



**CITY OF CLERMONT
PLANNING AND ZONING COMMISSION AGENDA
6:30 PM, Tuesday, February 5, 2019
City Hall – 685 W. Montrose Street, Clermont, FL**

**CALL TO ORDER
MOMENT OF SILENT REFLECTION AND PLEDGE OF ALLEGIANCE
ELECTION OF CHAIR & VICE-CHAIR**

MINUTES

January 3, 2019 Planning & Zoning Minutes

REPORTS

NEW BUSINESS

Item 1 - Ordinance 2019-09
Hartwood Residential PUD (Fuqua)

Consider an ordinance for a planned unit development consisting of 321 single-family lots on 115 acres located southwest of Hartwood Marsh Road and Hancock Road.

Item 2 - Resolution No. 2019-01R
South Lake Medical Arts Pad O

Consider request to amend Conditional Use Permit (Resolution No 2016-42) to allow for an increase to the professional office total square footage.

Item 3 - Ordinance No. 2019-12
Andoc Comprehensive Plan Amendment

Consider ordinance to change the future land use from Lake County Regional Commercial to Clermont Industrial for property located at 15016 Pine Valley Blvd.

Item 4 - Ordinance No. 2019-13
Andoc Property Rezoning

Consider ordinance to change the zoning from Lake County MP to Clermont M-1 Industrial for property located at 15016 Pine Valley 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 Development Services at 352-241-7302.

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City Hall – 685 W. Montrose Street, Clermont, FL

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

City of Clermont
MINUTES
PLANNING AND ZONING COMMISSION
January 3, 2019

Page 1

The meeting of the Planning & Zoning Commission was called to order 03, January, 2019 at 6:30 p.m. by Chairman Cuqui Whitehead. Other members present were Herb Smith, Ebo Enstuah, David Colby, Julie Santos, Max Krzyminski and Tony Hubbard. Curt Henschel Planning Manager, John Kruse, Senior Planner, Regina McGruder, Senior Planner, Dan Mantzaris, Legal Counsel for the City, were also in attendance.

MINUTES of Planning and Zoning Commission meeting held on December 4, 2018 were approved as written.

REPORTS:

Introducing new commissioner Ebo Enstuah to Planning & Zoning Board.

Chairman Whitehead welcoming audience.

REQUEST:

Item # 1: Consider an ordinance for a large scale comprehensive plan amendment to change the future land use from Lake County's Urban Low Density to the City's Low Density Residential for 115 +/- acre project.

APPLICANT: *Fuqua Comprehensive Plan Amendment*

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

The applicant, Hartwood Marsh Residential LLC, is requesting a Future Land Use change on the subject property. The property, approximately 115 acres, is located southwest of the intersection of Hartwood Marsh Road and Hancock Road.

This request is being heard concurrently with requests for annexation and a rezoning to a Planned Unit Development (PUD) for single-family housing. The property is located within the Interlocal Service Boundary Agreement (ISBA) and the Joint Planning Area (JPA). The property has been historically used for agricultural uses, formerly citrus and now planted pine.

The proposed map amendment will change the future land use from Lake County's Urban Low Density to the City's Low Density Residential. The City's Low Density Residential does not permit commercial or industrial uses. The applicant is requesting up to 321 units on 115 +/- acres, which equates to 2.8 units per acre. The City's Low Density Residential allows up to three

(3) dwelling units per acre. This proposed land use is the City's lowest density residential land use category.

Several policies in the City's Comprehensive Plan support the proposed map amendment. These policies include:

Policy 1.1.1: Urban services such as water and sewer shall not be extended outside the Lake County/Clermont Joint Planning Area (JPA) without a companion land use plan amendment modifying the boundary and amending the land uses. An exception may be considered where public health, safety and welfare require a community water system or the extension of water service to ensure safe potable water.

Policy 1.6.1: Low-Density Residential. Areas delineated on the FLUM for low-density residential development shall accommodate a maximum density of up to three dwelling units per acre and shall be comprised primarily of single-family detached homes on individual lots.

