



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

**CALL TO ORDER
INVOCATION AND PLEDGE OF ALLEGIANCE
MINUTES**

October 2, 2018 Planning & Zoning Meeting Minutes

**REPORTS
NEW BUSINESS**

Item 1 - Ordinance No. 2018-37
Waterfront Rezoning 8th Street to 2nd Street Parks

Consider ordinance to change the zoning on City owned property extending along Lake Minneola between 8th Street and 2nd Street to the PR Parks and Recreation District.

Item 2 - Resolution No. 2018-45R
Hook Street Storage

Consider Conditional Use Permit to allow for outdoor storage of cars, boats, recreational vehicles, trailers, and trucks for property located at 1033 Hook Street.

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
October 2, 2018

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The meeting of the Planning & Zoning Commission was called to order 2, October, 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, Interim Development Services Director, 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 September 4, 2018 were approved as written.

REPORTS:

Chairman Whitehead acknowledges Night Out Event and makes upcoming Arts and Recreation events that occur throughout the month.

REQUEST:

Item # 1: Discussion of 2019 Florida Recreational Development Assistance Program grant application in the amount of \$50,000 for resurfacing the splash pad at Waterfront Park.

APPLICANT: *Grant Application Presentation*

Terry Dykehouse, City Engineer, presents:

Applications are due October 15. There is no match to application

REQUEST:

Item # 2: Discussion of 2019 Florida Recreational Development Assistance Program grant application in the amount of \$50,000 for a matching a grant from the Florida Department of Agriculture and Consumer Services for lighting at Hancock Park.

APPLICANT: *Grant Application Presentation*

Terry Dykehouse, City Engineer, presents:

Will be cost savings to city. Part of grant requirements, but no action is required.

REQUEST:

Item # 3: Consider Conditional Use Permit to allow for a structure greater than 5,000 square feet in the C1 Light Commercial zoning district for property located at 13620 & 13630 Hunt Street.

APPLICANT: Resolution No. 201841R

Hunt Street Commercial Conditional Use Permit

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

The applicant is requesting a Conditional Use Permit to allow for a mixed use commercial office building over 5,000 square feet in the C-1 Light Commercial zoning district. The Land Development Code, Section 122-201 (a)(1) requires a Conditional Use permit for any structure over 5,000 square feet. The applicant's proposal is for a 11,333 square foot mixed use commercial development with office and retail uses. The subject parcels combined are approximately 1.04 +/- acres with a Future Land Use designation of Commercial. Currently there are two existing buildings on site that will be removed to allow room for the new development.

The site is located on the south side of Highway 50 and on the west side of Citrus Tower Boulevard. The project as submitted will provide a full access point off Citrus Tower Boulevard. The applicant has submitted and received from the Lake-Sumter MPO an exemption from doing a full Tier 1 Traffic Impact Analysis, based on the land use change that is estimated to generate approximately 279 daily trips and 29 PM peak hour trips. The development concept plan as submitted will not require any variances to the Land Development Code. The project is consistent and compatible with the surrounding area. The development of the site will require compliance with the Land Development Code and Clermont Architectural Standards.

When evaluating a request for a Conditional Use Permit, Section 86-144 of the Land Development Code requires specific development standards be met. Staff has reviewed the CUP application as submitted and finds the proposed use does meet the general criteria and will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity. The commercial development will not be out of character with the surrounding properties and will be in harmony with the general intent of the Land Development Code. The proposed development is consistent with the goals, objectives and policies of the Clermont Comprehensive Plan. Staff recommends approval of the Conditional Use Permit with the conditions contained in Resolution No. 2018-41R.

David Clutts, Civil Engineer, 322 Rockingham Ave, Tavares, FL stated he would be available to answer any questions.

Chairman Whitehead opened the floor to the public. There was no one present to speak.

Chairman Whitehead immediately closed to public portion of the hearing, and returned it to the Board.

C. Thayer questioned the entrance(s) that will be available, as she is concerned of flow of traffic due to schools that are surrounding the location.

McGruder stated there would only be one entrance. Mr. Clutts states there is an alternative road that could be utilized to facilitate the traffic flow.

C. Smith questioned where storm water would be located.

Mr. Clutts stated that there is no answer on where that water would go. There is an option of creating one below the parking lot.

Chairman Whitehead questioned the current surrounding buildings. She questioned what the building would be used for.

Mr. Clutts stated it would mostly consist of medical and office space.

C. Hubbard stated he owns a building on the corner of HWY 50, and did state traffic is not as bad.

Chairman Whitehead entertained a motion for item 3. Commissioner Colby moves to approve the requested motion; it was seconded by Commissioner Smith. Motioned passed 5-1.

REQUEST:

Item #4: Consider a Large Scale Comprehensive Plan change from Lake County Wellness Way1 and Town Center to the City of Clermont Master Planned Development for 247+/- acres southeast of Lake Louisa, between US Hwy 27 and Schofield Road.

APPLICANT: Ordinance No. 201834

Olympus Large Scale Comp Plan

Interim Development Services Director, Curt Henschel, presented the staff report as follows:

Background

The applicant, Olympus Sports and Entertainment (OSE) has requested an amendment to the Future Land Use Map of the City of Clermont Comprehensive Plan. The City of Clermont Comprehensive Plan is a state required document that defines the City of Clermont long-range intentions regarding the nature and direction of future development.

This amendment application is associated with an annexation and an initial zoning application that have been filed with the City. Due to the required review by the State of Florida Department of Economic Opportunity (DEO) for the amendment to the Comprehensive Plan, this application is being presented to the P & Z Commission (PZC) to allow for transmittal to DEO to review and render its comments prior to a public hearing on the zoning application. The initial zoning request to Planned Unit Development (PUD) is tentatively scheduled to be heard by the PZC on November 6, 2018.

Request

The applicant is requesting the City to designate the property with a future land use category as Master Planned Development (MPD). The subject site is 247.37 gross acres in size. The current Future Land Use designation in unincorporated Lake County is Wellness Way Area Plan Town Center and Wellness Way Area Plan 1. The Wellness Way Area Plan allows for the following land use intensities:

The following City of Clermont Comprehensive Plan policy describes the intent of the Master Planned Development Category:

Policy 1.7.2: Planned Development.

The master planned development category is intended to provide for two existing approved developments of regional impact (DRI), King's Ridge DRI and Lost Lake Reserve DRI, the Black West proposed mixed-use development subject to a utility and annexation agreement approved by the City and new master planned, mixed-use projects that shall be applied only upon City Council approval of a development agreement that specifies the allowable types and distribution of land uses and the maximum number/density of residential units, and which demonstrates that public facilities and services meet the requirements of the City's Concurrency Management System. The maximum intensity for office and commercial uses shall be 0.25 FAR; 1.0 FAR for industrial uses; and 0.25 FAR for institutional uses. The FAR shall not be applied to the residential portion of a mixed-use development.

The residential density and Floor Area Ratio (FAR) caps in the Master Planned Development FLU category are consistent with the Wellness Way Area Plan designations.

Property Information

The subject property is composed of 247.37 gross acres and located mostly within the City of Clermont Utility Service Area. The property is currently located within the Lake County Wellness Way Area Plan. The property is located within the Interlocal Service Boundary Agreement (ISBA) and the Joint Planning Area (JPA) Agreements with Lake County.

