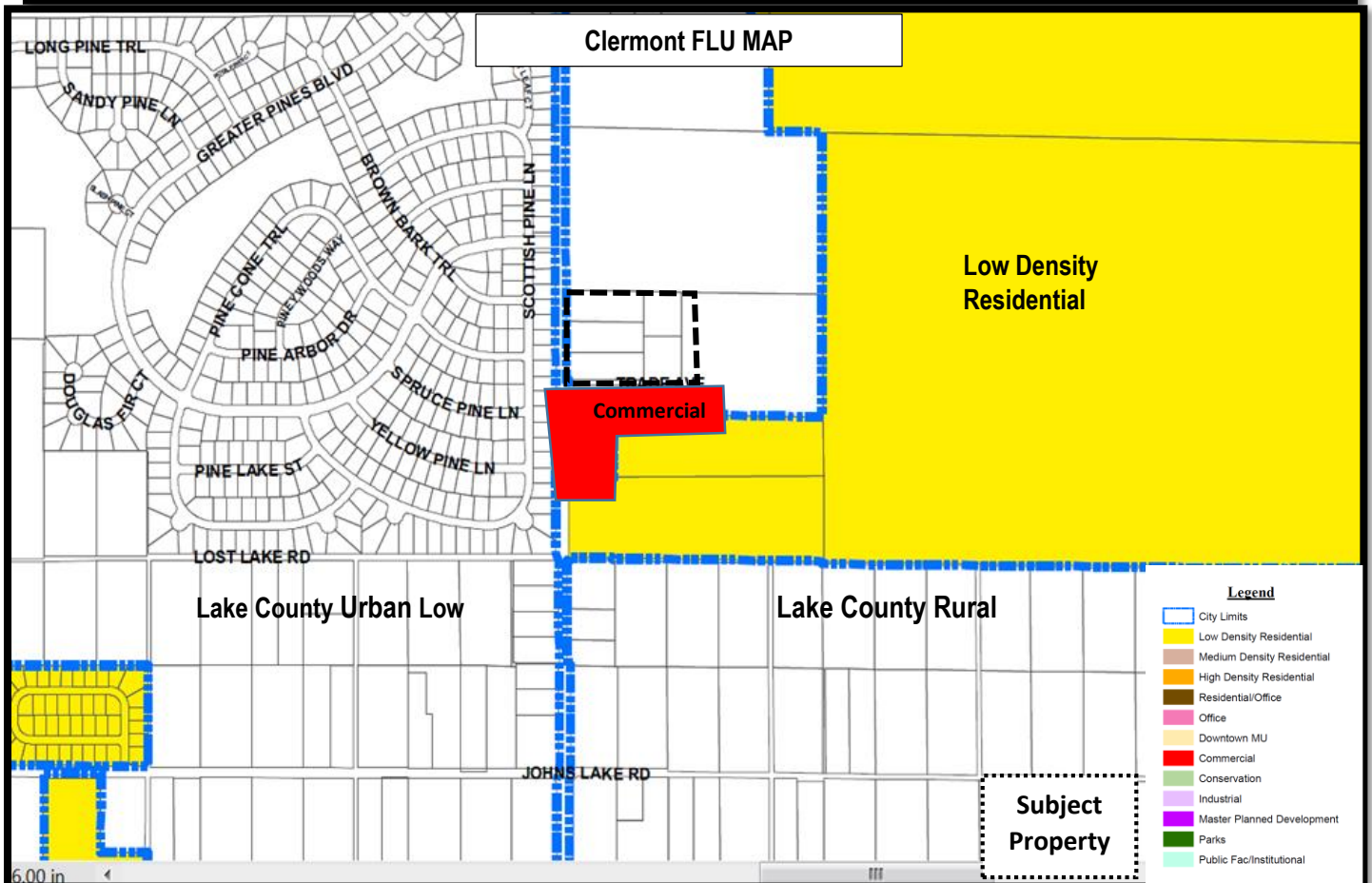
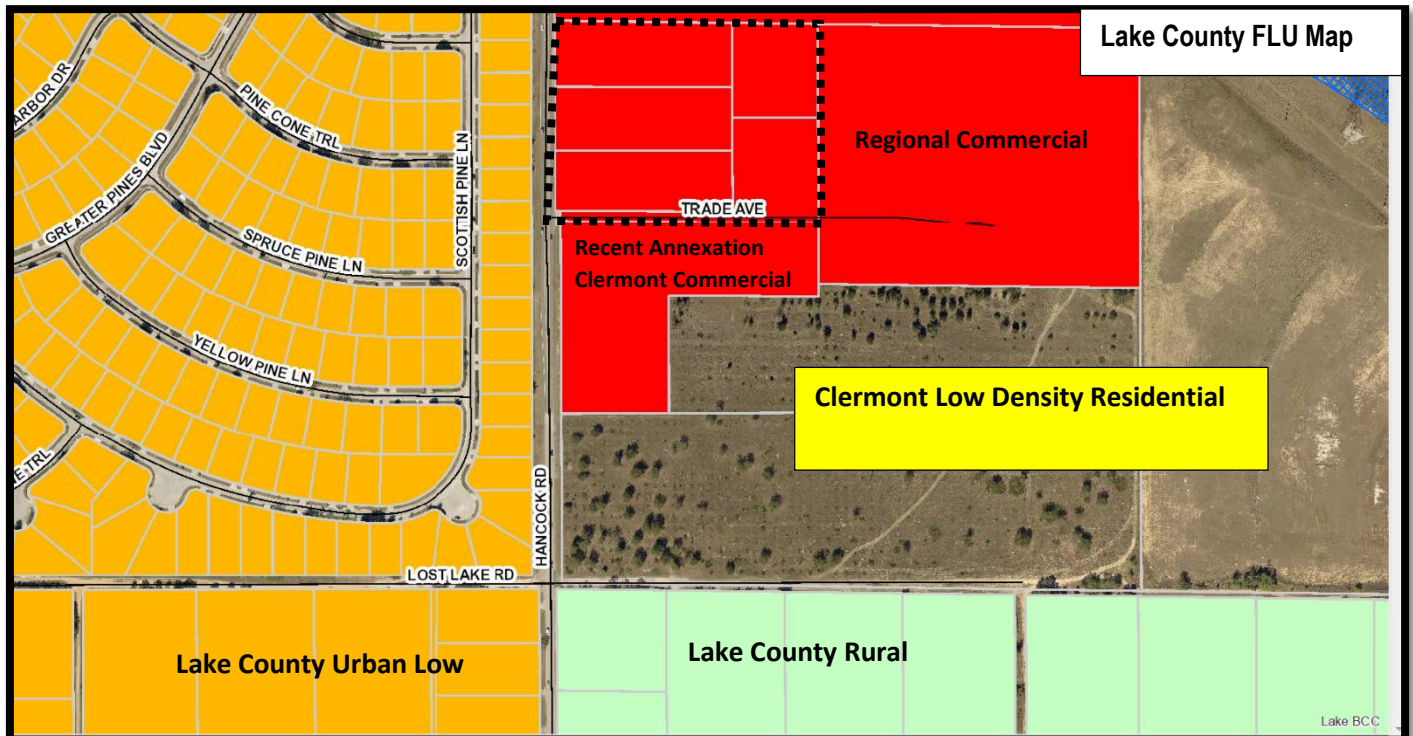
Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney





CITY OF CLERMONT
COMPREHENSIVE PLAN AMENDMENT
Application

DATE: 3-1-18

FEE: \$755.00

Project Name (if applicable): Clermont Commerce Center

Applicant: MACQ, LLC

Contact Person: Greg Tapp

Address: 3715 Northside Parkway Bldg 200 Suite 200

City: Atlanta State: GA Zip: 30327

Phone: 407-536-5323 Fax: _____

E-Mail: gtapp@macq.com

OWNER: LADD Development, Inc.

Address: 1135 East Avenue

City: Clermont State: FL Zip: 31711

Phone: _____ Fax: _____

E-Mail: _____

General Location: Northeast corner of Hancock Road and Trade Ave.

Legal Description (include copy of survey): See attached

Property size (in acres or square feet): 9.4[±] Acres

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

Existing (Actual) Land Use: Vacant

Existing Zoning: MP Planned Industrial District

Existing Future Land Use: Regional Commercial

Proposed Future Land Use: Industrial

Type of development proposed: Warehouse / office



Proposed density (dwelling units/acre) or intensity: 107,400 sf

Proposed Zoning District: M-1 Industrial District

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).

Please see project narrative.

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 ON PROCESSING AND WILL NOT BE SCHEDULED UNTIL CORRECTIONS ARE MADE.

City of Clermont
Development Services 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

Gregory M. Toepf, 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 Regional Commercial to Industrial 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.

Gregory M. Toepf
Affiant - Applicant Name (print)

X [Signature]
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by Gregory M. Toepf
or personally known by me this 1 day of March, 2019.

X [Signature]
Notary Public, State of Florida at Large



DOUGLAS A. HURELBRINK
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF138804
Expires 7/2/2018

My Commission Expires: 7-2-2018

CITY OF CLERMONT
NOTICE OF PROPOSED LAND
USE CHANGE
Small-Scale Comprehensive
Plan Amendment
ORDINANCE NO. 2018-16

The City of Clermont will hold public hearings on Tuesday, April 3, 2018 at 6:30 p.m. before the Planning and Zoning Commission; and Tuesday, April 10, 2018 at 6:30 p.m. (1st reading of the adoption ordinance) and Tuesday, April 24, 2018 (final reading of the adoption ordinance) at 6:30 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 9.4 +/- acre parcel below from Lake County Regional Commercial to City of Clermont Industrial. Alternate Key 3844778, 3840721, 3840720, 3840010 and 3840011.



Location:
Vacant property on the Northeast corner of Hancock Road and Trade Avenue
Alternate Key # 3844778, 3840721, 3840720, 3840010 and 3840011.

Ordinance No. 2018-16
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 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.

The public hearings are in the Council chambers of City Hall, 685 W. Montrose Street, and are open to public comment. Please call (352) 241-7305 if you have any questions. The proposed amendment may be inspected at the City's Development Services 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) 241-7331, at least 48 hours prior to the public hearings.

Tracy Ackroyd Howe, MMC
City Clerk

D038353 - March 19 & April 16, 2018

☐ **PROOF O.K. BY:** _____ ☐ **O.K. WITH CORRECTIONS BY:** _____

PLEASE READ CAREFULLY • SUBMIT CORRECTIONS ONLINE

LF-D038353 (100%)

ADVERTISER: CITY OF CLERMONT-LEGALS
SALES PERSON: LFD001
SIZE: 2X10
PUBLICATION: LF-DAILY COMMERCIAL

PROOF CREATED AT: 3/16/2018 7:31:26 AM
NEXT RUN DATE: 03/19/18
PROOF DUE: 03/16/18 12:59:55



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, April 3, 2018		
Agenda Item Name		
Ordinance No. 2018-17 <i>Goodman Commerce Center Rezoning</i>		
Requested Action		
Recommend approval of Ordinance No. 2018-17		
Staff Report		
The applicant, is requesting a rezoning of the subject property. This request is being heard concurrently with requests for annexation, small scale comprehensive plan amendment, and a conditional use permit. Upon annexation, the applicant is requesting to change the current zoning of the property from Lake County M-P Master Planned district to City M-1 Industrial zoning; this will allow development of two warehouse/flex-space and commercial building. The proposed M-1 Industrial zoning category is consistent with the surrounding properties and the City's Comprehensive Plan. The maximum allowed Impervious Surface Coverage is 80 percent. The property adjacent to the South was recently annexed into the City and has C-2 zoning to allow a residential mini storage facility. The property located to the North has PUD zoning with M-1 Industrial uses. The proposed development is consistent with the adjacent parcels and compatible with the uses and improvements of the surrounding areas. Staff has reviewed the rezoning application and believes that M-1 Industrial zoning is consistent with the comprehensive plan policies and objectives and compatible with the surrounding area. The warehouse/flex space use has a very low trip generation rate for traffic impact and the City has adequate public infrastructure facilities to support the development. Staff recommends approval of Ordinance No. 2018-18, rezoning subject property from Lake County M-P Master Planned District to City M-1 Industrial zoning.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Ordinance No. 2018-17	2018-17 Goodman Commerce REZ.pdf	
2. Goodman Commerce Zoning Maps	Goodman Commerce Zoning Maps.pdf	
3. Application	Application.pdf	
4. ORDINANCE NO. 2018-17 Legal AD	ORDINANCE NO. 2018-17.pdf	



CITY OF CLERMONT
ORDINANCE NO. 2018-17

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 DESCRIPTION

Parcel 1: East 241 feet of North 1/2 of that portion of the following described land lying North of Tract B, Manlow Park, according to the plat thereof, as recorded in Plat Book 50, Pages 86 and 87, Public Records of Lake County, Florida: The South 1575 feet of the West 1660 feet of the North 1/2 of Section 34, Township 22 South, Range 26 East, Lake County, Florida, Less the North 726 feet of East 900 feet thereof.

Parcel 2: The North 1/2 of Tract B, Manlow Park, according to the plat thereof, as recorded in Plat Book 50, Pages 86 and 87, Public Records of Lake County, Florida. And {The East 241 feet of} The South 1/2 of that portion of the following described land lying North of Tract B, Manlow Park, according to the plat thereof, as recorded in Plat Book 50, Pages 86 and 87, Public Records of Lake County, Florida: The South 1575 feet of the West 1660 feet of the North 1/2 of Section 34, Township 22 South, Range 26 East, Lake County, Florida, Less the North 726 feet of the East 900 feet thereof.

Parcel 3: Commence at the Northeast corner of Tract B, Manlow Park, according to the plat thereof, as recorded in Plat Book 50, Pages 86 and 87, Public Records of Lake County, Florida, thence run South 00°30'05" East along the East line of said Tract B for a distance of 30.00 feet to the centerline of said Tract B; thence run North 89°57'31" West along said centerline for a distance of 241.00 feet to the Point of Beginning; thence continue North 89°57'31" West along said centerline for a distance of 479.00 feet to the East right of way line of Hancock Road; thence run North 00°30'05" West along said East right of way line for a distance of 30.00 feet to the Northwest corner of said Tract B; thence run North 89°57'27" West for a distance of 15.00 feet to the East right of way line of Hancock Road; thence run North 00°30'05" West along said East right of way line for a distance of 168.92 feet; thence run South 89°57'27" East for a distance of 494.00 feet; thence run South 00°30'05" East for a distance of 198.91 feet to the Point of Beginning, less and except any portion lying within the North 1/2 of Tract B, Manlow Park, according to the plat thereof, as recorded in Plat Book 50, Pages 86 and 87, Public Records of Lake County, Florida.



CITY OF CLERMONT
ORDINANCE NO. 2018-17

Parcel 4: Commence at the Northeast corner of Tract B, Manlow Park, according to the plat thereof, as recorded in Plat Book 50, Pages 86 and 87, Public Records of Lake County, Florida, thence run South 00°30'05" East along the East line of said Tract B for a distance of 30.00 feet to the centerline of said Tract B; thence run North 89°57'31" West along said centerline for a distance of 241.00 feet; thence run North 00°30'05" West for a distance of 198.91 feet to the Point of Beginning; thence run North 89°57'27" West for a distance of 494.00 feet to the East right of way line of Hancock Road; thence run North 00°30'05" West along said East right of way line for a distance of 177.00 feet; thence run South 89°57'27" East for a distance of 494.00 feet; thence run South 00°30'05" East for a distance of 177.00 feet to the Point of Beginning.

Parcel 5: Commence at the Northeast corner of Tract B, Manlow Park, according to the plat thereof, as recorded in Plat Book 50, Pages 86 and 87, Public Records of Lake County, Florida, thence run South 00°30'05" East along the East line of said Tract B for a distance of 30.00 feet to the centerline of said Tract B; thence run North 89°57'31" West along said centerline for a distance of 241.00 feet; thence run North 00°30'05" West for a distance of 375.91 feet to the Point of Beginning; thence run North 89°57'27" West for a distance of 494.00 feet to the East right of way line of Hancock Road; thence run North 00°30'05" West along said East right of way line for a distance of 177.00 feet to the North line of the South 1575.00 feet of the North 1/2 of Section 34, Township 22 South, Range 26 East, thence run South 89°57'27" East along said North line for a distance of 494.00 feet; thence run South 00°30'05" East for a distance of 177.00 feet to the Point of Beginning.

Site contains 9.408+/- acres. Alternate Key # 3844778, 3840721, 3840720, 3840010 and 3840011.

LOCATION

Vacant property on the Northeast corner of Hancock Road and Trade Avenue
(Alternate Key # 3844778, 3840721, 3840720, 3840010 and 3840011)

From: Lake County MP Planned Industrial District
To: City of Clermont M-1 Industrial District

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.

Location map:





CITY OF CLERMONT
ORDINANCE NO. 2018-17

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 24th day of April, 2018.

CITY OF CLERMONT

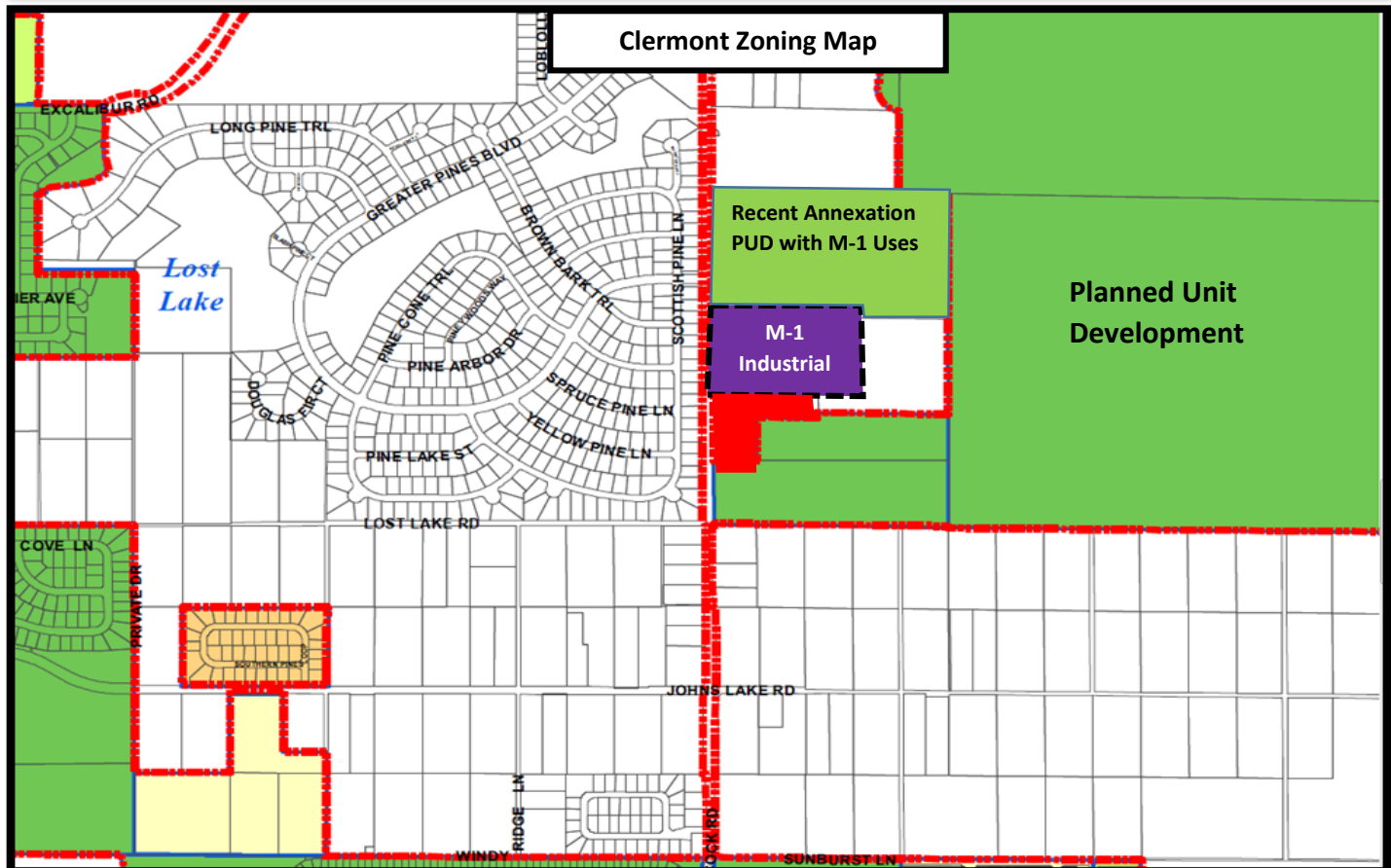
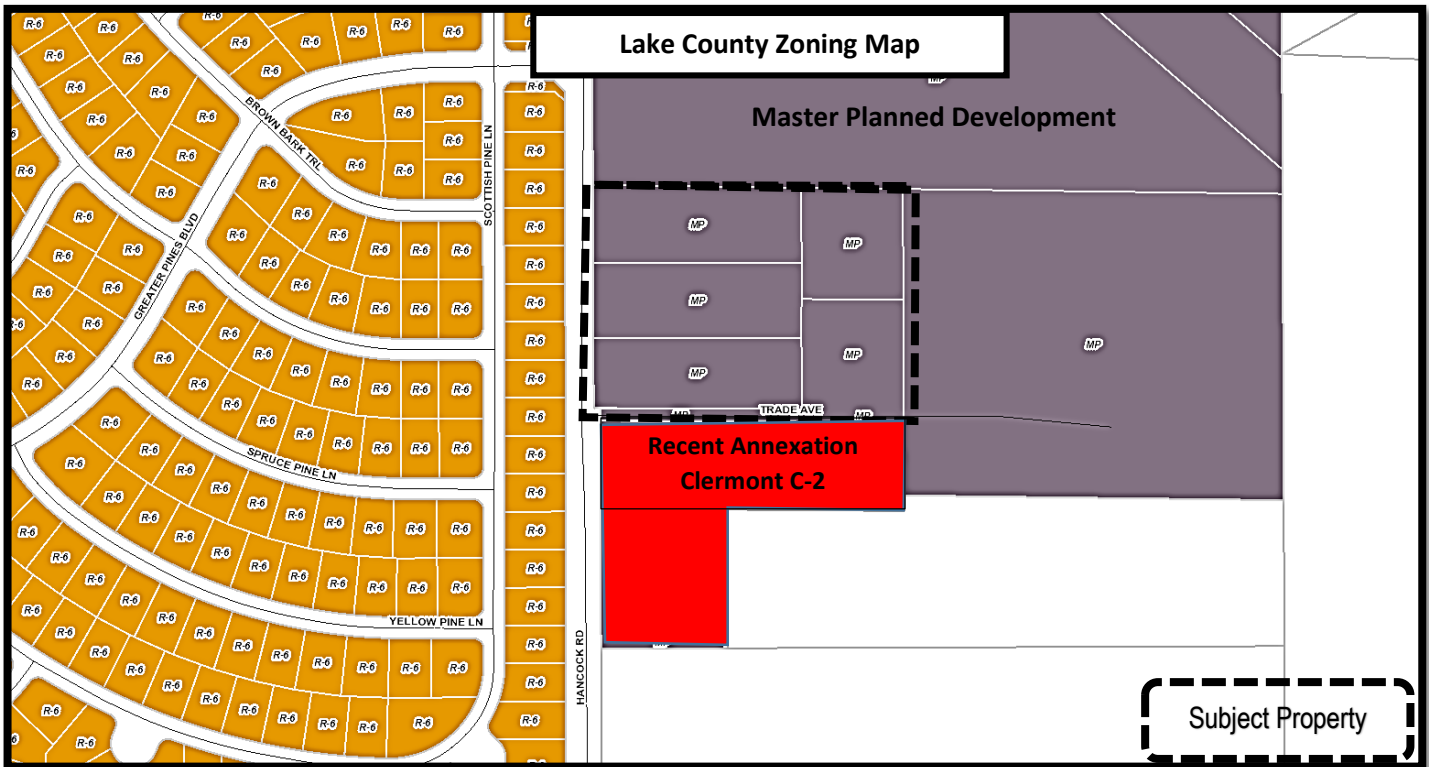
Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney





CITY OF CLERMONT
REZONING
APPLICATION

DATE: 3-1-18

FEE: \$542.⁰⁰
+ cost of advertisement

PROJECT NAME (if applicable): Clermont Commerce Center

APPLICANT: MACQ, LLC

CONTACT PERSON: Greg Toepp

Address: 3715 Northside Parkway Bldg 200 Suite 700

City: Atlanta State: GA Zip: 30327

Phone: 407-536-5323 Fax: _____

E-Mail: gtoepp@mcaco.com

OWNER: LAA Development Inc.

Address: 1135 East Avenue

City: Clermont State: FL Zip: 34711

Phone: _____ Fax: _____

Address of Subject Property: Northeast corner of Hancock Road and Trade Ave.

Legal Description (include copy of survey): See attached

Acreage: 9.4± Acres Land Use: Vacant
(City verification required)

Present Zoning: MP Planned Industrial Proposed Zoning: M-1 Industrial
(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?

Attached, please see project narrative.

Gregory M. Toepf
Applicant Name (print)

X *Gregory M. Toepf*
Applicant Name (signature)

Owner Name (print)

X
Owner Name (signature)

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

Advertising Receipt

The Daily Commercial
PO Box 490007
Leesburg, FL 34749-0007
Phone: (352) 365-8200
Fax: (352) 365-1951

CITY OF CLERMONT
Cristina Andres
P.O. BOX 120219
CLERMONT, FL 34712

Account Number: 7101866
Order Number: 10074758
Phone: (352) 241-7331
Date: 03/16/18
Ad Taker: liana.rickman

Ad Classification: LEGAL NOTICES

Description	Start	End	Total
LEGAL NOTICE Notice is hereby given that the City Council of the City of Cler	03/19/2018	04/16/2018	\$561.88

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. 2018-17

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 on the Northeast corner of Hancock Road and Trade Avenue
Alternate Key #3844778, 3840721, 3840720, 3840010 and 3840011

LEGAL DESCRIPTION

Parcel 1: East 241 feet of North 1/2 of that portion of the following described land lying North of Tract B, Manlow Park, according to the plat thereof, as recorded in Plat Book 50, Pages 86 and 87, Public Records of Lake County, Florida: The South 1575 feet of the West 1660 feet of the North 1/2 of Section 34, Township 22 South, Range 26 East, Lake County, Florida, Less the North 726 feet of East 900 feet thereof.

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FROM: Lake County M-P Planned Industrial District
TO: City of Clermont M-1 Industrial

This request will be considered by the Planning & Zoning Commission on Tuesday, April 3, 2018 at 6:30 p.m. A public meeting to consider the request will be held before the City Council on Tuesday, April 10, 2018 at 6:30 p.m. for Introduction and on Tuesday, April 24, 2018 for Final Adoption. 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. Persons with disabilities who need assistance should contact the City Clerk's office, (352) 241-7331, at least 48 hours prior to the public hearings.

