



**CITY OF CLERMONT  
PLANNING AND ZONING COMMISSION AGENDA  
6:30 PM, Tuesday, July 7, 2015  
City Hall – 685 W. Montrose Street, Clermont, FL**

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

**MINUTES**

Approval of the May 5, 2015 Planning and Zoning meeting minutes.

**REPORTS**

**NEW BUSINESS**

|                                                                                           |                                                                                                                                                      |
|-------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Item 1 - Harvest Landing<br>Conditional Use Permit                                        | Request to amend conditional use permit<br>(Resolution No. 2015-07) to allow a<br>planned unit development.                                          |
| Item 2 - Ordinance 2015-68 LDC Amendment<br>Deviation of Standards for Variances          | Request to amend Chapter 86, Section<br>86-52, Granting of Variances.                                                                                |
| Item 3 - Ordinance No. 2015-69 - City Property<br>Citrus Tower Blvd. & Hooks St. Rezoning | Request to rezone property from Urban<br>Estate to C-2 General Commercial,<br>located at the southwest corner of Hooks<br>St. and Citrus Tower Blvd. |

**Discussion of Non-Agenda Items**

**ADJOURN**

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

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

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

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**May 5, 2015**

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The meeting of the Planning & Zoning Commission was called to order Tuesday May 5, 2015 at 6:30 p.m. by Chairman Nick Jones. Other members present were Herb Smith, Judy Proli, Cuqui Whitehead, Tony Hubbard, and Jack Martin. Also in attendance were Barbara Hollerand, Development Services Director, John Kruse, Senior Planner, Dan Mantzaris, City Attorney, and Rae Chidlow, Planning Specialist.

**MINUTES** of the Planning and Zoning Commission meeting held April 7, 2015 were approved as written.

**MINUTES** of the Special Planning and Zoning Commission meeting held April 27, 2015 were approved as written.

**REPORTS**

Commissioner Whitehead stated that on Saturday, May 16, 2015 between 10:00 a.m. and 2:00 p.m. the Clermont Fire Department will hold a Champion Safety Day at Waterfront Park. She stated that there will be activities and food trucks.

Chairman Jones stated that the Clermont/Minneola Lions Club has a golf tournament on May 16, 2015 for their charities.

Senior Planner Kruse stated that Items 1 and 2 on the agenda, John's Lake Landing large-scale comprehensive plan and the conditional use permit, have been withdrawn.

**1. REQUEST FOR REZONING**

**REQUEST:** To change zoning from R-1 Single Family Medium Residential Density to R-2 Medium Residential

**APPLICANT:** Vicki Thomas

Senior Planner Kruse presented the staff report as follows:

The owner is requesting a rezoning from R-1 Single Family Medium Density Residential District to R-2 Medium Density Residential District. The owner has indicated on the application that the zoning change request is to allow the opportunity to construct a duplex on the lot. The current R-1 zoning district does not allow this type of use. The R-2 zoning district, under Section 122-143(2) permits this type of housing structure. The parcel consists of 4 lots in the Clermont Hillcrest Subdivision. The lots are located along Prince Edward Avenue half way between East Desoto Street and East Minneola Avenue. The subject property is approximately 25,000 square feet in size. The owner desires to build one duplex on combined lots 40 and 41 and a second duplex on combined lots 42 and 43. The owner is aware that the lot lines would have to be reconfigured in order to do this along with meeting the requirements in Section 122 of the LDC for lot requirements and yard setbacks. Based upon an initial layout and discussions with the owner, it appears that it may be done.

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The subject parcel is surrounded by the R-1 Single Family zoning designation on all sides. The nearest R-2 Medium Density zoning is located at the end of the street and is a few parcels away. The future land use, Medium Density, would allow the R-2 Medium Density zoning district. However, the rezoning of the parcel to R-2 would create an enclave or a parcel with different zoning surrounding it completely. While the R-2 zoning is compatible with the future land use in this area and the lots dimensions can support the construction of a duplex, the idea of allowing this use in the middle of an area consisting of predominately single family homes is not a particularly good planning practice. In addition, staff has received a signed letter of opposition from 31 people in the area. If the parcel was adjacent to existing R-2 Medium Density zoning, then it could be viewed as an extension of this use.

Based upon analysis, staff recommends denial of the rezoning change from R-1 Single Family to R-2 Medium Density.

Vicki Thomas, 1040 Twelfth Street, stated that she purchased the lot in October of 2014. She stated that she knows they can build two separate single-family homes. She stated that she is aware that this would be considered spot zoning. She stated that they take good care of all of their properties and would appreciate the Commission's consideration of this zoning.

Linda Brett-Kell, 3235 Callerton Road, stated that she owns the property next to these lots. She stated that zoning a lot in the middle of the block as R-2 Medium Density Residential will negatively impact the value of their property.

Rick Shollenbarger, 654 Prince Edward Avenue, stated that he has lived there for 20 years. He stated that they have received 33 signatures from neighbors who oppose this rezoning. He stated that he would gladly welcome single-family homes.

Ralph Vandemark, 661 Prince Edward Avenue, stated that he enjoys the neighborhood and has lived there since 1996. He stated that he encourages the Commission to not rezone the property to R-2 Medium Density Residential.

Commissioner Hubbard stated that Ms. Thomas works for him and asked if he should abstain from voting.

City Attorney Mantzaris stated that yes he should abstain from voting.

Commissioner Proli stated that she agrees that spot zoning can possibly decrease the value of the surrounding properties.

Commissioner Whitehead stated that she does not feel they should make exceptions for this property.

Chairman Jones stated that there is not a hardship with this request.