The Applicant envisions a project that incorporates residential, commercial, office, sports & performance venues, open space and civic uses.

Current Property Use

At present, the subject property is a non-active orange grove, which has succumbed to citrus greening.

Analysis

The City of Clermont is the utility service provider for the subject property. The city has envisioned this area as next generation employment opportunities. The economic objective of this area is employment. Olympus is able to activate significant employment and economic opportunity for the City, region and state. Over 5,600 jobs in targeted sectors will be created. In their Economic

and Fiscal Impact studies, Olympus is described as a world-class destination for Olympic and professional sports training and events activating over 5,600 jobs and \$1.4 billion in taxable value.

The applicant's request for a Comprehensive Plan Amendment to Master Planned Development FLU category provides for the long range designation for the use of the property and is not the detailed development approval. The future land use designation establishes the future character and urban form of the city in this area. This future land use application has a companion rezoning application, which will join after the State of Florida Economic Opportunity provides their review and comment.

State law requires the City to perform a public facilities evaluation for Comprehensive Plan Amendments that would increase the allowable density or intensity of a property. The Lake County future land use designation would permit intensities similar to the City of Clermont Master Plan land use. However, City staff has reviewed the ability to provide public services to ensure adequate services associated with the annexation.

Transportation: The subject property lying within the Wellness Way Area has an identified transportation network by Lake County. Currently, Lake County and the City of Clermont are participating in a Central Florida Expressway Authority (CFX) PD & E study on the corridor between US27 and SR429. It is anticipated that this project would result in a limited access toll facility owned and operated by CFX. The results of the PD & E are anticipated to be presented to the CFX Board in early 2019.

In addition to the CFX PD & E study, a Transportation Impact Analysis is currently underway by the applicant to identify the framework roadway network to support the Olympus project. The network to be studied includes Hancock Rd, Wellness Way Parkway and CR455. The findings of this study will be used to craft appropriate conditions for the PUD zoning application.

School Capacity: Olympus Sports and Entertainment has applied for Concurrency with the Lake County School Board for the proposed residential component of the project. The findings of that analysis will govern the development of the project.

Utilities: There is sufficient Potable Water and Wastewater treatment capacity in the City's facilities to support the proposed Olympus project. Negotiations are underway for the design, financing and construction of the required transmission and collection systems needed to service the project.

Public Safety: The City's long-range plan for facilities and services anticipates the expansion of the municipal boundary to this southern area, consistent with the boundaries of the JPA and ISBA agreements. The City has the resources to serve this area with Police and Fire services. The City is evaluating the timing and staging of additional needed services as the project and area develop over time.

Parks and Open Space: The area is currently used for rural/agricultural uses and has no deficiencies at this time. The Olympus project has an expansive open space system that will be evaluated during the consideration of the PUD zoning process to ensure compliance with the appropriate level of service standard.

Staff Recommendation

Since the project is located within the City's JPA and ISBA boundary and the City can provide adequate public facilities and services, it is logical to support this future land use amendment along with the associated annexation request. The project incorporates residential, commercial, office, sports & performance venues, open space and civic uses. With this mix of uses, the most appropriate Future Land Use category is the City's Master Planned Development (MPD) designation. Staff recommends approval of Ordinance 2018-34 for the large-scale comprehensive plan amendment to change the future land use from Lake County Wellness Way-1 and Town Center to the City's Master Planned Development.

Chairman Whitehead opened the floor to the public. There was no one present to speak. Chairman Whitehead immediately closed the public portion of the hearing, and returned it to the Board.

Smith would like to know how far the water is away from the location.

Henschel stated it is by Hartwood marsh.

Chairman Whitehead entertained motion for item 4. Commissioner Colby moves to approve the requested motion; it was seconded by Commissioner Smith. The vote was unanimous for approval. Motioned passed 6-0

REQUEST:

Item #5: Consider amendment to Conditional Use Permit (Resolution 201642) to allow an increase to the square footage for the professional office space for property located at the southwest corner of Oakley Seaver Drive and Citrus Tower Blvd.

APPLICANT: Resolution No. 201833R

Withdrawn until further notice South Lake Medical Arts CUP

No action necessary.

Chairman Whitehead closed to public portion of the hearing, and returned it to the Board.

Chairman Whitehead opened the floor to the public. There was no one present to speak. Chairman Whitehead immediately closed to public portion of the hearing, and returned it to the Board.

Chairman Whitehead entertained motion for item 2. Commissioner Colby moves to approve the requested motion; it was seconded by Commissioner Smith. The vote was unanimous for approval. Motioned passed 6-0

Meeting adjourned at 6:58 p.m.



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date	
Tuesday, November 6, 2018	
Agenda Item Name	
Ordinance No. 2018-37 <i>Waterfront Rezoning 8th Street to 2nd Street Parks</i>	
Requested Action	
Recommend approval of Ordinance 2018-37.	
Staff Report	
This rezoning request is an administrative request for City owned property that extends west from Second Street to Eight Street and runs along Lake Minneola. The property is currently used as the South Lake Trail, Splash Pad, Highlander Building, Waterfront Pavilion, and associated parking areas. This area is approximately 30 +/- acres in size and includes Sparking Water Lake.  The property is currently zoned R-2 Medium Density Residential and R-3 Residential/Professional. The City is undergoing an effort to have the City parks and recreational areas designated with the PR Parks and Recreation zoning designation. The Land Development Code allows the City the ability to conduct activities in any zoning district, however; most people only look at the zoning map and not the zoning code. This zoning designation is the most appropriate for the use of the property and if approved, will be reflected on the zoning map. Section 122-280 of the Land Development Code indicates the purpose of a parks and recreation district is to designate and ensure that publicly owned areas of the city are preserved for park, open space, and recreational purposes for the benefit of the residents and the overall environment. The permitted uses include publicly owned recreational facilities that may include both active and passive facilities. The South Lake Trail, Splash Pad, Highlander Building, Waterfront Pavilion, and associated parking areas would be permitted uses in this zoning designation. Therefore, staff recommends	

approval of the rezoning request from R-2 Medium Density Residential and R-3 Residential/Professional to PR Parks and Recreation zoning district.

Additional Analysis

Fiscal Impact Summary

Fiscal Impact

Fund Number and Description

Available Budget Amount

Exhibits Attached (copies of original agreements)

- | | | |
|----|-------------------------------------|--------------------------------------|
| 1. | 2018-37 Ordinance 8th to 2nd Street | 2018-37 8th to 2nd REZ.doc |
| 2. | 8th to 2nd Maps | 8th to 2nd Maps.pdf |
| 3. | 8th to 2nd street Legal Ad Proof | 8th to 2nd street Legal Ad Proof.pdf |



CITY OF CLERMONT
ORDINANCE NO. 2018-37

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

A parcel of land bounded and described as follows:

Bounded on the West by the West right of way line of 8th Street according to the Plat Official Map of the City of Clermont as recorded in Plat Book 8 Page 17, Public Records of Lake County, Florida and the Northerly extension of said right of way line to the waters of Lake Minneola. Bounded on the North by the waters of Lake Minneola. Bounded on the East by the centerline of 2nd Street according to the Plat Official Map of the City of Clermont as recorded in Plat Book 8 Page 17, Public Records of Lake County, Florida and the Northerly extension of said centerline to the waters of Lake Minneola. Bounded on the South by the South right of way line of A.C.L Railroad according to the Plat Official Map of the City of Clermont as recorded in Plat Book 8 Page 17, Public Records of Lake County, Florida.