Tracy Ackroyd Howe, MMC
City Clerk

Ad No: 10074758
March 19, 2018 &
April 16, 2018

Payment Info	
Ad Price	\$561.88
Tax	\$0.00
Sub Total	\$561.88
Prepaid Amount	\$0.00
Balance Due	\$561.88



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date					
Tuesday, April 3, 2018					
Agenda Item Name					
Resolution No. 2018-08 <i>Goodman Commerce Conditional Use Permit</i>					
Requested Action					
Recommend approval of Resolution No. 2018-08					
Staff Report					
The applicant, is requesting a Conditional Use Permit to allow construction of two warehouse/commercial buildings with more than 20,000 square feet of floor space and to allow a total floor area greater than 100,000 square feet in the M-1 Industrial zoning district. The Land Development Code, Section 122-264 requires a Conditional Use Permit for any building structure that occupies more than 20,000 square feet of floor area and for any establishment that occupy more than 100,000 total square feet. The proposed project will include construction of two warehouse/flex space buildings, one building will have a maximum of 63,000 square feet and one building will have a maximum of 44,400 square feet, for a combined total floor area of 107,400 square feet. The proposed development will be required to comply with the Land Development Regulations for M-1 Industrial zoning and meet the City's Architectural Standards. The site shall be developed in substantial accordance with the conceptual plan prepared by LINN Engineering and Design Inc. No outside storage is permitted. All manufacturing and commercial uses shall be conducted within a completely enclosed building. Staff has reviewed the application and believes that the proposed use will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity and the proposed use will comply with the regulations and conditions specified. Therefore, staff recommends approval of the Conditional Use Permit to allow construction of two warehouse/flex space and commercial buildings occupying more than 20,000 square feet and to allow a combined maximum total floor area of 107,400 square feet in the M-1 zoning district with the conditions contained in Resolution No. 2018-08.					
Additional Analysis					
Fiscal Impact Summary					
Fiscal Impact		Fund Number and Description		Available Budget Amount	
Exhibits Attached (copies of original agreements)					

1.	Resolution No. 2018-08	CUP RES 2018-08.pdf
2.	LOCATION MAP	LOCATION MAP.pdf
3.	Concept-Site Plan	Concept-Site Plan.pdf
4.	Building Elevations	Building Elevations.pdf
5.	Application	Application.pdf
6.	CUP GOODMAN Legal AD	CUP GOODMAN Legal AD.pdf



**CITY OF CLERMONT
RESOLUTION NO. 2018-08**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR TWO WAREHOUSE/FLEX SPACE OCCUPYING MORE THAN 20,000 SQUARE FEET OF FLOOR SPACE WITH A TOTAL FLOOR AREA GREATER THAN 100,000 SQUARE FEET.

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held December 5, 2017 recommended approval of this Conditional Use Permit to allow for two warehouse/flex space buildings occupying more than 20,000 square feet of floor space with a total floor area greater than 100,000 square feet, at the following location:

LOCATION:

Vacant property on the Northeast corner of Hancock Road and Trade Avenue
(Alternate Key # 3844778, 3840720, 3840721 3840010 and 3840011)

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 two warehouse/flex-space buildings occupying more than 20,000 square feet of floor space with a total floor area greater than 100,000 square feet, be granted subject to the following conditions:

CONDITIONAL USE PERMIT CONDITIONS:

Section 1 - General Conditions:

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



**CITY OF CLERMONT
RESOLUTION NO. 2018-08**

5. The structure shall be inspected by the Building Inspector and all building code violations must be corrected prior to a Certificate of Occupancy being issued.
6. The final Certificate of Occupancy shall not be issued until each of the stated conditions has been met and all impact fees have been paid per City standards.
7. If any of the stated conditions are violated, the applicant understands and agrees that the City Council may revoke this Conditional Use Permit by resolution.
8. The Conditional Use Permit must be executed and filed in the office of the City Clerk within 90 days of its date of grant by the City Council or the Permit shall become null and void.
9. The applicant shall record in the Public Records of Lake County within 90 days of its date of approval by the City Council, a short-form version of this Conditional Use Permit as provided by the City or a form acceptable to the City, to provide notice to all interested parties, the assigns, successors and heirs of the developer/applicant and all future owners of the above-referenced property that the real property described above is subject to the terms and conditions of the Conditional Use Permit.
10. 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 Development Services Department.
11. The property shall be developed in substantial accordance with the Conceptual Site Plan prepared by Linn Engineering & Design Inc., dated March 1, 2018. Any new development on the subject property must be submitted for site plan 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 Conditional Use Permit application are not the approved construction plans.
12. This permit shall become null and void if substantial construction work has not begun within two (2) years of the date of 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.

Section 2 – Land Use and Specific Conditions:

1. This Conditional Use permit is for construction of two new warehouse flex-space /office buildings with a gross floor area of 107,400 square feet. Building One will be approximately 63,000 square feet and Building Two will be 44,400 square feet, the maximum floor area shall not exceed 107,400 square feet. The maximum intensity of project shall not exceed 1.0 Floor Area Ratio as required by City of Clermont Comprehensive Plan.



**CITY OF CLERMONT
RESOLUTION NO. 2018-08**

2. The site may also be used for any permitted use in the M-1 Industrial zoning district, Land Development Code, Section 122-261.
3. The site shall be developed according to the City of Clermont Land Development Codes and all building must comply with the City of Clermont Architectural Design Standards.
4. Any fencing shall be ornamental metal or decorative PVC/vinyl.
5. No outside storage will be allowed. All manufacturing and commercial uses must be conducted within a completely enclosed building as required by the Land Development Code, Section 122-263.
6. Interior lighting on the site shall be directed downward into the site and shall not spill over onto adjacent properties.
7. No outside speaker systems will be allowed.
8. All landscaping, drainage/water retention and site plan approved conditions must be maintained in perpetuity for the site.
9. Right of way dedication shall be granted to the governing authority (Lake County or City of Clermont) when requested for right-of-way dedication and improvements of Hancock Road. Right-of way dedication must be granted before final Certificate of Occupancy will be granted.
10. A minimum five-foot-wide sidewalk shall be constructed along each street right-of-ways adjacent to parcel that meet American Disabilities Act requirements and provide pedestrian access and safety. Sidewalk construction shall be coordinated with Lake County Public Works for any Lake County designated streets.
11. Driveway access apron must be paved in accordance with City Engineering and Site Review Committee approval.
12. Prior to the issuance of any permits, the applicant shall be required to submit formal site plans for review and approval by the City of Clermont Site Review Committee. The site plans shall show location of all proposed buildings, structures, outdoor sports/recreation areas, parking, and modular classrooms as indicated in the Conditional Use Permit application. The site plans shall meet all submittal requirements and comply with the conditions of this Resolution, applicable City Codes, Regulations, Ordinances, and provide compliance with the adopted City Comprehensive Plan.



CITY OF CLERMONT
RESOLUTION NO. 2018-08

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 24th day of April, 2018.

CITY OF CLERMONT

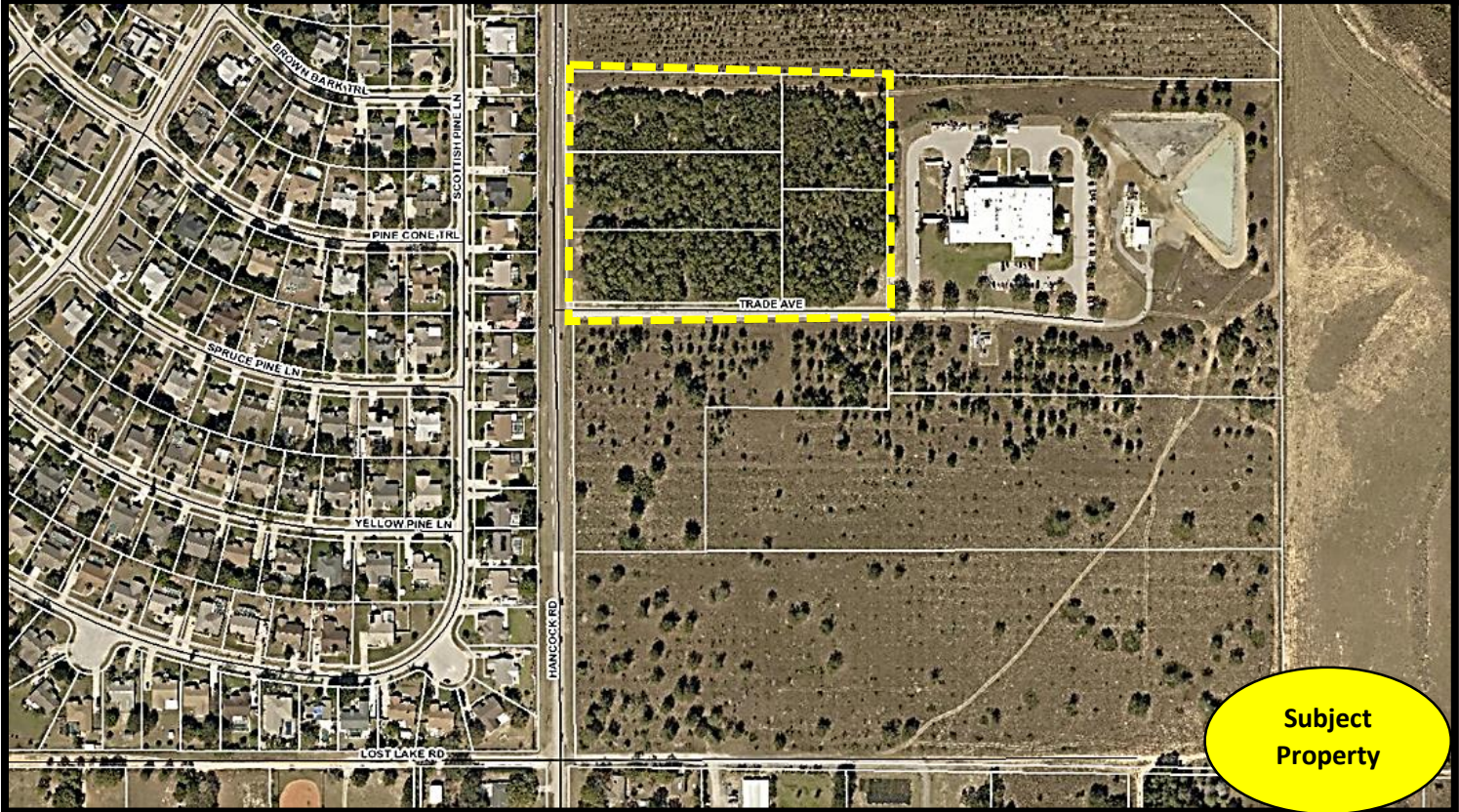
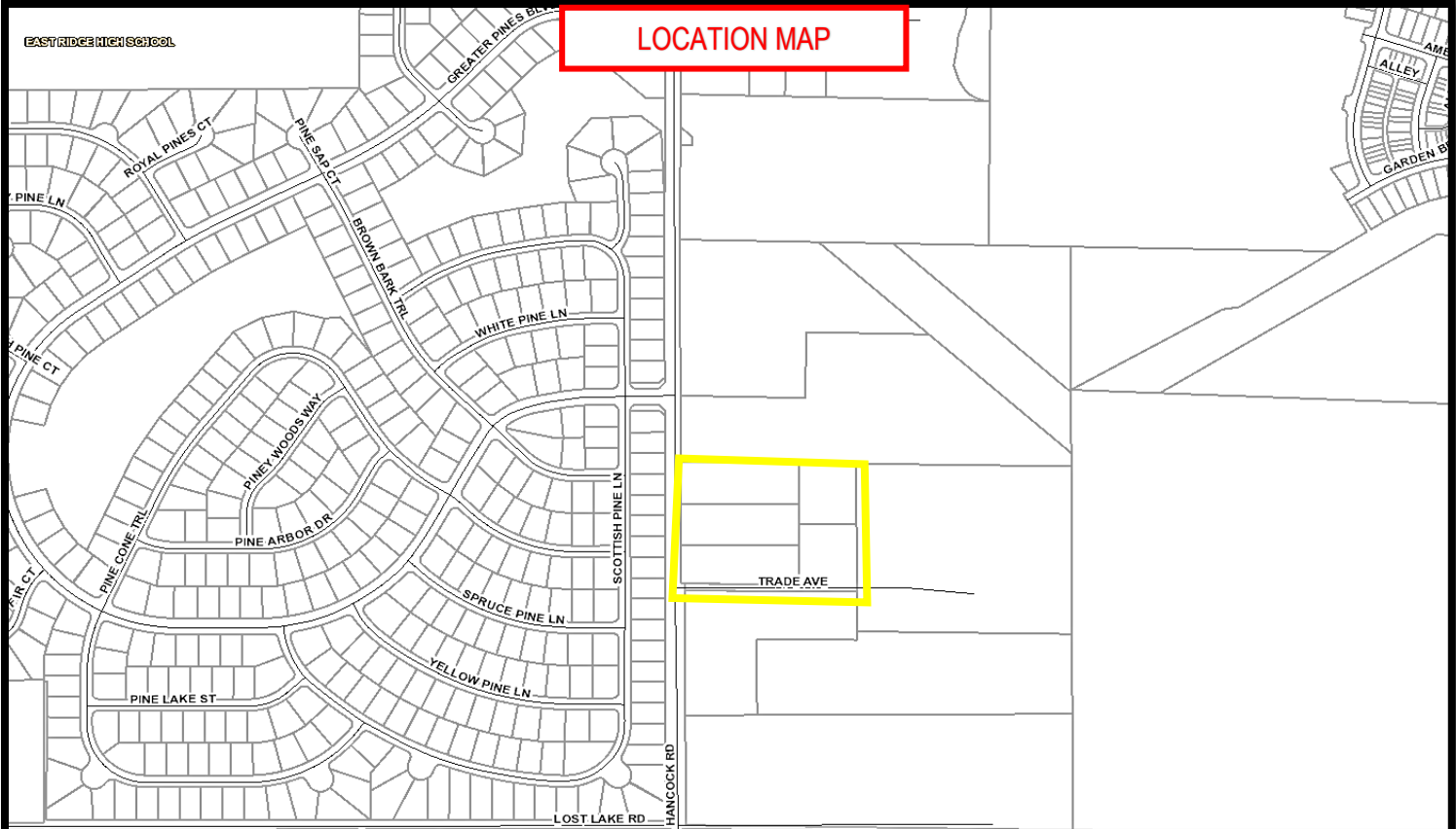
Gail L. Ash, Mayor

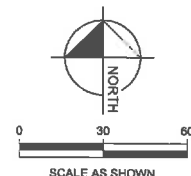
ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney





LEGEND

	STABILIZED FIRE TRUCK ACCESS
	CONCRETE PAVEMENT

SITE DATA	
PROJECT AREA:	409,812 SF / 9.40 ACRES
DISTING ZONING:	MP (PLANNED INDUSTRIAL DISTRICT)
FUTURE LAND USE:	REGIONAL COMMERCIAL
EXISTING USE:	VACANT
PROPOSED USE:	WAREHOUSE/OFFICE
MAXIMUM IMPERVIOUS AREA:	60% / 327,850 SF / 7.53 ACRES
PROPOSED IMPERVIOUS AREA:	62% / 252,000 SF / 5.79 ACRES
TOTAL BUILDING AREA:	2.47 AC (107,400 SF)
TOTAL PAVEMENT/CONCRETE AREA:	3.32 AC (144,600 SF)
MINIMUM OPEN SPACE AREA:	20% / 81,982 SF / 1.63 ACRES
PROPOSED OPEN SPACE AREA:	62% / 157,812 SF / 3.62 ACRES

<u>BUILDING SETBACKS</u>	<u>REQUIRED</u>
FRONT (WEST)*	25 FEET
REAR (EAST)	25 FEET
SIDE (NORTH)	12 FEET
SIDE (SOUTH)**	12 FEET
<u>LANDSCAPE BUFFERS</u>	
FRONT (WEST)*	20 FEET
REAR (EAST)	10 FEET
SIDE (NORTH)	10 FEET
SIDE (SOUTH)**	10 FEET

*THE SOUTH PROPERTY LINE IS LOCATED WITHIN THE TRADE AVENUE ACCESS EASEMENT. PROPOSED CONSTRUCTION TO BEGIN NORTH OF THE NORTH ACCESS EASEMENT LINE.

PARKING:

REQUIRED PARKING 1 SPACE PER 1,000 SQUARE FEET:

WAREHOUSE: 107,400
1,000 = 108 REQUIRED PARKING SPACES

PARKING PROVIDED:

STANDARD 90' PARKING: 113

HANDICAP SPACES: 9

TOTAL SPACES PROVIDED: 122 PARKING SPACES

AVERAGE DAILY AND PEAK TRIPS:
ITE TRIP GENERATION MANUAL 9TH EDITION FOR WAREHOUSING:
WEEKDAY DAILY TRAFFIC = 3.58 TRIPS/1000 SF = 382 AVERAGE DAILY TRIPS
AM PEAK RATE = 0.30 TRIPS/1000 SF = 32 TRIPS
PM PEAK RATE = 0.32 TRIPS/1000 SF = 34 TRIPS

SITE PLAN

CLERMONT COMMERCE CENTER
HANCOCK ROAD
CLERMONT FLORIDA

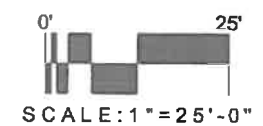
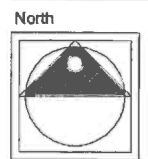
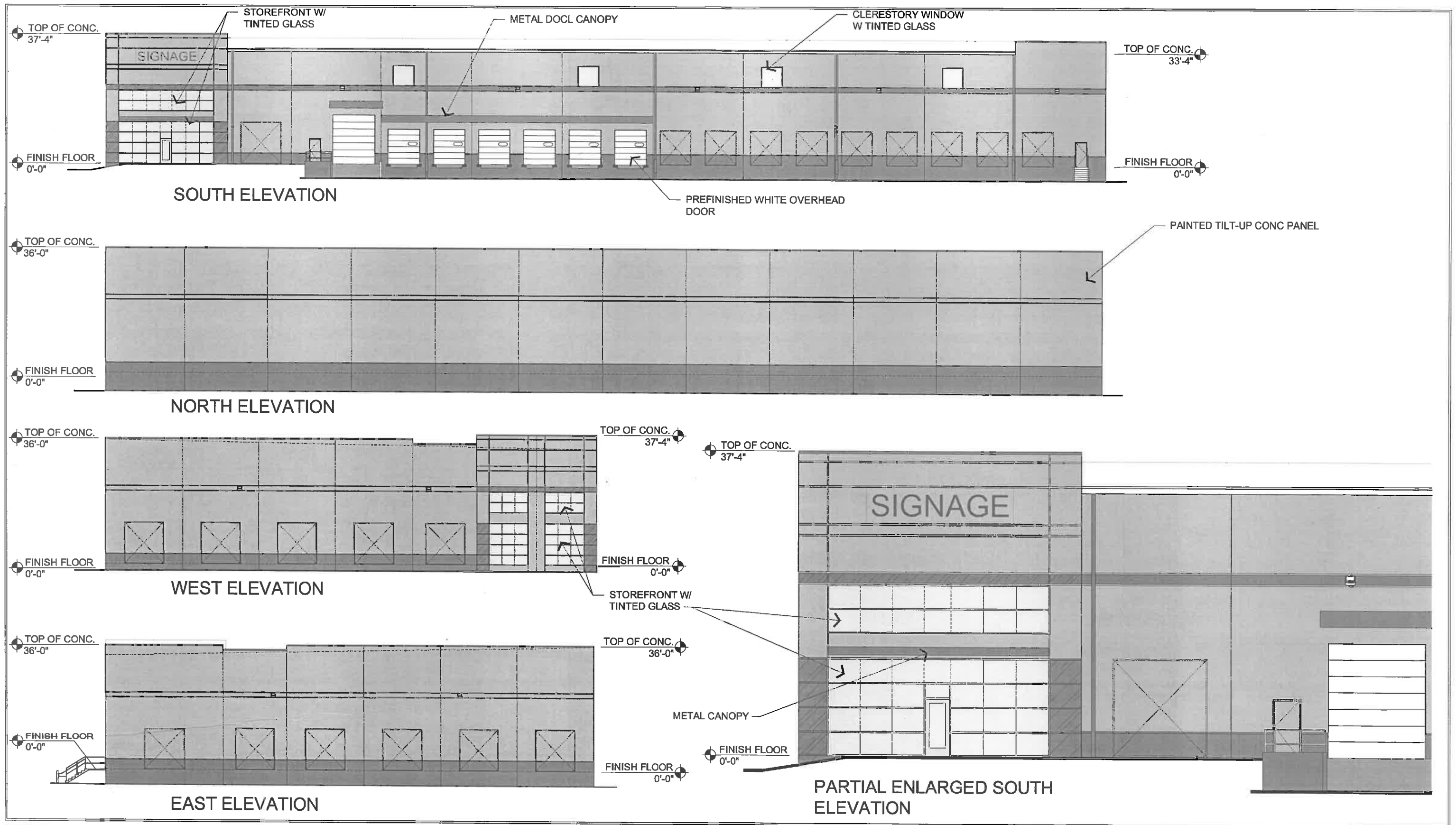
DATE 3/1/18
PROJECT NO. 2600-16-200
SHEET NUMBER

SP-1

CLINN ENGINEERING & DESIGN INC.
P.O. BOX 140024
ORLANDO, FL 32814
PHONE: 407-252-6433
clinn@clinnengineering.com

SCALE AS NOTED	DESIGN ENGINEER:
DESIGNED BY EPL	ERIC P. LUGASSEY, P.E.
DRAWN BY EPL	FLORIDA REGISTRATION NUMBER
CHECKED BY EPL	57514
	SEAL

[illegible]



CLERMONT COMMERCE CENTER
HANCOCK ROAD
 CLERMONT, FLORIDA

FEBRUARY 28, 2018

17107





**CONDITIONAL USE PERMIT (CUP)
APPLICATION**

DATE: 3-1-18

FEE: \$845
+ cost of advertisement

PROJECT NAME (if applicable): Clermont Commerce Center

APPLICANT: MACQ, LLC

CONTACT PERSON: Greg Toepp

Address: 3715 Northside Parkway Bldg 200 Suite 700

City: Atlanta State: GA Zip: 30327

Phone: _____ Fax: _____

E-Mail: gtoepp@mcaco.com

OWNER: LADD Development

Address: 1135 East Ave

City: Clermont State: FL Zip: 34711

Phone: _____ Fax: _____

Address of Subject Property: Northeast corner of Hancock Road and Trade Ave.

General Location: Same as above

Legal Description (include copy of survey): See attached

Land Use (City verification required): Vacant

Zoning (City verification required): MP - Planned Industrial

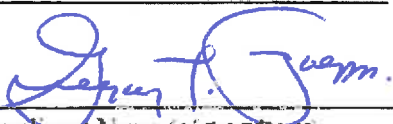


CITY OF CLERMONT
CONDITIONAL USE PERMIT (CUP)
APPLICATION
Page 2

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

Attached, please see project narrative.

Gregory M. Toepf
Applicant Name (print)

X 
Applicant Name (signature)

Owner Name (print)

X _____
Owner Name (signature)

***** NOTICE *****

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BE SUBJECT TO A DELAY ON PROCESSING AND WILL NOT BE SCHEDULED
UNTIL CORRECTIONS ARE MADE.

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

Advertising Receipt

CITY OF CLERMONT
Cristina Andres
P.O. BOX 120219
CLERMONT, FL 34712

Account Number: 7101866
Order Number: 10075055
Phone: (352) 241-7331
Date: 03/26/18
Ad Taker: liana.rickman

Ad Classification: LEGAL NOTICES

Description	Start	End	Total
LEGAL NOTICE Notice is hereby given that the City of Clermont will consider a	03/27/2018	04/16/2018	\$179.36

LEGAL NOTICE

Tracy Ackroyd Howe, MMC
City Clerk

Notice is hereby given that the City of Clermont will consider a request for a Conditional Use Permit to allow for two building occupying more than 20,000 square feet of floor space and a total floor area greater than 100,000 square feet as required by Land Development Code, Section 122-264.

Ad No: 10075055
March 27, 2018 &
April 16, 2018

LOCATION

Vacant property on the Northeast corner of Hancock Road and Trade Avenue
(Alternate Key 3844778, 3840720, 3840721, 3840010, and 3840011)

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, April 3, 2018 at 6:30 p.m.

A public meeting to consider the request will be held before the City Council on Tuesday, April 24, 2018 at 6:30 p.m.

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. Persons with disabilities who need assistance should contact the City Clerk's office, (352) 241-7331, at least 48 hours prior to the public hearings.

Payment Info	
Ad Price	\$179.36
Tax	\$0.00
Sub Total	\$179.36
Prepaid Amount	\$0.00
Balance Due	\$179.36



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, April 3, 2018		
Agenda Item Name		
Ordinance No. 2018-12 <i>607 & 619 Lake Ave Comprehensive Plan Amendment</i>		
Requested Action		
Recommend approval of Ordinance No. 2018-12		
Staff Report		
The applicants, OMBS LLC and Hunters Trace LLC, are seeking a small-scale comprehensive plan amendment for property that is approximately 0.52 +/- acres in size. This is a joint application that consists of two parcels. The property is located east of the Clermont City Center parking lot, southeast of the Minneola Ave. and Lake Ave. intersection. The OMBS property had a residential structure that was removed in the past few years and will be redeveloped in the near future. The Hunters Trace property currently has a structure that is being used and may be redeveloped in the future. The future land use is currently Medium Density Residential. The applicants desire a change to Downtown Mixed Use. The Downtown Mixed Use is adjacent to the property on two sides, the west and the south. The conversion would make a logical expansion of the Downtown Mixed Use to the north and east. This change would be a natural progression outward of the uses allowed in the Downtown Mixed Use. <u>Comprehensive Plan Objectives & Policies supporting the change include:</u> Objective 1.1: Discourage Urban Sprawl. The City shall discourage and/or reduce urban sprawl through a future land use pattern that promotes orderly, compact development and the provision of public facilities and services that minimize costs and environmental impacts and maximize efficiency. Policy 1.1.3: The City shall encourage infill through the use of higher density and intensity land use designations and mixed-use designations in appropriate areas. Policy 1.12.4: The City shall encourage the development of undeveloped pockets and enclaves within developed areas to utilize existing facilities efficiently. Since the requested change promotes an orderly expansion and supported by the Comprehensive Plan, staff recommends approval of Ordinance 2018-12 for a small-scale comprehensive plan amendment to change the future land use from Medium Density Residential to Downtown Mixed Use.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount

Exhibits Attached (copies of original agreements)		
1.	2018-12 607 619 Lake Ave CPA	2018-12 607 619 Lake Ave CPA.doc
2.	607 Lake Ave Maps	607 Lake Ave Maps.pdf
3.	CPA Application	CPA Application.pdf
4.	CPA Legal Ad Proof	CPA Legal Ad Proof.pdf



CITY OF CLERMONT
ORDINANCE NO. 2018-12

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

Lots 1, 2, and 3, Block 56, the City of Clermont, according to the plat thereof as recorded in Plat Book 8, Pages 17 through 23, inclusive, Public Records of Lake County, Florida.