Policy 1.12.3: The City shall encourage requests for voluntary annexation into the City when those lands are logical extensions of the existing City limits, when services can be properly provided and when proposed uses are compatible with the City's comprehensive plan.

Since the proposed land use is consistent with the Comprehensive Plan, does not increase the current density from Lake County, and the City can fully serve the project, staff recommends approval of the large-scale comprehensive plan amendment to change the future land use from Lake County Urban Low Density to the City's Low Density Residential.

Applicant, John Florio, P.E. with Donald W. McIntosh Associates, 2200 N Park Ave, Winter Park 32789, open to any questions.

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

Commissioner Smith questioned the traffic study that will take place.

John Kruse stated it will be conducted in the future.

Chairman Whitehead is satisfied with it being low density.

Chairman Whitehead entertained motion for item 1. Commissioner Hubbard moves to approve the requested motion; it was seconded by Commissioner Smith. The vote was unanimous for approval. Motioned passed 7-0.

REQUEST:

Item # 3: Consider Conditional Use Permit to allow for a structure more than 20,000 square feet in the C2 General Commercial zoning district for property located on the south side of State Road 50, just west of County Road 455.

APPLICANT: *Clermont Indoor Soccer Complex*

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

The applicant, is requesting a Conditional Use Permit to allow for a 38,850 square feet indoor recreational facility in the C-2 General Commercial zoning district. The Land Development Code, Section 122-224 requires a conditional use permit for any business establishment that occupies more than 20,000 square feet of floor space.

The subject property is located on the south side of Highway 50 just west of County Road 455, located on the rear parcel behind the new location of Tommy Boat sales and services. The site is approximately 4.76 +/- acres and is currently vacant. The applicant is proposing construction of an indoor recreational and soccer facility. The entire site will be required to comply with the Land Development Regulations for C-2 General Commercial zoning and meet the City's Architectural Design Standards. The proposed development as designed will provide direct access to Highway 50 and will be required to meet any traffic impact requirements for the FDOT permit process. All recreational activities and events will be held inside the facility.

When evaluating a request for a Conditional Use Permit, Section 86-144 of the Land Development Code requires specific development standards and provisions are met. Staff has reviewed the Conditional Use Permit application as submitted and finds the proposed use is consistent with the general intent of the Land Development Code for C-2 zoning and will not be out of character with the surrounding properties or negatively impact the citizens of the city. The proposed use is not in conflict with the goals, objectives and policies of the City's Comprehensive Plan. Therefore, staff recommends approval of the Conditional Use Permit with the conditions contained in Resolution No. 2019-02R.

Applicant, Rick McCoy, McCoy & Associates, stated the owners are looking to implement some indoor soccer fields.

Jeff Powell, Powell Architecture states this is a great opportunity for Clermont as it will have indoor fields.

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

Commissioner Ebo Enstuah asked if they have built these kind of structures before.

Mr. McCoy states they have in the Orlando area.

Commissioner Smith asked if it will just be available to students.

Mr. McCoy stated it will be available to the public.

Chairman Whitehead believes extending it to college students will be a great asset to the City.

Chairman Whitehead entertained motion for item 3. Commissioner Kryzismki moves to approve the requested motion; it was seconded by Commissioner Enstuah. The vote was unanimous for approval. Motioned passed 7-0.

REQUEST:

Item # 2: Consider an ordinance for a rezoning to a Planned Unit Development for 247 +/- acres located east of Lake Louisa and adjacent to Schofield Road. The applicant envisions incorporation of residential, commercial, office, sport and performance venues and open space.

APPLICANT: *Olympus Sports & Entertainment (OSE)*

Acting Development Service Director, Curt Henschel, and Economic Development Director, Shannon Schmidt presented the staff report.

Applicant, Mike Carroll, Olympus, presentation which entails, vision of Olympus, the multi-sport competition, medical offices, hospitality and entertainment venues and residential neighborhoods. Allow them to enhance the existing land.