A parcel of land known as Sparkling Water Lake according to the Plat Official Map of the City of Clermont as recorded in Plat Book 8 Page 17, Public Records of Lake County, Florida. Bounded and described as follows.

Bounded on the North by the South right of way line of A.C.L Railroad according to the Plat Official Map of the City of Clermont as recorded in Plat Book 8 Page 17, Public Records of Lake County, Florida. Bounded on the West by the East right of way line of 4th Street, bounded on the South by the North right of way line of Carrol Street and bounded on the East by the West right of way line of 3rd Street all according to the Plat Official Map of the City of Clermont as recorded in Plat Book 8 Page 17, Public Records of Lake County, Florida.

LOCATION

Waterfront Park area along the lakeshore of Lake Minneola,
Running east from 8th Street to 2nd Street



CITY OF CLERMONT
ORDINANCE NO. 2018-37

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 27th day of November, 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 - 8th to 2nd Street Rezoning

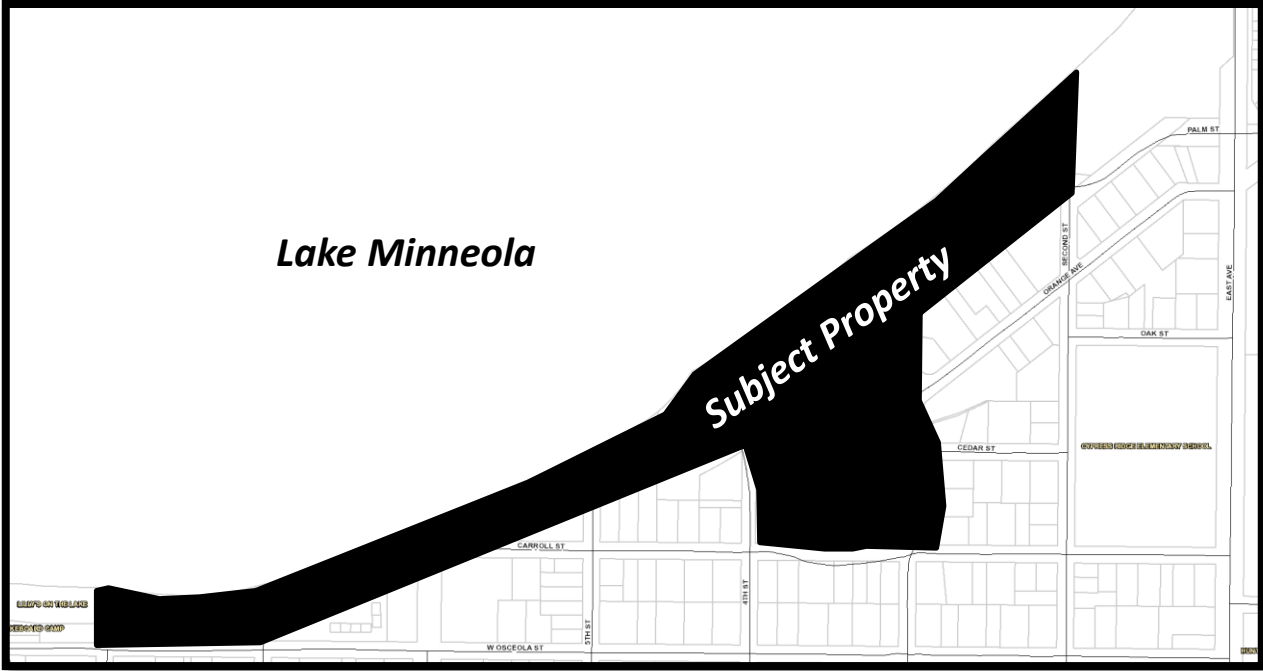
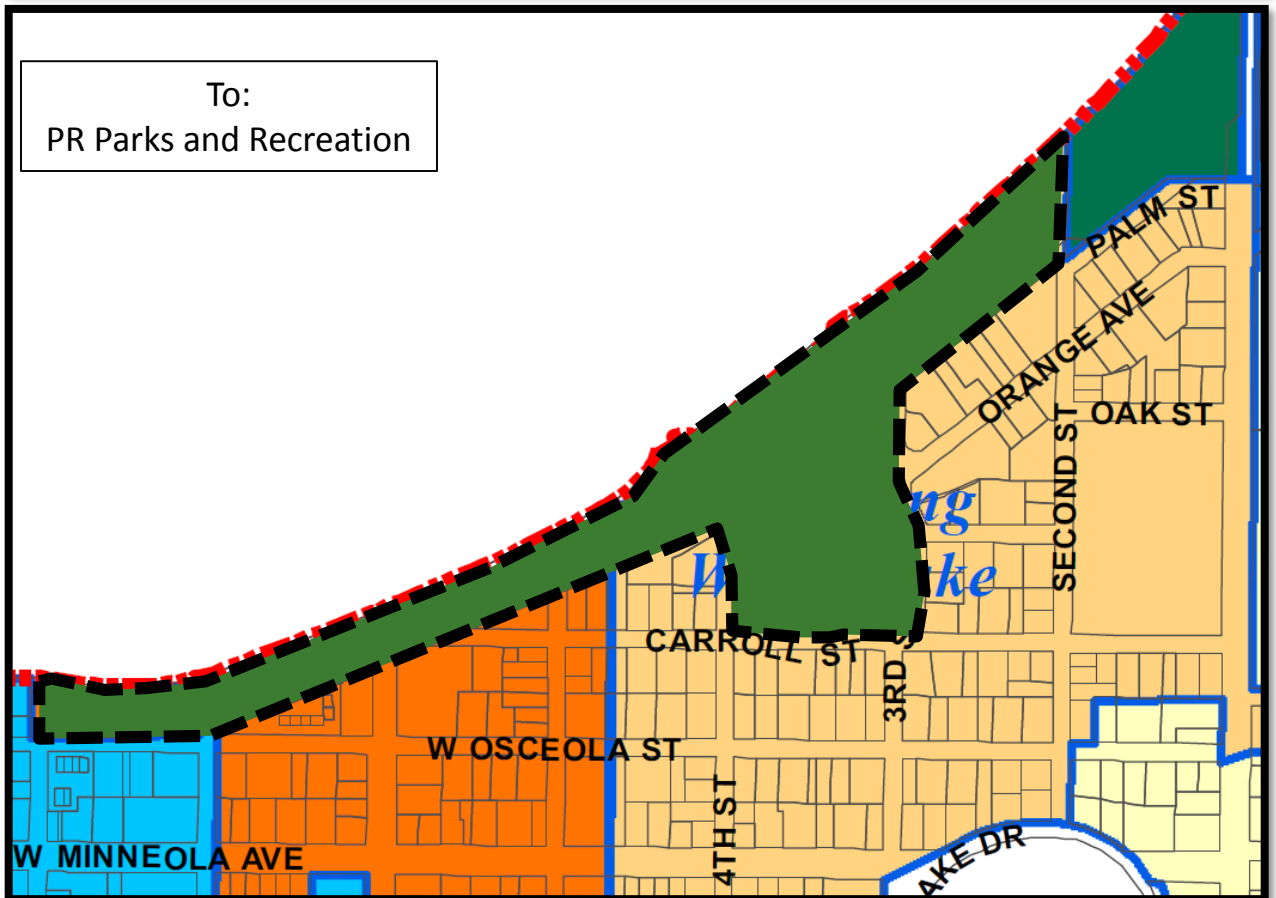
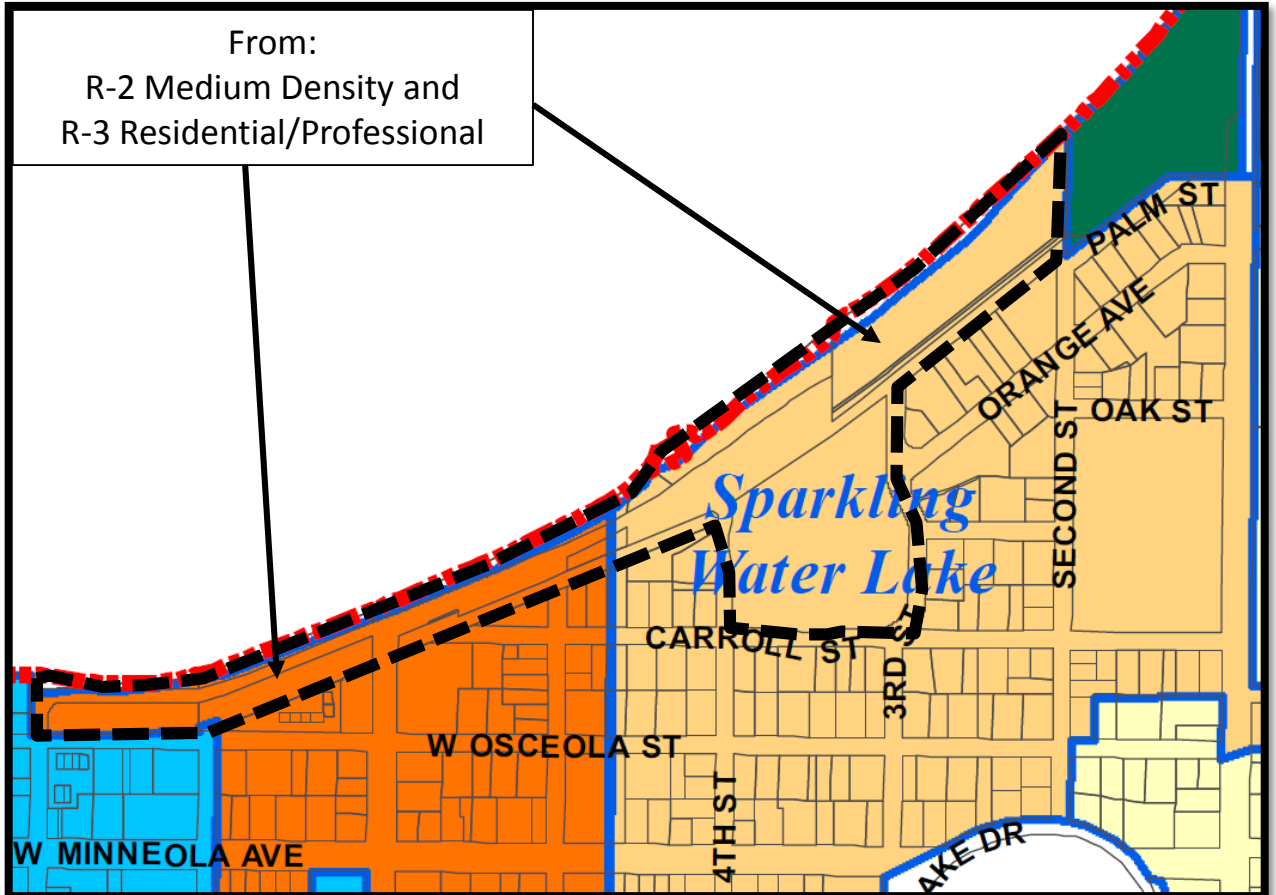