LOCATION

Southeast corner of the intersection of Lake Ave. & West Minneola Ave.
Alternate Key 1613191 & 1613205



CITY OF CLERMONT
ORDINANCE NO. 2018-12

CHANGE IN FUTURE LAND USE CLASSIFICATION

FROM: MEDIUM DENSITY RESIDENTIAL
TO: DOWNTOWN MIXED USE

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.

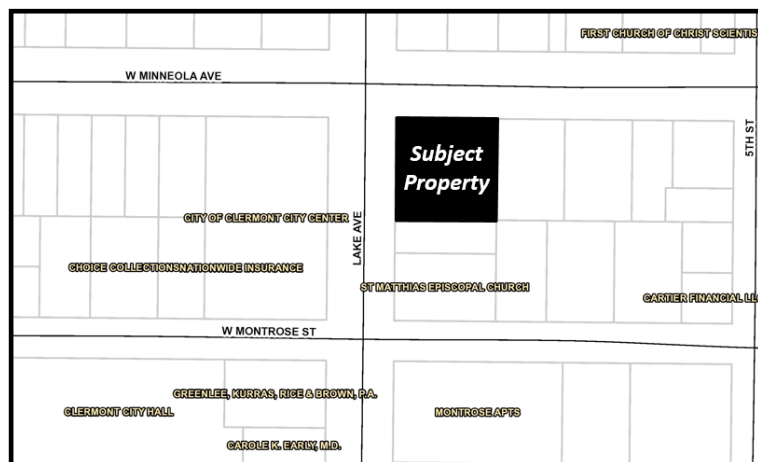
SECTION 3.

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.

Location map:





CITY OF CLERMONT
ORDINANCE NO. 2018-12

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, this 24th day of April, 2018.

CITY OF CLERMONT

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Exhibit - Location Map
607 Lake Ave. & 619 Lake Ave.

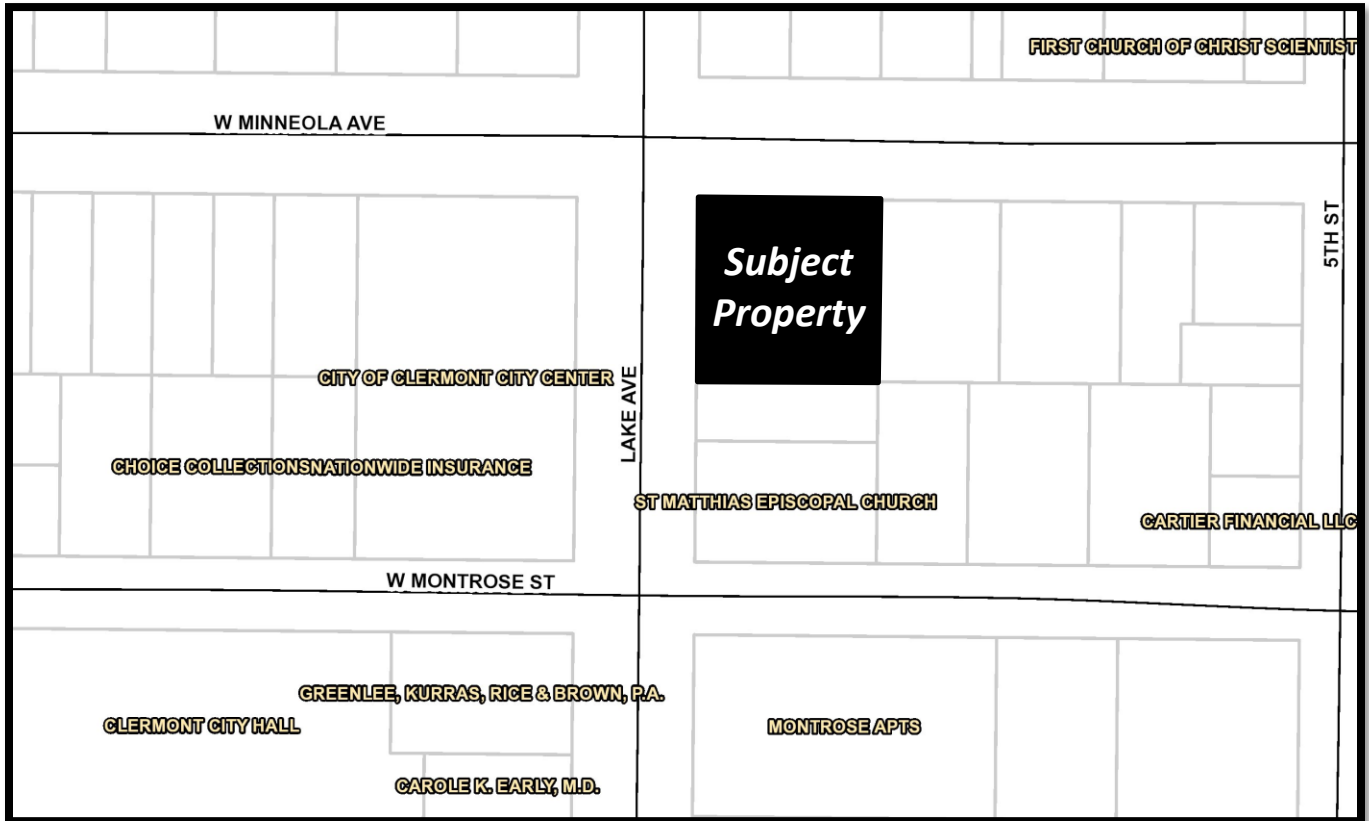


Exhibit – Future Land Use Map
607 Lake Ave. & 619 Lake Ave.

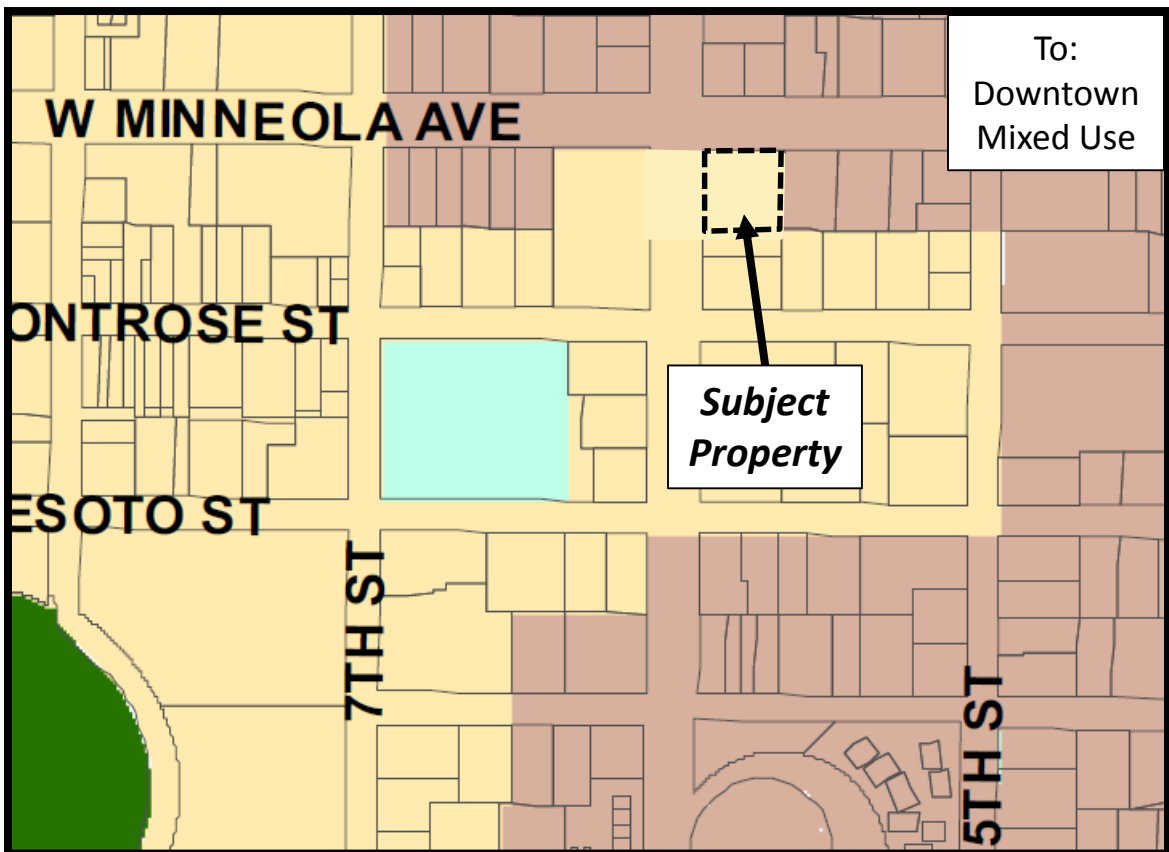
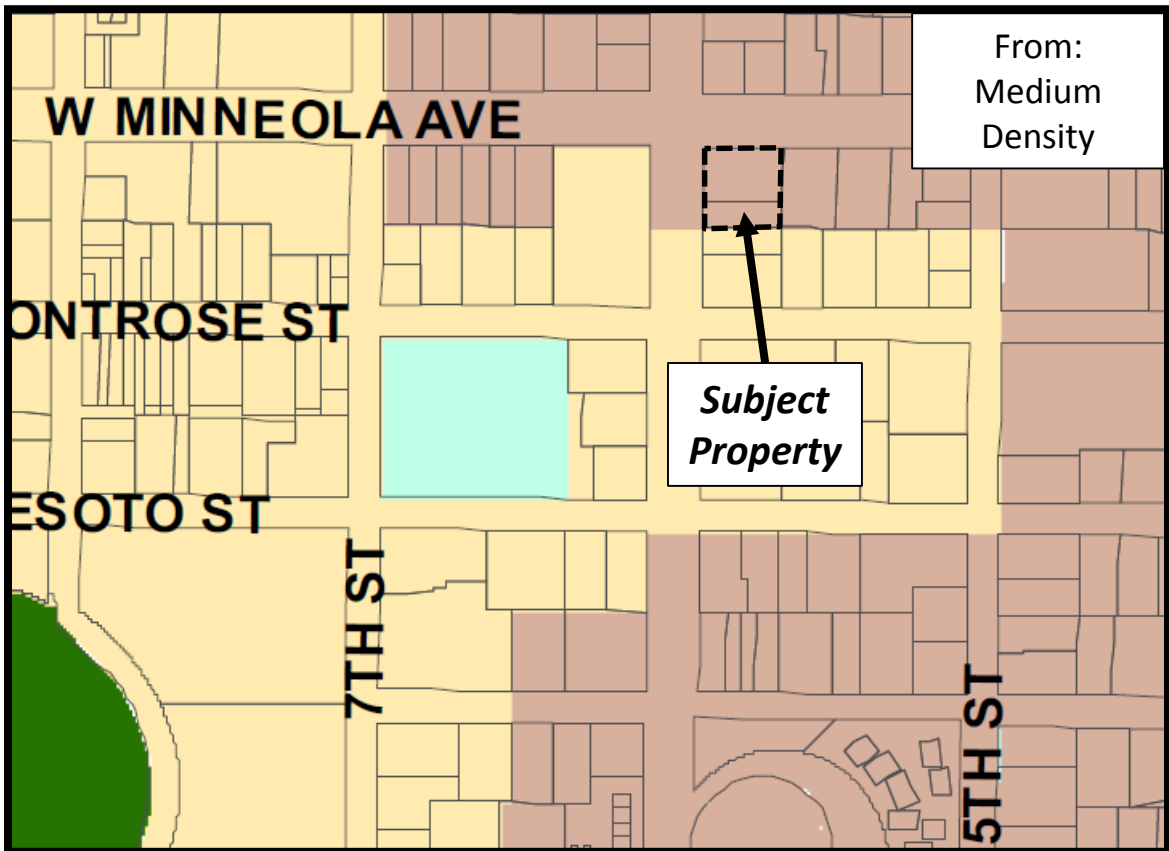
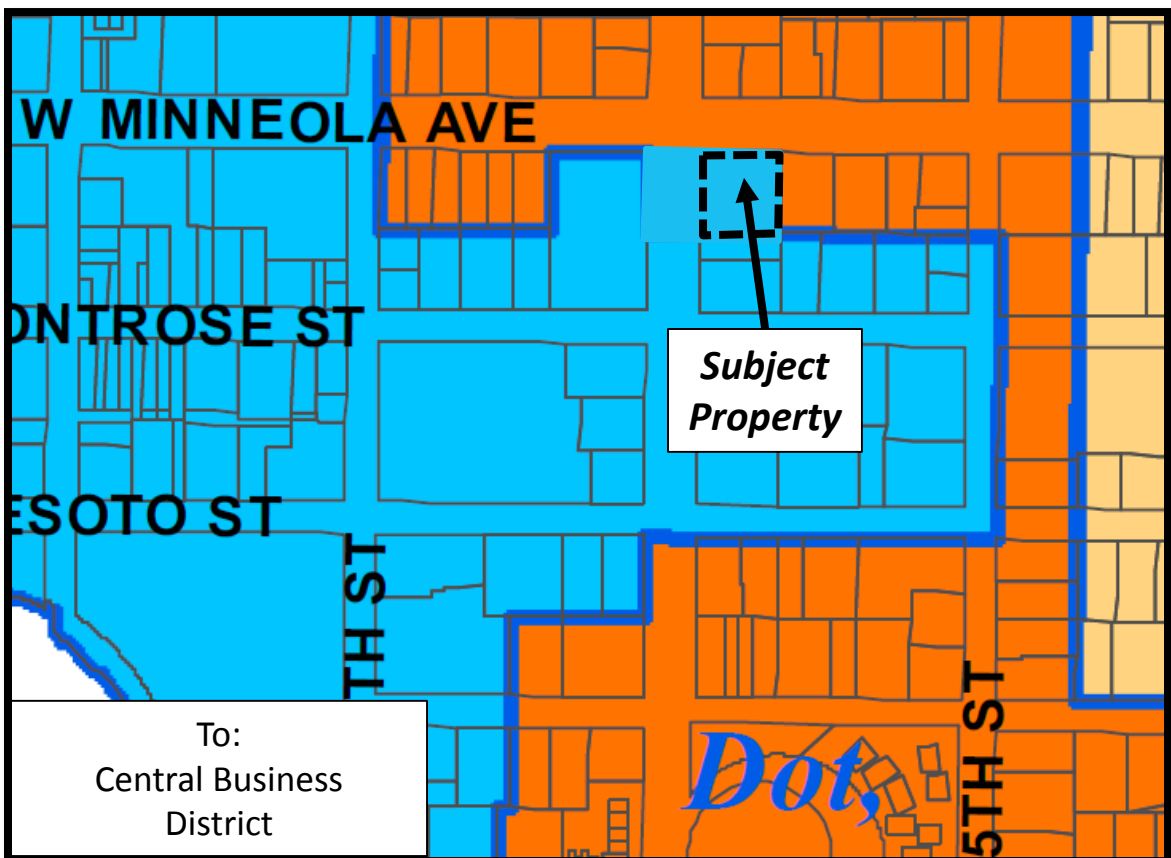
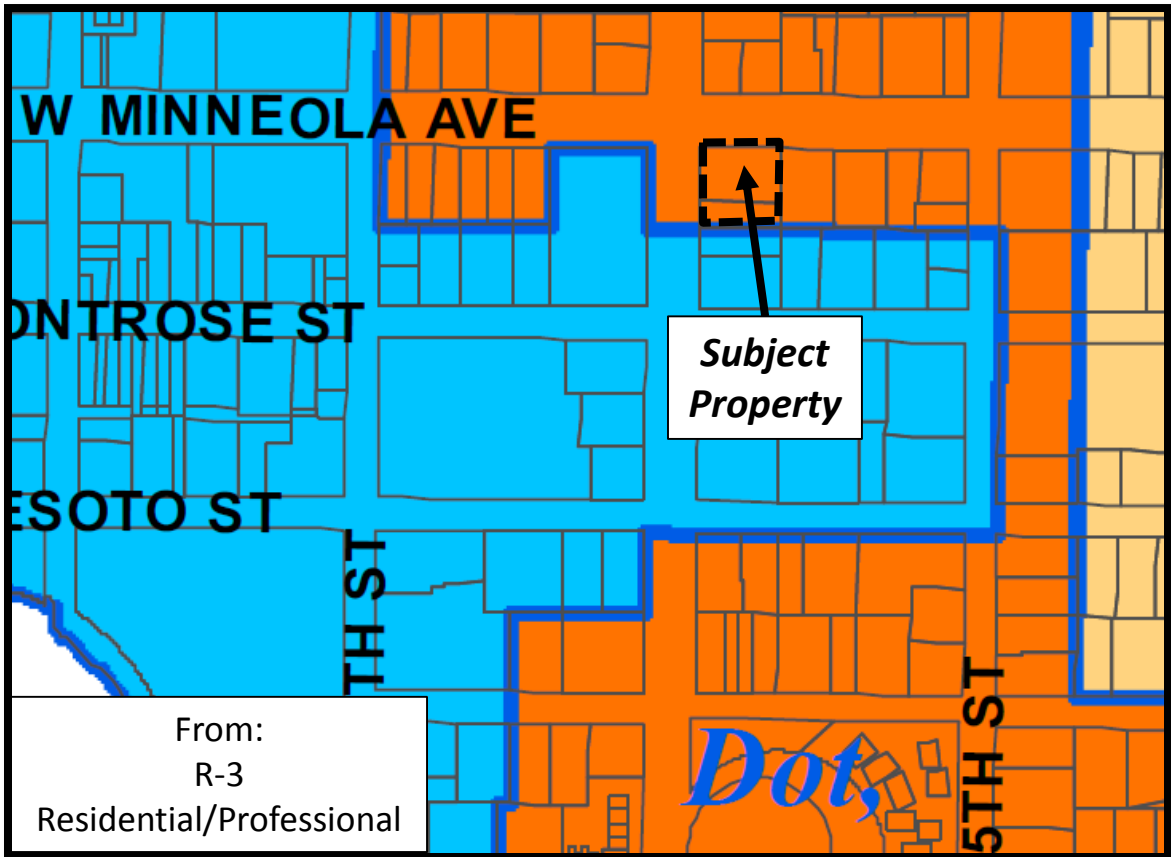


Exhibit - Zoning Map
607 Lake Ave. & 619 Lake Ave.





CITY OF CLERMONT
COMPREHENSIVE PLAN AMENDMENT
Application

DATE: 3.1.18

FEE: 755 + AD

Project Name (if applicable): _____

Applicant: Omb's LLC & Hunter's trace LLC

Contact Person: Jayson A Stringfellow

Address: 1455 W Lakeshore Drive

City: Clermont State: FL Zip: 34711

Phone: 352-267-1104 Fax: _____

E-Mail: Envyxl@gmail.com

OWNER: Same as Applicant

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____

E-Mail: _____

General Location: 607 Lake Ave

2
619 Lake Ave

Legal Description (include copy of survey):
Clermont lots 1, 2 BLK 56 PD 8 pg 17 ORB 5018
pg 703 / Clermont Lot 3 BLK 56 PD 8 pg 17
ORB 2171 pg 1870

Property size (in acres or square feet): 15,000 / 7500

Flood hazard area (yes) _____ and approx. acreage 0.52 (no) X

Existing (Actual) Land Use: Medium Density

Existing Zoning: R-3

Existing Future Land Use: Downtown Medium Density

Proposed Future Land Use: CBD Downtown

Type of development proposed: _____



Proposed density (dwelling units/acre) or intensity: _____

Proposed Zoning District: CBD

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).

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 *******

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



OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Jayson Stringfellow, 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 MEDIUM DENSITY to Downtown Mixed Use for the property legally described on the attachment of this application.
3. That the owner of said property has appointed _____ 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.

Jayson Stringfellow
Affiant - Applicant Name (print)

X [Signature]
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 15 day of March, 2018



X L. Widican
Notary Public, State of Florida at Large

My Commission Expires: Dec 13, 2019



APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

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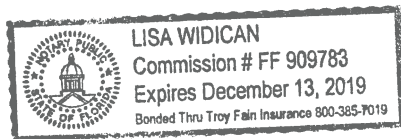
1. That he (she) affirms and certifies that he (she) understands and will comply with all ordinances, regulations and policies of Lake County, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his (her) knowledge and belief, and further, that this application 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 Medium Density to Downtown Mixed Use 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.

Jay Stringfellow
Affiant - Applicant Name (print)

X
[Signature]
Affiant - Applicant Name (signature)

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X
L Widican
Notary Public, State of Florida at Large

My Commission Expires: Dec 13, 2019



OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

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TRACY WADE
Affiant - Applicant Name (print)

X Tracy Wade
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 15th day of March, 2018.



X Dawn Stalaker
Notary Public, State of Florida at Large

My Commission Expires: 8-30-20

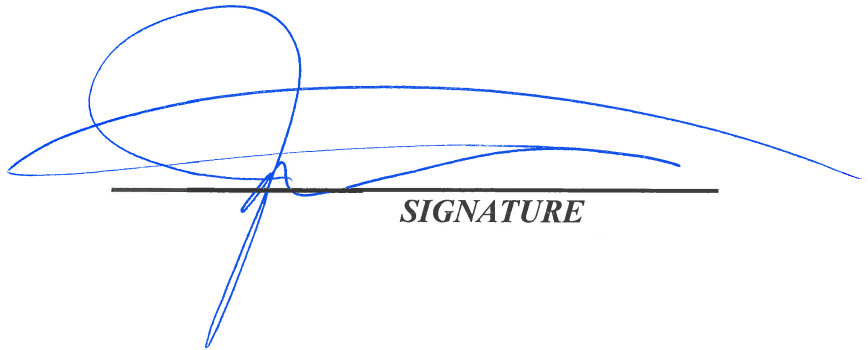
**Description of CUP Application for OMBS, LLC .
Supplement to page 2**

Applicant is requesting to decrease the minimum lot size and width for the referenced vacant lot located adjacent to the CBD in the downtown historic district. Applicant is requesting 50' wide lots with a reduction from 7500 square feet for each detached home to 5000 Square feet

Applicant is further using this application to encourage the City to explore the benefits of increased densities while maintaining the single family detached character of the downtown area. Currently the literal interpretation of the land development code provision incentivizes attached residential over smaller lot size detached single family. Allowing smaller lot sizes for detached dwellings would help maintain the character and promote economic stability in the downtown neighborhoods.

The intent of the code is to promote infill. This CUP will provide an example of how to transition from mixed-use areas to a comfortable urban residential neighborhoods.

Jayson A .Stringfellow
Applicant /Owner Name



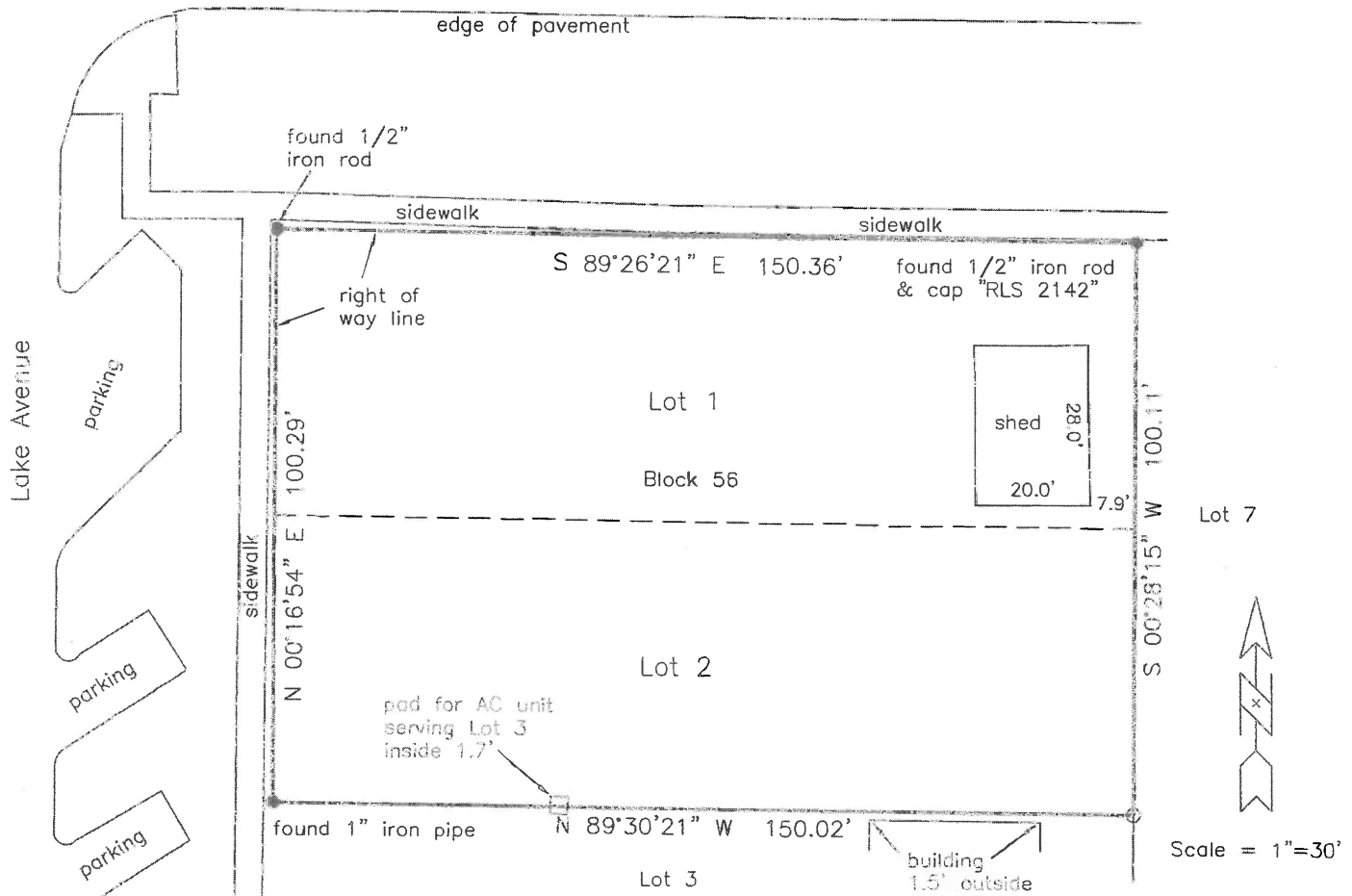
SIGNATURE

Map of Boundary Survey

West Minneola Avenue

Description:

Lots 1 and 2, Block 56, THE CITY OF CLERMONT, according to the map or plat thereof, as recorded in Plat Book 8, Page 17, Public Records of Lake County, Florida.



City of Clermont

I hereby declare that based on my examination of the Flood Insurance Rate Map number 12069C 0570 E dated Dec. 18, 2012, and that to the best of my knowledge, belief and my professional opinion that the subject property lies within flood zone X.