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

Commissioner Enstuah questioned the FDOT study.

Ms. Schmidt stated FDOT is currently reviewing documents and hoping the results will be available by January Council Meeting.

Commissioner Colby questioned nature of the waivers.

Ms. Schmidt states that there are 27 waivers. For example, one includes a parking waiver. Which would include having shared waivers. As well as a waiver for a building height.

Commissioner Santos questioned if all waivers will be voted on today.

Ms. Schmidt stated the city recommended denial to the architectural signs.

Commissioner Santos states that they would like to make sure flags and banners are maintained by the applicant.

Ms. Schmidt states the applicant will be responsible for banners and flags.

Commissioner Kryzismki asked if it was a gated community and the timeline for the project completion.

Ms. Schmidt states the status on the communities has not been determined by owner.

Bryan Wheeler, 2208 cypress park, states that initial phase will be infrastructure and states they are running a little behind. The second phase is when medical buildings will come in. and third phase includes the hotels and larger construction.

Commissioner Hubbard asked on age restrictions for neighborhoods.

Mr. Wheeler states the communities will not be age restricted and they do have a certificate stating that.

Chairman Whitehead congratulates staff on presentation of project.

Chairman Whitehead entertained motion for item 3. Commissioner Smith moves to approve the requested motion; it was seconded by Commissioner Colby. The vote was unanimous for approval. Motioned passed 7-0.

Meeting adjourned at 7:17 p.m.



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date

Tuesday, February 5, 2019

Agenda Item Name

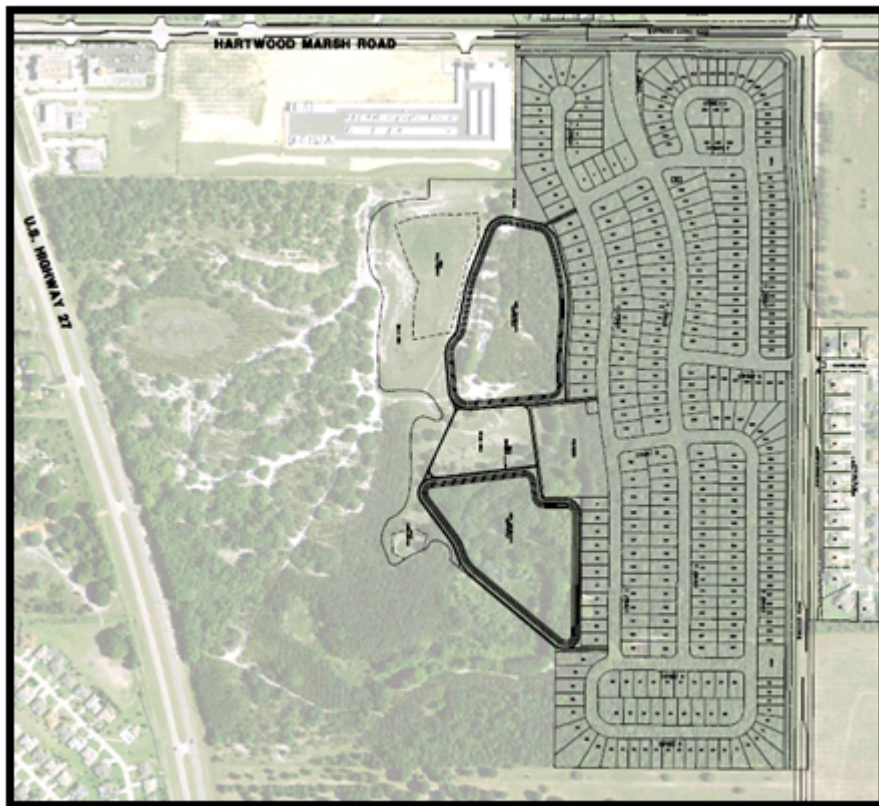
Ordinance 2019-09
Hartwood Residential PUD (Fuqua)

Requested Action

Recommend approval of Ordinance 2019-09.