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*Commissioner Proli made a motion to recommend denial of the rezoning; seconded by Commissioner Whitehead. The vote was unanimous to recommend denial with Commissioner Hubbard abstaining.*

**2. REQUEST FOR REZONING**

**REQUEST:** To change from R-1 Single Family Residential Density to R-2 Medium Residential Density

**APPLICANT:** Daryl Piora

Senior Planner John Kruse presented the staff report as follows:

The owner is requesting a rezoning from R-1 Single Family Medium Density Residential District to R-2 Medium Density Residential District. The owner has indicated on the application that the zoning change request is to allow the opportunity to construct a duplex on a portion of the lot. The current R-1 zoning district does not allow this type of use. The R-2 zoning district, under Section 122-143(2) permits this type of housing structure. The parcel is a corner lot located at the southwest corner of Chestnut Street and West Avenue. The subject property is approximately 21,000 square feet in size and has an existing home on part of the lot. The owner desires to keep the existing home and split off a portion of the lot and build the duplex. The owner is aware that the lot lines would have to be reconfigured in order to do this along with meeting the requirements in Section 122 of the Land Development Code for lot requirements and yard setbacks. Based upon an initial layout and discussions with the owner, it appears that it may be done.

The subject parcel is surrounded by the following zoning designations: C-2 General Commercial to the north, R-1 Single Family to the west and south, and R-2 Medium Density to the east. Since the parcel is adjoined by the existing R-2 Medium Density zoning, the expansion of this designation could be viewed as a logical growth pattern and would not create an enclave. Existing R-2 Medium Density abuts C-2 General Commercial zoning in the area along 10th Street and SR 50. The existing uses, zoning, and the proposed use appear to be compatible.

Based upon the analysis, staff recommends approval of the rezoning from R-1 Single Family to R-2 Medium Density.

Daryl Piora, 921 Lakeshore Dr., stated that he is requesting to put a duplex on a split lot.

Commissioner Whitehead asked if the property is adjacent to R-2 Medium Density Residential zoning.

Mr. Kruse stated that the property across the street is R-2 Medium Density Residential.

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*Commissioner Whitehead made a motion to recommend approval of the rezoning; seconded by Commissioner Martin. The vote was 4-2 to recommend approval, with Commissioners Proli and Hubbard opposing.*

**3. REQUEST FOR LARGE-SCALE COMP PLAN AMENDMENT**

**REQUEST:** To change the future land use to Commercial.

**APPLICANT:** Staff

Senior Planner Kruse presented the staff report as follows:

This administrative request is being heard concurrently with requests for annexation and rezoning. The City is requesting annexation of the subject parcel as authorized by the utility agreement with the property owner. The agreement with the City was executed on April 19, 2005. Approximately one-half of the property is improved and is receiving water and sewer services from the City of Clermont. The remainder of the site is vacant and will be developed. The property, approximately 22.78 acres, is being developed as a shopping center and professional offices.

The proposed map amendment will change the future land use from Lake County's Regional Commercial to the City's Commercial. The related request for a conditional use permit will create a City Planned Unit Development with limited C-1 & C-2 uses.

Upon approval by the City Council, the proposed amendment would be transmitted to the Florida Department of Economic Opportunity (DEO) and the reviewing agencies for review. DEO would then issue an Objections, Recommendations and Comments letter to the City, and the amendment would then be scheduled for a final public hearing in July.

Staff recommends approval of the transmittal of the large-scale comprehensive plan amendment to change the future land use from Lake County Regional Commercial to Commercial in the City.

*Commissioner Whitehead made a motion to recommend approval of the large-scale comprehensive plan amendment; seconded by Commissioner Martin. The vote was unanimous to recommend approval.*

**4. REQUEST FOR CONDITIONAL USE PERMIT**

**REQUEST:** To allow a conditional use permit for a mixed-use Planned Unit Development with limited C-1 Light Commercial and C-2 General Commercial uses.

**APPLICANT:** Staff

Senior Planner Kruse presented the staff report as follows:

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The proposed request is to grant a conditional use permit (CUP) for a mixed-use planned unit development (PUD) with a retail shopping center and outparcels for office use. This development is currently approved in Lake County. Staff has reviewed the Lake County PUD (Ordinance # 2009-8) and has transferred over to the new CUP/PUD those conditions and entitlements contained within the document.

Upon annexation, the property will receive the City's default zoning of Urban Estate (currently Planned Unit Development District in Lake County.) The related request for a comprehensive plan amendment would change the future land use from Lake County's Regional Commercial to the City's Commercial designation.

Staff recommends approval of the conditional use permit for a mixed-use planned unit development zoning classification with limited C-1 & C-2 uses.

*Commissioner Whitehead moved to recommend approval of the conditional use permit; seconded by Commissioner Smith. The vote was unanimous to recommend approval.*

There being no further business, the meeting was adjourned at 7:00 pm.

\_\_\_\_\_  
Nick Jones, Chairman

ATTEST:

\_\_\_\_\_  
Rae Chidlow – Planning Specialist



## CITY OF CLERMONT

# AGENDA ITEM

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| <b>Meeting Date</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                    |                                |
| Tuesday, July 7, 2015                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                    |                                |
| <b>Agenda Item Name</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                    |                                |
| Harvest Landing<br>Conditional Use Permit                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                    |                                |
| <b>Requested Action</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                    |                                |
| Move to recommend approval of Resolution 2015-23.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                    |                                |
| <b>Staff Report</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                    |                                |
| <p>Beazer Homes is requesting an amendment to a conditional use permit (CUP) for a planned unit development (PUD) consisting of 33+ acres with 104 single family homes. The previous CUP amendment, approved April 14, 2015, granted the applicant the ability to increase the impervious surface ratio (ISR) from 45% to 50% for buildings, sidewalks, and driveways on 26 lots. During the Council meeting, an exhibit was displayed showing the specific location of the 26 lots on the overall site plan.</p> <p>Upon further examination by staff and the applicant, it was noted that a majority of the 26 lots were designated along one street. This could result in one model, known as the Aspen, potentially dominating this street, which would not provide a break in the visual surroundings. The applicant would like to remove the exhibit showing the lot designations from the conditional use permit. The applicant has indicated that it was not their intention when presenting the exhibit during the Council meeting to specifically lock-in the lot location, but rather, to show how the 26 lots could accommodate the single-story Aspen model.</p> <p>Staff has reviewed this request and does not oppose the removal of the exhibit designating each lot location. In order to alleviate the 26-lot requirement and the tracking of it, staff would be in favor of allowing the ISR for buildings, sidewalks, and driveways up to 50%, and a total lot ISR up to 55% for all impervious areas on the lot. This could limit pool sizes, decks, and other impervious areas to be added to the lots at a later date, but this could be dealt with on a case-by-case basis, should that occur. If the CUP amendment is approved, staff recommends that the developer be very clear to home buyers that limitations may exist for future improvements.</p> <p>Staff recommends approval of the amendment to the conditional use permit to eliminate the exhibit, to allow the lots to be designated throughout the development, and to clarify the ISR maximum.</p> |                                    |                                |
| <b>Additional Analysis</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                    |                                |
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| <b>Fiscal Impact Summary</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                    |                                |
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| <b>Fiscal Impact</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>Fund Number and Description</b> | <b>Available Budget Amount</b> |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                    |                                |
| <b>Exhibits Attached</b> (copies of original agreements)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                    |                                |

|    |             |                                       |
|----|-------------|---------------------------------------|
| 1. | Resolution  | CUP RES. 2015-23 harvest landing.docx |
| 2. | Application | Application to Amend CUP.pdf          |
| 3. | Legal ad    | Beazer CUP Legal AD July 2015.docx    |

**CITY OF CLERMONT**  
**RESOLUTION NO. 2015-23**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING AN AMENDMENT TO A CONDITIONAL USE PERMIT (RESOLUTION 2015-07) TO ALLOW A PLANNED UNIT DEVELOPMENT.**

**WHEREAS**, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held July 7, 2015 recommended approval of this amendment to a Conditional Use Permit (Resolution 2015-07) to allow a Planned Unit Development; at the following location:

**LOCATION:**

Harvest Landing Subdivision, north of Steve's Road  
Between Highway 27 and Citrus Tower Boulevard

The City Council deems it advisable in the interest of the general welfare of the City of Clermont, Lake County, Florida to grant this Conditional Use Permit.

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

This application for an amendment to a Conditional Use Permit (Resolution 2015-07) to allow a Planned Unit Development; be granted subject to the following conditions:

**CONDITIONAL USE PERMIT CONDITIONS:**

**Section 1 - General Conditions**

1. The conditions as set forth in this Conditional Use Permit shall be legally binding upon any heirs, assigns and successors in title or interest.
2. The property shall be developed in substantial accordance with the approved site plans dated September 30, 2014 prepared by Denham Engineering.
3. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.
4. The Conditional Use Permit must be executed and processed through the office of the City Clerk within 90 days of its date of grant by the City Council or the permit shall become null and void.

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5. The Applicant shall record in the Public Records of Lake County within 90 days of its date of approval by the City Council, a short-form version of this Conditional Use Permit as provided by the City or a form acceptable to the City, to provide notice to all interested parties, the assigns, successors and heirs of the developer/applicant and all future owners of the above-referenced property that the real property described above is subject to the terms and conditions of the Conditional Use Permit.
6. This permit shall become null and void if substantial construction work has not begun within two (2) years of the date that this Conditional Use Permit is executed and signed by the permittee. "Substantial construction work" means the commencement and continuous prosecution of construction of required improvements ultimately finalized at completion.
7. The structure shall be inspected by the Fire Marshal for life safety requirements. All requirements must be met prior to any Certificate of Occupancy being issued.
8. The structure shall be inspected by the City Building Inspector and all building code violations must be corrected prior to a Certificate of Occupancy being issued.
9. The final Certificate of Occupancy shall not be issued until each of the stated conditions has been met.
10. If any of the stated conditions are violated, the applicant understands and agrees that the City Council may revoke this Conditional Use Permit by resolution.

**Section 2- Land Use**

1. This Planned Unit Development is for a single family development with up to 104 dwelling units on 33.3 acres. The City's Site Review Committee must approve the site plan prior to the construction plan approval.
2. The applicant/owner must coordinate with the Lake County School District for capacity review and requirements pertaining to schools, and in conformance with City Code, prior to issuance of any building permits.

**Section 3 – Site Development**

1. Detailed grading, erosion control, and dust abatement plans for the entire site shall be submitted to and approved by the Site Review Committee prior to construction plan approval and the initiation of development activity. The dust abatement plan shall detail measures to be taken to eliminate the migration of dust particles from the site.
2. All excavated material shall be stored in a location approved by the City Engineer.

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**RESOLUTION NO. 2015-23**

3. Geo-technical information regarding the soil characteristics of the site shall be submitted to the City as part of the final site review process.
4. The permittee/developers shall provide both temporary and permanent grassing, including fertilizer application on all disturbed areas where construction is not immediately intended. Said plan shall be provided in accordance with an approved ground cover plan acceptable to the City in accordance with Best Management Practices (BMP) of the United States Department of Agriculture Soil Conservation Service.
5. All platting must be completed in accordance with City Codes.

**Section 4 – Transportation Improvements**

1. Sidewalks shall be required along Steve’s Road and within the development, in accordance with Florida Department of Transportation regulations and City Codes.
2. The City may require that transportation improvements, necessitated by the portion of the project for which a building permit is sought, be made at the time of construction. Project specific on-site and off-site transportation designs are the sole responsibility of the developer.
3. A traffic study in accordance with City Codes shall be required to address Level of Service (LOS) for the area. The applicant/owner must coordinate with Lake County and the Lake-Sumter Metropolitan Planning Organization (MPO) for compliance with the Transportation Management System (TMS).