Notes:

- Bearings based on the West right of way of Lake Ave. as being N 00°16'54" E, an assumed meridian.
- Legal description from title commitment.
- Title commitment by Old Republic National Title Insurance Company file #00285-059 dated 10-02-17 was provided for this Survey.
- No adjacent or underground improvements, other than those shown, located this date.
- Subject property contains 0.345 acres, more or less.

LEGEND:

- Denotes set 1/2" iron rod & cap marked "LB 6980"

Surveyor's Certification

I hereby certify to OMBS, L.L.C.,

Old Republic National Title Insurance Company and Law Office of Anita Geraci-Carver, P.A. that this Map of Boundary Survey meets the Standards of Practice for surveys as set forth in Chapter 5J-17 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Jeffrey P. Rhoden
JEFFREY P. RHODEN PSM #5322
STATE OF FLORIDA

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS MAP/REPORT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

10/18/17

Field Date 10/18/17	Prepared for: OMBS, L.L.C.	17067.001
Drawn by: JPR	Rhoden Land Surveying, Inc. LB #6980 420 E. Minnehaha Ave. Clermont, FL 34711 352-394-6255	
Scale: 1"=30'		



CITY OF CLERMONT
COMPREHENSIVE PLAN AMENDMENT
Application

DATE: 3.1.18

FEE: 755 + AD

Project Name (if applicable): _____

Applicant: Omb's LLC & Hunter's trace LLC

Contact Person: Jayson A Stringfellow

Address: 1435 W Lakeshore Drive

City: Clermont State: FL Zip: 34711

Phone: 352-267-1104 Fax: _____

E-Mail: Envyxl@gmail.com

OWNER: Same as Applicant

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____

E-Mail: _____

General Location: 607 Lake Ave

&

619 Lake Ave

Legal Description (include copy of survey): _____

Clermont lots 1, 2 BLK 56 PD 8 pg 17 ORB 5018
pg 703 / Clermont lot 3 BLK 56 PD 8 pg 17
ORB 2171 pg 1870

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Flood hazard area (yes) _____ and approx. acreage 0.52 (no) X

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Existing Zoning: R-3

Existing Future Land Use: Downtown Medium Density

Proposed Future Land Use: CBD Downtown

Type of development proposed: _____



Proposed density (dwelling units/acre) or intensity: _____

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



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COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

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Affiant - Applicant Name (print)

X [Signature]
Affiant - Applicant Name (signature)

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X L. Widican
Notary Public, State of Florida at Large

My Commission Expires: Dec 13, 2019



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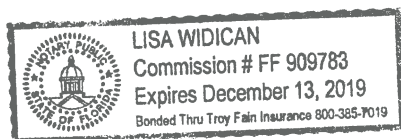
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Jay Stringfellow
Affiant - Applicant Name (print)

[Signature]
Affiant - Applicant Name (signature)

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[Signature]
Notary Public, State of Florida at Large

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Affiant - Applicant Name (print)

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X Dawn Stalaker
Notary Public, State of Florida at Large

My Commission Expires: 8-30-20

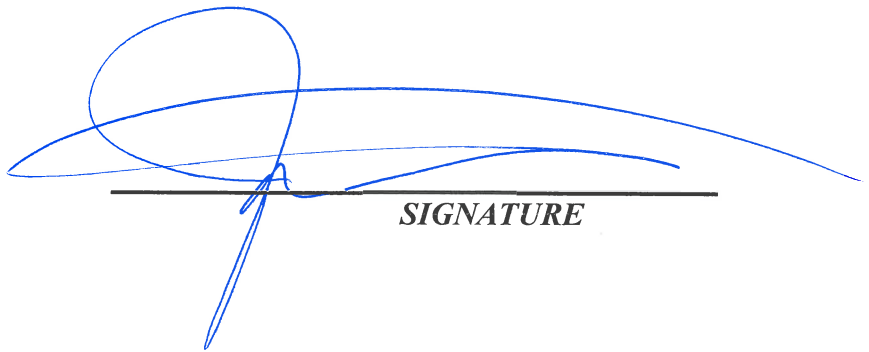
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Jayson A .Stringfellow
Applicant /Owner Name



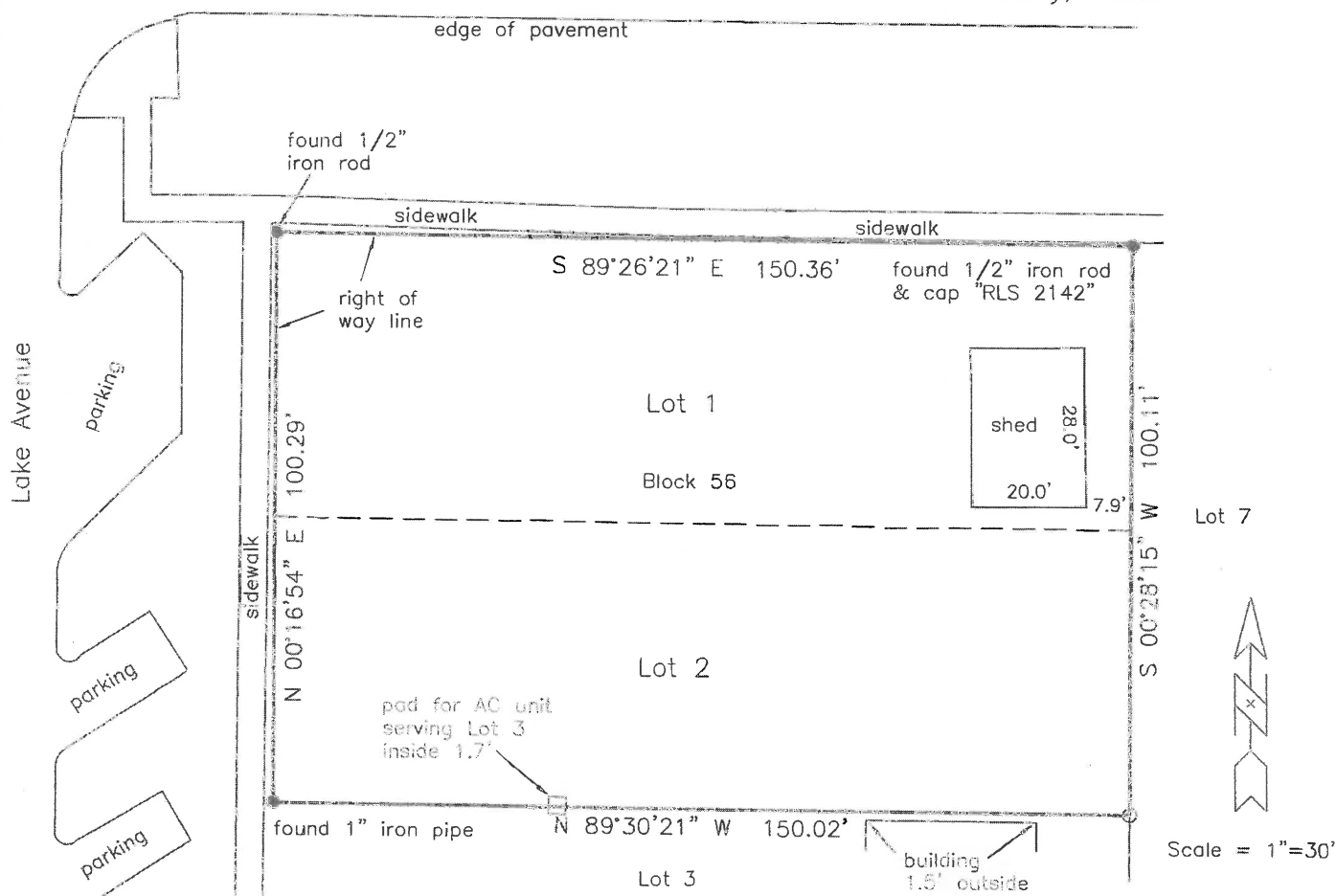
SIGNATURE

Map of Boundary Survey

West Minneola Avenue

Description:

Lots 1 and 2, Block 56, THE CITY OF CLERMONT, according to the map or plat thereof, as recorded in Plat Book 8, Page 17, Public Records of Lake County, Florida.



City of Clermont

I hereby declare that based on my examination of the Flood Insurance Rate Map number 12069C 0570 E dated Dec. 18, 2012, and that to the best of my knowledge, belief and my professional opinion that the subject property lies within flood zone X.

Notes:

- Bearings based on the West right of way of Lake Ave. as being N 00°16'54" E, an assumed meridian.
- Legal description from title commitment.
- Title commitment by Old Republic National Title Insurance Company file #00285-059 dated 10-02-17 was provided for this Survey.
- No adjacent or underground improvements, other than those shown, located this date.
- Subject property contains 0.345 acres, more or less.

Surveyor's Certification

I hereby certify to OMBS, L.L.C., Old Republic National Title Insurance Company and Law Office of Anita Geraci-Carver, P.A. that this Map of Boundary Survey meets the Standards of Practice for surveys as set forth in Chapter 5J-17 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Jeffrey P. Rhoden
JEFFREY P. RHODEN PSM #5322

10/18/17

STATE OF FLORIDA
UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS MAP/REPORT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

LEGEND:

- Denotes set 1/2" iron rod & cap marked "LB 6980"

Field Date 10/18/17	Prepared for: OMBS, L.L.C.	17067.001
Drawn by: JPR	Rhoden Land Surveying, Inc. LB #6980 420 E. Minnehaha Ave. Clermont, FL 34711 352-394-6255	
Scale: 1"=30'		

COPY

Prepared by and return to:

Anita Geraci-Carver

Attorney at Law

Law Office of Anita Geraci-Carver, P.A.

1560 Bloxam Avenue

Clermont, FL 34711

352-243-2801

File Number: 00285-059

Will Call No.:

_____[Space Above This Line For Recording Data]_____

Warranty Deed

This Warranty Deed made this **25th** day of **October, 2017** between **Stephen Briddon and Nicola Briddon, husband and wife** whose post office address is **8707 Eton Court, Celebration, FL 34747**, grantor, and **OMBS, LLC, a Florida limited liability company** whose post office address is **1455 W. Lakeshore Drive, Clermont, FL 34711**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Lake County, Florida** to-wit:

Lots 1 and 2, Block 56, THE CITY OF CLERMONT, according to the map or plat thereof as recorded in Plat Book 8, Page 17, Public Records of Lake County, Florida.

Parcel Identification Number: 2422250100-056-00100

DOCUMENTARY STAMPS IN THE AMOUNT OF \$595.00 HAVE BEEN PAID. THE PURCHASE PRICE IS \$85,000.00

The property herein conveyed DOES NOT constitute the HOMESTEAD property of the Grantors.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2016**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Donna L. Divine
Witness Name: Donna L. Divine

Anita Geraci-Carver
Witness Name: Anita Geraci-Carver

Stephen Briddon (Seal)
Stephen Briddon

Nicola Briddon (Seal)
Nicola Briddon

State of Florida
County of Lake

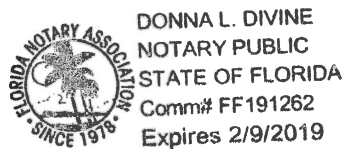
The foregoing instrument was acknowledged before me this 25th day of October, 2017 by Stephen Briddon and Nicola Briddon, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]

Donna L. Divine
Notary Public

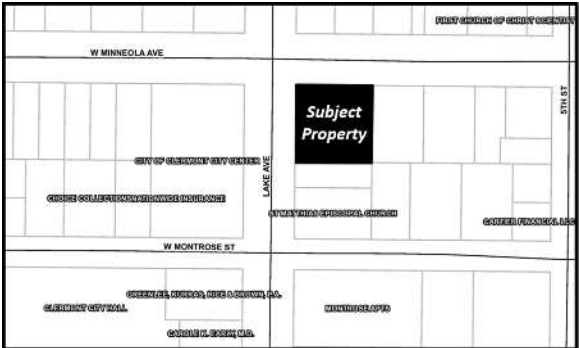
Printed Name: Donna L. Divine

My Commission Expires: February 9, 2019



CITY OF CLERMONT
NOTICE OF PROPOSED LAND
USE CHANGE
Small-Scale Comprehensive
Plan Amendment
ORDINANCE NO. 2018-12

The City of Clermont will hold public hearings on Tuesday, April 3, 2018 at 6:30 p.m. before the Planning and Zoning Commission; and Tuesday, April 10, 2018 at 6:30 p.m. (1st reading of the adoption ordinance) and Tuesday, April 24, 2018 (final reading of the adoption ordinance) at 6:30 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 0.52 +/-acre parcel below from Medium Density Residential to Downtown Mixed Use. Alternate Key 1613191 & 1613205.



Location:
Southeast corner of the intersection of Lake Ave. & West Minneola Ave.

Ordinance #2018-12:

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.

The public hearings are in the Council chambers of City Hall, 685 W. Montrose Street, and are open to public comment. Please call (352) 394-4083, Ext. 4 if you have any questions.

The proposed amendment may be inspected at the City's Development Services 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 Howe, MMC
City Clerk

D038344 - March 24 & April 10, 2018

☐ **PROOF O.K. BY:** _____ ☐ **O.K. WITH CORRECTIONS BY:** _____

PLEASE READ CAREFULLY • SUBMIT CORRECTIONS ONLINE

LF-D038344 (100%)

ADVERTISER: CITY OF CLERMONT-LEGALS
SALES PERSON: LFD001
SIZE: 2X10
PUBLICATION: LF-DAILY COMMERCIAL

PROOF CREATED AT: 3/7/2018 3:01:41 PM
NEXT RUN DATE: 03/24/18
PROOF DUE: 03/23/18 12:59:55



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, April 3, 2018		
Agenda Item Name		
Ordinance No. 2018-13 607 & 619 Lake Ave Rezoning		
Requested Action		
Recommend approval of Ordinance No. 2018-13		
Staff Report		
The applicants, OMBS LLC and Hunters Trace LLC, are seeking a rezoning from R-3 Residential/Professional District to Central Business District on property that is approximately 0.52 +/- acres in size. This zoning would coincide with the Downtown Mixed Use future land change that is also being requested by the applicants. The Central Business District zoning is currently adjacent to the property on the west and south. The change would be an orderly outward movement of the Central Business District. The zoning change would provide greater development potential on the property and expand the Central Business District. The OMBS property had a residential structure that was removed in the past few years and will be redeveloped in the near future. The Hunters Trace property has a structure that was built in 1910 and the zoning change would provide opportunities for redevelopment of this parcel as well. Since the zoning change would encourage greater opportunities for redevelopment and new development in the Central Business District and is consistent with the overall intent of the Downtown Master Plan, staff recommends approval of Ordinance 2018-13 to rezone the parcels from R-3 Residential/Professional to Central Business District.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. 2018-13 607 619 Lake Ave REZ	2018-13 607 619 Lake Ave REZ.doc	
2. 607 Lake Ave Maps	607 Lake Ave Maps.pdf	
3. REZ Application	REZ Application.pdf	
4. REZ Legal Ad Proof	REZ Legal Ad Proof.pdf	



CITY OF CLERMONT
ORDINANCE NO. 2018-13

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 DESCRIPTION

Lots 1, 2, and 3, Block 56, the City of Clermont, according to the plat thereof as recorded in Plat Book 8, Pages 17 through 23, inclusive, Public Records of Lake County, Florida.

LOCATION

Southeast corner of the intersection of Lake Ave. & West Minneola Ave.
Alternate Key 1613191 & 1613205

**From: R-3 Residential/Professional District
To: Central Business District**

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.

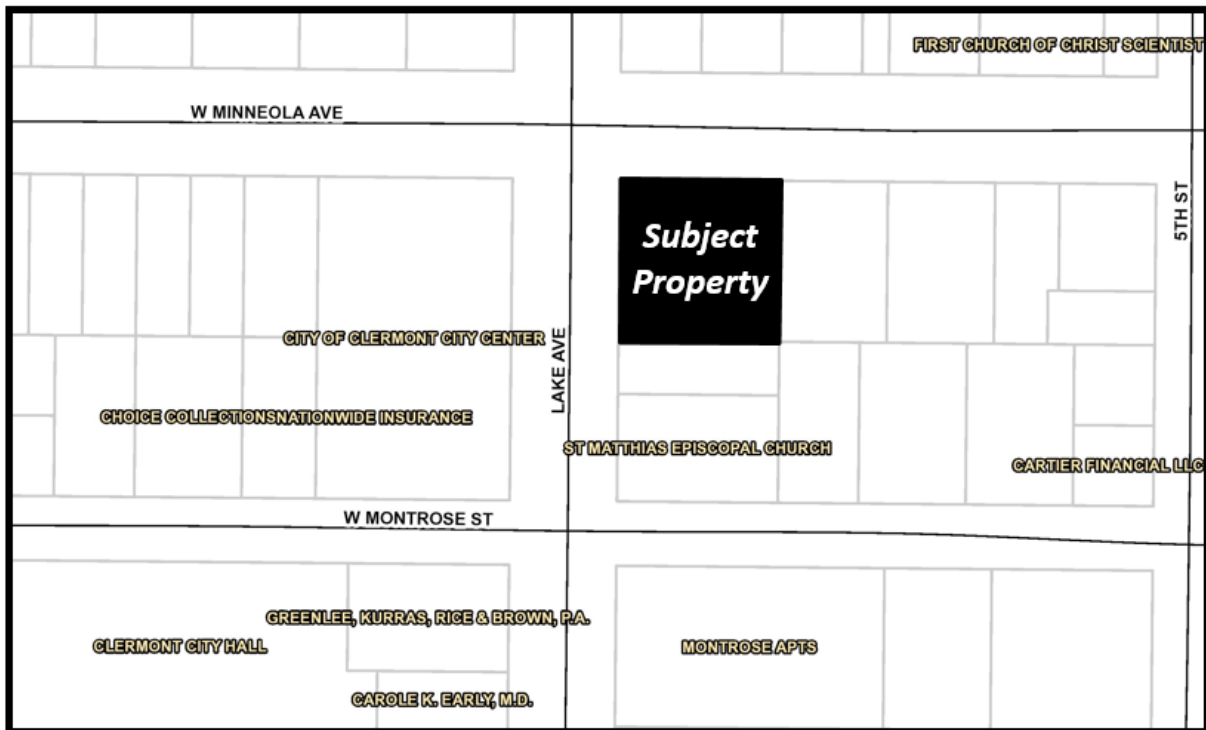
SECTION 4.

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



CITY OF CLERMONT
ORDINANCE NO. 2018-13

Location map:





CITY OF CLERMONT
ORDINANCE NO. 2018-13

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 24th day of April, 2018.

CITY OF CLERMONT

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Exhibit - Location Map
607 Lake Ave. & 619 Lake Ave.

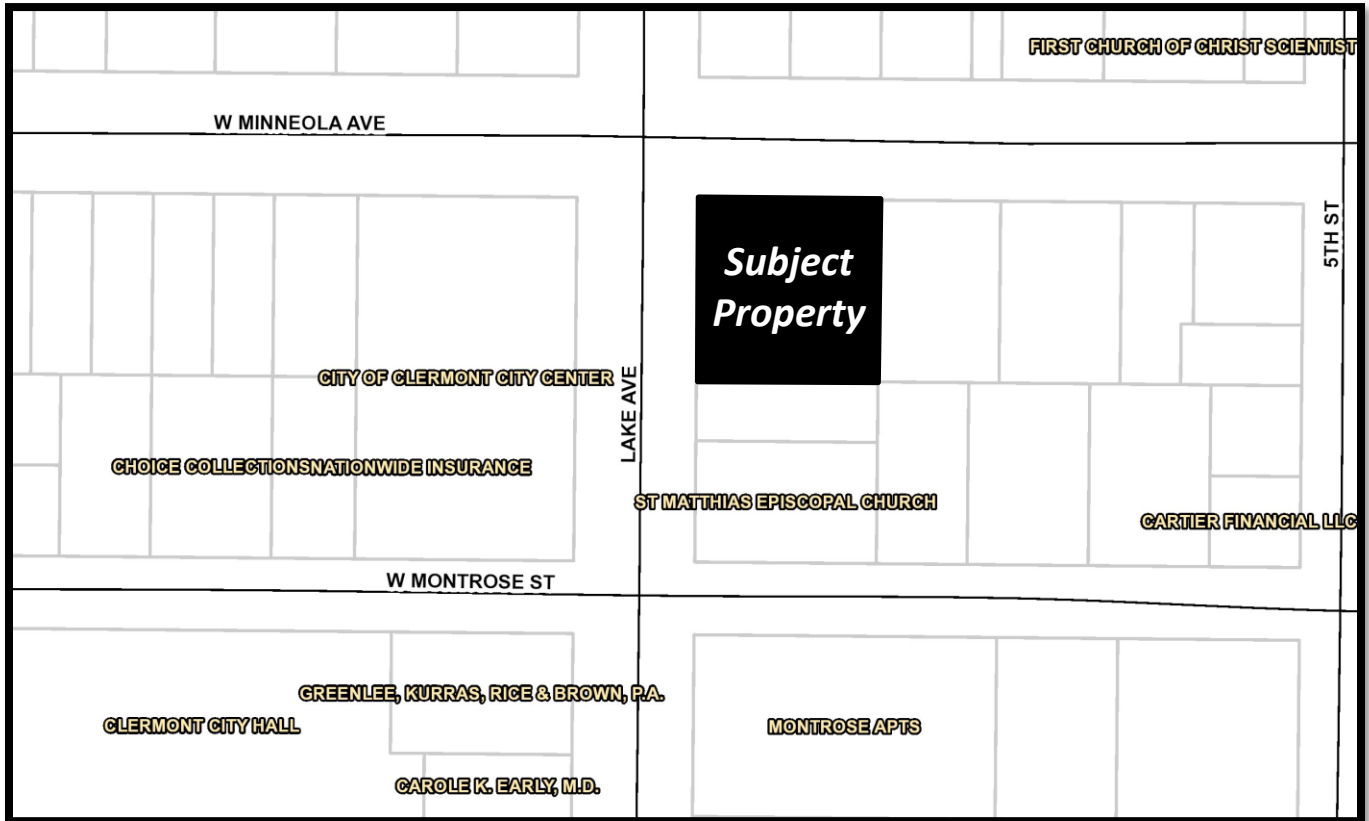


Exhibit – Future Land Use Map
607 Lake Ave. & 619 Lake Ave.