Staff Report

The applicant, Hartwood Residential LLC, is requesting a rezoning to a Planned Unit Development (PUD) consisting of up to 321 single-family residential units on 115 +/- acres. The property is located southwest of the intersection of Hartwood Marsh Road and Hancock Road. This request is being heard concurrently with requests for annexation and a large-scale comprehensive plan amendment. The property is currently in Lake County with a zoning designation of R-6 Urban Residential. Once the property is annexed, it will become Urban Estate and Urban Transition zoning.



The applicant has provided a PUD site plan, prepared by Donald W. McIntosh Associates, showing the proposed layout. The project will consist of up to 321 residential lots. The development will be at a density of 2.8 units per acre. The applicant desires to offer a range of lot sizes from 40 feet in width up to 60 feet in width. The minimum lot area ranges from 4,600 square feet up to 7,200 square feet. The applicant has indicated a mixture of lot sizes, with

40-foot lots being the lowest in number with about 25% of the development. These lots will be placed on the perimeter of the project and will back up to the landscape/wall tract. In addition, the applicant has included a design item table with the lot sizes and associated setbacks. This has been done in the past with other Planned Unit Developments, such as WaterBrooke, Highland Ranch and most recently, Lakeview Preserve.

Staff understands the very nature of the PUD zoning requires waivers to the Land Development Code in order to provide flexible development options for the project. The applicant has requested several waivers to the Land Development Code.

These waivers include the following:

1. A minimum of 25% of the area of the Planned Unit Development shall be provided as open space. The final open space upon buildout will be 25% or greater while individual phases may contain less than the 25%. Section 122-316(b)4
2. Allow Impervious Surface Ratio (ISR) of 0.75 (75%) for the individual lots, while maintaining an overall PUD development ISR of 0.65 (65%). Section 122-315 (2)
3. Allow elevation changes of up to fifteen feet (15') in no more than 10% of the project area. Section 94-195 (Current code allows 10' for residential).
4. Internal roads in the proposed development shall not be required to provide cross access to adjacent parcels due to conservation, physical/environmental or commercial uses. Section 110-192
5. The overall density calculation for the number of lots shall be made prior to the deduction of public dedication of Right-of-Way, which is approximately 7 acres. Section 110-211
6. Allow lots on curves to have a minimum lot frontage of 30 feet but maintain a lot width of 40 feet at the minimum front building setback line. Section 110-211
7. Allow retaining wall heights up to 15 feet to deal with the extreme grades on the western portion of the site. Section 94-195 (Current code allows a maximum of 6 feet).
8. Allow lots along Hartwood Marsh Road to have a minimum setback of 20 feet for the rear yard setback, with a minimum building setback from Hartwood Marsh Road Right-of-way of 35 feet. Section 122-75 (Current code requires 50 feet).

Staff has reviewed the applicant's proposal and believes the proposed use at this location is compatible with the uses in the area. There is a mixture of uses in the surrounding area, such as single-family homes to the north and east, commercial uses to the west and a new church being constructed adjacent to the property. The developer will be dedicating approximately 7 acres of land for right-of-way use. This includes additional right-of-way along Hartwood Marsh Road for roadway improvements and an additional tract to Lake County for the installation of a 10-foot multi-purpose trail. The developer is also dedicating the majority of the right-of-way for the extension of Hancock Road south of Hartwood Marsh Road adjacent to the project. Part of the PUD conditions is that the developer will be responsible for constructing a two-lane extension of South Hancock Road to their project entrance. Property dedication to Lake County for a 10-foot multi-purpose trail is also required along the new South Hancock extension.

Staff believes the proposal meets the standards in regards to Section 122-315, Review Criteria for a PUD. The applicant is requesting several waivers, however; a majority of the waivers have been requested before in other PUD developments. Therefore, staff recommends approval of Ordinance 2019-09 for a Planned Unit Development to be developed in substantial accordance with the Preliminary Plan of Hartwood Marsh prepared by Donald W. McIntosh Associates with a revised date of January 29, 2019.