**Section 5 – Utilities and Stormwater**

1. The permittee shall be responsible for purchasing, installing, and maintaining fire hydrants within the project. They shall be installed according to City Code.
2. The project shall be plumbed for reuse water with purple piping. Irrigation in common areas shall be provided for by well.

**Section 6 – Landscaping**

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

**Section 7 – Architectural Design Standards**

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

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2. All fencing within public view shall be ornamental metal or brick as approved by the Site Review Committee.

**Section 8 – Fire Design Standards**

1. Any residential structures not meeting the separation distances set forth in table R302.1 will be required to provide a residential sprinkler system meeting the standards of National Fire Protection Association 13D.

**Section 9 – Special PUD Conditions**

1. To allow for private streets with gates.
2. To allow a minimum lot width of 55 feet.
3. A grading request for up to 15 feet of cut/fill rather than 10 feet per code.
4. Allowing retaining walls to be 10 feet in height rather than a maximum of 6 feet.
5. To allow lot sizes smaller than one acre, down to 6,600 square feet.
6. Reduce front yard setbacks from 35 feet to 25 feet.
7. Reduce the side yard setback from 15 feet to 7.5 feet.
8. Increase the Impervious Surface Ratio (ISR) from 45% to 50% for buildings, driveways, and walkways ~~for 26 lots only~~

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DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 28th day of July, 2015.

CITY OF CLERMONT

\_\_\_\_\_  
Gail L. Ash, Mayor

ATTEST:

\_\_\_\_\_  
Tracy Ackroyd, City Clerk

Approved as to form and legality:

\_\_\_\_\_  
Daniel F. Mantzaris, City Attorney



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

DATE: 6-5-15

FEE: \$1,000.00

PROJECT NAME (if applicable): Harvest Landing

APPLICANT: Jimmy D. Crawford

CONTACT PERSON: "

Address: 1201 West Highway 50

City: Clermont State: Florida Zip: 34711

Phone: (352) 394-7408 Fax: (352) 394-7298

E-Mail: jimmy.crawford@mngellaw.com

OWNER: Beazer Homes Corp. - Dallas Austin, Rep.

Address: 2600 Maitland Center Pkwy, Ste 265

City: Maitland State: Florida Zip: 32751

Phone: 407-619-6870 Fax:

Address of Subject Property: 1500 Steve's Road

General Location: N side of Steve's Road, E. of US 27,  
W. of Citrus Tower Blvd.

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

Land Use (City verification required): Urban Low

Zoning (City verification required): CUP -

02/02/2015



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

A CUP Amendment was approved by the City Council on March 3, 2015, to allow 50% ISR for Buildings, Driveways and Walkways, leaving 5% additional ISR for accessory uses. There was an Exhibit attached that erroneously showed 26 Lots, and the amendment limited the ISR change to those lots. In reality, the "Aspen" Model, which is the impetus for the change, will fit on any lot with the 50% ISR, therefore Beasor wishes to correct the mistake and remove the exhibit, allowing 50% ISR for buildings, driveways and walkways for the entire subdivision.

Jimmy D. Crawford  
Applicant Name (print)

x [Signature]  
Applicant Name (signature)

Dallas Austin, Land  
Owner Name (print) Entitlements Professional

x [Signature]  
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

02/02/2015

## Jimmy Crawford

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**From:** Dallas Austin <dallas.austin@beazer.com>  
**Sent:** Friday, April 17, 2015 2:25 PM  
**To:** Jimmy Crawford  
**Subject:** FW: Harvest Landing - Aspen - Impervious Calculations  
**Attachments:** Harvest Landing\_Lot\_Typical - Aspen Impervious Calcs.pdf

As we discussed, the attached is a typical lot in Harvest Landing with the Aspen model. The exhibit I provided earlier with the 27 lots highlighted was the Aspen on a typical lot, plus maxing out the remainder of the backyard space with impervious (pool, deck, etc.) that met the 55%. As it was approved, the Aspen fits on every lot and the Aspen with a maxed out impervious backyard would only fit on 27. The owners could potentially do an Aspen on the lot and a pool, as long as the total impervious didn't exceed 55% for the entire lot (lap pool or something similar).

Thanks Jimmy!

**\*\*Please note our suite number has changed.\*\***

Dallas Austin - Land Entitlements Professional  
Beazer Homes - Orlando  
2600 Maitland Center Pkwy., S-265 | Maitland, FL 32751  
Office: 407.339.4114 x255 | Cell: 407.619.6870



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**From:** Darae Watters [<mailto:darae@herx.com>]  
**Sent:** Tuesday, March 10, 2015 1:12 PM  
**To:** Dallas Austin  
**Subject:** Harvest Landing - Aspen - Impervious Calculations

Hey Dallas,  
Please see attached typical lot drawing with the Aspen and the Impervious Calculations requested.