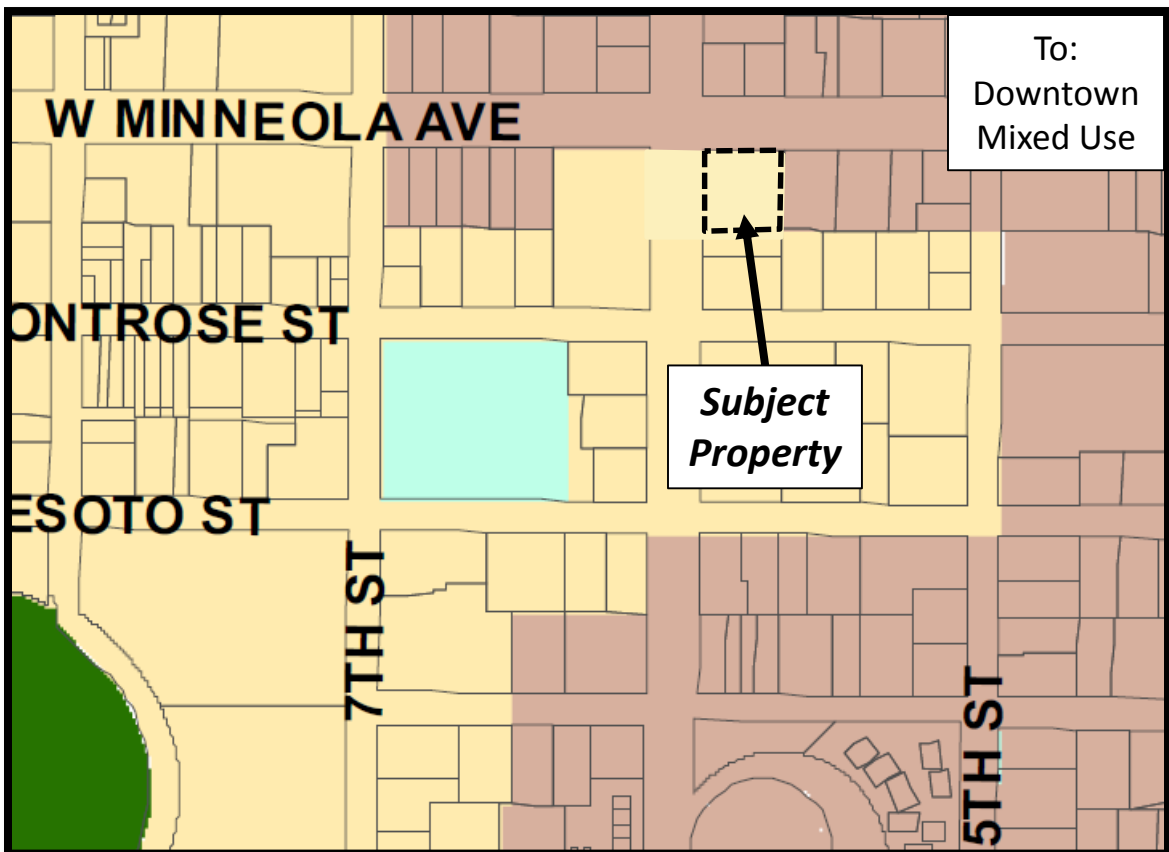
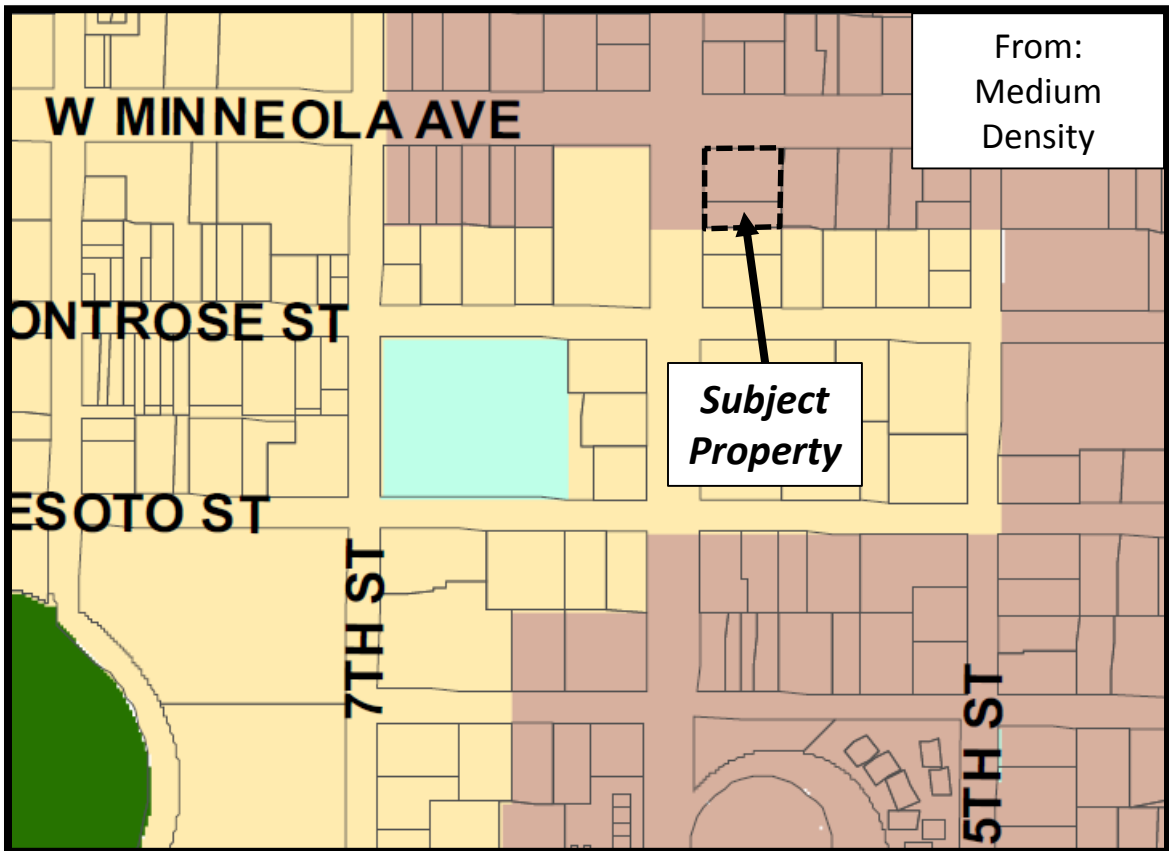
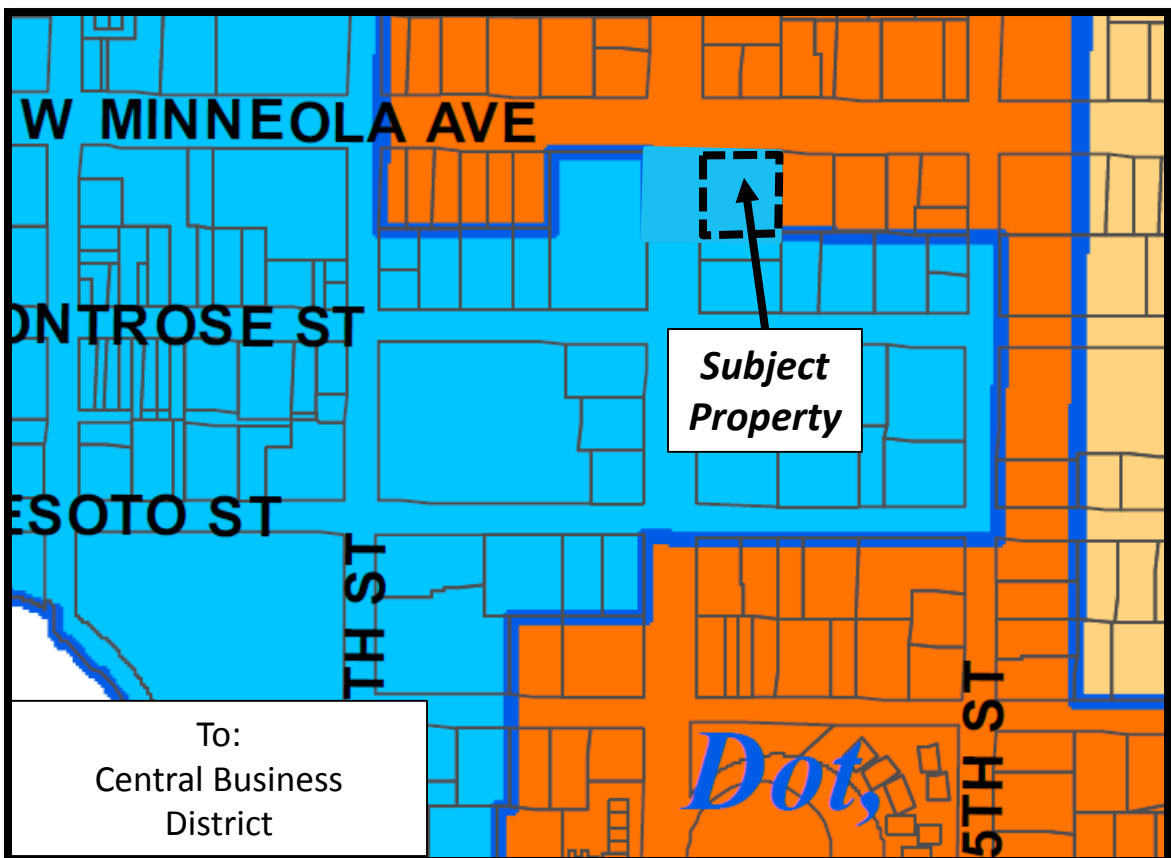
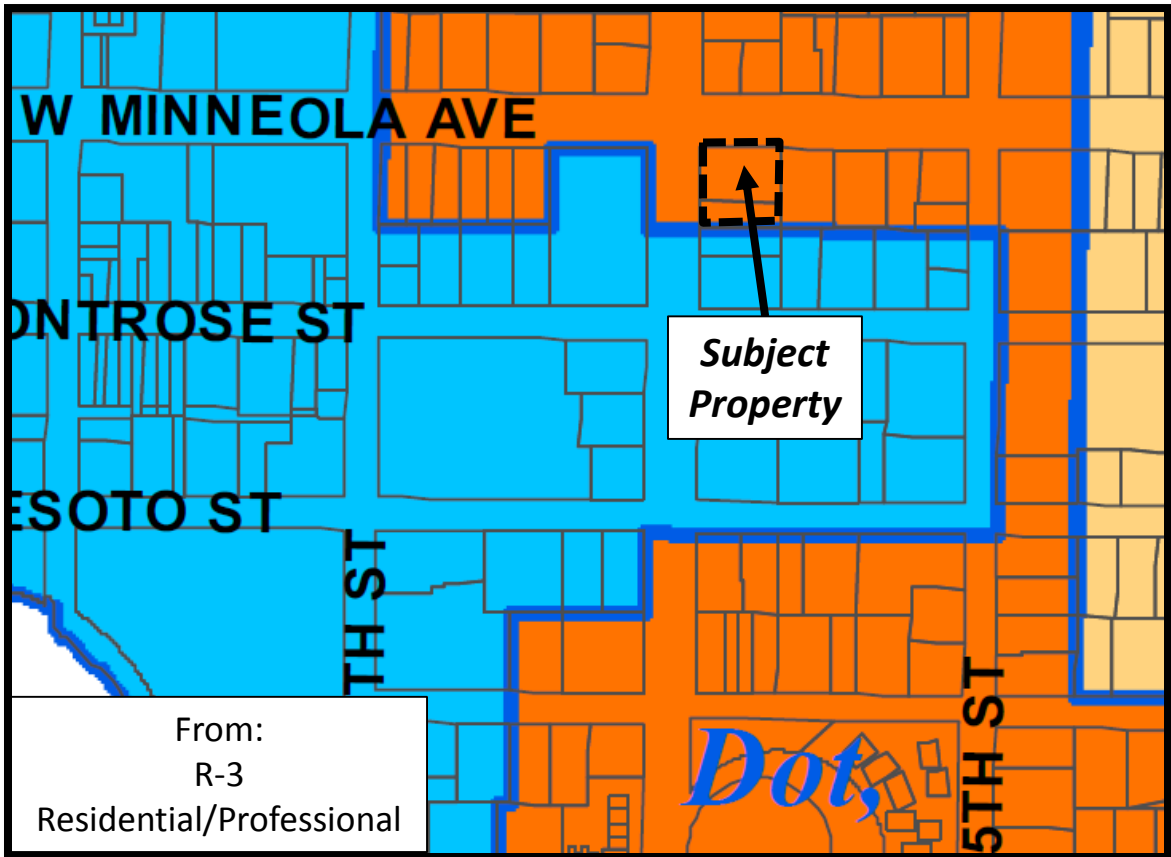


Exhibit - Zoning Map
607 Lake Ave. & 619 Lake Ave.





Rez1802-0001



CITY OF CLERMONT
REZONING
APPLICATION

DATE: 2-7-18

FEE: \$542.⁰⁰
+ cost of advertisement

PROJECT NAME (if applicable): 607 Lake & 619 Lake Ave

APPLICANT: Ombs LLC & Hunters Trace LLC

CONTACT PERSON: Jayson Stringfellow

Address: 1455 W Lakeshore Drive

City: Clermont State: FL Zip: 34711

Phone: 352.267.1104 Fax: _____

E-Mail: Envyx1@gmail.com

OWNER: Same as Contact person

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____

Address of Subject Property: 607 Lake Ave & 619 Lake Ave

Legal Description (include copy of survey): A: Clermont lot 1, 2 Blk

56 Pg 8 Pg 17 ORB 5018 Pg 703

B: Clermont lot 3, Block 56

Pb 8 pages 17 ORB 2171 pg 1870

Acreage: _____ Land Use: Medium Density
(City verification required)

Present Zoning: R-3 Proposed Zoning: CBD
(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?

See attached Site plan

Jaysan Stringfellow

Applicant Name (print)

X [Signature]

Applicant Name (signature)

A. Jaysan Stringfellow

Owner Name (print)

X [Signature]

Owner Name (signature)

B. Tracy Wade

Owner Name print

X TRACY WADE

Signature

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

PROPERTY RECORD CARD

General Information

Owner Name:	OMBS LLC	Alternate Key:	1613191
Mailing Address:	1455 W LAKESHORE DR CLERMONT, FL 34711 Update Mailing Address	Parcel Number:	24-22-25- 010005600100
		Millage Group and City:	00C1 (CLERMONT)
		Total Certified Millage Rate:	17.76
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	607 LAKE AVE CLERMONT FL 34711 Update Property Location ⓘ	Property Name:	-- Submit Property Name ⓘ
		School Locator:	School and Bus Map ⓘ
Property Description:	CLERMONT LOTS 1, 2 BLK 56 PB 8 PG 17 ORB 5018 PG 703		

NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT RESIDENTIAL (0000)	100	150		2	LT	\$0.00	\$30,000.00

Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
0001	GARAGE DETACHED (DGF)	560	SF	1930	\$3,602.00

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
5018 / 703	10/25/2017	Warranty Deed	Qualified	Vacant	\$85,000.00
4571 / 445	12/19/2014	Warranty Deed	Qualified	Improved	\$85,000.00
3056 / 1603	8/1/2005	Warranty Deed	Unqualified	Improved	\$0.00
2864 / 2005	6/2/2005	Warranty Deed	Unqualified	Improved	\$0.00
1368 / 73	5/16/1995	Personal Rep Deed	Unqualified	Improved	\$0.00
88 / 934	12/18/1962	Misc Deed/Document	Unqualified	Improved	\$0.00

PROPERTY RECORD CARD

General Information

Owner Name:	HUNTER'S TRACE LLC	Alternate Key:	1613205
Mailing Address:	PO BOX 1171 MINNEOLA, FL 34755-1171 Update Mailing Address	Parcel Number:	24-22-25-010005600300
		Millage Group and City:	00C1 (CLERMONT)
		Total Certified Millage Rate:	17.76
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	619 LAKE AVE CLERMONT FL 34711 Update Property Location ⓘ	Property Name:	-- Submit Property Name ⓘ
		School Locator:	School and Bus Map ⓘ
Property Description:	CLERMONT LOT 3, BLK 56 PB 8 PG 17 ORB 2171 PG 1870		
NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	MULTI FAMILY <5 UNITS (0800)	50	150		1	LT	\$0.00	\$25,000.00

Residential Building(s)

Building 001

Residential	Quadrplex	Building Value: \$96,341.00						
Summary								
Year Built: 1910	Total Living Area: 2838 ⓘ	Central A/C: Yes	Attached Garage: No					
Bedrooms: 4	Full Bathrooms: 4	Half Bathrooms: 0	Fireplaces: 0					
Incorrect Bedroom, Bath, or other information? ⓘ								
Section(s)								
Section No.	Section Type	Ext. Wall Type	No. Stories	Floor Area	Finished Attic	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	Wood (001)	2	1419	N	4%	20%	
2	ENCLOSED PORCH	Wood (001)	1	24	N	0%	0%	



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Limited Liability Company
HUNTER'S TRACE, LLC

Filing Information

Document Number	L02000008788
FEI/EIN Number	42-7944974
Date Filed	04/12/2002
Effective Date	04/09/2002
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	02/05/2011

Principal Address

13344 COUNTY RD 561
CLERMONT, FL 34711

Changed: 02/05/2011

Mailing Address

P.O. BOX 1171
MINNEOLA, FL 34755

Changed: 03/06/2007

Registered Agent Name & Address

WADE, TRACY .
13344 COUNTY RD 561
CLERMONT, FL 34711

Name Changed: 02/15/2013

Address Changed: 02/15/2013

Authorized Person(s) Detail

Name & Address

Title MGRM

WADE, TRACY B
P.O. BOX 1171
MINNEOLA, FL 34755



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Limited Liability Company
OMBS, L.L.C.

Filing Information

Document Number	L13000122402
FEI/EIN Number	46-3548649
Date Filed	08/28/2013
State	FL
Status	ACTIVE
Last Event	LC STMNT OF AUTHORITY
21	
Event Date Filed	01/10/2018
Event Effective Date	NONE

Principal Address

1455 W. LAKESHORE DRIVE
CLERMONT, FL 34711

Mailing Address

1455 W. LAKESHORE DRIVE
CLERMONT, FL 34711

Registered Agent Name & Address

GERACI-CARVER, ANITA, P.A.
1560 BLOXAM AVENUE
CLERMONT, FL 34711

Authorized Person(s) Detail

Name & Address

Title MGRM

STRINGFELLOW, JAYSON
1455 W. LAKESHORE DRIVE
CLERMONT, FL 34711

Annual Reports

Report Year	Filed Date
2015	02/02/2015
2016	01/30/2016
2017	02/06/2017

Advertising Receipt

CITY OF CLERMONT
Cristina Andres
P.O. BOX 120219
CLERMONT, FL 34712

Account Number: 7101866
Order Number: 10074422
Phone: (352) 241-7331
Date: 03/07/18
Ad Taker: liana.rickman

Ad Classification: LEGAL NOTICES

Description	Start	End	Total
LEGAL NOTICE Notice is hereby given that the City Council of the City of Cler	03/27/2018	04/10/2018	\$208.56

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.

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.

ORDINANCE NO. 2018-13

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.

Tracy Ackroyd Howe, MMC
City Clerk

Ad No: 10074422
March 27, 2018 &
April 10, 2018

LOCATION

Southeast corner of the intersection of Lake Ave. & West Minneola Ave.
Alternate Key 1613191 & 1613205

LEGAL DESCRIPTION

Lots 1, 2, and 3, Block 56, THE CITY OF CLERMONT, according to the plat thereof as recorded in Plat Book 8, Pages 17 through 23, inclusive, Public Records of Lake County, Florida. Alternate Key 1613191 & 1613205

The above described tract of land contains 0.520 acres more or less.

From: R-3 Residential/ Professional
To: Central Business District

This request will be considered by the Planning & Zoning Commission on Tuesday, April 3, 2018 at 6:30 p.m. A public meeting to consider the request will be held before the City Council on Tuesday, April 24, 2018 at 6:30 p.m. for final enactment. All meetings will be held at City Hall, located at 685 W. Montrose Street.

Payment Info	
Ad Price	\$208.56
Tax	\$0.00
Sub Total	\$208.56
Prepaid Amount	\$0.00
Balance Due	\$208.56



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, April 3, 2018		
Agenda Item Name		
Ordinance No. 2018-18 <i>Victory Pointe, LLC Comprehensive Plan Amendment</i>		
Requested Action		
Recommend approval of Ordinance No. 2018-18.		
Staff Report		
This request is being heard concurrently with a request for a rezoning. The applicant is requesting a small-scale comprehensive plan amendment for the subject property located northwest of the intersection of Montrose Street and 10th street. The property is approximately 0.20 +/- acre in size. The property is currently vacant and the applicant desires to develop the property with the adjoining property, which already has the Downtown Mixed Use future land use in place. The small-scale comprehensive plan amendment would change the Future Land Use from Medium Density Residential to the Downtown Mixed Use designation. This property adjoins the City's Victory Pointe project and is contiguous on two sides with the Downtown Mixed Use future land use. The highest and best use of the property would be served by the Downtown Mixed Use future land use and the Downtown Master Plan. <u>Comprehensive Plan Objectives & Policies supporting the change include:</u> Objective 1.1: Discourage Urban Sprawl. The City shall discourage and/or reduce urban sprawl through a future land use pattern that promotes orderly, compact development and the provision of public facilities and services that minimize costs and environmental impacts and maximize efficiency. Policy 1.1.3: The City shall encourage infill through the use of higher density and intensity land use designations and mixed-use designations in appropriate areas. Policy 1.12.4: The City shall encourage the development of undeveloped pockets and enclaves within developed areas to utilize existing facilities efficiently. Since the requested change promotes infill and is supported by the Comprehensive Plan, staff recommends approval of Ordinance 2018-18 for a small-scale comprehensive plan amendment to change the future land use from Medium Density Residential to Downtown Mixed Use.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount

Exhibits Attached (copies of original agreements)

1.	2018-18 Victory Pointe CPA	2018-18 Victory Pointe CPA.doc
2.	Victory Pointe CPA Maps	Victory Pointe CPA Maps.pdf
3.	CPA application	CPA application.pdf
4.	CPA Legal Ad Proof	CPA Legal Ad Proof.pdf



CITY OF CLERMONT
ORDINANCE NO. 2018-18

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

Lot 1, Block 114, Official Map of the City of Clermont, according to the plat thereof, as recorded in Plat Book 8, Page 17, Public Records of Lake County, Florida.

AND

All that portion of Tenth Street, bounded on the South by the North right of way line of Montrose Street, and bounded on the North by the shores of West Lake, according to the



CITY OF CLERMONT
ORDINANCE NO. 2018-18

Official Map of the City of Clermont, as recorded in Plat Book 8, Page 17, Public Records of Lake County, Florida. (abandoned by Ordinance 112-M in ORB 654, Page 2171)

Less the East 10.00 feet of Tenth Street.

Description:

Lot 2, Block 114, Official Map of the City of Clermont, according to the Plat thereof, as recorded in Plat Book 8, Page 17, of the Public Records of Lake County, Florida.

Description:

Commence at the Southwest corner of Lot 1, Block 114, Official Map of the City of Clermont, according to the plat thereof, as recorded in Plat Book 8, Page 17, Public Records of Lake County, Florida, thence run N 00°31'43" E along the West line of said Lot 1 for a distance of 159.95 feet to the POINT OF BEGINNING; thence run N 00°31'43" E for a distance of 18.21 feet to the beginning of a curve concave to the Northeast, having a radius of 242.98 feet, a chord bearing of N 70°01'59" W and a chord distance of 53.05 feet; thence run Northwesterly along the arc of said curve for a distance of 53.15 feet through a central angle of 12°32'00" to a point on the West line of Lot 2, said plat of the Official Map of the City of Clermont; thence leaving said West line of Lot 2 run S 82°44'40" E for a distance of 90.73 feet; thence run S 58°20'13" W for a distance of 47.37 feet to the Point of Beginning.

LOCATION

Northwest of the intersection of Montrose Street and 10th Street
Alternate Key 3826383

CHANGE IN FUTURE LAND USE CLASSIFICATION

FROM: MEDIUM DENSITY RESIDENTIAL
TO: DOWNTOWN MIXED USE

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.

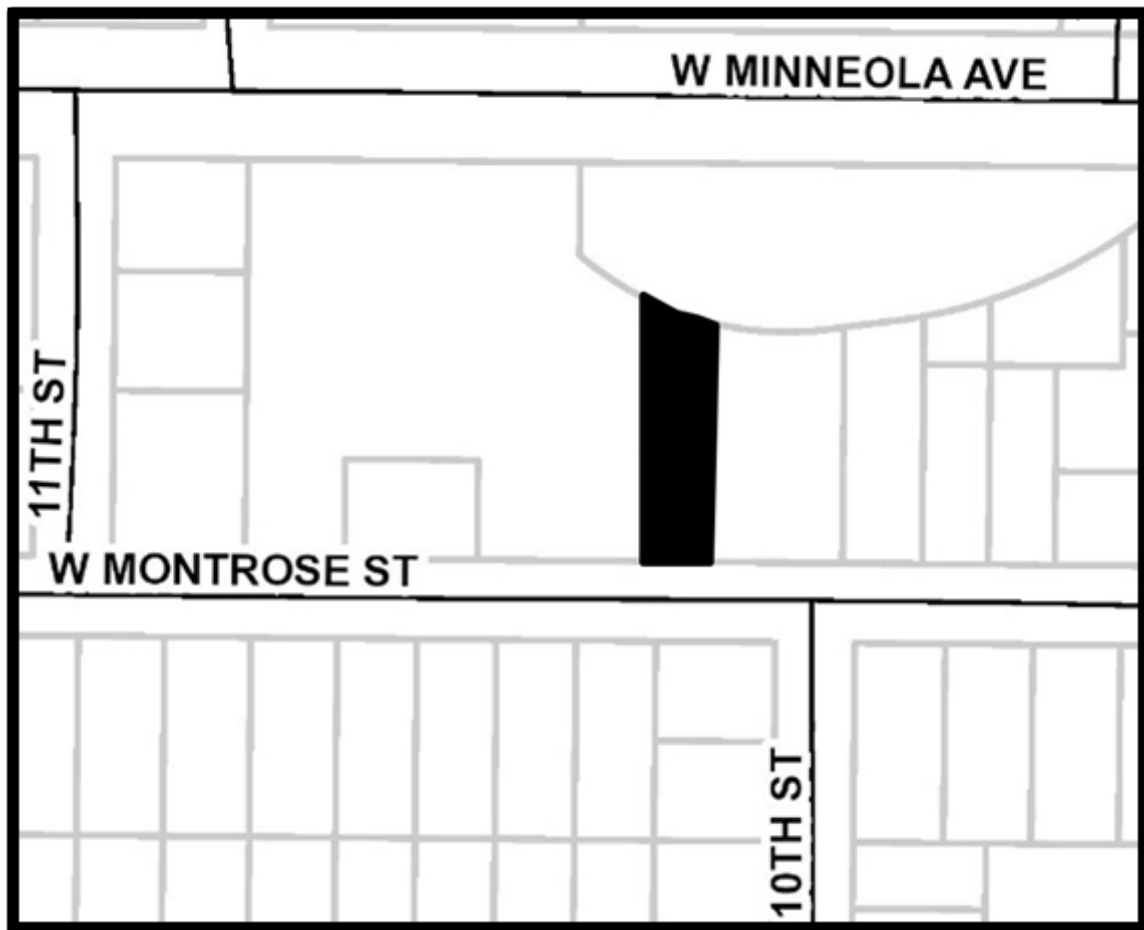
SECTION 3.

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.

Location map:





CITY OF CLERMONT
ORDINANCE NO. 2018-18

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, this 24th day of April, 2018.