Exhibit - Zoning Map – 8th to 2nd Street Rezoning



Advertising Receipt

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

CITY OF CLERMONT
Denisha Durant
P.O. BOX 120219
CLERMONT, FL 34712

Account Number: 7101866
Order Number: 10081461
Phone: (352) 241-7331
Date: 10/12/18
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 Cle	10/30/2018	11/13/2018	\$373.32

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. 2018-37

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

Waterfront Park area along the lakeshore of Lake Minneola, Running east from Eight Street to 2nd Street

LEGAL DESCRIPTION

A parcel of land bounded and described as follows.

Bounded on the West by the West right of way line of 8th St. according to the Plat Official Map of the City of Clermont as recorded in Plat Book 8 Page 17, Public Records of Lake County, Florida and the Northerly extension of said right of way line to the waters of Lake Minneola. Bounded on the North by the waters of Lake Minneola. Bounded on the East by the centerline of 2nd St. according to the Plat Official Map of the City of Clermont as recorded in Plat Book 8 Page 17, Public Records of Lake County, Florida and the Northerly extension of said centerline to the waters of Lake Minneola. Bounded on the South by the South right of way

line of A.C.L Railroad according to the Plat Official Map of the City of Clermont as recorded in Plat Book 8 Page 17, Public Records of Lake County, Florida.

A parcel of land known as Sparkling Water Lake according to the Plat Official Map of the City of Clermont as recorded in Plat Book 8 Page 17, Public Records of Lake County, Florida. Bounded and described as follows.

Bounded on the North by the South right of way line of A.C.L Railroad according to the Plat Official Map of the City of Clermont as recorded in Plat Book 8 Page 17, Public Records of Lake County, Florida. Bounded on the West by the East right of way line of 4th St., bounded on the South by the North right of way line of Carrol St. and bounded on the East by the West right of way line of 3rd St. all according to the Plat Official Map of the City of Clermont as recorded in Plat Book 8 Page 17, Public Records of Lake County, Florida.

From: R-2 Medium Density Residential District & R-3 Residential Professional District
To: PR Parks and Recreation District

This request will be considered by the Planning & Zoning Commission on Tuesday, November 6, 2018 at 6:30 p.m. A public meeting to consider the request will be held before the City Council on Tuesday, November 27, 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.

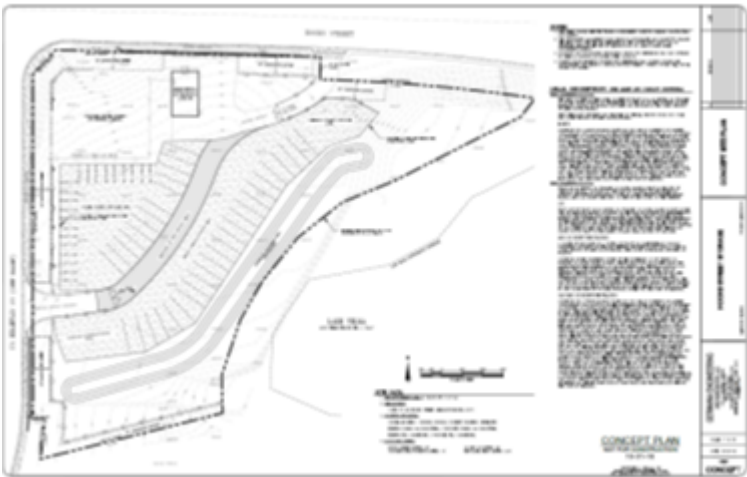
Please be advised that, under State law, if you should decide to appeal a decision made with respect to this matter, you may need to ensure that a verbatim record is made. Persons with disabilities who need assistance should contact the City Clerk's office, (352) 241-7331, at least 48 hours prior to the public hearings.

