



**CITY OF CLERMONT
PLANNING AND ZONING COMMISSION AGENDA
6:30 PM, Tuesday, December 4, 2018
City Hall – 685 W. Montrose Street, Clermont, FL**

**CALL TO ORDER
INVOCATION AND PLEDGE OF ALLEGIANCE
MINUTES
REPORTS
NEW BUSINESS**

Item 1 - Ordinance No. 2019-01
Lakeview Preserve PUD Amendment

Consider ordinance to amend southern sidewalk condition as part of the original PUD Ordinance 2017-42 approval.

Item 2 - Ordinance No. 2018-36
*Olympus PUD Rezoning
Request for postponement to January 3, 2019*

Discussion of Non-Agenda Items

ADJOURN

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

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

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



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date

Tuesday, December 4, 2018

Agenda Item Name

Ordinance No. 2019-01

Lakeview Preserve PUD Amendment

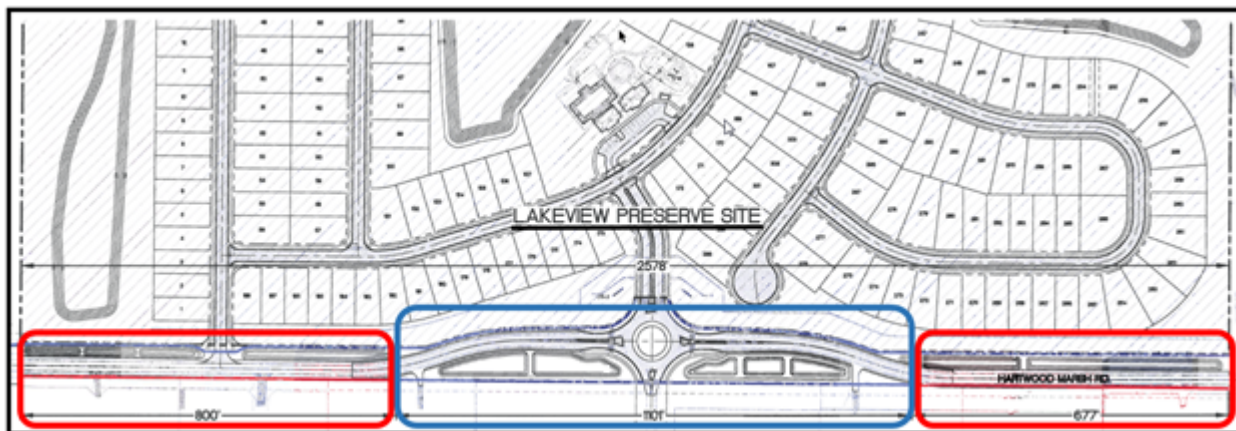
Requested Action

Recommend approval of Ordinance 2019-01.

Staff Report

The applicant, Shutts & Bowen LLP, is requesting an amendment to PUD Ordinance 2017-42. This ordinance was approved by the City Council on January 23, 2018 to allow 323 single-family residential lots. It is commonly referred to as the Eddy property. During the public hearing, the applicant volunteered that he would be willing to put a sidewalk on the south side of Hartwood Marsh Road, opposite of the project. This condition was added to Ordinance 2017-42 under Section 7, Item 4 that "a sidewalk on the south side of Hartwood Marsh Road shall also be constructed the length of the property." This was in addition to the sidewalk requirement on the north side of Hartwood Marsh Road and on both sides of the internal residential streets of the subdivision.

Once engineering commenced on the new alignment of Hartwood Marsh Road with the proposed roundabout at the entrance to the subdivision, it became apparent there was not enough right-of-way to put both sidewalks to meet the condition in the ordinance. The proposed roadway cross-section and realignment of Hartwood Marsh Road will not allow both sidewalks within the right-of-way along the full length of the property. On the offsite sidewalk exhibit, about half of the distance along the southern right-of-way can accommodate the sidewalk (outlined in blue). This area is in the central portion of the property near the proposed roundabout. The remaining areas that cannot accommodate the southern sidewalk are located on the east and west portions of the project (outlined in red).



The applicant has discussed this issue with staff and the remedy is to amend the PUD to modify this condition. The applicant will construct a northern sidewalk the full length of the property along Hartwood Marsh Road and a portion of the sidewalk on south. In addition, the applicant has agreed to pay \$24,741.72 to the City for the 1,478 feet of sidewalk not installed. The funds will be placed in a restricted cash account to be used for pedestrian or

transportation needs. The City’s Public Works Department has confirmed that this is a reasonable amount to construct the length omitted. Because of the alignment of Hartwood Marsh Road and existing right-of-way, staff recognizes the challenge of placing the southern sidewalk the full length of the property within the right-of-way. Therefore, staff supports the applicant’s request to revise the southern sidewalk condition with payment due within 90 days.