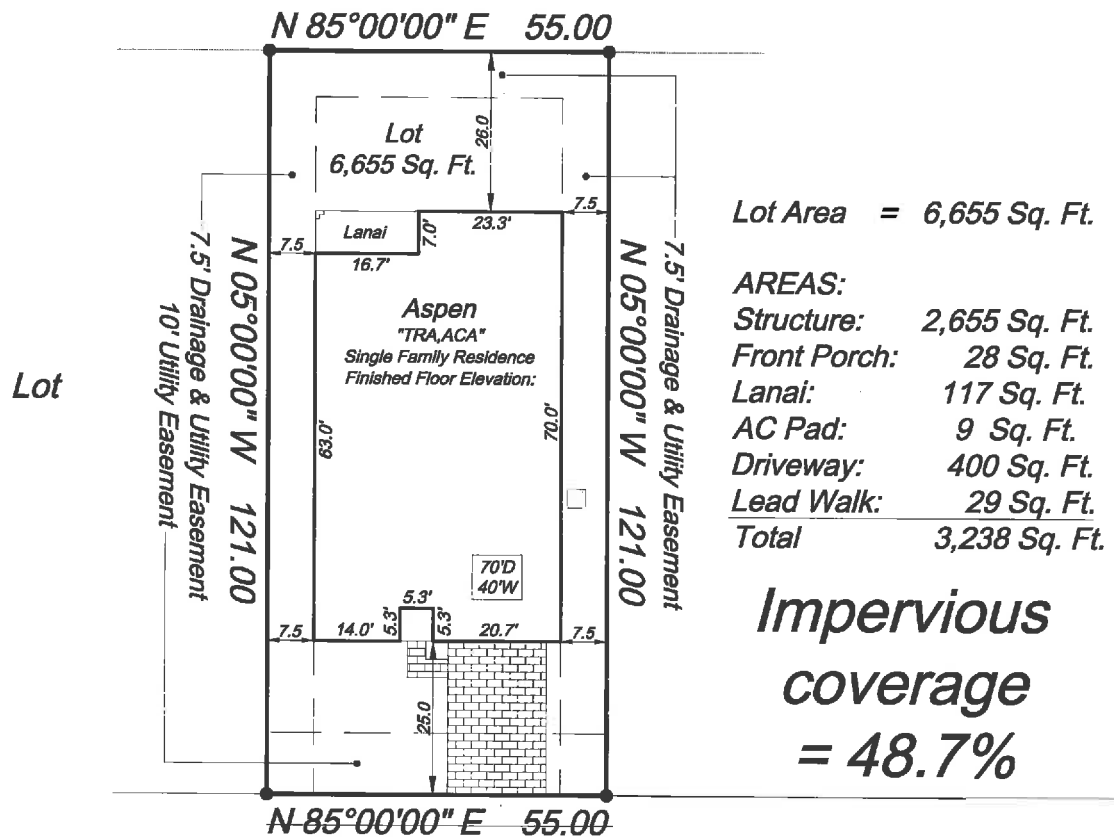
Thank you,  
Darae L Watters, PSM  
**Herx & Associates, Inc.**  
769 Douglas Avenue  
Altamonte Springs, FL 32714  
Phone 407.788.8808

ExchangeDefender Message Security: [Check Authenticity](#)

# Harvest Landing - Typical Lot - Aspen Impervious Calculation

03-09-15

Tract



PCP

N 85°00'00" E 436.74

C/L Westbury Drive (60' R/W)

Tract H Access, Utility & Drainage

PCP

## Jimmy Crawford

---

**From:** Jimmy Crawford  
**Sent:** Friday, June 05, 2015 12:42 PM  
**To:** 'Curt Henschel'  
**Cc:** 'Dallas Austin'; Joshua Rosenberg  
**Subject:** Harvest Landing REVISED CUP Amendment Application

Curt; thanks for speaking with me today regarding this case. I will hand deliver the application we discussed between 2 and 3 p.m. this afternoon, and will print this email and include it as a part of the application package.

To boil down a complex fact scenario to its simplest terms, and in support of the revised CUP Amendment Application, I offer the following:

In February of this year, Beazer Homes “rolled out” a new one-story model home, called the “Aspen”. The Aspen is an ideal model for the Harvest Landing community, however, the Aspen, on typical lot in Harvest Landing, takes up just over 48% ISR, for the building, driveway and walkways. Beazer applied for a CUP amendment to allow 50% ISR for the building, driveways and walkways, instead of the normally-allowed 45%. The “overall” ISR for the lots would remain the same, at 55%.

At the hearing on March 3, Beazer, after talking with City staff, Beazer asked the City Council to consider a “blanket” ISR of 55% for the lots, eliminating the distinction between building, driveway and sidewalk ISR and “accessory” use ISR. City Council members did not look favorably on that request, as at least some members believe strongly that after the home is built, there should remain additional ISR allowed for extra patios, after-installed pools, and similar uses.

In attempting to fashion a CUP amendment that would meet City Council approval and Beazer’s needs, an Exhibit was introduced, and attached to the CUP Amendment, purporting to show 26 lots (although it is identified as 27 lots at other times) that “the Aspen would fit on” with the 50% ISR. However, that **is not correct**. As the new application and supporting documents indicate, the Aspen will fit on ANY lot in the Harvest Landing community with the 50% ISR for building, driveway and walkways. The 26 lots shown on the Exhibit are actually lots on which the Aspen will fit with a standard sized pool, within the 55% “overall” ISR. This was our mistake at the hearing, and I apologize for the confusion that ensued.

Therefore, we are requesting an “Amendment” (which I would more accurately call a clarification) to the Amendment approved on March 3, to indicate that the ISR for building, driveway and walkways for the entire community shall be 50%, and the “overall” ISR of 55% shall remain unchanged. This will eliminate an unusual and potentially problematic tracking requirement of City staff, and enable Harvest Landing to be constructed in the most efficient and customer-friendly manner.

Thank you for your help. Of course, if you have any questions or we can provide anything further at this time, please let us know.

Jimmy

JIMMY D. CRAWFORD  
MERIDETH NAGEL, P.A.

## **LEGAL NOTICE**

Notice is hereby given that the City of Clermont will consider a request for an amendment to a Conditional Use Permit (Resolution 2015-07) to allow a Planned Unit Development, at the following location:

### **LOCATION**

Harvest Landing Subdivision  
North side of Steve's Road between  
Highway 27 and Citrus Tower Boulevard

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

This request will be considered by the Planning & Zoning Commission on Tuesday, July 7, 2015 at 6:30pm.

A public meeting to consider the request will be held before the City Council on Tuesday, July 28, 2015 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.