Tracy Ackroyd Howe, MMC
City Clerk

Ad No: 10081461
October 30, 2018 &
November 13, 2018

Payment Info	
Ad Price	\$373.32
Tax	\$0.00
Sub Total	\$373.32
Prepaid Amount	\$0.00
Balance Due	\$373.32

**AGENDA ITEM**

Meeting Date	
Tuesday, November 6, 2018	
Agenda Item Name	
Resolution No. 2018-45R <i>Hook Street Storage</i>	
Requested Action	
Recommend approval of Resolution No. 2018-45R.	
Staff Report	
The applicant, is requesting a conditional use permit to allow outdoor storage and parking for cars, boats, trucks, trailers, and recreational vehicles in the M-1 Industrial zoning district as required by the Land Development Code, Section 122-272. The code requires any outdoor storage, must be completely screened from all public streets and adjacent properties. The property is located at 1033 Hooks Street and is approximately 3.17 +/- acres. The property consists of two parcels, one parcel is vacant and the other parcel has an existing dilapidated building that will be renovated for office use.  On February 13, 2018, the city council denied a Conditional Use Permit request for this property to allow outside sales and storage. The proposed development will be required to submit a site plan for review and approval by the site review committee prior to any development of parcel. In order to develop the site as proposed, the applicant, is requesting three (3) variances from the Land Development Code, this request will be presented concurrently with the CUP to the City Council. (1). Elimination of sidewalk along Hook Street Right-of-Way as required by the Land Development Code, Section 110-264. (2). Elimination of required landscape buffer in front of the existing building and below the Hook Street retaining wall as required by Section 118-37 and (3). Elimination of the continuous shrub plant materials for Landscape Buffers as required by the Land Development Code, Section 118-37. When evaluating a request for a conditional use permit, Section 86-144 of the Land Development Code requires specific development standards be met. Staff has reviewed the application as submitted and finds the proposed use does meet the requirements and finds the 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 with the conditions contained in Resolution No. 2018-45R.	

Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	CUP RES 2018-45R	CUP RES 2018-45R.pdf
2.	Hook Street Storage Location Map	Hook Street Storage Location Map.pdf
3.	Zoning Map	Zoning Map.pdf
4.	1033 HOOK STREET CONCEPT PLAN (10-31-18)	1033 HOOK STREET CONCEPT PLAN (10-31-18).pdf
5.	Site Pictures	Site Pictures.pdf
6.	Site Pictures and Adjacent Parcels	Site Pictures and Adjacent Parcels.pdf
7.	CUP Application	CUP Application.pdf
8.	CUP-LEGAL AD	CUP-LEGAL AD.pdf



CITY OF CLERMONT
RESOLUTION NO. 2018-45R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW OUTSIDE STORAGE AND PARKING FOR CARS, TRUCKS, BOATS, RECREATIONAL VEHICLES, AND TRAILERS IN THE M-1 INDUSTRIAL ZONING DISTRICT

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held November 6, 2018 recommended ____ of this Conditional Use Permit to allow outside storage and parking for cars, trucks, boats, recreation vehicles, and trailers in the M-1 Industrial zoning district, at the following location:

LOCATION:

1033 Hook Street, Clermont, FL
Alternate Key # 2665858 and 2665840

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 outside storage and parking for cars, boats, trailers, recreational vehicles and trucks in the M-1 Industrial zoning district, be granted subject to the following conditions:

CONDITIONAL USE PERMIT CONDITIONS:

SECTION 1. General Conditions

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



CITY OF CLERMONT
RESOLUTION NO. 2018-45R

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 Germanna Engineering, dated October, 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

1. This Conditional Use permit is to allow outside storage and parking for cars, trucks, trailers, boats, recreational vehicles and trailers in the M-1 Industrial zoning district.
2. The site may also be used for any permitted use in the M-1 Industrial zoning district.
3. The site shall be developed according to the City of Clermont Land Development Codes and all buildings must meet the City of Clermont Architectural Standards.



CITY OF CLERMONT
RESOLUTION NO. 2018-45R

4. All outside storage/parking of cars, boats recreational vehicles, trailers and trucks shall be completely screened from public view and adjacent properties with an opaque screen at planting for all landscape buffers. A minimum 20 feet wide landscape buffers shall be required adjacent to any arterial or collector roads. Any fencing shall be ornamental metal or decorative PVC/vinyl.
5. Interior lighting on the site shall be directed downward into the site and shall not spill over onto adjacent properties.
6. All landscaping, drainage/water retention and site plan approved conditions must be maintained in perpetuity for the site.
7. Sidewalks that meet ADA requirements are required adjacent to any right-of-ways and public streets.



CITY OF CLERMONT
RESOLUTION NO. 2018-45R

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 27th day of November, 2018.