Additional Analysis	
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Fiscal Impact Summary	
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Fiscal Impact	Fund Number and Description	Available Budget Amount
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Exhibits Attached (copies of original agreements)	
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1.	2019-01 Lakeview Preserve DRAFT Ord	2019-01 Lakeview Preserve DRAFT Ord.docx
2.	Location Map	Location Map.pdf
3.	Offsite Sidewalk Exhibit	Offsite Sidewalk Exhibit.pdf
4.	PUD Amendment Application	PUD Amendment Application.pdf
5.	Lakeview Preserve PUD Legal Ad Proof	Lakeview Preserve PUD Legal Ad Proof.pdf



CITY OF CLERMONT
ORDINANCE NO. 2019-01

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

The Northwest 1/4 of Section 1, Township 23 South, Range 26 East, less the North 400 feet and less the East 70 feet and less from the North 1/4 corner of section, run South 0°24'23" East along the East line of the Northwest 1/4 a distance of 400 feet; thence South 89°45'17" West along the South line of the North 400 feet of the Northwest 1/4 a distance of 1007.31 feet for Point of Beginning; thence run South 23°44'13" West 92.02 feet; thence South 01°41'26" West 206.35 feet; thence South 00°54'02" East 132 feet; thence South 89°45'17" West 1573.47 feet to West line of said section; thence North 0°08'15" West along said West line 422.30 feet to South line of North 400 feet of the Northwest 1/4; thence North 89°45'17" East 1615.54 feet to the Point of Beginning and less the South 33 feet for road right of way, and lying and being in Section 1, Township 23 South, Range 26 East, Lake County, Florida.

The above described tract of land contains 114.394 acres more or less.

LOCATION

¾ of a mile east of Heritage Hills Boulevard on Hartwood Marsh Road,
North of the intersection of Lovers Lane and Hartwood Marsh Road
Alternate Key 1593174 & 3911542

**Planned Unit Development (PUD) Amendment of
Ordinance 2017-42 for southern sidewalk revision**

SECTION 2. Land Uses

This application for a Planned Unit Development to allow for single family residential development be granted subject to the following conditions:

1. A total of up to 323 single family residential dwelling units may be permitted on the site, not to exceed a density of 2.97 units per acre within the project.



CITY OF CLERMONT
ORDINANCE NO. 2019-01

2. Development Standards: Development standards for the development of the residential dwelling units shall be based on the size of the lot, as indicated in the table below. The lots sizes may be adjusted over time to respond to market conditions. For example, 55 foot wide lots may be utilized within the development without an amendment to this document.

<u>Design Item</u>	<u>50' Lot</u>	<u>60' Lot</u>	<u>75' Lot</u>
Minimum Lot Area	5,500 sf	6,600 sf	9,000 sf
Minimum Living Area	1,500 sf	1,500 sf	1,500 sf
Minimum Lot Width	50'	60'	75'
Minimum Lot Depth	110'	110'	120'
Minimum Front Building setback	15'	15'	15'
Minimum Front Garage Setback	20'	20'	20'
Minimum Side Yard Setback	5'	5'	5'
Setback from Side Street	15'	15'	15'
Minimum Rear Yard Setback	15'	15'	20'
Minimum Building Separation	10'	10'	10'
Minimum Rear Yard Setback for Pools, Patios, Decks, Screen Rooms or Ancillary Structures	5'	5'	5'
Maximum Impervious Surface Ratio (ISR)	0.75	0.75	0.75
Maximum Building Height	40'	40'	40'
Setbacks from High Water Line, Mean High Water Line, or Jurisdictional Wetland Line	50'	50'	50'
Minimum front yard easement	5'	5'	5'
Minimum side and Rear Yard Drainage and Utility Easement	5'	5'	5'

3. Phasing of Development: The project may be developed in one or more phases.
4. The property shall be developed in substantial accordance with the Land Use Plan prepared by Daly Design Group, Inc. dated August, 2017, with a revised date of October 11, 2017, attached hereto. Formal construction plans incorporating all conditions stated in this permit shall be submitted for review and approved by the Site Review Committee prior to the issuance of development permits.



CITY OF CLERMONT
ORDINANCE NO. 2019-01

5. The developer shall be allowed to construct up to five model homes prior to the recording of the initial plat for this development with the approval of the City's Fire Marshal.

SECTION 3. Open Space

Open Space: A minimum of 25 percent of the net buildable area of the Planned Unit Development shall be provided as open space in accordance with the Comprehensive Plan and Land Development Code (LDC), as amended. Stormwater ponds, landscape tracts, buffers, common areas and recreation tracts can be counted towards open space requirements. A waiver to Section 122-316(b)(4) has been granted to allow individual phases of the Planned Development to exceed the overall density of the Planned Unit Development and to allow individual phases of the Planned Unit Development to be developed without providing common open space in proportion to that contained within the entire Planned Unit Development.

SECTION 4. Landscaping, Buffering, and Screening

1. A 20-foot wide buffer with a six foot masonry/pre-cast concrete wall will be installed along the southern property line adjacent to the Hartwood Marsh Road right-of-way. The buffer will also include a solid hedge and a minimum of three (3) canopy trees and five (5) understory trees per 100 feet.
2. A fifty foot buffer is required along the eastern property line, which is a conservation area owned by the Lake County Water Authority. This buffer shall consist of Florida Friendly Landscaping and shall not contain exotic vegetation.
3. Per a private agreement between the developer and the land owner to the north, a wall and landscaping will be provided on the north side and adjacent to the property retained by the land owner.
4. No buffer is required along the western property line as this area is a conservation area on the adjacent property.
5. All other landscaping, buffering, and screening requirements shall be in accordance with the Land Development Code, as amended. Existing trees may be used to meet the landscape buffer requirements in accordance with the Land Development Code, as amended.