CITY OF CLERMONT

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Exhibit - Location Map – Victory Pointe LLC

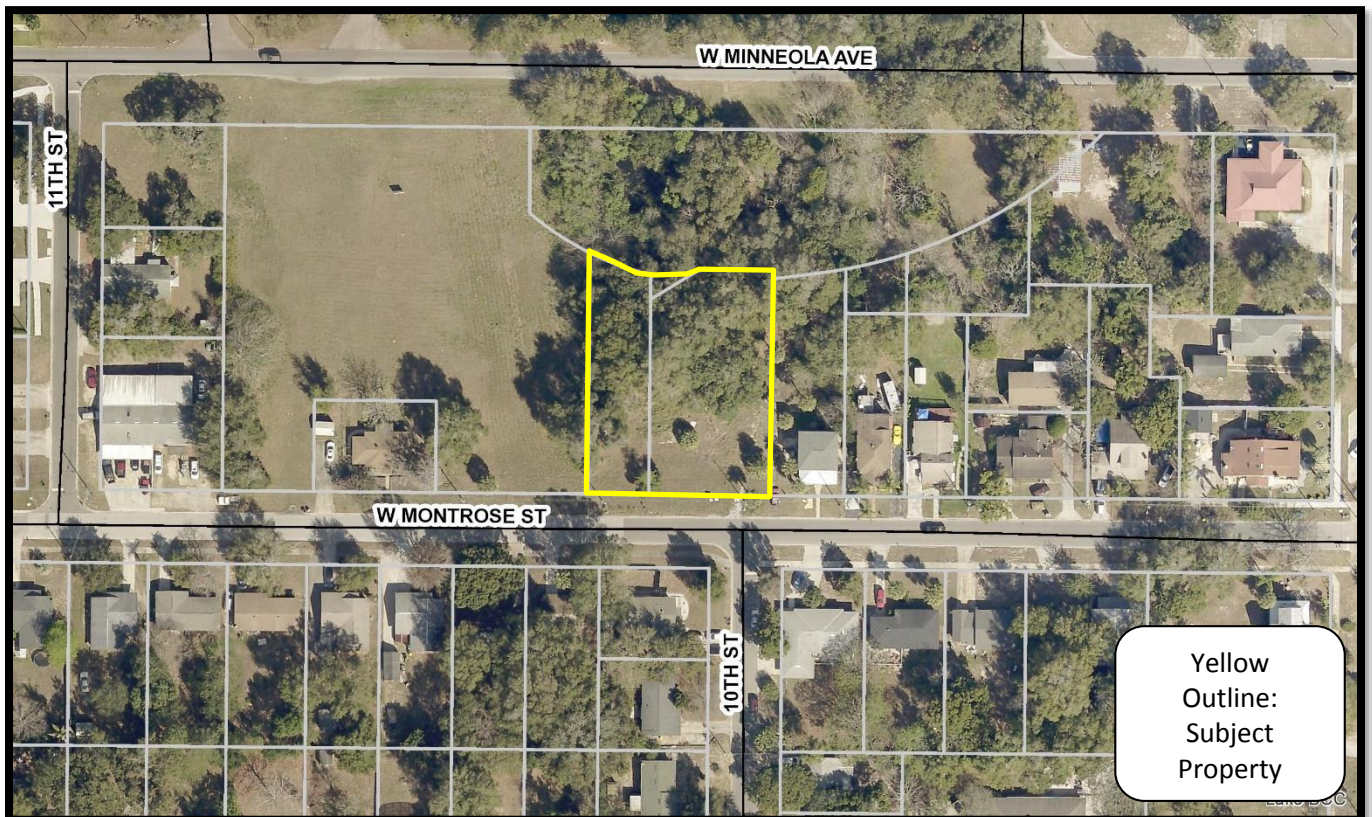
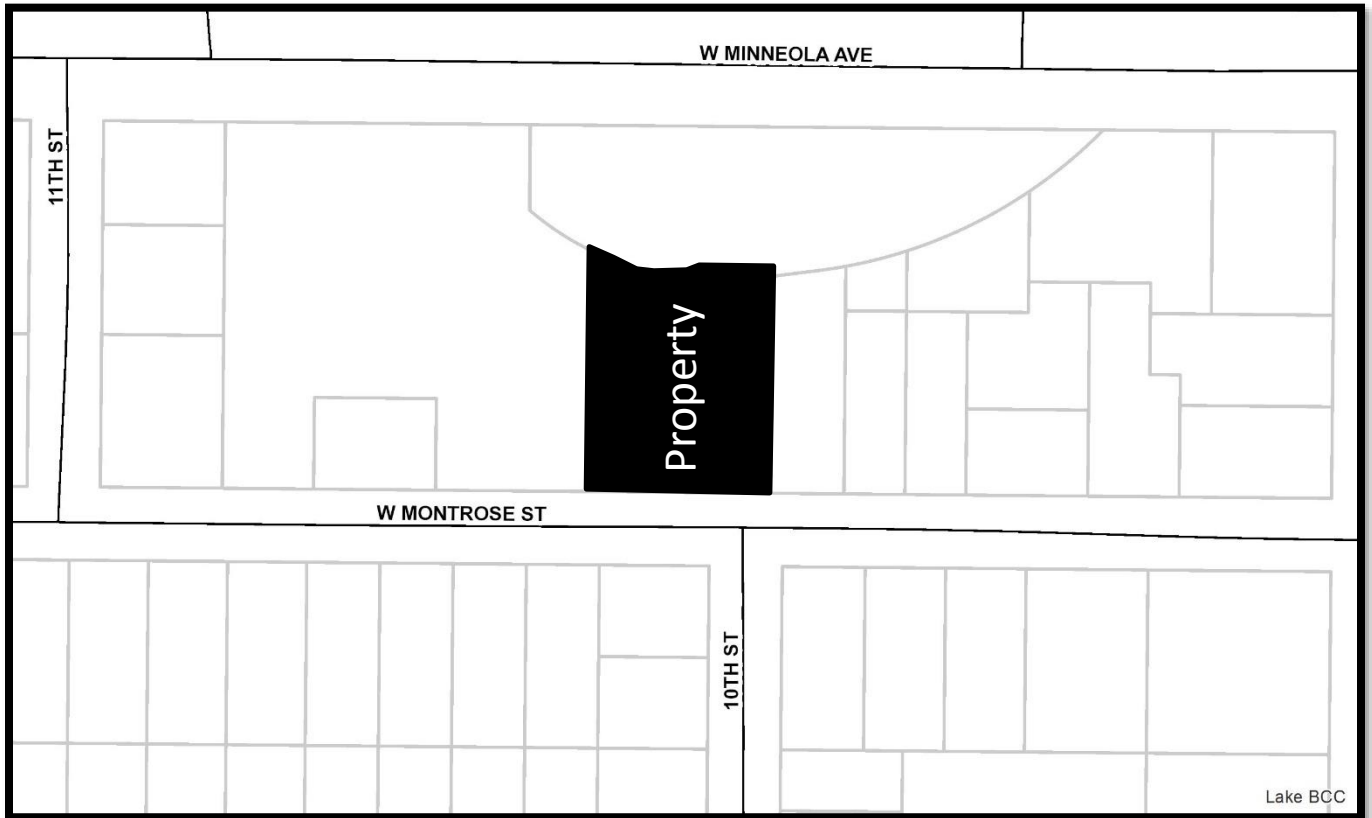
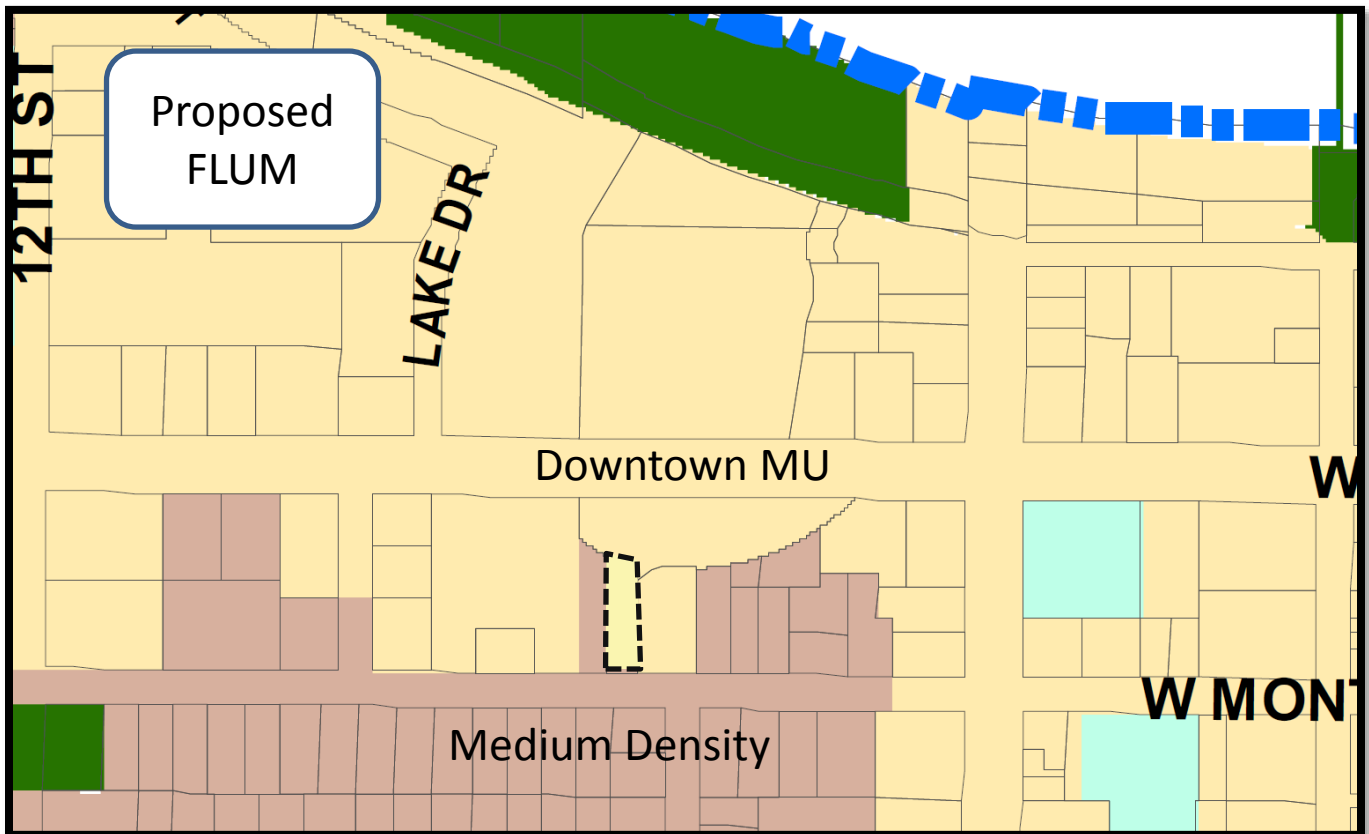
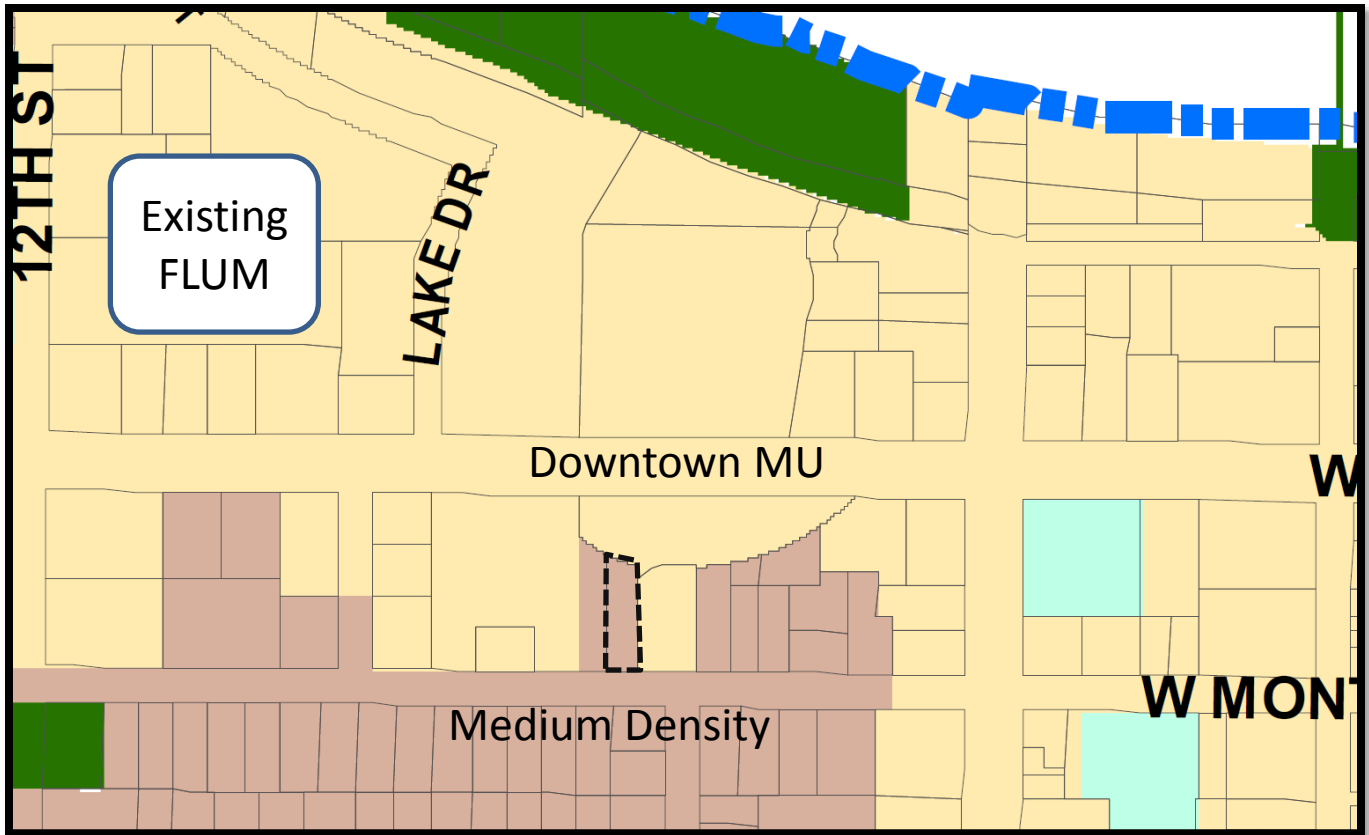


Exhibit – Future Land Use Map – Victory Pointe LLC





Comp 1803-0001

CITY OF CLERMONT
COMPREHENSIVE PLAN AMENDMENT
Application

REC-Check 1027

DATE: 11/21/17

FEE: 755.00

+ ADVERTISEMENT
COSTS

Project Name (if applicable): _____

Applicant: Paul Gaynor

Contact Person: Paul Gaynor

Address: 1200 Oakley Seaver Drive, Suite 203

City: Clermont State: Florida Zip: 34711

Phone: 352-552-2623 Fax: _____

E-Mail: pgaynor@graftholdings.com

OWNER: Victory Pointe, LLC

Address: 1200 Oakley Seaver Drive, Suite 203

City: Clermont State: Florida Zip: 34711

Phone: 352-552-2623 Fax: _____

E-Mail: pgaynor@graftholdings.com

General Location: W. Montrose Street and 10th Street

Legal Description (include copy of survey): Clermont Lot 2, Block 114 Plat Book 8, Page 17.

AK 3826383

Clermont Lot 1, Block 114 Plat Book 8, Page 17 and all that portion of Tenth Street, bounded on the South by the North right of way line of Montrose Street, and bounded on the North by the shores of West Lake, according to the Official Map of The City of Clermont, as recorded in Plat Book 8, Page 17, Public Records of Lake County, Florida. (abandoned by Ordinance 112-M in ORB 654, Page 2171) Less the East 10.00 feet of Tenth Street.

Property size (in acres or square feet): _____

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

Existing (Actual) Land Use: Vacant

Existing Zoning: R-3 and CBD

Existing Future Land Use: Medium Density Residential

Proposed Future Land Use: PUD

Type of development proposed: Single Family Condos



Proposed density (dwelling units/acre) or intensity: Maximum Density Downtown Mixed Use

Proposed Zoning District: PUD

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).

Utilizing vacant land around downtown Clermont to create high end housing close to the City Center.

We believe having this density close to the City Center would assist in revitalizing downtown.

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 ON PROCESSING AND WILL NOT BE SCHEDULED UNTIL CORRECTIONS ARE MADE.

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



OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Paul Graynor, Victory Pointe, 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 Medium Density Residential to Downtown Mixed Use for the property legally described on the attachment of this application.
3. That the owner of said property has appointed _____ 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.

Paul Graynor
Affiant - Applicant Name (print)

X [Signature]
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 28 day of November 2017.

X Cathlin E. Graff
Notary Public, State of Florida at Large

My Commission Expires: 4/3/20



After Recording Return to:
Kim Bolderson
Metes and Bounds Title Company
17301 Pagonia Drive #310
Clermont, FL 34711

This Instrument Prepared by:
Kim Bolderson
Metes and Bounds Title Company
17301 Pagonia Drive #310
Clermont, FL 34711
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
24-22-25-0100-114-00200
File No.: 17-0331

WARRANTY DEED

This Warranty Deed, Made the 20 day of November, 2017, by Juan Heriberto Ramos-Jusino and Betsy Ann Ramos, as husband and wife, whose post office address is: 5113 Millstream Road, Ocoee, FL 34761, hereinafter called the "Grantor", to Victory Pointe, LLC, a Florida limited liability company, whose post office address is: 1200 Oakley Seaver Dr., Ste 203, Clermont, FL 34711, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of Fifty Two Thousand Dollars and No Cents (\$52,000.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Lake County, Florida, to wit:

Lot 2, Block 114, of THE CITY OF CLERMONT, according to the Plat thereof, as recorded in Plat Book 8, Page 17, of the Public Records of Lake County, Florida.

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.
And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 2017, reservations, restrictions and easements of record, if any.
(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: [Signature] [Signature]
Printed Name: Kim Bolderson Juan Heriberto Ramos-Jusino

Witness Signature: [Signature] [Signature]
Printed Name: Diana S. Beighley Betsy Ann Ramos

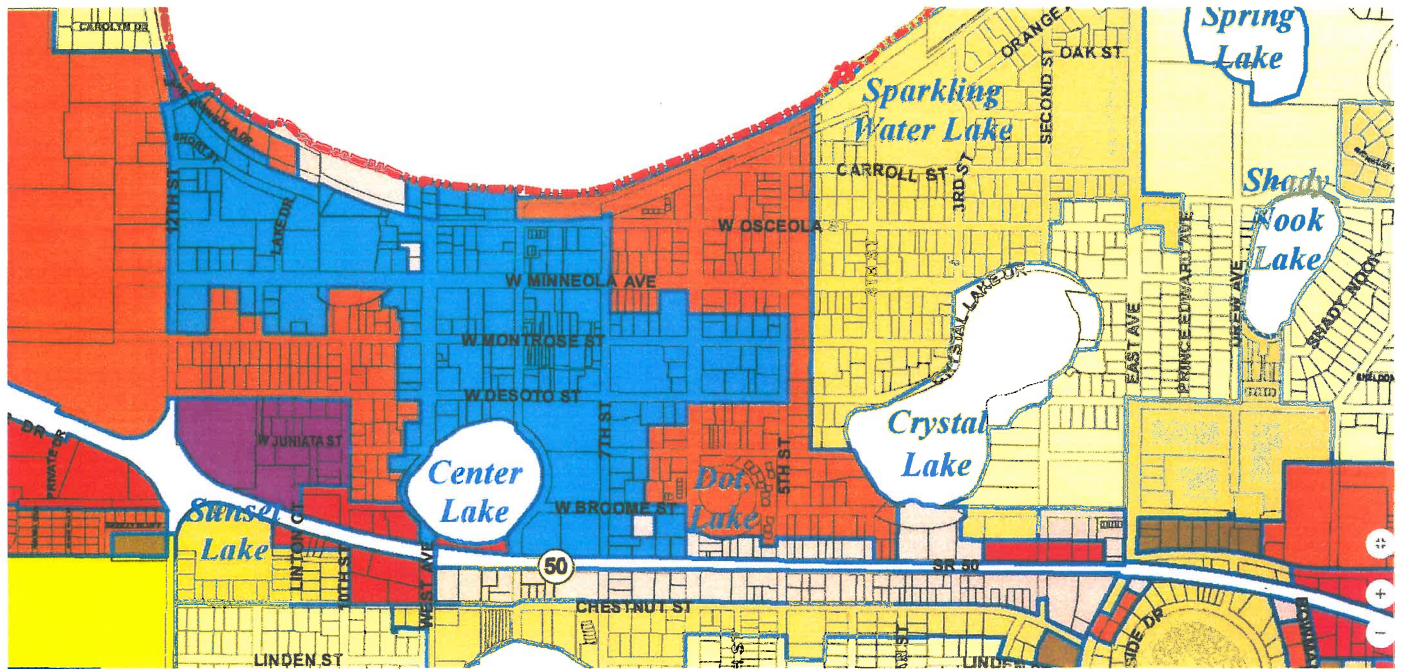
State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 20th day of November, 2017, by Juan Heriberto Ramos-Jusino and Betsy Ann Ramos, as husband and wife, who is/are personally known to me or has/have produced driver license(s) as identification.

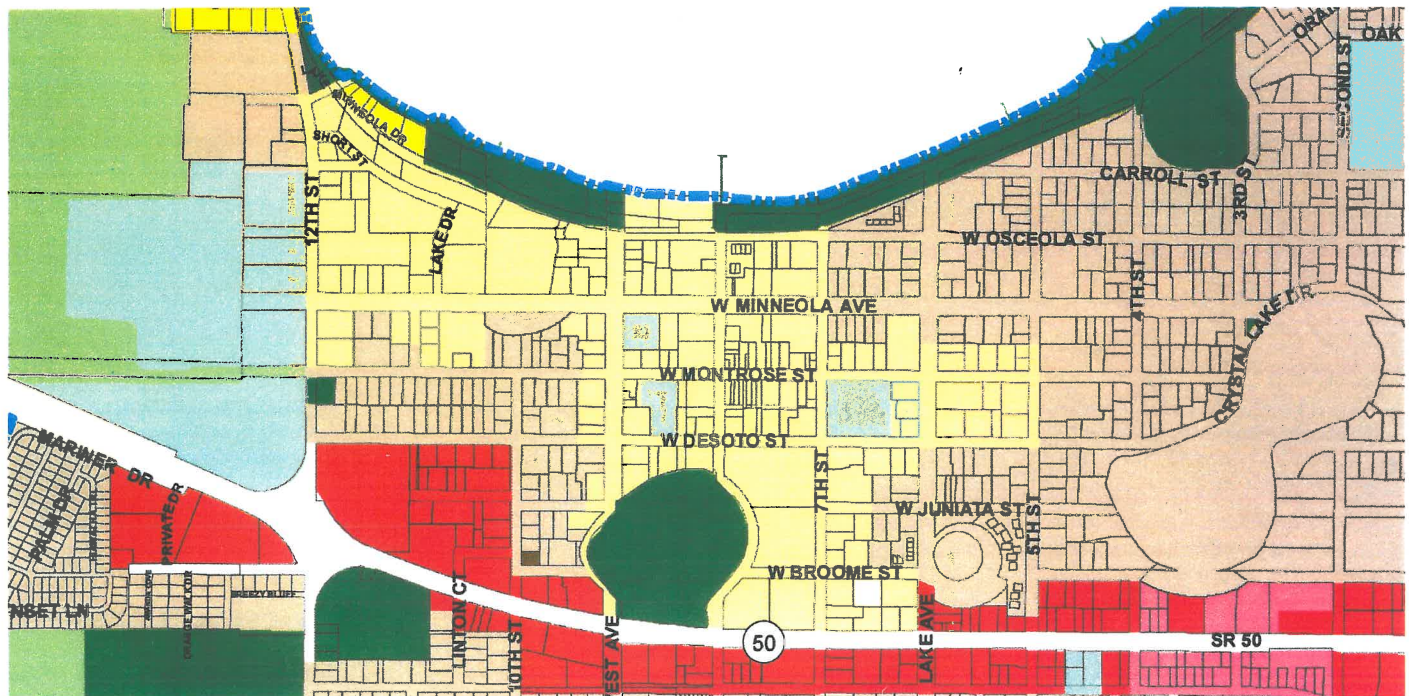
[Signature] My Commission Expires: _____
Notary Public Signature (SEAL)
Printed Name: DIANA S. BEIGHLEY



Zoning: Change from R-3 to Central Business District (CBD)

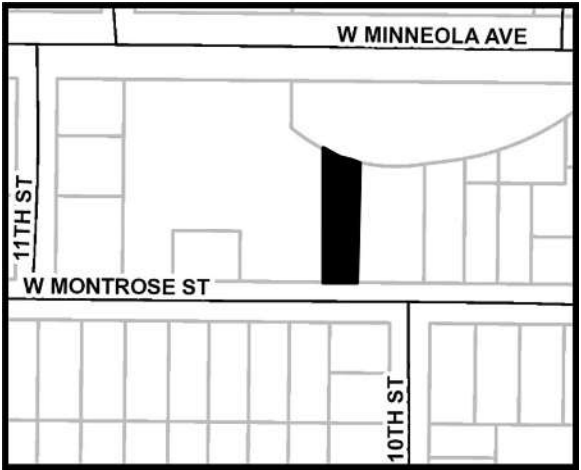


Future Land Use: Change from Medium Density Residential to Downtown Mixed Use



CITY OF CLERMONT
NOTICE OF PROPOSED LAND
USE CHANGE
Small-Scale Comprehensive
Plan Amendment
ORDINANCE NO. 2018-18

The City of Clermont will hold public hearings on Tuesday, April 3, 2018 at 6:30 p.m. before the Planning and Zoning Commission; and Tuesday, April 10, 2018 at 6:30 p.m. (1st reading of the adoption ordinance) and Tuesday, April 24, 2018 (final reading of the adoption ordinance) at 6:30 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 0.22 +/-acre parcel below from Medium Density Residential to Downtown Mixed Use. Alternate Key 3826383.



Location:
Northwest of the intersection of Montrose Street and 10th Street
Ordinance #2018-18:

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.

The public hearings are in the Council chambers of City Hall, 685 W. Montrose Street, and are open to public comment. Please call (352) 394-4083, Ext. 4 if you have any questions.

The proposed amendment may be inspected at the City's Development Services 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 Howe, MMC
City Clerk

D038349 - March 24 & April 10, 2018

☐ **PROOF O.K. BY:** _____ ☐ **O.K. WITH CORRECTIONS BY:** _____

PLEASE READ CAREFULLY • SUBMIT CORRECTIONS ONLINE

LF-D038349 (100%)

ADVERTISER: CITY OF CLERMONT-LEGALS
SALES PERSON: LFD001
SIZE: 2X10
PUBLICATION: LF-DAILY COMMERCIAL

PROOF CREATED AT: 3/14/2018 11:18:48 AM
NEXT RUN DATE: 03/24/18
PROOF DUE: 03/23/18 12:59:55



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date	
Tuesday, April 3, 2018	
Agenda Item Name	
Ordinance No. 2018-19 <i>Victory Pointe, LLC Rezoning</i>	
Requested Action	
Recommend approval of Ordinance No. 2018-19.	
Staff Report	
This request is being heard concurrently with a request for a small scale comprehensive plan amendment. The applicant, Paul Gaynor, is requesting a change from the R-3 Residential/Professional District and CBD Central Business District to a Planned Unit Development (PUD). The property is approximately 0.62 +/- acre in size and is currently vacant. The applicant has indicated on the application that they would like to construct 17 single-family condos. The applicant would like to utilize the recent increase in density in the Downtown Mixed Use future land use in order to develop the lot. The project contains the five mandatory components for density greater than 12 dwelling units per acre, as indicated in Section 122-249. The items meeting these requirements are: (1) the project will be condominium ownership; (2) the construction will consist of durable, high-quality materials, (3) the use of urban design/architecture is incorporated into the site, (4) pedestrian connection and improvements are incorporated into the project, and (5) a trail connection from the project to the adjoining City property. The project is located adjacent to the Victory Pointe Wetlands Park and overlooks Triathlon Beach. The project is being developed in a manner to promote walkability and increased residential opportunities and density in the downtown area. One of the key elements of the Downtown and Waterfront Master Plan is to maximize the number of people who come downtown, by living, which this project would achieve. The applicant has provided a conceptual site plan, prepared by Germana Engineering and Associates, LLC., dated 03/29/2018, showing the layout of the building and parking on the site. The project will consist of one four-story building with a total of 17 condominium units. Level 1 will consist of understructure parking, storage for bicycles, elevator entrance and two stair wells. Levels 2, 3 & 4 will consist of the two bedroom condos, with a maximum of 17. The proposal is for residential use only with no commercial aspects proposed. The applicant would also like to have the ability to have a roof top amenity for the owners as well. The applicant understands that the site will be challenging to develop and the very nature of the PUD zoning allows flexible development designs. The property slopes down from Montrose Street towards the Victory Pointe Master Stormwater Project. The applicant is requesting cut and fill up to 15 feet. This is mainly due to the construction of the understructure garage feature of the project on the first level. In order to provide parking under the structure and allow parking to operate efficiently, the parking stall widths have been reduced to 8 and ½ feet wide and 18 feet deep. The applicant is requesting retaining wall height up to 10 feet to deal with the grades on the site and to construct the understructure parking garage. The overall height of the structure from the lowest point to the highest point is sixty-two (62) feet. Again, this is due to the grade change, a portion of the building being constructed into the ground, and an architectural feature of the building. The landscaping that is being proposed will vary due to the	

availability of planting width and utility placement. The project will provide a connection to downtown via a pedestrian connection at the City's property on the Victory Pointe Master Stormwater Project. In addition, the project will connect into the City's Victory Pointe Master Stormwater System for their stormwater requirements.

Staff has reviewed the applicant's proposal and believes the proposed use at this location is compatible with the uses in the area. Staff believes the project is in accordance with the vision of the Downtown and Waterfront Master Plan and meets the Comprehensive Plan. Staff believes the proposal meets the standards in regards to Section 122-315, Review Criteria for a PUD. Therefore, staff recommends approval of Ordinance 2018- 19 for a PUD to be developed in substantial accordance with the conceptual plan prepared by Germana Engineering and Associates, LLC., dated 03/29/2018.

Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. 2018-19 Victory Pointe LLC Rez PUD	2018-19 Victory Pointe LLC Rez PUD.doc	
2. Victory Pointe REZ Maps	Victory Pointe REZ Maps.pdf	
3. PUD Elevations	PUD Elevations.pdf	
4. PUD Conceptual Site Plan 3-29-18	PUD Conceptual Site Plan 3-29-18.pdf	
5. REZ Application	REZ Application.pdf	
6. REZ Legal Ad Proof	REZ Legal Ad Proof.pdf	



CITY OF CLERMONT
ORDINANCE NO. 2018-19

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 DESCRIPTION

Lot 1, Block 114, Official Map of the City of Clermont, according to the plat thereof, as recorded in Plat Book 8, Page 17, Public Records of Lake County, Florida.

AND

All that portion of Tenth Street, bounded on the South by the North right of way line of Montrose Street, and bounded on the North by the shores of West Lake, according to the Official Map of the City of Clermont, as recorded in Plat Book 8, Page 17, Public Records of Lake County, Florida. (abandoned by Ordinance 112-M in ORB 654, Page 2171)

Less the East 10.00 feet of Tenth Street.

Description:

Lot 2, Block 114, Official Map of the City of Clermont, according to the Plat thereof, as recorded in Plat Book 8, Page 17, of the Public Records of Lake County, Florida.

Description:

Commence at the Southwest corner of Lot 1, Block 114, Official Map of the City of Clermont, according to the plat thereof, as recorded in Plat Book 8, Page 17, Public Records of Lake County, Florida, thence run N 00°31'43" E along the West line of said Lot 1 for a distance of 159.95 feet to the POINT OF BEGINNING; thence run N 00°31'43" E for a distance of 18.21 feet to the beginning of a curve concave to the Northeast, having a radius of 242.98 feet, a chord bearing of N 70°01'59" W and a chord distance of 53.05 feet; thence run Northwesterly along the arc of said curve for a distance of 53.15 feet through a central angle of 12°32'00" to a point on the West line of Lot 2, said plat of the Official Map of the City of Clermont; thence leaving said West line of Lot 2 run S 82°44'40" E for a distance of 90.73 feet; thence run S 58°20'13" W for a distance of 47.37 feet to the Point of Beginning.

LOCATION



CITY OF CLERMONT
ORDINANCE NO. 2018-19

Northwest of the intersection of Montrose Street and 10th Street
Alternate Key 3826383 & 178419

From: R-3 Residential/Professional and Central Business District (CBD)
To: Planned Unit Development (PUD)

SECTION 2. General Conditions

This application is for a Planned Unit Development to allow for a residential condominium development, be granted subject to the following conditions:

1. The conditions as set forth in this Planned Unit Development 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 Site Plan prepared by Germana Engineering, dated 03/29/2018. 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.
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.

SECTION 3. Land Uses and Specific Conditions

1. A total of up to seventeen (17) single-family condominiums may be permitted on the site, not to exceed a density of 25 units per acre within the project.
2. The project may have elevation changes of up to 15 feet in height over the project site through the use of cut and fill. These changes will be submitted to the City Engineer at the time of final engineering.
3. Driveway access and parking for the project may be below the centerline of the adjoining road and will be subject to the approval of the City Engineer.
4. Retaining wall heights up to 10 feet in height are allowed to deal with the grades on the site and the construction of the below level parking garage.
5. Interior landscape islands under the structure will not be required and in the exterior parking area, they will be a minimum of sixty (60) square feet of green space.
6. The height of the structure measured from the lowest point to the highest point shall not exceed sixty-two (62) feet and will require an elevator.



CITY OF CLERMONT
ORDINANCE NO. 2018-19

7. Parking stall widths shall be a minimum of eight and one-half (8.5) feet wide by eighteen (18) feet deep, as shown on the conceptual site plan.
8. The building shall be constructed in a manner that closely resembles the architectural style and elevation as depicted in the Victory Pointe Luxury Condominium exhibit prepared by Elite Universal Architecture.
9. The northern landscape buffer along the parking area shall consist of a continuous shrub row, with the exception of the outdoor picnic area.
10. The eastern and western landscape buffer shall be landscaped with groundcover and shrubs only.
11. The southern landscape buffer shall consist of groundcover, shrubs, and understory trees.
12. Decorative ornamental fencing may be installed along the perimeter of the property line.
13. For connectivity to downtown, a pedestrian connection to the City's Victory Pointe Stormwater property shall be provided. This connection may be gated.
14. A rooftop amenity for the condominium owner's use only may be allowed.
15. The proposed project will be allowed to connect to the City's Victory Pointe Master Stormwater System to meet the stormwater requirements of the City of Clermont and St. Johns River Water Management District.
16. School concurrency shall be met prior to site plan approval in accordance with the Comprehensive Plan and Land Development Code.
17. The project shall be developed according to the Central Business District (CBD) zoning designation in the Land Development Code, unless expressly stated above.

SECTION 4.

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

SECTION 5.

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 6.

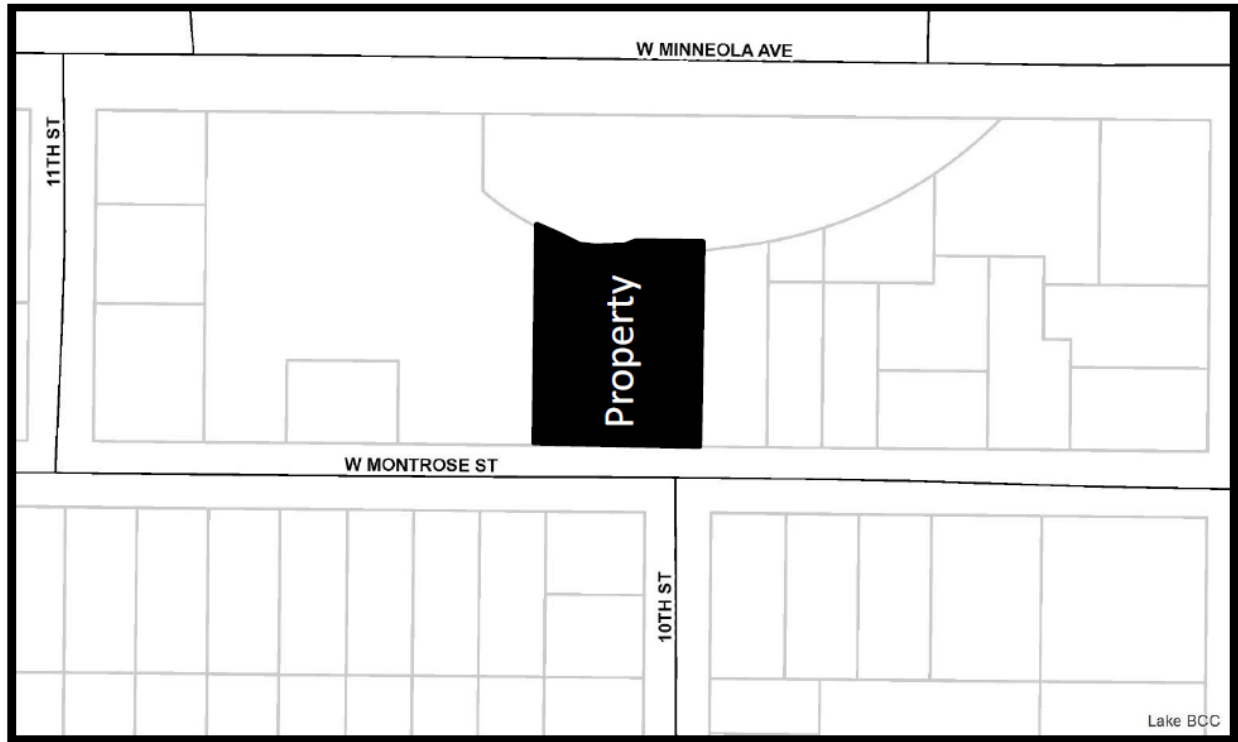
This Ordinance shall be published as provided by law, and it shall become law and take effect

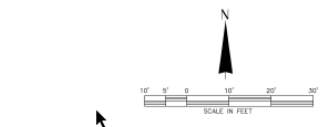


CITY OF CLERMONT
ORDINANCE NO. 2018-19

upon its Second Reading and Final Passage.

Location map:





1. PROPERTY AREA = 0.627 ACRES
2. SITE LOCATION:
WONTROSE STREET
CLERKOWIT, FLORIDA 34711
3. PROPERTY DESCRIPTION:
CURRENT CONDITION: UNDEVELOPED
4. BUILDING DATA:
BUILDING AREA/FLOOR = 10,400 SF
TOTAL GROSS SQUARE FOOTAGE = 41,074 GSF
HEIGHT = 4 STORY, 54'-8"
5. PARKING DATA:
REQUIRED CODE

- 1 24" WHITE STOP BAR (PAINTED)
- 2 STOP SIGN 30" (R1-1)
- 3 DO NOT ENTER SIGN (BACK OF POST)
- 4 12" WHITE PAINTED CROSSWALK
- 5 DIRECTIONAL ARROW

PROPOSED 4" CONCRETE SIDEWALK (SEE SHEET C9)
PROPOSED 8" REINFORCED CONCRETE FOR COMPACTOR
PROPOSED CURB
PARKING SPACE COUNT

SITE STAKEOUT NOTE:
THE SITE CONSTRUCTION STAKEOUT SHALL BE PERFORMED UNDER THE DIRECTION OF A FLORIDA REGISTERED SURVEYOR. AUTOCAD FILE WILL BE PROVIDED TO AID IN THE SITE CONSTRUCTION STAKEOUT. ANY DISCREPANCIES FOUND BETWEEN THE AUTOCAD FILES SHALL BE BROUGHT TO THE ENGINEERS ATTENTION FOR CLARIFICATION PRIOR TO THAT STAKEOUT.

INFORMAL COPY
NOT FOR CONSTRUCTION/PERMITTING
03-29-18

Christophe M. Gormann, P. Principal Professional Engineer # 4 and Associate CEMILE & ASSOCIATES, P.A. 1000 BROADWAY, SUITE 1000 NEW YORK, NY 10018 TEL: 212-692-1000 FAX: 212-692-1001 WWW.CEMILEANDASSOCIATES.COM © COPYRIGHT 2018	VICTORY POINT RESIDENTIAL CONDOMINIUMS		SITE PLAN		DATE
	02/12/2018		SHEET		SCALE: 1"=40'



CITY OF CLERMONT
ORDINANCE NO. 2018-19

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 24th day of April, 2018.

CITY OF CLERMONT

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Exhibit - Location Map – Victory Pointe LLC

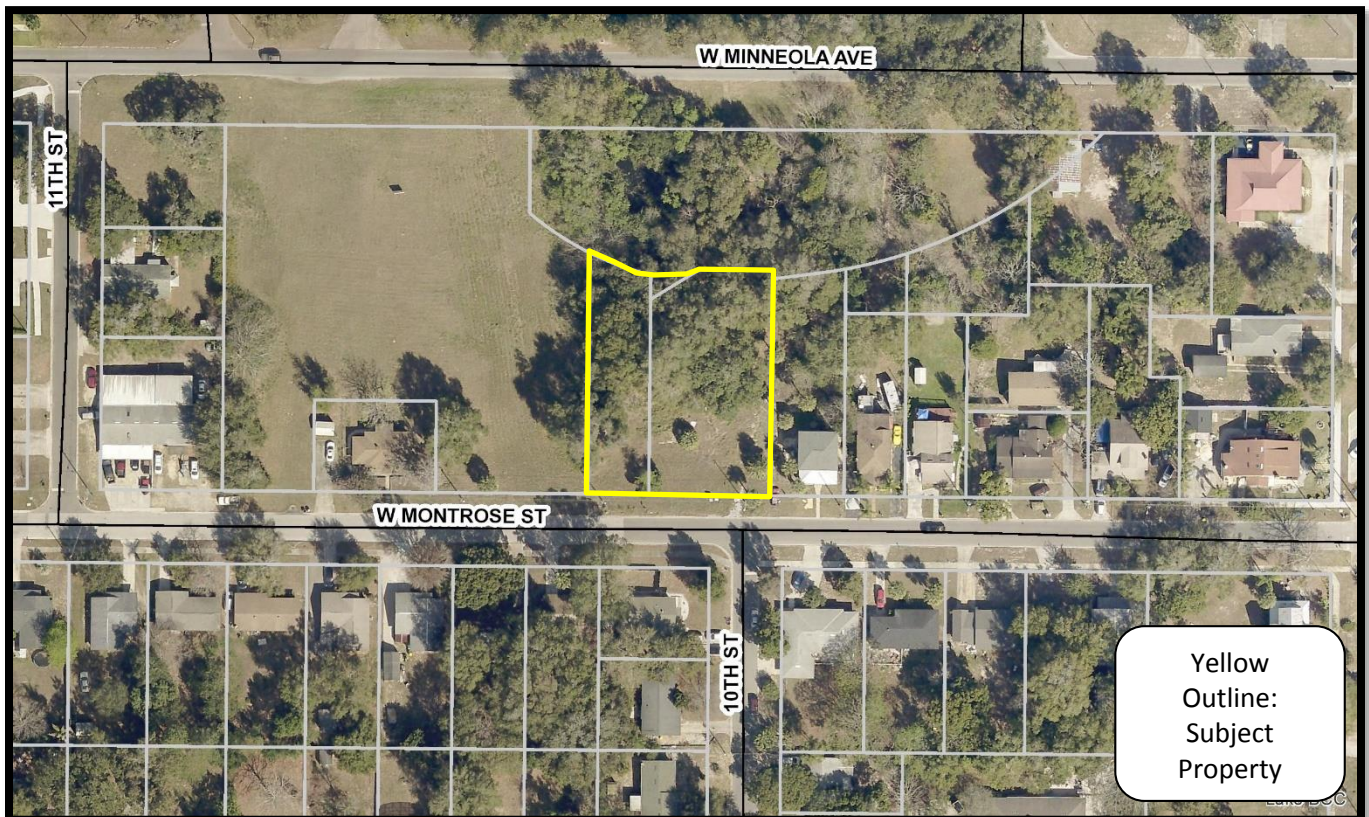
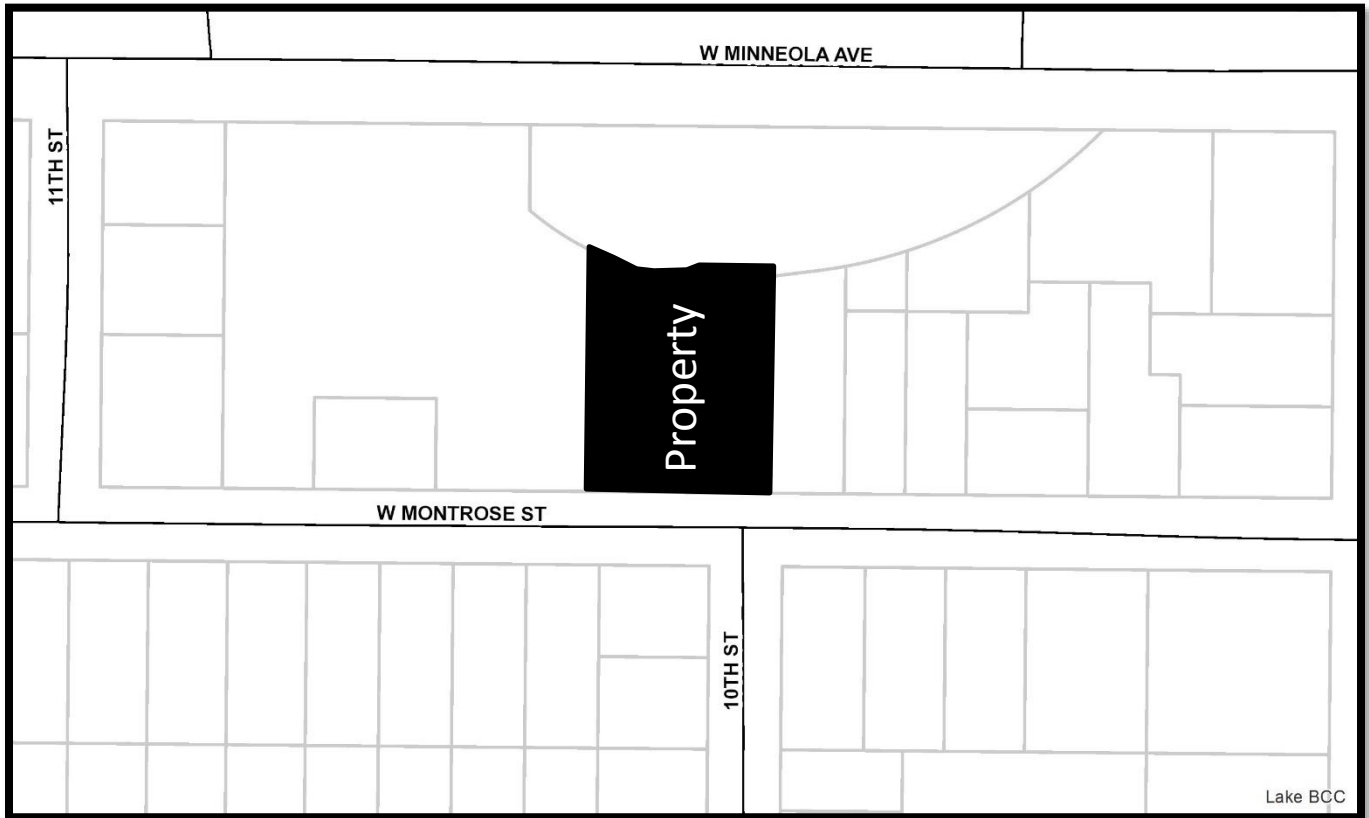
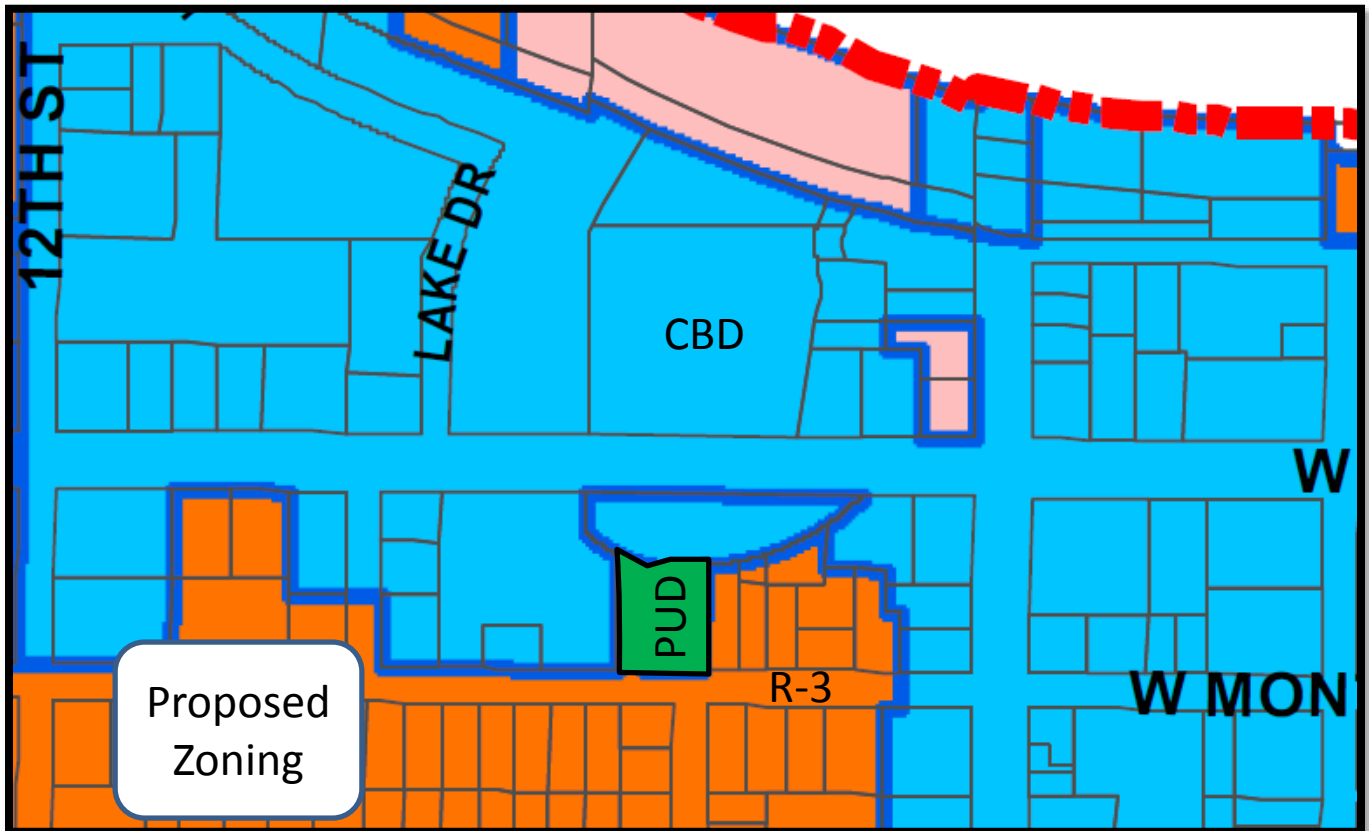
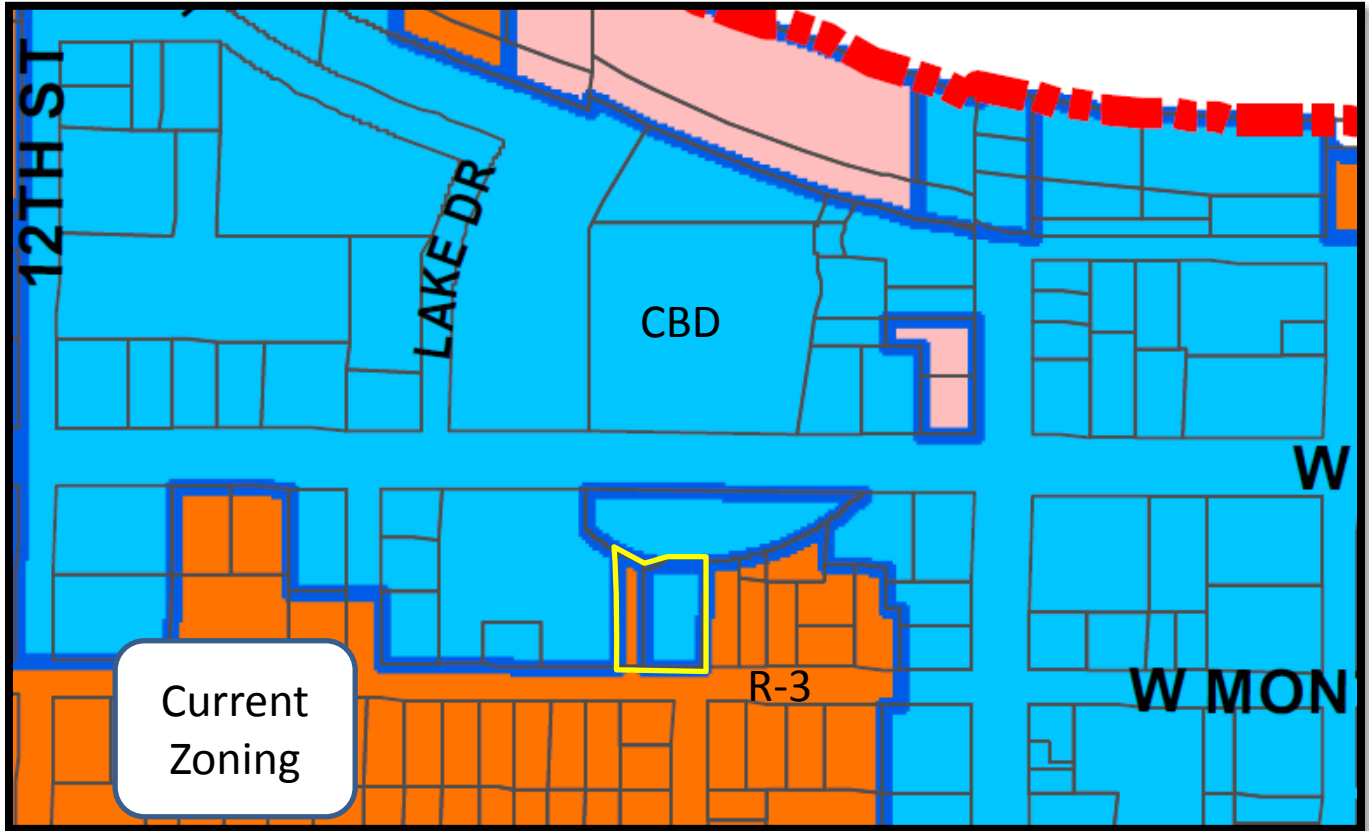


Exhibit – Zoning Map – Victory Pointe LLC





VICTORY POINTE LUXURY CONDOMINIUM



VICTORY POINTE LUXURY CONDOMINIUM

Lot 3



SITE DATA TABLE

1. PROPERTY AREA:	= 0.627 ACRES
2. SITE LOCATION:	MONTROSE STREET CLERMONT, FLORIDA 34711
3. PROPERTY DESCRIPTION	CURRENT CONDITION: UNDEVELOPED
4. BUILDING DATA	BUILDING AREA/FLOOR = 10,400 SF TOTAL GROSS SQUARE FOOTAGE = 41,074 GSF HEIGHT = 4 STORY, 54'-8"
5. PARKING DATA	REQUIRED CODE MULTIFAMILY = 2.0 SPACE PER 2 BEDROOM UNIT WITH OFFICE = 2.0 SPACE X (17) 2 BEDROOM UNITS = 34 SPACES REQUIRED SPACES = 34 SPACES PROVIDED SURFACE PARKING 19 STANDARD SPACES GARAGE PARKING 17 STANDARD SPACES 1 HANDICAP SPACE PROVIDED SPACES = 37 SPACES

SIGNAGE, STRIPING, AND CURB LEGEND

- 1 24" WHITE STOP BAR (PAINTED)
- 2 STOP SIGN 30" (R1-1)
- 3 DO NOT ENTER SIGN (BACK OF POST)
- 4 12" WHITE PAINTED CROSSWALK
- 5 DIRECTIONAL ARROW

LEGEND

- PROPOSED 4" CONCRETE SIDEWALK (SEE SHEET C9)
- PROPOSED 8" REINFORCED CONCRETE FOR COMPACTOR
- PROPOSED CURB
- 10

PARKING SPACE COUNT

ADA NOTE:
SITE SHALL COMPLY WITH THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION, 2017 EDITION.

SITE STAKEOUT NOTE:
THE SITE CONSTRUCTION STAKEOUT SHALL BE PERFORMED UNDER THE DIRECTION OF A FLORIDA REGISTERED SURVEYOR. AUTOCAD FILE WILL BE PROVIDED TO AID IN THE SITE CONSTRUCTION STAKEOUT. ANY DISCREPANCIES FOUND BETWEEN THE AUTOCAD FILES SHALL BE BROUGHT TO THE ENGINEERS ATTENTION FOR CLARIFICATION PRIOR TO THAT STAKEOUT.