Additional Analysis

Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	2019-09 Fuqua PZ REZ	2019-09 Fuqua PZ REZ.pdf
2.	rezoning plot plan	rezoning plot plan.pdf
3.	Fuqua Maps	Fuqua Maps.pdf
4.	Hartwood Marsh PUD 1-29-19	Hartwood Marsh PUD 1-31-19.pdf
5.	Rezoning App	Rezoning App.pdf
6.	Fuqua REZ Ad Proof	Fuqua REZ Ad Proof.pdf



CITY OF CLERMONT
ORDINANCE NO. 2019-09

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

That part of MONTE VISTA PARK FARMS, according to the plat thereof, as recorded in Plat Book 2, Page 27, of the Public Records of Lake County, Florida, lying in Sections 9 and 16, Township 23 South, Range 26 East, and that part of the Southeast 1/4 of Section 9, Township 23 South, Range 26 East, Lake County, Florida, described as follows:

COMMENCE at the East 1/4 corner of Section 9, Township 23 South, Range 26 East, thence run S00°25'15"W along the East line of the Southeast 1/4 of said Section 9 for a distance of 26.00 feet to the POINT OF BEGINNING; thence continue S00°25'15"W along said East line 2560.45 feet to the Southeast corner of said Section 9; thence S00°26'49"W along the East line of the Northeast 1/4 of Section 16, Township 23 South, Range 26 East, for a distance of 662.26 feet to the Southeast corner of the North 1/2 of the Northeast 1/4 of the Northeast 1/4 of said Section 16; thence N89°32'02"W along the South line of said North 1/2 of the Northeast 1/4 of the Northeast 1/4 for a distance of 1121.46 feet; thence leaving said South line run N00°27'58"E, 529.08 feet; thence N50°15'49"W, 606.67 feet; thence N18°55'15"E, 15.13 feet; thence N06°26'42"W, 28.59 feet; thence N31°04'08"W, 24.54 feet; thence N57°16'34"W, 38.82 feet; thence N79°19'14"W, 22.50 feet; thence S72°14'43"W, 23.58 feet; thence S25°50'57"W, 30.74 feet; thence S66°47'05"W, 81.79 feet; thence S55°09'08"W, 65.04 feet; thence S70°14'29"W, 16.30 feet; thence N77°06'37"W, 14.04 feet; thence N56°24'53"W, 10.66 feet; thence N21°01'30"W, 101.88 feet; thence N04°17'39"E, 27.39 feet; thence N16°05'04"E, 33.97 feet; thence N28°56'59"E, 43.34 feet; thence N61°30'08"E, 44.26 feet; thence N43°55'27"E, 43.91 feet; thence N20°42'07"E, 56.29 feet; thence N06°27'57"E, 101.43 feet; thence N02°36'01"W, 121.76 feet; thence N03°11'49"E, 54.97 feet; thence N14°54'49"E, 44.67 feet; thence N36°16'47"E, 24.84 feet; thence N68°05'38"E, 28.33 feet; thence S76°04'07"E, 30.37 feet; thence S64°20'08"E, 25.40 feet to the point of curvature of a curve concave Northwesterly having a radius of 25.00 feet and a chord bearing of N41°37'57"E; thence Northeasterly along the arc of said curve through a central angle of 148°03'50" for a distance of 64.61 feet to the point of tangency; thence N32°23'58"W, 72.00 feet; thence N46°19'25"W, 35.85 feet; thence N73°14'47"W, 36.84 feet; thence N88°48'33"W, 90.46 feet; thence S79°46'13"W, 30.52 feet; thence N85°12'21"W, 36.97 feet; thence N45°06'17"W, 26.84 feet; thence N02°32'14"W, 197.47 feet; thence N06°51'20"E, 199.46 feet; thence N10°32'32"W,