SECTION 5. Environmental

1. An environmental assessment addressing habitat and species shall be submitted to the City during the construction plan approval stage of the overall development. Applicable permits for any gopher tortoises and associated burrow commensal species or other endangered species found on the property must be received from the appropriate regulatory agencies prior to the initiation of the development activity.
2. Wetlands on site shall be placed in a conservation easement with the recording of the final plat for each phase of development.



CITY OF CLERMONT
ORDINANCE NO. 2019-01

3. The developer is required to notify homeowners of the Lake County Water Authority's prescribed burn program occurring on Scrub Point Preserve. This shall be accomplished through inclusion in the covenants and restrictions and other homeowner association documents. As well, the homeowners shall be notified of the existing sand mine in close proximity of the mine.

SECTION 6. Utilities

1. The project shall be developed in accordance with the City of Clermont Utility Standards.
2. Any proposed City maintained utilities that are not located within a City maintained right of way shall be placed in a utility easement dedicated to the City. Easements shall be provided at no expense to the City.
3. Fiber optic conduit and pull boxes may be required to be installed by the developer in the utility easements to extend the City's fiber optic network. The City's Information Technology Director will work with the developer at the time of site plan review to determine the extent of fiber optic conduit. The City will reimburse the developer at 100 percent for all costs including design, permitting, materials, and construction of the fiber optic conduit and pull boxes.

SECTION 7. Transportation Improvements/Access Management

1. Primary site access shall be from Hartwood Marsh Road at the approximate location shown on the land use plan. A secondary entrance shall also be provided onto Hartwood Marsh Road and shall be for emergency vehicles only. The secondary emergency access point shall be approved by the City's fire marshal and be constructed prior to the issuance of the first building permit.
2. A waiver to Section 110-192(1) of the Land Development Code is granted to allow private streets with gates. The developer or Home Owner's Association will maintain the streets within the development.
3. A waiver to Section 110-193 of the Land Development Code is granted to allow for a 50-foot right-of-way for the internal private street system within the development.
4. Sidewalks are to be constructed on both sides of residential streets internally, as well as from the existing sidewalk on the west side of the property along Hartwood Marsh Road to the eastern property boundary for the subdivision. A sidewalk on the south side of Hartwood Marsh Road shall also be constructed as depicted in the offsite sidewalk exhibit at the end of this document outlined in blue. In addition, payment to the City in the amount of \$24,741.72 shall be made by April 9, 2019. These funds shall be used for pedestrian or transportation needs, as determined by the City.



CITY OF CLERMONT
ORDINANCE NO. 2019-01

5. Any improvements to Hartwood Marsh Road shall be coordinated and approved through Lake County Public Works Department. At a minimum, these shall include a roundabout at the main entrance to the subdivision and paved shoulders within the limits of the offsite road improvements.
6. Additional right-of-way dedication along Hartwood Marsh Road may be required by Lake County Public Works. A detailed right-of-way survey for the Hartwood Marsh Road along the property frontage will be required with plan and permit submittals.
7. Coordination between the developer and Lake County Solid Waste Office, Lake County Public Works Department/Environmental Services Division, will be required to provide gate access for trash and recycling service pickups for the adjacent parcels that currently are accessing through Eddy Drive.
8. The development may have a pedestrian and road connection to the Lake County Water Authority property, as shown on the Land Use Plan, with submission of written approval from the Lake County Water Authority.
9. A Tier 3 Traffic Impact Study shall be completed and reviewed by the Lake-Sumter Metropolitan Planning Organization. The study and comments shall be shared with all jurisdictions within the traffic impact area. If the study identifies a deficiency in the Level of Service of transportation facilities due to the proposed project, the developer shall be required to participate in mitigation strategies.
10. Roadway Lighting: The developer shall arrange with the power utility provider for installation of street lights along their property boundary adjacent to Hartwood Marsh Road. The cost of installation shall be paid by the developer and shall be installed prior to the first Certificate of Occupancy.
11. The development shall comply with all applicable County and Florida Department of Transportation access management requirements.

SECTION 8. Schools

School concurrency shall be met before final plat approval in accordance with the Comprehensive Plan and Land Development Code.

SECTION 9.