SITE STAKEOUT NOTE:
THE SITE CONSTRUCTION STAKEOUT SHALL BE PERFORMED UNDER THE DIRECTION OF A FLORIDA REGISTERED SURVEYOR. AUTOCAD FILE WILL BE PROVIDED TO AID IN THE SITE CONSTRUCTION STAKEOUT. ANY DISCREPANCIES FOUND BETWEEN THE AUTOCAD FILES SHALL BE BROUGHT TO THE ENGINEERS ATTENTION FOR CLARIFICATION PRIOR TO THAT STAKEOUT.

PRELIMINARY
INFORMAL COPY
NOT FOR CONSTRUCTION/PERMITTING
03.29.18

DATE	
REVISIONS	
No.	
SITE PLAN	
VICTORY POINTE RESIDENTIAL CONDOMINIUMS	
CLERMONT, FLORIDA	
PROJECT # GE0012018	
Germana Engineering and Associates, LLC CERTIFICATE OF AUTHORIZATION # 29279 1120 W. MINNEOLA AVENUE Phone: (352) 242-9329 WWW.GERMANAENGINEERING.COM © COPYRIGHT 2018	
CHRISTOPHER M. GERMANA, P.E. FLORIDA PROFESSIONAL ENGINEER # 61682 FIRM CERTIFICATE OF AUTHORIZATION 29279	
SCALE: 1"=10'	
DATE	02/12/2018
SHEET	
CONCEPT	

ReZ 1802-0002



**CITY OF CLERMONT
REZONING
APPLICATION**

REC. CHECK 1027

DATE: 02/28/18

FEE: \$542.⁰⁰
+ cost of advertisement

PROJECT NAME (if applicable): _____

APPLICANT: Paul Gaynor

CONTACT PERSON: Paul Gaynor

Address: 1200 Oakley Seaver Drive, Suite 203

City: Clermont State: Florida Zip: 34711

Phone: 352-552-2623 Fax: _____

E-Mail: pgaynor@graftholdings.com

OWNER: Victory Pointe, LLC

Address: 1200 Oakley Seaver Drive, Suite 203

City: Clermont State: Florida Zip: 34711

Phone: 352-552-2623 Fax: _____

Address of Subject Property: Northwest Corner of W. Montrose Street and 10th Street

Legal Description (include copy of survey): AK 3826383 : 1789419

Clermont Lot 2, Block 114 Plat Book 8, Page 17.

Clermont Lot 1, Block 114 Plat Book 8, Page 17 and all that portion of Tenth Street, bounded on the South by the North right of way line of Montrose Street, and bounded on the North by the shores of West Lake, according to the Official Map of The City of Clermont, as recorded in Plat Book 8, Page 17, Public Records of Lake County, Florida. (abandoned by Ordinance 112-M in ORB 654, Page 2171) Less the East 10.00 feet of Tenth Street.

Acreage: 0.627 acres Land Use: Mixed Density Residential
(City verification required)

Present Zoning: R-3 and CBD Proposed Zoning: PUD
(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?

Build new custom, high end, single family condos.

Paul Gaynor
Applicant Name (print)

x [Signature]
Applicant Name (signature)

Paul Gaynor
Owner Name (print)

x [Signature]
Owner Name (signature)

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

After Recording Return to:
Kim Bolderson
Metes and Bounds Title Company
17301 Pagonia Drive #310
Clermont, FL 34711

This Instrument Prepared by:
Kim Bolderson
Metes and Bounds Title Company
17301 Pagonia Drive #310
Clermont, FL 34711
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
24-22-25-0100-114-00200
File No.: 17-0331

WARRANTY DEED

This Warranty Deed, Made the 20 day of November, 2017, by Juan Heriberto Ramos-Jusino and Betsy Ann Ramos, as husband and wife, whose post office address is: 5113 Millstream Road, Ocoee, FL 34761, hereinafter called the "Grantor", to Victory Pointe, LLC, a Florida limited liability company, whose post office address is: 1200 Oakley Seaver Dr., Ste 203, Clermont, FL 34711, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Fifty Two Thousand Dollars and No Cents (\$52,000.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Lake County, Florida, to wit:

Lot 2, Block 114, of THE CITY OF CLERMONT, according to the Plat thereof, as recorded in Plat Book 8, Page 17, of the Public Records of Lake County, Florida.

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 2017, reservations, restrictions and easements of record, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: [Signature]

Printed Name: Kimberly Bolderson

[Signature]
Juan Heriberto Ramos-Jusino

Witness Signature: [Signature]

Printed Name: Diana S. Beighley

[Signature]
Betsy Ann Ramos

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 20th day of November, 2017 by Juan Heriberto Ramos-Jusino and Betsy Ann Ramos, as husband and wife, who is/are personally known to me or has/have produced driver license(s) as identification.

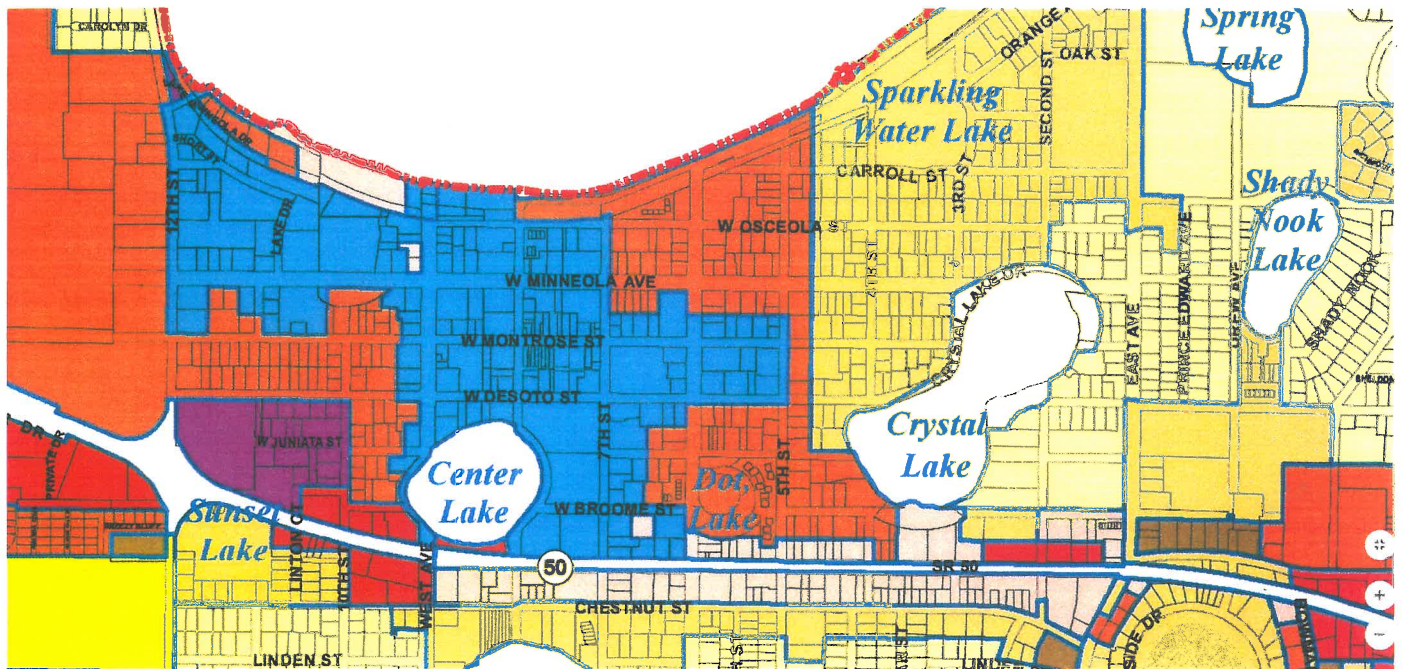
[Signature]
Notary Public Signature

Printed Name: DIANA S. BEIGHLEY

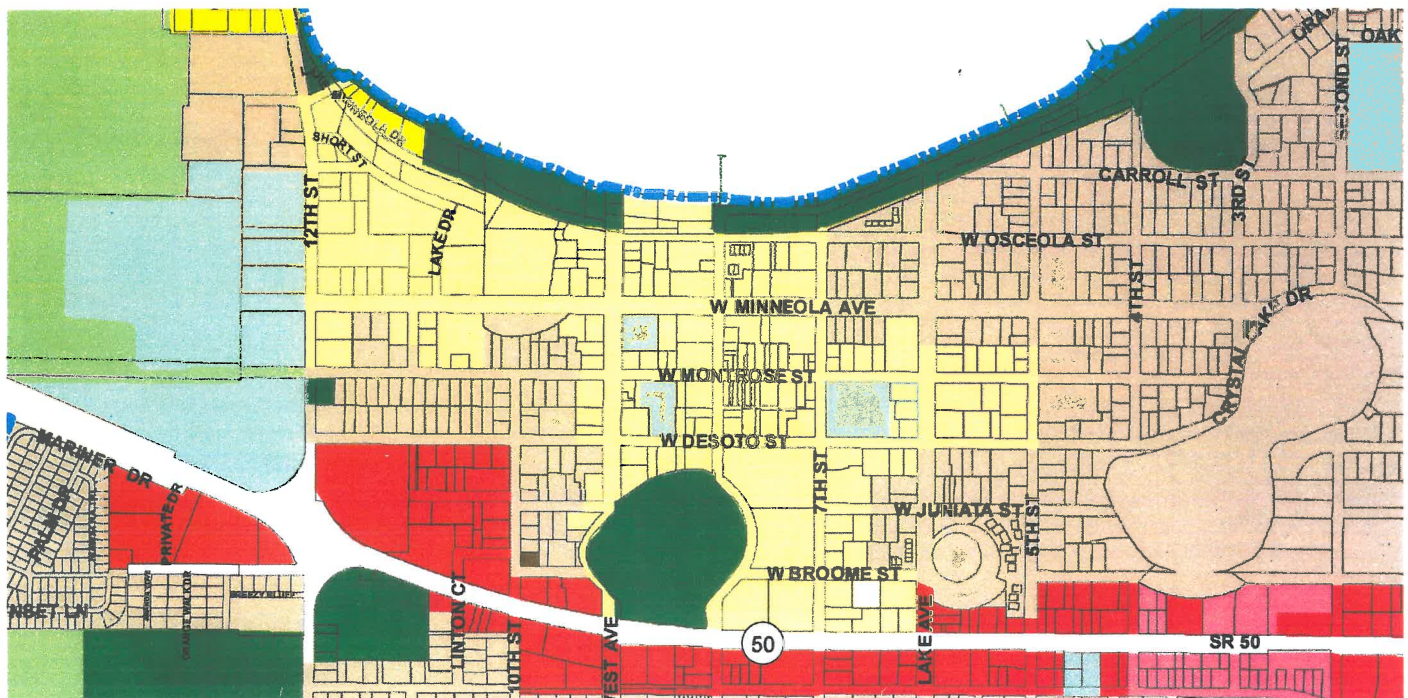
My Commission Expires: _____
(SEAL)

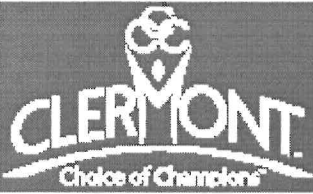


Zoning: Change from R-3 to Central Business District (CBD)



Future Land Use: Change from Medium Density Residential to Downtown Mixed Use





Cash Register Receipt

City of Clermont

Receipt Number
R15243

DESCRIPTION	ACCOUNT	QTY	PAID
ProjectTRAK			\$542.00
REZ1802-0002 Address: 1000 WEST MONTROSE ST Apn: 1789419			\$542.00
PUBLIC HEARING APPLICATION			\$542.00
REZONING APPLICATION FEE	10329-32900	0	\$542.00
TOTAL FEES PAID BY RECEIPT: R15243			\$542.00

Date Paid: Tuesday, March 06, 2018

Paid By: VICTORY POINTE LLC

Cashier: LW

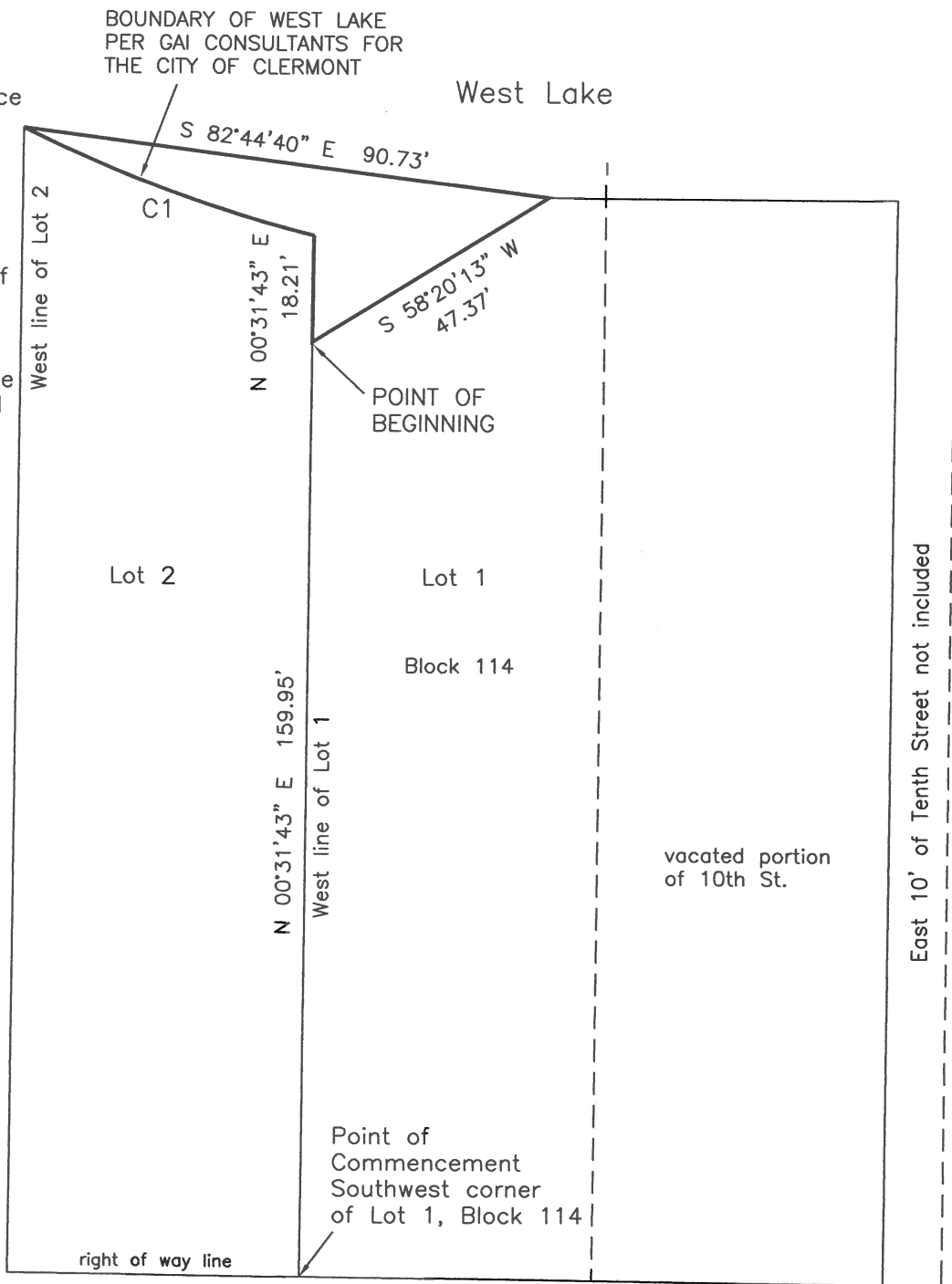
Pay Method: CHECK 1027

Description:

Commence at the Southwest corner of Lot 1, Block 114, Official Map of The City of Clermont, according to the plat thereof, as recorded in Plat Book 8, Page 17, Public Records of Lake County, Florida, thence run N 00°31'43" E along the West line of said Lot 1 for a distance of 159.95 feet to the POINT OF BEGINNING; thence run N 00°31'43" E for a distance of 18.21 feet to the beginning of a curve concave to the Northeast, having a radius of 242.98 feet, a chord bearing of N 70°01'59" W and a chord distance of 53.05 feet; thence run Northwesterly along the arc of said curve for a distance of 53.15 feet through a central angle of 12°32'00" to a point on the West line of Lot 2, said plat of the Official Map of The City of Clermont; thence leaving said West line of Lot 2 run S 82°44'40" E for a distance of 90.73 feet; thence run S 58°20'13" W for a distance of 47.37 feet to the Point of Beginning. Containing 946 square feet or 0.022 acres, more or less.

Map of Description

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	242.98'	53.15'	53.05'	N 70°01'59" W	12°32'00"



Scale = 1"=30'

Jeffrey P. Rhoden
 02/19/18
 JEFFREY P. RHODEN PSM #5322
 STATE OF FLORIDA
 UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL
 RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND
 MAPPER, THIS MAP/REPORT IS FOR INFORMATIONAL
 PURPOSES ONLY AND IS NOT VALID.

Montrose Street

Prepared for: 16076.007
 Victory Pointe, LLC

Rhoden Land Surveying, Inc.
 LB #6980
 420 E. Minnehaha Ave.
 Clermont, FL 34711
 352-394-6255

Map of Topographic Survey

Page 1 of 2

Description:

Lot 2, Block 114, of THE CITY OF CLERMONT, according to the Plat thereof, as recorded in Plat Book 8, Page 17, of the Public Records of Lake County, Florida.

Lake County

I hereby declare that based on my examination of the Flood Insurance Rate Map number 12069C 0570 E dated Dec. 18, 2012, and that to the best of my knowledge, belief and my professional opinion that the subject property lies within flood zones X & A. Limits of flood zones scaled from FEMA FIRM map.

Notes:

- Bearings based on the South line of Lot 2 as being N 89°28'40" W, an assumed meridian.
- Legal description from title commitment.
- Title commitment by Alliant National Title Insurance Company # 17-0331 dated 10/12/17 was provided for this Survey.
- No adjacent or underground improvements, other than those shown, located this date.
- Lots 1, 2 and portion of 10th St. contains 27,329 SF or 0.627 acres, more or less.
- Elevations based on NAVD 1988 datum.

Description:

Lot 1, Block 114, Official Map of The City of Clermont, according to the plat thereof, as recorded in Plat Book 8, Page 17, Public Records of Lake County, Florida.

AND

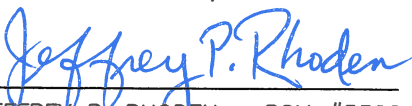
All that portion of Tenth Street, bounded on the South by the North right of way line of Montrose Street, and bounded on the North by the shores of West Lake, according to the Official Map of The City of Clermont, as recorded in Plat Book 8, Page 17, Public Records of Lake County, Florida. (abandoned by Ordinance 112-M in ORB 654, Page 2171)

Less the East 10.00 feet of Tenth Street.

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	242.98'	53.15'	53.05'	S 70°01'59" E	12°32'00"

Surveyor's Certification

I hereby certify to Victory Pointe, LLC that this Map of Topographic Survey meets the Standards of Practice for surveys as set forth in Chapter 5J-17 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.


JEFFREY P. RHODEN PSM #5322
STATE OF FLORIDA

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS MAP/REPORT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

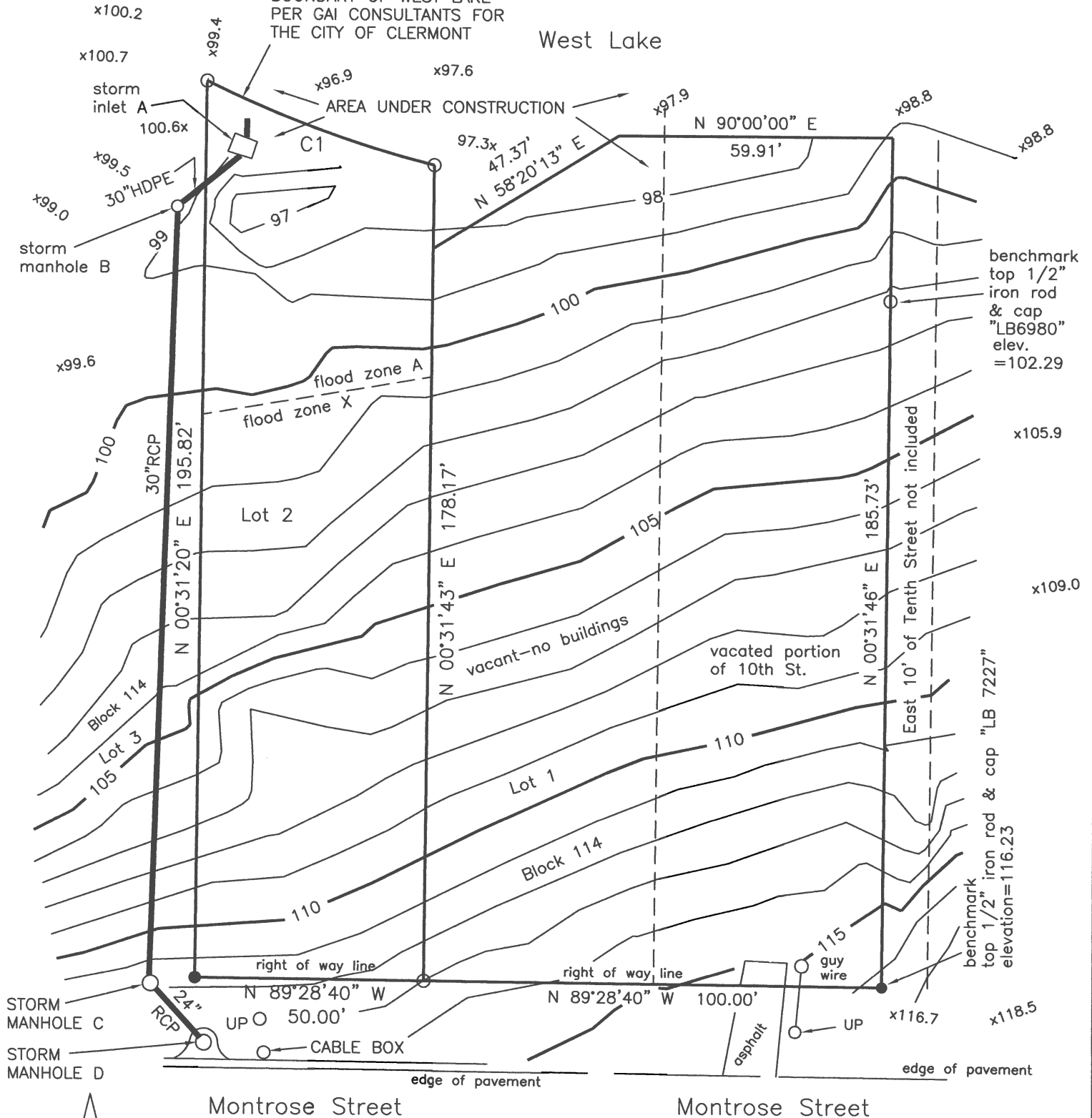
Field Date 12/27/17	Prepared for: Victory Pointe, LLC
Drawn by: JPR	Rhoden Land Surveying, Inc. LB #6980 420 E. Minnehaha Ave. Clermont, FL 34711 352-394-6255
Scale: 1"=30'	

Storm inlet A
top=99.01
SW inv=93.61
N inv=90.71
30" HDPE pipes

Storm manhole B
top=99.54
NE inv=93.69
S inv=94.14

BOUNDARY OF WEST LAKE
PER GAI CONSULTANTS FOR
THE CITY OF CLERMONT

West Lake



Storm manhole C
top=111.85 N inv=99.40 SE inv=107.35

Storm manhole D
top=113.46 NW inv=107.61
SE inv=107.91

Scale = 1"=30'

UP DENOTES UTILITY POLE

Field Date
12/27/17

Prepared for: 16076.006
Victory Pointe, LLC

Drawn by:
JPR

Rhoden Land Surveying, Inc.

LB #6980
420 E. Minnehaha Ave.
Clermont, FL 34711
352-394-6255

Scale:
1"=30'

Advertising Receipt

The Daily Commercial
PO Box 490007
Leesburg, FL 34749-0007
Phone: (352) 365-8200
Fax: (352) 365-1951

CITY OF CLERMONT
Cristina Andres
P.O. BOX 120219
CLERMONT, FL 34712

Account Number: 7101866
Order Number: 10074701
Phone: (352) 241-7331
Date: 03/14/18
Ad Taker: liana.rickman

Ad Classification: LEGAL NOTICES

Description	Start	End	Total
LEGAL NOTICE Notice is hereby given that the City Council of the City of Cler	03/27/2018	04/10/2018	\$369.16

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. 2018-19

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

Northwest of the intersection of
Montrose Street and 10th Street
Alternate Key 3826383 & 178419

LEGAL DESCRIPTION

Lot 1, Block 114, Official Map of The City of Clermont, according to the plat thereof, as recorded in Plat Book 8, Page 17, Public Records of Lake County, Florida.

AND

All that portion of Tenth Street, bounded on the South by the North right of way line of Montrose Street, and bounded on the North by the shores of West Lake, according to the Official Map of The City of Clermont, as recorded in Plat Book 8, Page 17, Public Records of Lake County, Florida. (abandoned by Ordinance 112-M in ORB 654, Page 2171)
Less the East 10.00 feet of Tenth Street.

Description:

Lot 2, Block 114, Official Map of The City of Clermont, according to the

Plat thereof, as recorded in Plat Book 8, Page 17, of the Public Records of Lake County, Florida.

Description:

Commence at the Southwest corner of Lot 1, Block 114, Official Map of The City of Clermont, according to the plat thereof, as recorded in Plat Book 8, Page 17, Public Records of Lake County, Florida, thence run N 00°31'43" E along the West line of said Lot 1 for a distance of 159.95 feet to the POINT OF BEGINNING; thence run N 00°31'43" E for a distance of 18.21 feet to the beginning of a curve concave to the Northeast, having a radius of 242.98 feet, a chord bearing of N 70°01'59" W and a chord distance of 53.05 feet; thence run Northwesterly along the arc of said curve for a distance of 53.15 feet through a central angle of 12°32'00" to a point on the West line of Lot 2, said plat of the Official Map of The City of Clermont; thence leaving said West line of Lot 2 run S 82°44'40" E for a distance of 90.73 feet; thence run S 58°20'13" W for a distance of 47.37 feet to the Point of Beginning.
Containing 946 square feet or 0.022 acres, more or less.

The above described tracts of land contain 0.627 acres more or less.

From: R-3 Residential/Professional and Central Business District
To: Planned Unit Development (PUD)

This request will be considered by the Planning & Zoning Commission on Tuesday, April 3, 2018 at 6:30 p.m.
A public meeting to consider the request will be held before the City Council on Tuesday, April 24, 2018 at 6:30 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.

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 Howe, MMC
City Clerk

Ad No: 10074701
March 27, 2018 &
April 10, 2018

Payment Info	
Ad Price	\$369.16
Tax	\$0.00
Sub Total	\$369.16
Prepaid Amount	\$0.00
Balance Due	\$369.16