Tracy Ackroyd, MMC  
City Clerk

Daily Commercial  
June 30 and July 21, 2015



## CITY OF CLERMONT

# AGENDA ITEM

Page 1 of 1

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                    |                                |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|--------------------------------|
| <b>Meeting Date</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                    |                                |
| Tuesday, July 7, 2015                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                    |                                |
| <b>Agenda Item Name</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                    |                                |
| Ordinance 2015-68 LDC Amendment<br>Deviation of Standards for Variances                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                    |                                |
| <b>Requested Action</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                    |                                |
| Move to recommend approval of Ordinance 2015-68.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                    |                                |
| <b>Staff Report</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                    |                                |
| <p>Changes to Chapter 86-52, Granting of Variances, include adding language to the City code that will allow the City Manager or designee to allow a deviation of standards for a variance request. The added language will only allow the City Manager to approve the deviation of standard when it is no more than a 5 percent change from the current land development code. An example would be where an as-built survey indicates that a 25-foot front-yard setback has not been met by 3 inches (24 feet 9 inches). In such a case, the City Manager could approve the substandard setback without bringing a variance request before City Council.</p> <p>The intent of this ordinance change is not to allow site plans to deviate from the minimum code requirements, but to allow small adjustments when a true error has been discovered and proven. The City Manager would still have the ability to deny the deviation of standard and to direct the applicant to apply for a variance that would go before City Council.</p> <p>Staff recommends approval of Ordinance 2015-68, which updates the land development code section dealing with the granting of variances.</p> |                                    |                                |
| <b>Additional Analysis</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                    |                                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                    |                                |
| <b>Fiscal Impact Summary</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                    |                                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                    |                                |
| <b>Fiscal Impact</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>Fund Number and Description</b> | <b>Available Budget Amount</b> |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                    |                                |
| <b>Exhibits Attached</b> (copies of original agreements)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                    |                                |
| 1. Ordinance Deviation Ord. 2015-68.doc                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                    |                                |
| 2. Legal ad Deviation LDC amendments -2015-68 legal ad.doc                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                    |                                |

*CITY OF CLERMONT*  
**ORDINANCE No. 2015-68**

**AN ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING THE CODE OF ORDINANCES, CHAPTER 86 ADMINISTRATION, SECTION 86-52 GRANTING OF VARIANCES; PROVIDING FOR CODIFICATION; SEVERABILITY; EFFECTIVE DATE; AND PUBLICATION.**

**WHEREAS**, pursuant to the provisions of Chapter 163, Florida Statutes, the City of Clermont Planning and Zoning Commission, acting as the Local Planning Agency of the City, has held a public hearing on July 7, 2015 and following such hearing found this Ordinance to be in the best interest of the City of Clermont, and recommended that the City Council adopt this Ordinance; and

**WHEREAS**, the City Council of the City of Clermont desires to amend Chapter 86 Administration; of the City of Clermont's Code of Ordinances;

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Clermont, Florida as follows:

**SECTION 1.**

The City Council of the City of Clermont has the authority to adopt this Ordinance pursuant to Article VIII of the Constitution of the State of Florida and Chapter 163 and 166, Florida Statutes.

**SECTION 2.**

The Land Development Code of the City of Clermont Code of Ordinances is hereby amended to read as follows (note strikethrough indicates removed words and underlined indicates added):

**CHAPTER 86            ADMINISTRATION**

**Section 86-52            Granting of Variances**

1.     The term "variance," used in connection with the provisions of this land development code, means a modification of the zoning regulations when such variance will not be contrary to the public interest and when, owing to conditions peculiar to the property, and not the result of the actions of the applicant, a literal enforcement of the land development code would result in unnecessary and undue hardship. The board of adjustment shall not grant use variances or exceptions. In granting any variance, the board of adjustment may prescribe appropriate conditions and safeguards. Any violation of such conditions or safeguards which have been made a part of the terms under which the variance is granted shall be deemed a violation of this land development code.

*CITY OF CLERMONT*  
**ORDINANCE No. 2015-68**

2. Administrative variances. The city manager or his designee shall have authority to grant a variance to required setbacks, maximum heights and lot coverage contained in this land development code for any approved development provided said variance does not exceed the required setback or height by more than five (5) percent. No administrative variance shall be granted unless the applicant can demonstrate that the variance was caused by a factor beyond his/her control, such as a verifiable survey error. Consideration of the variance shall be at the sole discretion of the city manager or his designee.

*CITY OF CLERMONT*  
**ORDINANCE No. 2015-68**

**PASSED AND ADOPTED** by the City Council of the City of Clermont, Lake County, Florida on this 28th day of July, 2015.

CITY OF CLERMONT

---

Gail L. Ash, Mayor

ATTEST:

---

Tracy Ackroyd, City Clerk

Approved as to form and legality:

---

Daniel F. Mantzaris, City Attorney

## **LEGAL NOTICE**

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

### **ORDINANCE NO. 2015-68**

#### **AN ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING THE CODE OF ORDINANCES, CHAPTER 86 ADMINISTRATION, SECTION 86-52 GRANTING OF VARIANCES; PROVIDING FOR CODIFICATION; SEVERABILITY; EFFECTIVE DATE; AND PUBLICATION.**

This ordinance will be considered by the Planning & Zoning Commission on Tuesday, July 7, 2015 at 6:30 P.M.

A public meeting to consider the ordinance will be held before the City Council on Tuesday, July 28, 2015 at 6:30 p.m. for final enactment.

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

This ordinance is available for public inspection in the office of the City Clerk, 685 W. Montrose Street, 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 will need a record of the proceedings, and may need to ensure that a verbatim record is made.