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

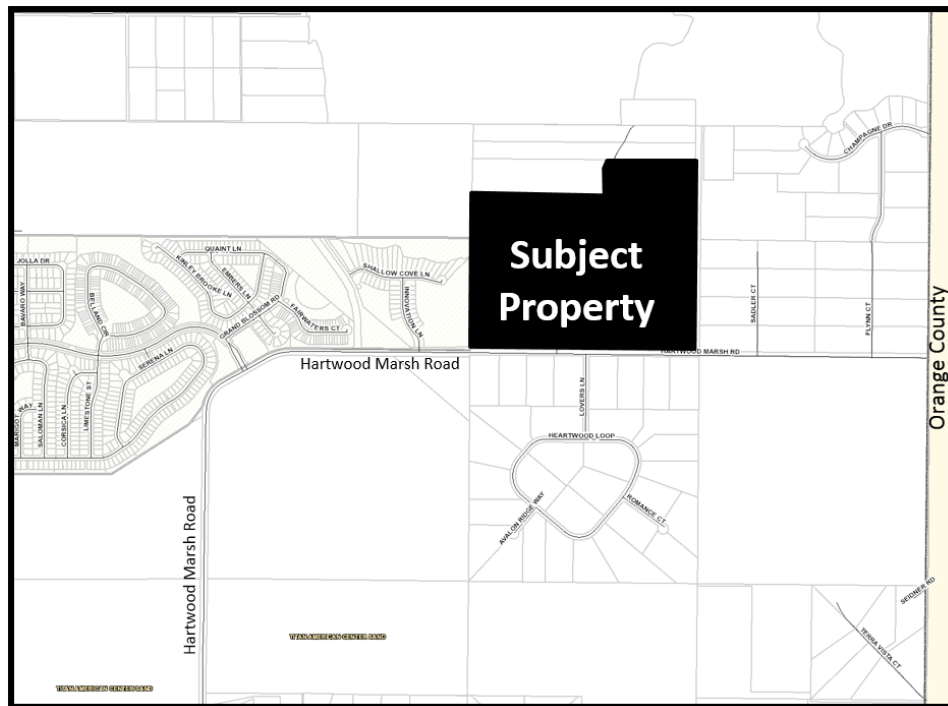
SECTION 10.

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.

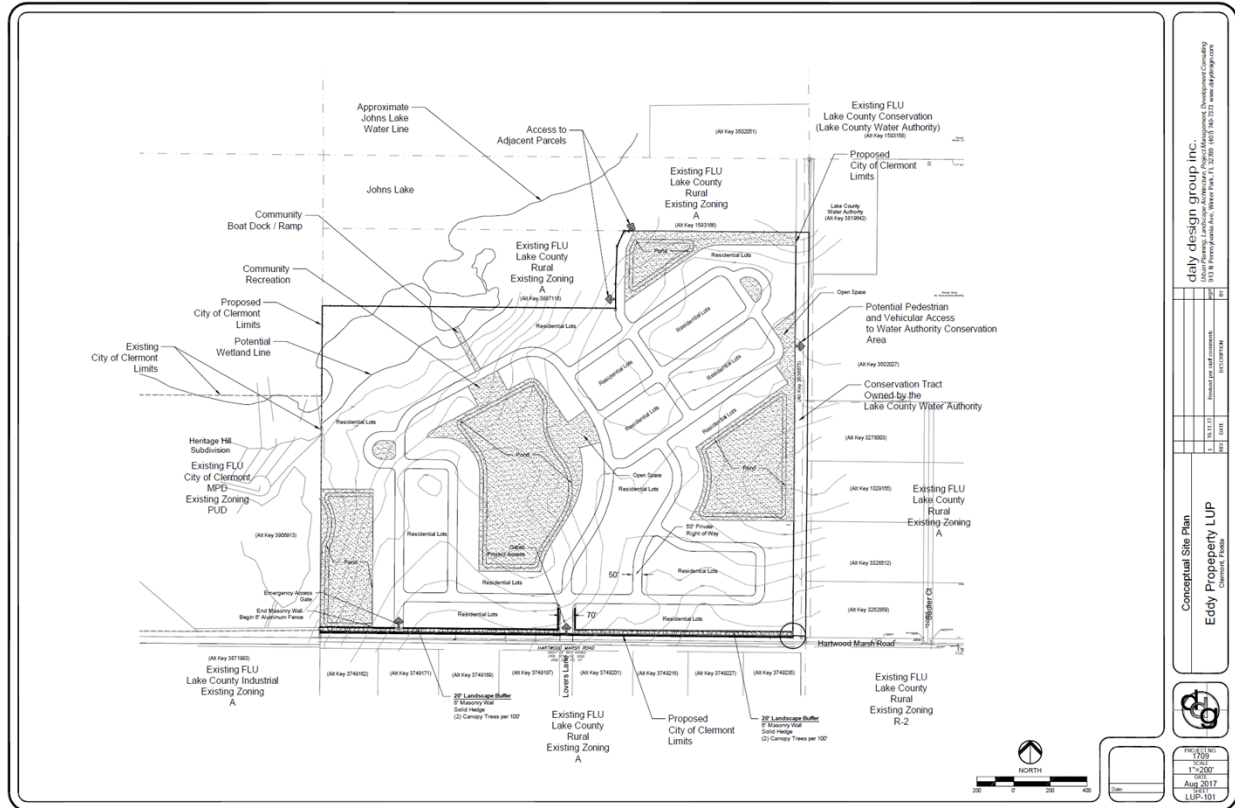
SECTION 11:

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

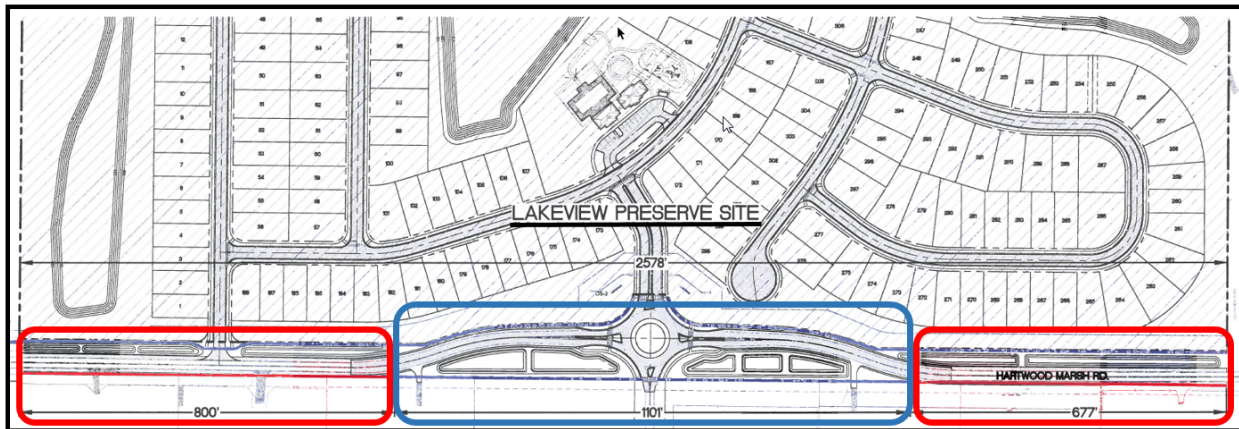
Location map:



CITY OF CLERMONT ORDINANCE NO. 2019-01



Offsite Sidewalk Exhibit:





CITY OF CLERMONT
ORDINANCE NO. 2019-01

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 8th day of January, 2019.

CITY OF CLERMONT

Gail L. Ash, Mayor

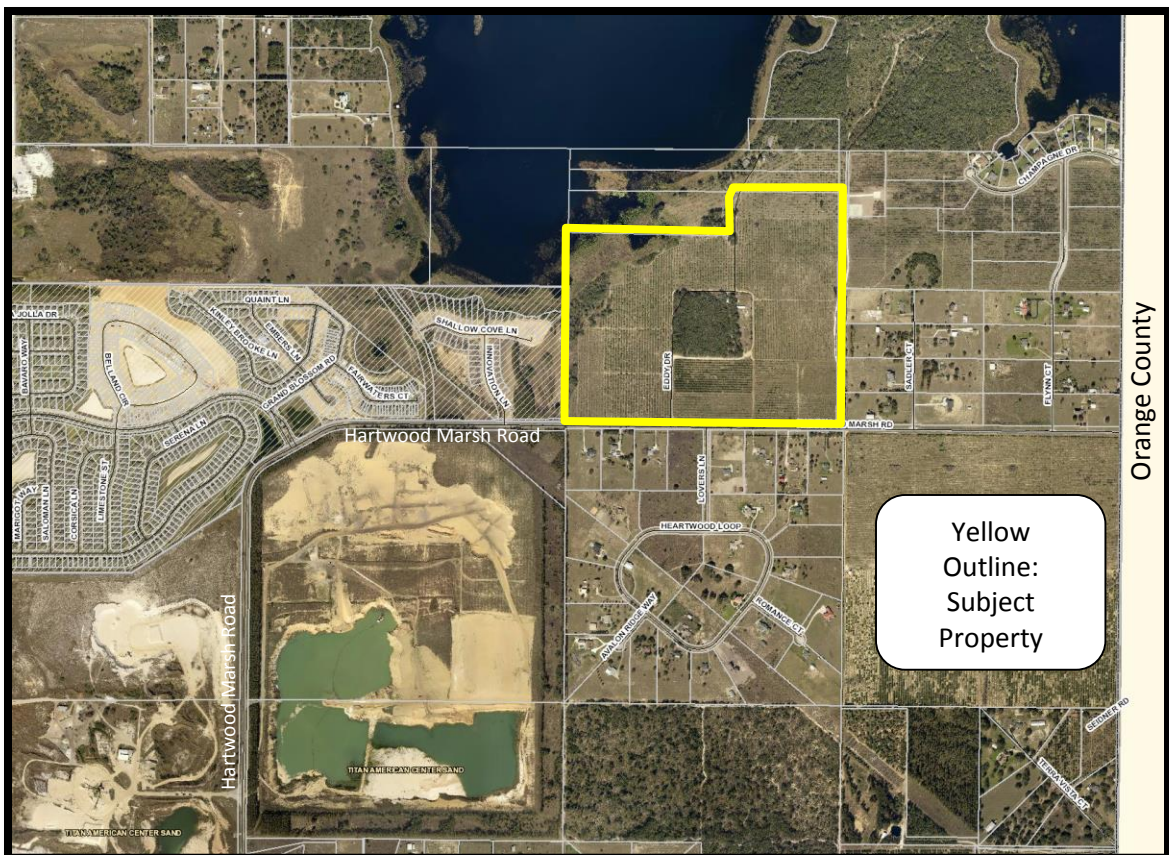
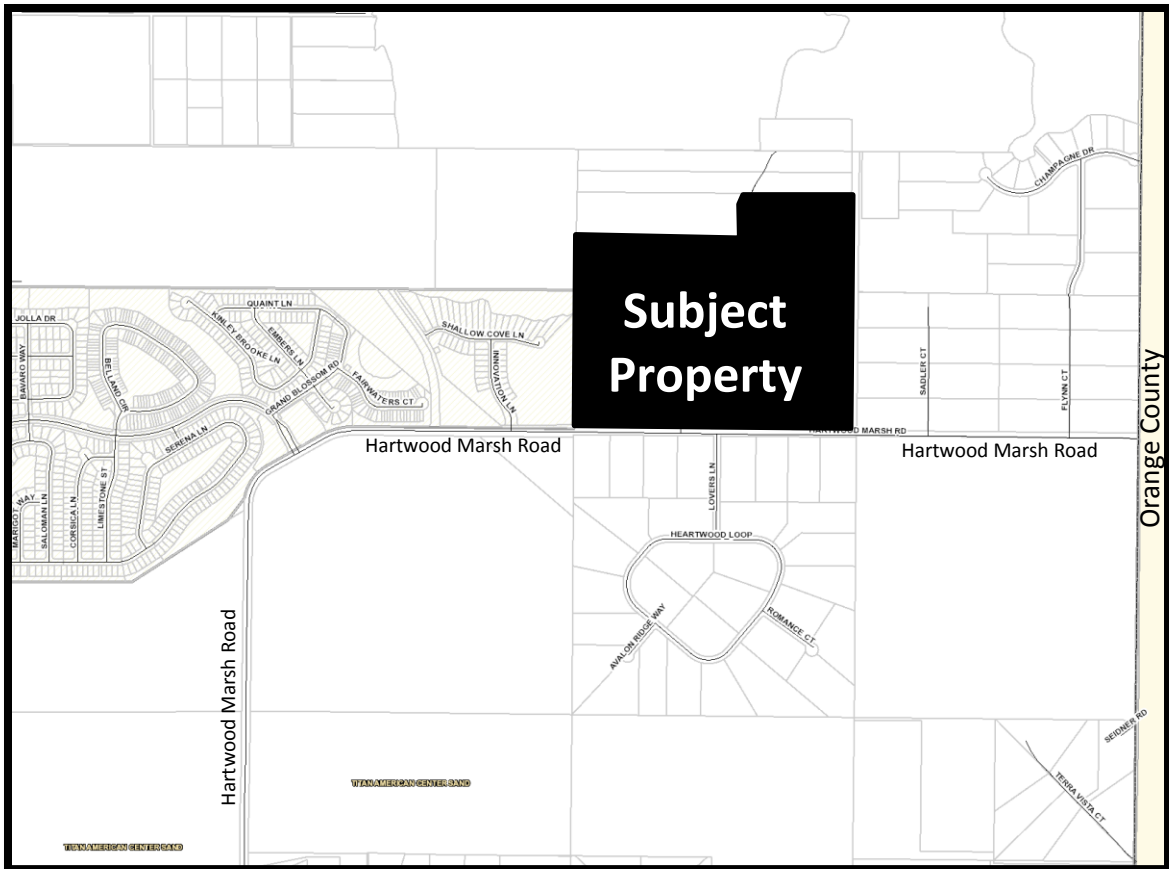
ATTEST:

Tracy Ackroyd Howe, MMC, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Exhibit - Location Map – Lakeview Preserve PUD Amendment





FOR
LAKEVIEW PRESERVE

CITY OF CLERMONT
FLORIDA

PULTE HOME CORP.
4901 VINELAND RD, SUITE 500
ORLANDO, FL 32811
(407) 661-2237



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CITY OF CLERMONT
REZONING
APPLICATION

PUD1811-0001

DATE: 10/10/18

FEE: \$542.⁰⁰
+ cost of advertisement
CK# 00561777

PROJECT NAME (if applicable): Lakeview Preserve

APPLICANT: Shutts & Bowen LLP

CONTACT PERSON: Kenneth W. Wright, Esq.

Address: 300 South Orange Ave, Suite 1600

City: Orlando State: Florida Zip: 32801

Phone: 4074233200 Fax: _____

E-Mail: kwright@shutts.com

OWNER: see attached Exhibit "A"

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____

Address of Subject Property: Eddy Drive, Winter Garden, Florida 34787

Legal Description (include copy of survey): See Exhibit "B"

AK 3911542

Acreage: _____ Land Use: Agriculture
(City verification required)

Present Zoning: PUD Proposed Zoning: PUD
(City verification required)



**CITY OF CLERMONT
REZONING
APPLICATION
Page 2**

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

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

This amendment to the PUD seeks to remove the requirement in Ordinance No. 2017-42
Section 7 Item 4 that a sidewalk on the south side of Hartwood Marsh Road be constructed for
the length of the property.