CITY OF CLERMONT

Gail L. Ash, Mayor

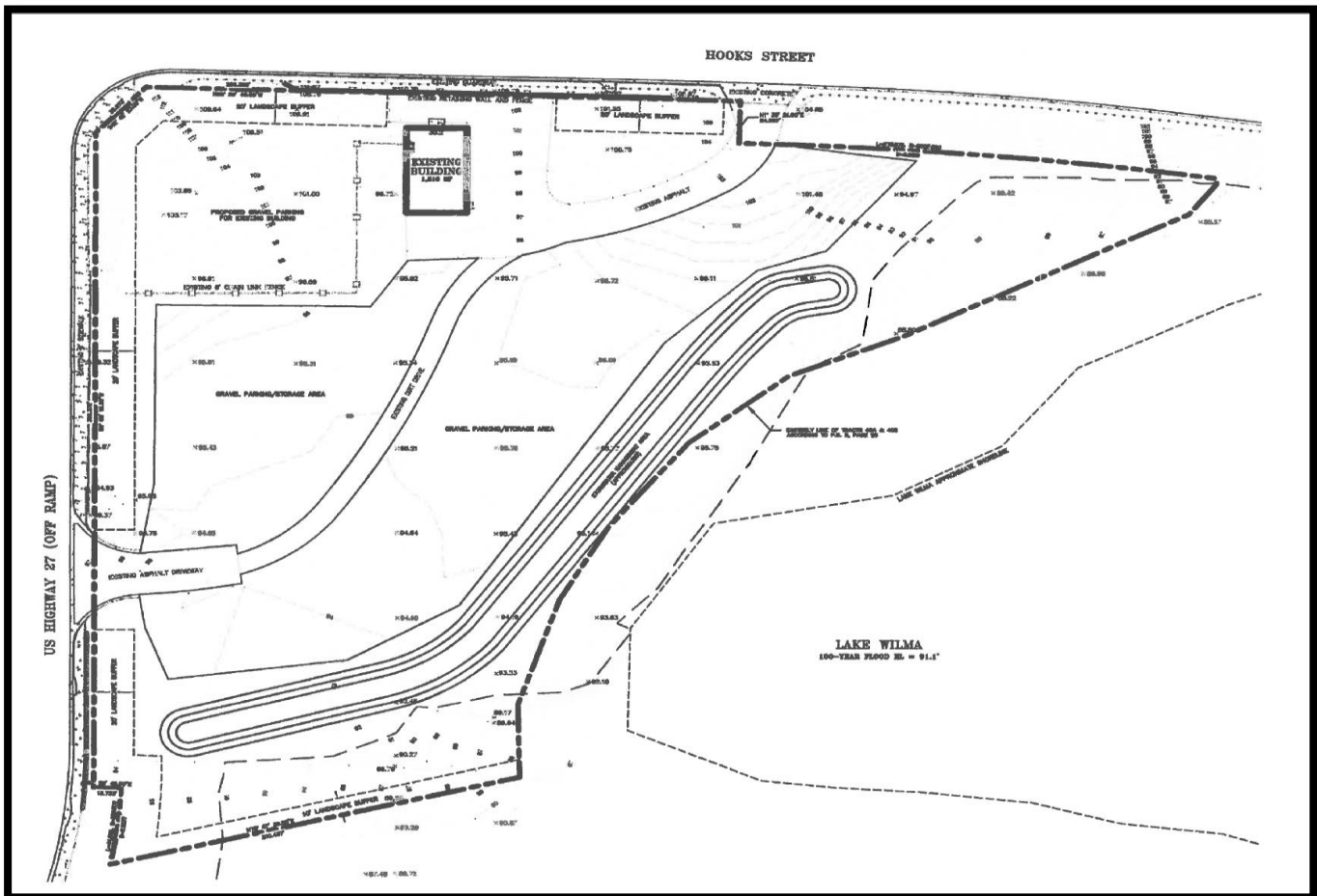
ATTEST:

Tracy Ackroyd Howe, City Clerk

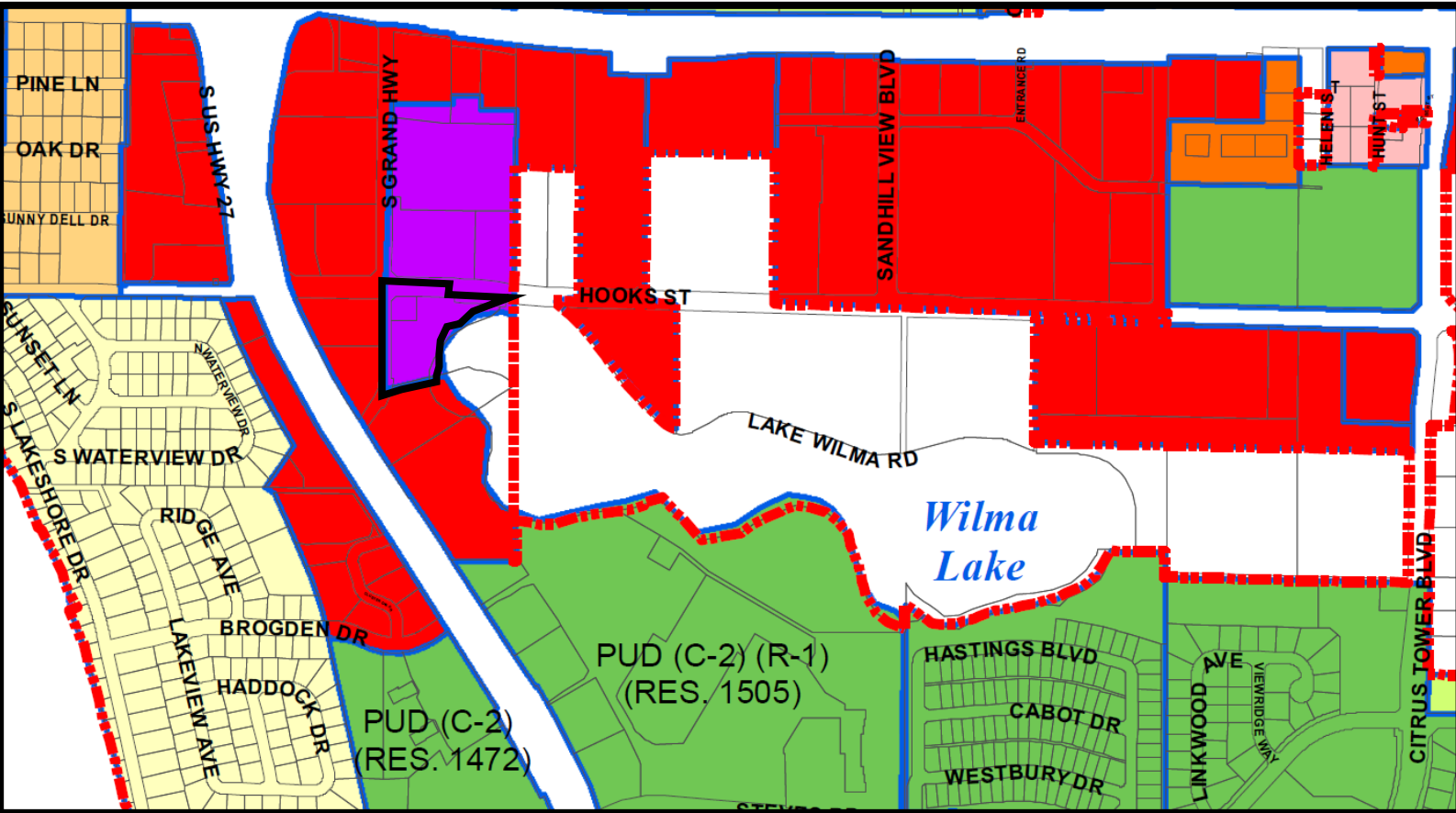
Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

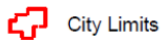
Location Map



Clermont Zoning Map



Legend



City Limits

Zoning Designations

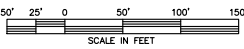
- UT URBAN TRANSITION DISTRICT
- UE URBAN ESTATE LOW DENSITY RESIDENTIAL DISTRICT
- R-1-A SINGLE FAMILY LOW DENSITY RESIDENTIAL DISTRICT
- R-1 SINGLE FAMILY MEDIUM DENSITY RESIDENTIAL DISTRICT
- R-2 MEDIUM DENSITY RESIDENTIAL DISTRICT
- R-3-A RESIDENTIAL/PROFESSIONAL DISTRICT
- R-3 RESIDENTIAL/PROFESSIONAL DISTRICT
- O-1 OFFICE DISTRICT
- C-1 LIGHT COMMERCIAL DISTRICT
- C-2 GENERAL COMMERCIAL DISTRICT
- CBD CENTRAL BUSINESS DISTRICT
- M-1 INDUSTRIAL DISTRICT
- CD COMMERCE DISTRICT
- PR PARKS AND RECREATION DISTRICT
- PUD PLANNED UNIT DEVELOPMENT
- AREAS NOT WITHIN THE CITY LIMITS