Tracy Ackroyd  
City Clerk

Daily Commercial  
June 30, and July 14, 2015



## CITY OF CLERMONT

# AGENDA ITEM

Page 1 of 1

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                    |                                |
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| <b>Meeting Date</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                    |                                |
| Tuesday, July 7, 2015                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                    |                                |
| <b>Agenda Item Name</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                    |                                |
| Ordinance No. 2015-69 - City Property<br>Citrus Tower Blvd. & Hooks St. Rezoning                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                    |                                |
| <b>Requested Action</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                    |                                |
| Move to recommend approval of Ordinance 2015-69.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                    |                                |
| <b>Staff Report</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                    |                                |
| <p>The subject parcel is approximately four acres in size and is located at the southwest corner of the Hooks Street and Citrus Tower Boulevard intersection. The property was purchased by the City in June 2012 for construction of a new police station. The currently zoning, Urban Estate, would permit the site to be used for the police station. Since the time of purchase, the City has decided another location would be more suited for the new police station. The City is currently marketing the subject property for sale. In order to allow the highest and best use of the property, a rezoning to the C-2 General Commercial zoning district is proposed. This zoning designation is consistent with the current future land use designation, which is Commercial. The property has City utilities available.</p> <p>The proposed C-2 zoning is consistent with the existing development pattern that surrounds the property and its location at the intersection of two collector roads. In addition, the future land use of Commercial supports the C-2 zoning district. Based upon the above information, staff recommends approval of the rezoning change from UE Urban Estate Low Density Residential to C-2 General Commercial Zoning District.</p> |                                    |                                |
| <b>Additional Analysis</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                    |                                |
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| <b>Fiscal Impact Summary</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                    |                                |
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| <b>Fiscal Impact</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>Fund Number and Description</b> | <b>Available Budget Amount</b> |
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| <b>Exhibits Attached (copies of original agreements)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                    |                                |
| 1. Ordinance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | REZ ORD 2015-69.doc                |                                |
| 2. Maps                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Hook St Maps.pdf                   |                                |
| 3. Legal ad                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | City Hooks St REZ legal ad.docx    |                                |

*CITY OF CLERMONT*  
**ORDINANCE No. 2015-69**

**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**

Clermont, Lake Highlands 29-22-26 that part of north 520 feet of east 435.46 feet of southeast  $\frac{1}{4}$  lying westerly of the west right-of-way line of Citrus Tower Boulevard as it exists on April 2012 and lying southerly of south right-of-way line of Hooks Street as it exists on April 2012, being part of Tract 33 PB 2 PG 25 ORB 4184 PG 2188  
Containing 3.97 acres, more or less

Alternate Key 3884750, 1775 Hooks Street

**From:   UE Urban Estate**  
**To:       C-2 General Commercial**

**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. 2015-69**



*CITY OF CLERMONT*  
**ORDINANCE No. 2015-69**

Florida on this 28th day of July, 2015.

CITY OF CLERMONT

---

Gail L. Ash, Mayor

ATTEST:

---

Tracy Ackroyd, City Clerk

Approved as to form and legality:

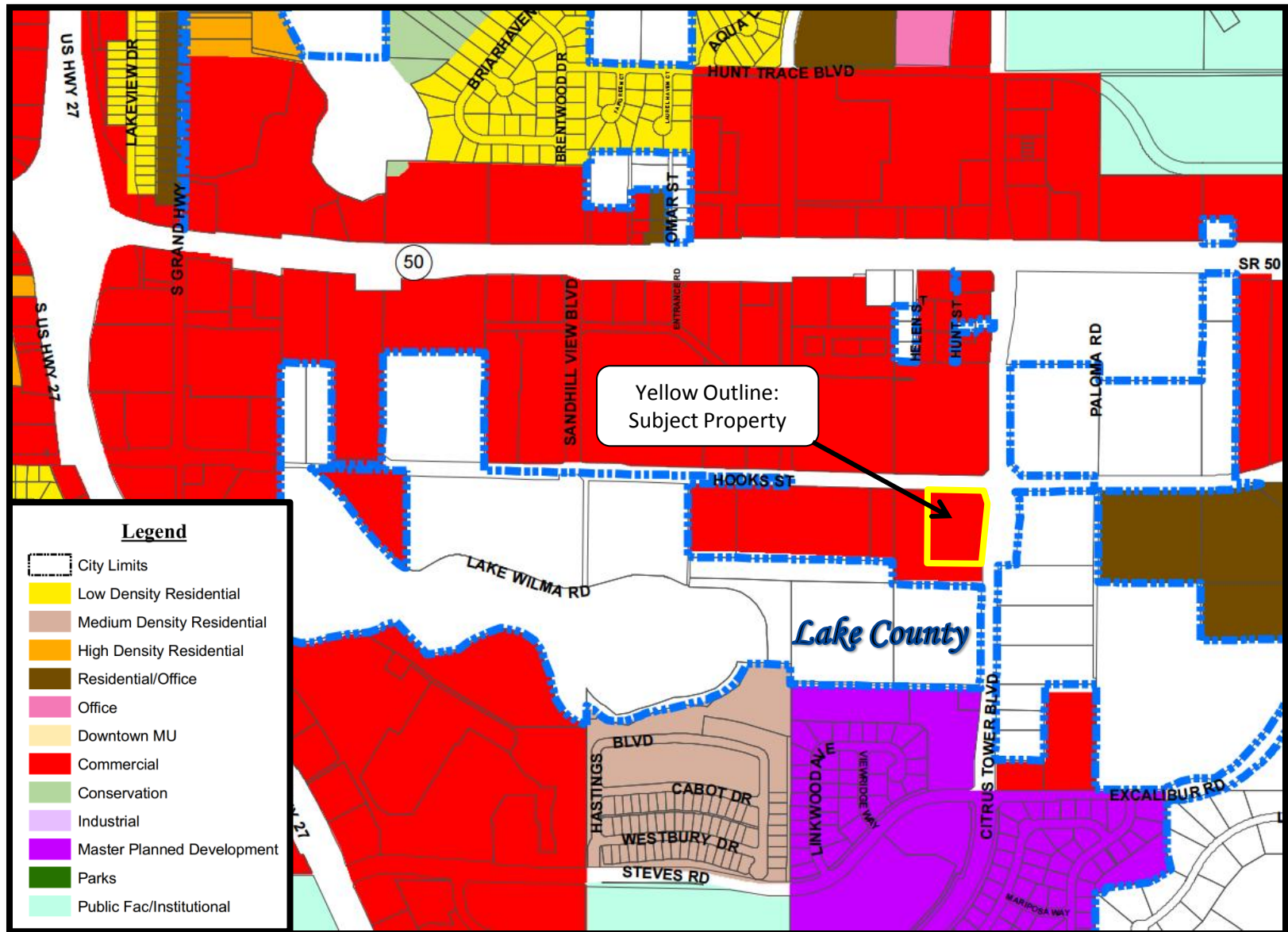
---

Daniel F. Mantzaris, City Attorney

Exhibit – City of Clermont – Location Map  
Hooks Street and Citrus Tower Blvd  
AltKey 3884750