Shutts & Bowen LLP

By: Kenneth W. Wright, Esq., Partner

Applicant Name (print)

X

Applicant Name (*signature*)

see Signature Page

Owner Name (print)

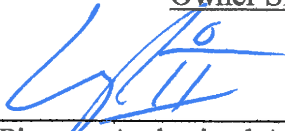
X

Owner Name (*signature*)

City of Clermont

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

Owner Signature Page To Rezoning – PUD Amendment



Chuck Piper as Authorized Agent for Mary B. Eddy, Trustee of the Mary B. Eddy Family Trust
Dated Jun 27, 1997

PULTE HOME COMPANY, LLC,
A Michigan limited liability company

By: _____
Doug Hoffman, Vice President – Land Development & Entitlement

TAYLOR MORRISON OF FLORIDA, INC.,
a Florida corporation

By: _____
Name: _____
Title: _____

Owner Signature Page To Rezoning – PUD Amendment

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a Florida corporation

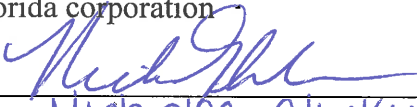
By: 
Name: Nicholas Gluckman
Title: Vice President of Land Development

Exhibit "A"

Owners:

01-23-26-000200000300

1. Mary B. Eddy, Individually, as Trustee for the Mary B. Eddy Family Trust Dated June 27, 1997, and as Trustee of the Mary B. Eddy Trust
11955 Eddy Drive, Winter Garden, Florida 34787
Phone: 407-908-6987
Fax: 407-876-7265

01-23-26-000200002800

2. Pulte Home Company LLC, a Michigan limited liability company
4901 Vineland Road, Suite 500, Orlando, Florida 32811
Phone: 407-661-1465
3. Taylor Morrison of Florida Inc., a Florida corporation
2600 Lake Lucien Drive, Suite 350, Maitland, Florida 32751
Phone: 321-397-7523

Exhibit "B"

THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LESS THE NORTH 400 FEET AND LESS THE EAST 70 FEET AND LESS FROM THE NORTH 1/4 CORNER OF SECTION, RUN SOUTH 0°24'23" EAST ALONG THE EAST LINE OF THE NORTHWEST 1/4 A DISTANCE OF 400 FEET; THENCE SOUTH 89°45'17" WEST ALONG THE SOUTH LINE OF THE NORTH 400 FEET OF THE NORTHWEST 1/4 A DISTANCE OF 1007.31 FEET FOR POINT OF BEGINNING; THENCE RUN SOUTH 23°44'13" WEST 92.02 FEET; THENCE SOUTH 01°41'26" WEST 206.35 FEET; THENCE SOUTH 00°54'02" EAST 132 FEET; THENCE SOUTH 89°45'17" WEST 1573.47 FEET TO WEST LINE OF SAID SECTION; THENCE NORTH 0°08'15" WEST ALONG SAID WEST LINE 422.30 FEET TO SOUTH LINE OF NORTH 400 FEET OF THE NORTHWEST 1/4; THENCE NORTH 89°45'17" EAST 1615.54 FEET TO THE POINT OF BEGINNING AND LESS THE SOUTH 33 FEET FOR ROAD RIGHT OF WAY, AND LYING AND BEING IN SECTION 1, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.

Agent Authorization

I, Mary Eddy as Trustee of the Mary B. Eddy Family Trust Dated June 27, 1997, as the owner of the real property described as follows, 01-23-26-000200000300, do hereby authorize to act as my agent, Chuck Piper, to execute any petitions or other documents necessary to affect the application approval requested and more specifically described as follows, variance application and ordinance amendment, and to appear on my behalf before any administrative or legislative body considering this application and to act in all respects as our agent in matters pertaining to the application.

Date: Oct 9 / 18

Mary B Eddy
Mary B. Eddy, Trustee of the Mary B. Eddy Family Trust dated June 27, 1997

State of Florida
County of Lake

I certify that the foregoing instrument was acknowledged before me this 9th day of October, 2018 by Mary B. Eddy, Trustee of the Mary B. Eddy Family Trust dated June 27, 1997. She is personally known to me or has produced _____ as identification and did/did not take an oath.

Witness my hand and official seal in the county and state stated above on the 9th day of October, 2018.

Laura Torres

Signature of Notary Public
Notary Public for the State of Florida



My Commission Expires: 7/20/20



KENNETH W. WRIGHT
PARTNER
Shutts & Bowen LLP
300 South Orange Avenue
Suite 1600
Orlando, Florida 32801
DIRECT (407) 835-6911
FAX (407) 849-7211
EMAIL kwright@shutts.com

October 16, 2018

VIA FEDEX

John E. Kruse, AICP
Senior Planner
Development Services Department
685 W. Montrose St.
Clermont, Florida 34711

**Re: Eddy Property - PUD amendment application
Client-Matter No. 25306.0226**

Dear Mr. Kruse:

On behalf of our client, Pulte Home Company, LLC, a Michigan limited liability company ("Pulte"), enclosed with this letter please find the following documents:

1. Rezoning application requesting an amendment to Ordinance 2017-42 ("Application");
2. Agent Authorization executed by Mary Eddy; and
3. Off-site Sidewalk Exhibit by Madden Civil Engineers ("Sidewalk Exhibit").

As you are aware, Ordinance 2017-42 Section 7, Item 4 requires that a sidewalk be constructed for the length of the property described in Exhibit B of the enclosed Application ("Property") along the south side of Hartwood Marsh Road. This requirement was volunteered by Pulte at a public meeting. However, given the proposed roadway cross-section and alignment requested and approved by the City of Clermont ("City") and Lake County, a sidewalk for the full length of the Property will not fit within the right-of-way for the road. The Sidewalk Exhibit shows the sidewalk that fits within the right-of-way in blue and the portions of the sidewalk that do not fit within the right-of-way in red.