**CITY OF CLERMONT
ORDINANCE NO. 2019-09**

40.47 feet; thence N25°48'53"W, 31.53 feet; thence N46°57'10"W, 23.08 feet; thence N30°34'13"W, 20.75 feet; thence N15°51'21"W, 43.08 feet; thence N07°19'12"W, 66.15 feet; thence N02°11'09"E, 52.90 feet; thence N09°45'40"E, 49.13 feet; thence N16°35'39"E, 43.95 feet; thence N44°07'53"E, 55.81 feet; thence N60°09'01"E, 42.42 feet; thence N74°46'16"E, 40.33 feet; thence N80°48'18"E, 53.28 feet; thence N87°41'33"E, 82.14 feet; thence N00°23'35"E, 86.68 feet to the North line of the South 1/2 of the Northwest 1/4 of the Southeast 1/4 of said Section 9; thence S89°36'25"E along said North line 382.81 feet to the Northeast corner of said South 1/2 of the Northwest 1/4 of the Southeast 1/4; thence N00°20'29"E along the West line of the Northeast 1/4 of the Southeast 1/4 of said Section 9 for a distance of 644.48 feet to the Northwest corner of the Northeast 1/4 of the Southeast 1/4 of said Section 9; thence run S89°42'00"E along the North line of the Southeast 1/4 of said Section 9 for a distance of 315.40 feet to the right-of-way line of Hartwood Marsh Road, as recorded in Maintenance Map Book 8, Pages 21 through 23, of the Public Records of Lake County, Florida; thence S00°18'00"W along said right-of-way line 26.00 feet; thence S89°42'00"E along said right-of-way line 999.95 feet to the POINT OF BEGINNING.

Containing 115.890 acres more or less and being subject to any rights-of-way, easements and restrictions of record.

LOCATION

Southwest corner of the Hartwood Marsh Road and Hancock Road intersection
Alternate Key 1462428, 1663521, 3853084

**From: Urban Estate (UE) and Urban Transition (UT)
To: Planned Unit Development (PUD)**

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 321 single family residential dwelling units may be permitted on the site, not to exceed a density of 2.8 units per acre within the project.
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.



CITY OF CLERMONT
ORDINANCE NO. 2019-09

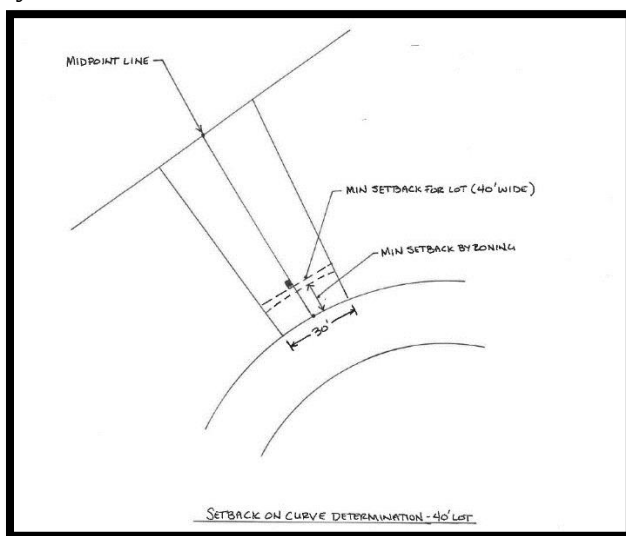
<u>Design Item</u>	<u>40' Lot</u>	<u>50' Lot</u>	<u>60' Lot</u>
Minimum Lot Area	4,600 sf	6,000 sf	7,200 sf
Minimum Living Area	1,500 sf	1,500 sf	1,500 sf
Minimum Lot Width	40'	50'	60'
Minimum Lot Depth	115'	120'	120'
Minimum Front Building setback	20'	20'	20'
Minimum Side Yard Setback	5'	5'	5'
Setback from Side Street	15'	15'	15'
Minimum Rear Yard Setback (#)	20'	20'	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	35'	35'	35'
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'

(#) 35' Minimum building setback from Hartwood Marsh Road Right-of-way

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 Planned Unit Development Plan, and the Preliminary Plan (Hartwood Marsh), each prepared by Donald W. McIntosh Associates, Inc., each initially dated November 1, 2018, and each with a revised date of January 29, 2019, 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.
5. The project may have elevation changes of up to 15 feet in height with up to 10% of the project site through the use of cut and fill. These changes will be submitted to the City Engineer at the time of final engineering.