US HIGHWAY 27 (OFF RAMP)

HOOKS STREET

EXISTING BUILDING
1,516 SF

LAKE WILMA
100-YEAR FLOOD EL = 91.1'



SITE DATA

1. SITE IMPROVEMENT AREA = 138,184 SF / 3.17 AC
2. SITE LOCATION
S HWY 27 AND HOOKS STREET, CLERMONT, FLORIDA 34711
3. PROPERTY DESCRIPTION
PARCEL ALT KEYS : 266585A, 266584Q, CURRENT CONDITION: DEVELOPED
EXISTING ZONING: M-1 INDUSTRIAL / PROPOSED ZONING: M-1 INDUSTRIAL
EXISTING FLU: COMMERCIAL / PROPOSED FLU: COMMERCIAL
4. LANDSCAPE BUFFERS
HOOKS STREET BUFFER: 20'
ADJACENT SIDE PROPERTY BUFFER: 10'
US HWY 27 BUFFER: 20'
REAR LAKE WILMA BUFFER: N/A

NOTES

1. SITE SHALL COMPLY WITH THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION, 2017 EDITION.
2. THE STORMWATER MANAGEMENT POND SHOWN IS APPROPRIATE AND SUBJECT TO CHANGE. THE FINAL POND SIZE WILL BE DETERMINED IN THE CONSTRUCTION PLANS AND BY PERMITTING THROUGH THE CITY OF CLERMONT AND ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT.
3. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN FOR REFERENCE ONLY AND OBTAINED BY ALLEN & COMPANY ON SURVEY DATED 10/29/18
4. PARKING SPACE GEOMETRY PROVIDED FOR REFERENCE ONLY. PARKING SPACES ARE APPROXIMATED AND DEPICT A TYPICAL STORAGE PATTERN. PARKING SPACES WILL NOT BE STRIPED OR PAINTED.

LEGAL DESCRIPTIONS (PER ALLEN AND COMPANY SURVEYING)

TITLE COMMITMENT 2017-1100
THE WEST 150 FEET OF THE NORTH 125 FEET OF TRACT 40-A, IN SECTION 29, TOWNSHIP 22 SOUTH, RANGE 26 EAST, AS REPRESENTED ON THE MAP OF THE PROPERTY OF LAKE HIGHLANDS COMPANY OF FLORIDA, DULY FILED AND RECORDED IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
BEING THE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2407, PAGE 882, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
EXCEPT:
COMMENCE AT A 4-INCH ALUMINUM PLATE AND 600 NAIL IN PAVEMENT CUT LABELED "529-221-288 DOT 10-29-73" AT THE NORTHWEST CORNER OF THE SW 1/4 OF SECTION 29, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA; THENCE RUN SOUTH 89°24'07" EAST ALONG THE NORTH LINE OF SAID SW 1/4 OF SECTION 29 A DISTANCE OF 15.00 FEET TO A POINT ON THE NORTHERLY PROJECTION OF THE WEST LINE OF TRACT 40-A, LAKE HIGHLANDS COMPANY, PLAT BOOK 2, PAGE 25, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°05'16" WEST ALONG SAID NORTHERLY PROJECTION 15.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT 40-A FOR THE POINT OF BEGINNING; THENCE SOUTH 89°24'07" EAST ALONG THE NORTH LINE OF SAID TRACT 40-A A DISTANCE OF 45.00 FEET; THENCE SOUTH 42°42'23" WEST 36.98 FEET TO A POINT BEING THE SOUTH RIGHT OF WAY EAST LINE OF TRACT 40-A; THENCE SOUTH 00°05'16" WEST PARALLEL WITH SAID WEST LINE 97.19 FEET TO A POINT ON THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2407, PAGE 882, SAID PUBLIC RECORDS; THENCE NORTH 89°24'07" WEST SAID SOUTH LINE 20.01 FEET TO A POINT ON SAID WEST LINE OF TRACT 40-A; THENCE NORTH 00°05'16" EAST ALONG SAID WEST LINE 125.04 FEET TO THE POINT OF BEGINNING.
TITLE COMMITMENT 2017-1101
TRACT 40A IN SECTION 29, TOWNSHIP 22 SOUTH, RANGE 26 EAST, IN THE CITY OF CLERMONT, FLORIDA, ACCORDING TO THE PLAT OF PROPERTY OF LAKE HIGHLANDS COMPANY, RECORDED IN PLAT BOOK 2, PAGE 25, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LESS AND EXCEPT THE WEST 150 FEET OF THE NORTH 125 FEET THEREOF.
AND
THAT PART OF TRACT 40B IN SECTION 29, TOWNSHIP 22 SOUTH, RANGE 26 EAST, IN THE CITY OF CLERMONT, FLORIDA, ACCORDING TO THE PLAT OF PROPERTY OF LAKE HIGHLANDS COMPANY, RECORDED IN PLAT BOOK 2, PAGE 25, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE: FROM THE INTERSECTION OF THE WEST LINE OF SAID SECTION 29 WITH THE EASTERLY LINE OF THE RIGHT OF WAY OF U.S. HIGHWAY 27, RUN NORTH ALONG THE WEST LINE OF SAID SECTION 29 A DISTANCE OF 356.14 FEET TO THE POINT OF BEGINNING OF SAID DESCRIBED LINE; THENCE RUN NORTH 75°47'30" EAST TO THE WATERS OF LAKE WILMA AND END OF SAID LINE.
LESS AND EXCEPT THE FOLLOWING:
A PARCEL OF LAND LYING IN A PORTION OF TRACT 40A, LAKE HIGHLAND COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 25, PUBLIC RECORDS OF LAKE COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 22 SOUTH, RANGE 26 EAST; THENCE S88°27'08"E 356.76 FEET ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE S01°32'52"W 15.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF HOOKS STREET AND THE POINT OF BEGINNING; THENCE S88°27'08"E 258.80 FEET ALONG SAID SOUTH RIGHT OF WAY LINE; THENCE S00°05'06"W 41.90 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 2000.00 FEET; THENCE WESTERLY 360.60 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 7°28'09", HAVING A CHORD BEARING OF N84°44'04"W AND CHORD DISTANCE OF 260.41 FEET; THENCE NORTH 0°05'16" EAST TO SAID SOUTH RIGHT OF WAY LINE OF HOOKS STREET AND THE POINT OF BEGINNING.
ALSO LESS AND EXCEPT THE FOLLOWING:
COMMENCE AT A 4-INCH ALUMINUM PLATE AND 600 NAIL IN PAVEMENT CUT LABELED "529-221-288 DOT 10-29-73" AT THE NORTHWEST CORNER OF THE SW 1/4 OF SECTION 29, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA; THENCE RUN SOUTH 00°05'16" WEST ALONG THE WEST LINE OF SAID SECTION 29 A DISTANCE OF 430.40 FEET TO THE NORTH LINE OF THAT PORTION OF RIGHT OF WAY VACATED BY ORDINANCE NO. 503-M AS RECORDED IN OFFICIAL RECORDS BOOK 2821, PAGE 295, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, FOR THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 89°54'44" EAST ALONG SAID NORTH LINE 15.00 FEET TO A POINT ON THE WEST LINE OF TRACT 40B AS SHOWN ON THE PLAT OF LAKE HIGHLANDS COMPANY, PLAT BOOK 2, PAGE 25, SAID PUBLIC RECORDS; THENCE RUN NORTH 00°05'16" EAST ALONG THE WEST LINE OF TRACT(S) 40B AND 40A, SAID LAKE HIGHLANDS COMPANY, 289.97 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 125.00 FEET OF SAID TRACT 40A; THENCE DEPARTING SAID WEST LINE, SOUTH 89°24'07" EAST ALONG SAID SOUTH LINE 20.01 FEET TO A POINT BEING 20.00 FEET EAST OF SAID WEST LINE OF TRACT(S) 40A AND 40B; THENCE DEPARTING SAID SOUTH LINE OF THE NORTH 125.00 FEET OF TRACT 40A, RUN SOUTH 00°05'16" WEST PARALLEL WITH SAID WEST LINE OF TRACTS 40A AND 40B A DISTANCE OF 280.17 FEET; THENCE DEPARTING SAID PARALLEL LINE, RUN SOUTH 87°25'45" EAST 12.73 FEET TO A POINT ON A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 3000.00 FEET; THENCE PROCEED A TANGENT BEARING OF SOUTH 02°34'15" WEST, RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°23'07" AN ARC DISTANCE OF 44.76 FEET TO A POINT ON THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1417, PAGE 190, SAID PUBLIC RECORDS; THENCE SOUTH 75°40'04" WEST ALONG SAID SOUTH LINE 29.38 FEET TO A 4-INCH CONCRETE MONUMENT WITHOUT IDENTIFICATION AT THE SOUTHWEST CORNER SAID LANDS; THENCE NORTH 89°54'44" WEST 15.00 FEET TO A POINT ON SAID WEST LINE OF SECTION 29; THENCE NORTH 00°05'16" EAST ALONG SAID WEST LINE 52.05 FEET TO THE POINT OF BEGINNING.