Pulte, along with other property owners related to the Property, are requesting Ordinance 2017-42 be amended to remove the requirement that the sidewalk to the south of Hartwood March Road be constructed for the full length of the Property. In consideration of this amendment, Pulte shall construct that portion of the sidewalk that is depicted in blue on the Sidewalk Exhibit and will pay the City the amount of \$24,741.72 for the 1,478 feet of sidewalk (estimated at \$16.72 per linear foot) that does not fit within the right-of-way to be used by the

ORLDOCS 16456991 1 25306.0226

City for other pedestrian or transportation needs as the City sees fit.

We will gladly provide additional information upon request and appreciate your attention to this matter.

Sincerely,

Shutts & Bowen LLP

Kenneth W. Wright

cc: Doug Hoffman (via email w/enc.)
Daniel T. O'Keefe, Esq. (via email w/enc.)



CITY OF CLERMONT REZONING FILING INSTRUCTIONS

Any person requesting a Rezoning shall file a complete application and pay a fee as established by resolution of the City Council in the Development Services Department on or before the 1st day of the month; Complete applications may then be scheduled for Public Hearings the following month - on the 1st Tuesday (Planning & Zoning Commission), 2nd Tuesday (City Council first reading only) and 4th Tuesday (City Council adoption). All applications must be complete, and include applicable site plans and/or pertinent descriptive materials in order to be processed. Dependent upon the scope and/or magnitude of a particular project, scheduling of one or more City Council workshop(s) may also be necessary and additional time may be required prior to being scheduled for public hearings.

A Pre-Application meeting with the Development Services Director (or designated staff) may be required prior to submittal of the application. Please check with the Development Services Department staff.

The Applicant shall provide the following information with this application:

- ▶ Completed application. Include all signatures:
 - ◊ Applicant's signature (if different from owner of record)
 - ◊ Owner's signature (owner of record) unless power of attorney or notarized letter authorizing the applicant to act as the duly authorized agent for the owner is submitted with the application.
- ▶ Proof of ownership – (i.e. Lake County Property record card, tax receipt, deed, or tax receipt)
- ▶ Plot plan (drawn to scale) of the property involved showing the location of existing buildings or structures and the location of proposed buildings or structures which specifically delineates and illustrates the extent of the rezoning request. Maximum size for plans is 11" x 17" (two full size copies for detail as needed, depending on rezoning)
 - a. Name, address and phone number of the applicant.
 - b. North arrow, date and scale.
 - c. Property lines, existing structures, proposed structures and contiguous streets.
 - d. A short description of the proposed structural usage.
 - e. A topographical map with five (5) foot contour lines (if deemed necessary for clarification purposes by City staff).
- ▶ Fee: \$542.⁰⁰ plus the cost of the advertisement

Advertising Receipt

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

Account Number: 7101866
Order Number: 10082543
Phone: (352) 241-7331
Date: 11/15/18
Ad Taker: liana.rickman

Ad Classification: LEGAL NOTICES

Description	Start	End	Total
LEGAL NOTICE Notice is hereby given that the City Council of the City of Cle	11/27/2018	12/25/2018	\$306.16

LEGAL NOTICE

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

ORDINANCE NO. 2019-01

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

3/4 of a mile east of Heritage Hills Boulevard on Hartwood Marsh Road, North of the intersection of Lovers Lane and Hartwood Marsh Road
Alternate Key 1593174 & 3911542

LEGAL DESCRIPTION

The Northwest 1/4 of Section 1, Township 23 South, Range 26 East, less the North 400 feet and less the East 70 feet and less from the North 1/4 corner of section, run South 0°24'23" East along the East line of the Northwest 1/4 a distance of 400 feet; thence South 89°45'17" West along the South line of the North 400 feet of the Northwest 1/4 a distance of 1007.31 feet for Point of Beginning; thence run South 23°44'13" West 92.02 feet; thence South 01°41'26" West 206.35 feet; thence South 00°54'02" East 132 feet; thence South 89°45'17" West 1573.47 feet to West line of said section; thence North 0°08'15" West along said West line 422.30 feet to

South line of North 400 feet of the Northwest 1/4; thence North 89°45'17" East 1615.54 feet to the Point of Beginning and less the South 33 feet for road right of way, and lying and being in Section 1, Township 23 South, Range 26 East, Lake County, Florida.

The above described tract of land contains 114 acres more or less.

Amendment to Planned Unit Development (Ordinance 2017-42) to revise southern sidewalk condition

This request will be considered by the Planning & Zoning Commission on Tuesday, December 4, 2018 at 6:30 p.m.

A public meeting to consider the request will be held before the City Council on Tuesday, January 8, 2019 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.

Tracy Ackroyd Howe, MMC
City Clerk

Ad No: 10082543
November 27, 2018 &
December 25, 2018

Payment Info	
Ad Price	\$306.16
Tax	\$0.00
Sub Total	\$306.16
Prepaid Amount	\$0.00
Balance Due	\$306.16