CITY OF CLERMONT
ORDINANCE NO. 2019-09

6. Internal roads in the proposed development shall not be required to provide cross access to adjacent parcels since they are either restricted due to environmental/physical constraints, placed in conservation use or commercial uses fronting existing road networks.
7. The overall density calculation for the proposed number of lots is made prior to deducting the acreage to be dedicated as Public Right-of-Way.
8. Lots on curves may have a lot frontage of 30 feet but will be required to have a 40 foot width at the front building setback line that will be a minimum of 20 feet or greater from the front property line.



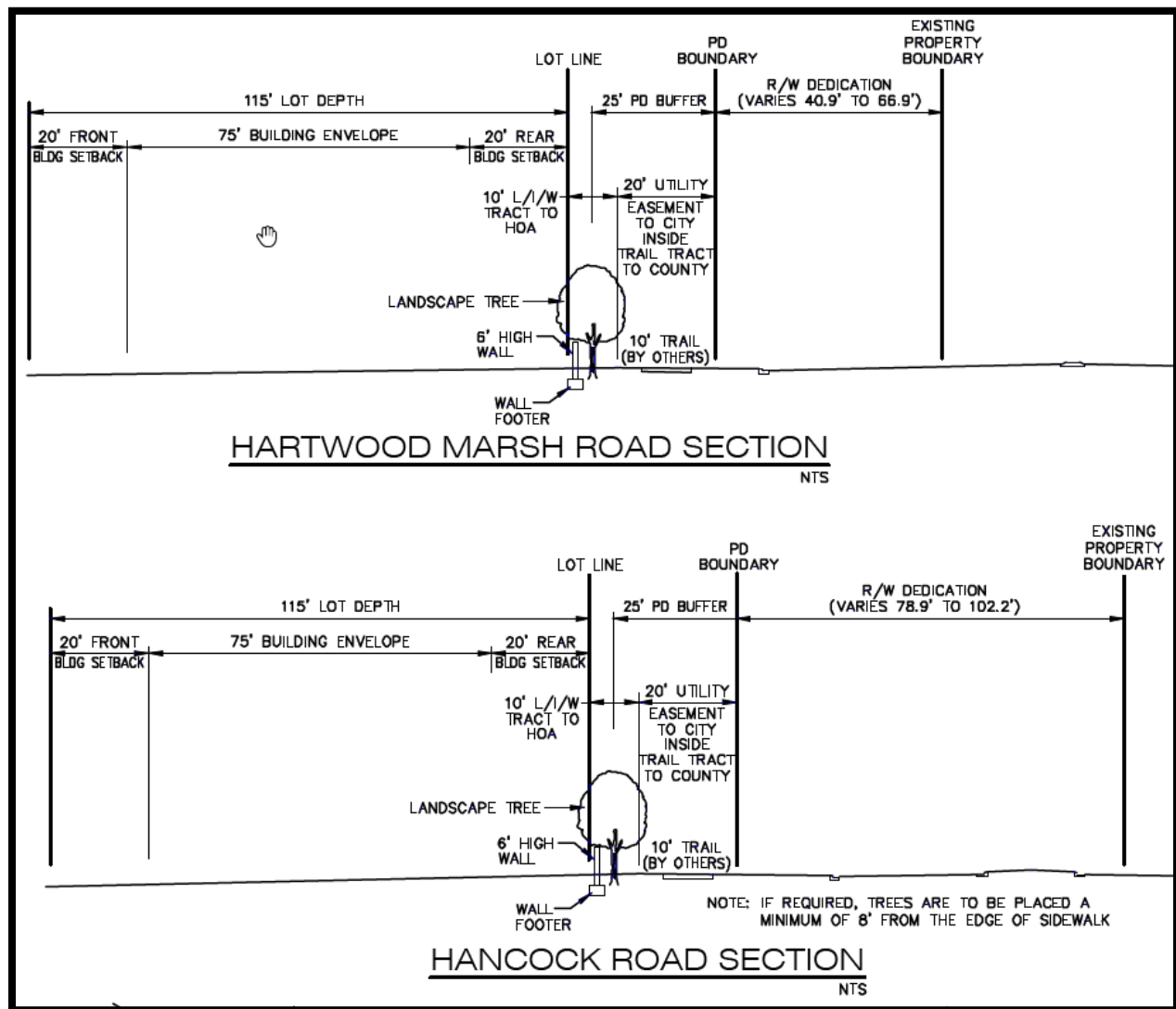
9. Retaining wall heights up to 15 feet in height are allowed to deal with the extreme grades on the western portion of the site to accommodate vertical site grade attenuation.
10. The project shall allow encroachments into the 100-year floodplain provided appropriate compensating storage is provided.
11. A 35-foot building setback is required from the right-of-way line of Hartwood Marsh Road.