CONCEPT PLAN
NOT FOR CONSTRUCTION
10-31-18

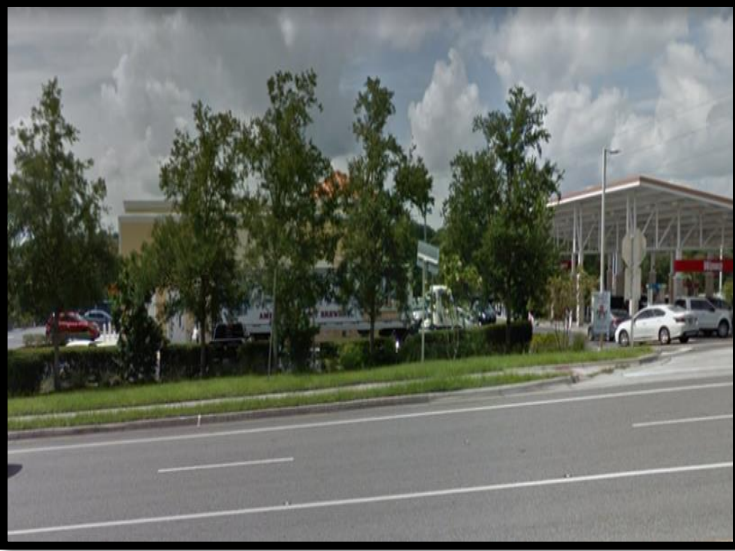
CHRISTOPHER M. GERMANA, P.E.
FLORIDA PROFESSIONAL ENGINEER # 51682
FIRM CERTIFICATE OF AUTHORIZATION # 29279

GERMANA ENGINEERING AND ASSOCIATES, LLC 1130 W. MANICOLA AVENUE CLERMONT, FLORIDA 34711 WWW.GERMANAENGINEERING.COM CONTACT: 407.325.0878 COPYRIGHT © 2018	PROJECT # 20180525018 CLERMONT, FLORIDA	HOOKS STREET STORAGE	CONCEPT SITE PLAN	DATE	
				REVISIONS	
				NO.	
SCALE: 1" = 50'			DATE: 10-31-18		
SHEET			CONCEPT		

Goggle Earth - Site Pictures



Goggle Earth - Site Pictures and Adjacent Parcels



Subject Property East - WAWA



Subject Property North - Goodwill





CONDITIONAL USE PERMIT (CUP)
APPLICATION

DATE: September 17, 2018

FEE: \$845
+ cost of advertisement

PROJECT NAME (if applicable): 1033 Hooks Street

APPLICANT: Joseph Zagame, Jr.

CONTACT PERSON: Joseph Zagame, Jr.

Address: 230 Mohawk Road

City: Clermont State: FL Zip: 34715

Phone: (352) 536-0925 Fax: (352) 242-1960

E-Mail: joe.zagame@prescogroup.com

OWNER: Alan J. Green

Address: 21385 County Road 455

City: Clermont State: FL Zip: 34711

Phone: (352) 394-5050 Fax: none

Address of Subject Property: 1033 Hooks Street, Clermont, FL 34711

General Location: East of WaWa and south of Goodwill at the intersection of US27

Extension and Hooks Street

Legal Description (include copy of survey): Please see survey attached.

Land Use (City verification required): Industrial

Zoning (City verification required): M-1

CLERMONT
Choice of Champions
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 if necessary.

I am not developing the property at this time. I am not constructing anything new.

I intend to locate my property management and maintenance businesses in the existing 1,500 square-foot office/warehouse building. I will make repairs to the building within the existing footprint.

I will spread gravel over the vacant lot, install fencing and gates, and use the space for outdoor parking of cars, trucks, trailers, boats, and recreational vehicles.

The location is ideal. It is properly zoned M-1. There are similar uses to the south of the property (Lynx parking lot) and to the west of the property (self-storage with U-Haul outdoor parking). The property, itself, is located behind a convenience store, and a portion is below the grade of the adjacent roadways. There are no residential uses near the property.

The property, currently, is overgrown and poorly maintained. As its next user, I will greatly enhance the appearance of the property.

Applicant: Joseph Zagame, Jr.

X

Applicant Name (signature)

Owner: Alan Green

X

Owner Name (signature)

* * * * * NOTICE * * * * *

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

City of Clermont
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
Denisha Durant
P.O. BOX 120219
CLERMONT, FL 34712

Account Number: 7101866
Order Number: 10081807
Phone: (352) 241-7331
Date: 10/24/18
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	10/30/2018	11/20/2018	\$183.52

LEGAL NOTICE

City Clerk

Notice is hereby given that the City of Clermont will consider a request for a Conditional Use Permit to allow outdoor storage of cars, trucks, trailers, boats and recreational vehicles in the M-1 Industrial zoning district as required by the Land Development Code, Section 122-264.

Ad No: 10081807
October 30, 2018 &
November 20, 2018

LOCATION

1033 Hook Street, Clermont, FL
Alternate Key #2665858 and
2665840

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, November 6, 2018 at 6:30pm.

A public meeting to consider the request will be held before the City Council on Tuesday, November 27, 2018 at 6:30pm.

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.

Tracy Ackroyd Howe, MMC

Payment Info	
Ad Price	\$183.52
Tax	\$0.00
Sub Total	\$183.52
Prepaid Amount	\$0.00
Balance Due	\$183.52