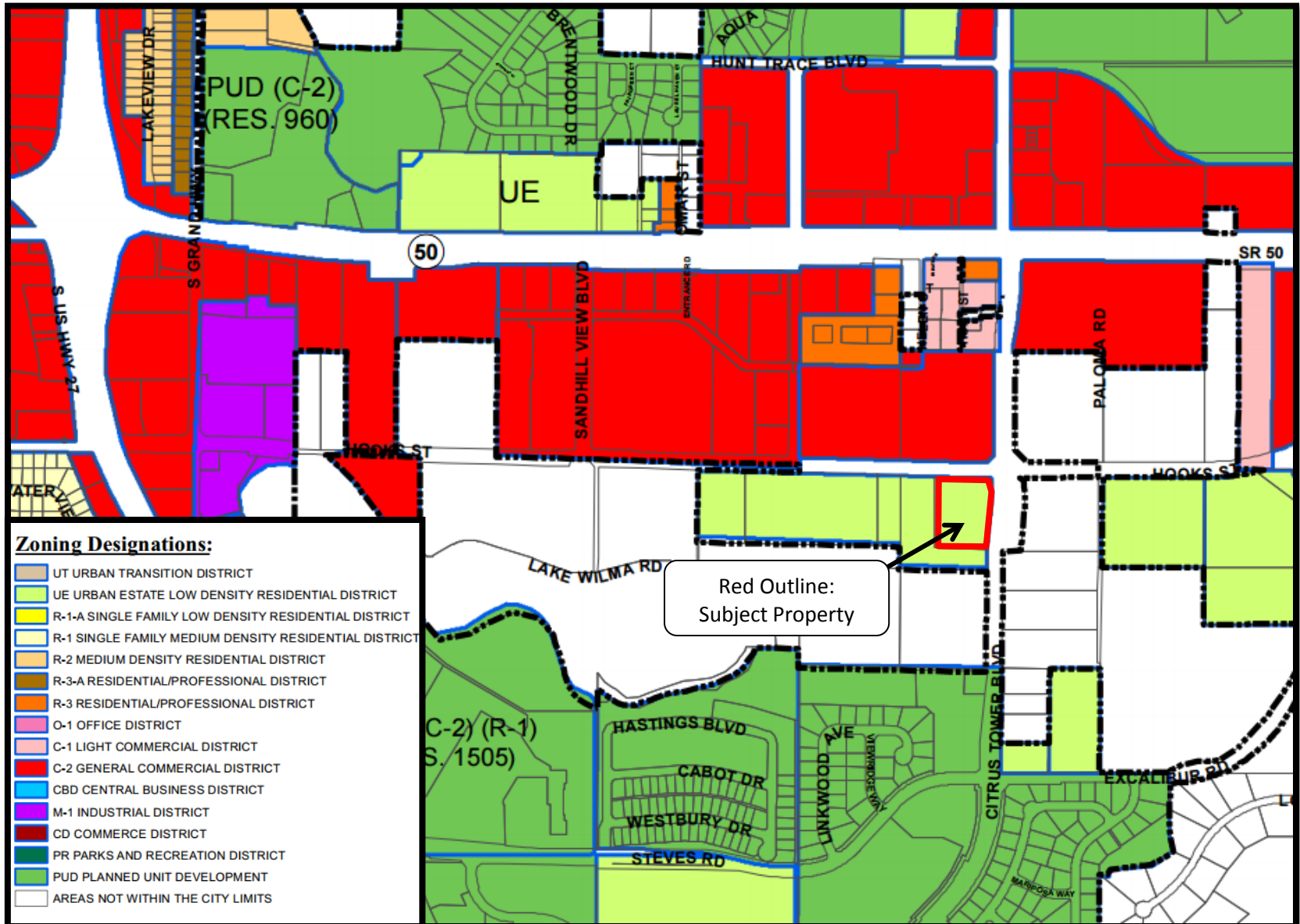
Exhibit – City of Clermont – Future Land Use Map  
Hooks Street and Citrus Tower Blvd  
AltKey 3884750



# Exhibit – City of Clermont – Zoning Map

## Hooks Street and Citrus Tower Blvd

AltKey 3884750



### **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. 2015-69**

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 Lot – Southwest corner of Hooks Street and Citrus Tower Blvd  
Alternate Key 3884750

### **LEGAL DESCRIPTION**

Clermont, Lake Highlands 29-22-26 that part of north 520 feet of east 435.46 feet of southeast  $\frac{1}{4}$  lying westerly of the west right-of-way line of Citrus Tower Boulevard as it exists on April 2012 and lying southerly of south right-of-way line of Hooks Street as it exists on April 2012, being part of Tract 33 PB 2 PG 25 ORB 4184 PG 2188  
Containing 3.97 acres, more or less

FROM UE Urban Estate Low Density  
TO C-2 General Commercial

This request will be considered by the Planning & Zoning Commission on Tuesday, July 7, 2015 at 6:30 p.m.

A public meeting to consider the request will be held before the City Council on Tuesday, July 28, 2015 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.

Daily Commercial  
June 30 and July 14, 2015

Tracy Ackroyd, MMC  
City Clerk