SECTION 3. Open Space

Open Space: A minimum of 25 percent of area for this 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, reclaimed floodplain 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 10-foot wide buffer with a six foot masonry/pre-cast concrete wall will be installed in the landscape/irrigation/wall tract adjacent the 20' trail tract adjacent to the Hartwood Marsh Road right-of-way and the Hancock Road right-of-way, as shown on the cross-section below.



2. No buffer is required along the southern and western property line as this area is a conservation area, open space area, or reuse area.
3. Street trees planted along the interior roadway network shall be maintained by the HOA.



CITY OF CLERMONT
ORDINANCE NO. 2019-09

4. 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.

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 at time of recordation of final plat. Easements shall be provided at no expense to the City.
3. The off-site water line extensions proposed will be those specific extensions required to obtain service for the project and will not be extended across the entire project boundary.
4. The off-site sewer system line extensions proposed will be those specific extensions required to obtain service for the project and will not be extended across the entire project boundary.
5. Stormwater retention for the portions of the Hartwood Marsh Road and South Hancock Road that are constructed within the right of way dedicated to Lake County by the Developer at final plat will be designed to be accommodated in the development's master stormwater management system.
6. 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.



CITY OF CLERMONT
ORDINANCE NO. 2019-09

SECTION 7. Transportation Improvements/Access Management

1. The development shall comply with all applicable City and County access management requirements. Prior to the issuance of the first Certificate of Occupancy, the proposed secondary entrance shall be constructed off of a two (2) lane extension of South Hancock Road for the residents of the development. Developer shall not be obligated to extend Hancock road south of the project entrance.
2. Sidewalks are to be constructed on both sides of the residential streets internally. Applicant will coordinate with Lake County for trail improvements along the frontages of Hartwood Marsh Road and South Hancock Road to provide connectivity to the schools within the area.
3. Improvements at the intersection of Hancock, South Hancock and Hartwood Marsh roads within the existing or to be dedicated right-of-way will be required (as approved by Lake County) to allow for the extension of South Hancock Road. This may include turn lane(s), sidewalk, trail, and sign modifications.
4. At the time of Platting, additional right-of-way dedication along Hartwood Marsh Road and new right-of-way dedication for South Hancock Road will be coordinated with Lake County Public Works and in conjunction therewith, historical rights of way inconsistent with the planned development will be vacated/abandoned by the County/City.
5. 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 and South Hancock Road to the project entrance. The cost of installation shall be paid by the developer and shall be installed prior to the first Certificate of Occupancy.
6. If required by Lake County, the developer shall be responsible to coordinate the modification of the existing traffic signal at Hartwood Marsh Road and Hancock Road, as needed with Lake County, to accommodate safe and efficient traffic flow from the project entrances.

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 recorded in the Public Records of Lake County, Florida.

SECTION 12:

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

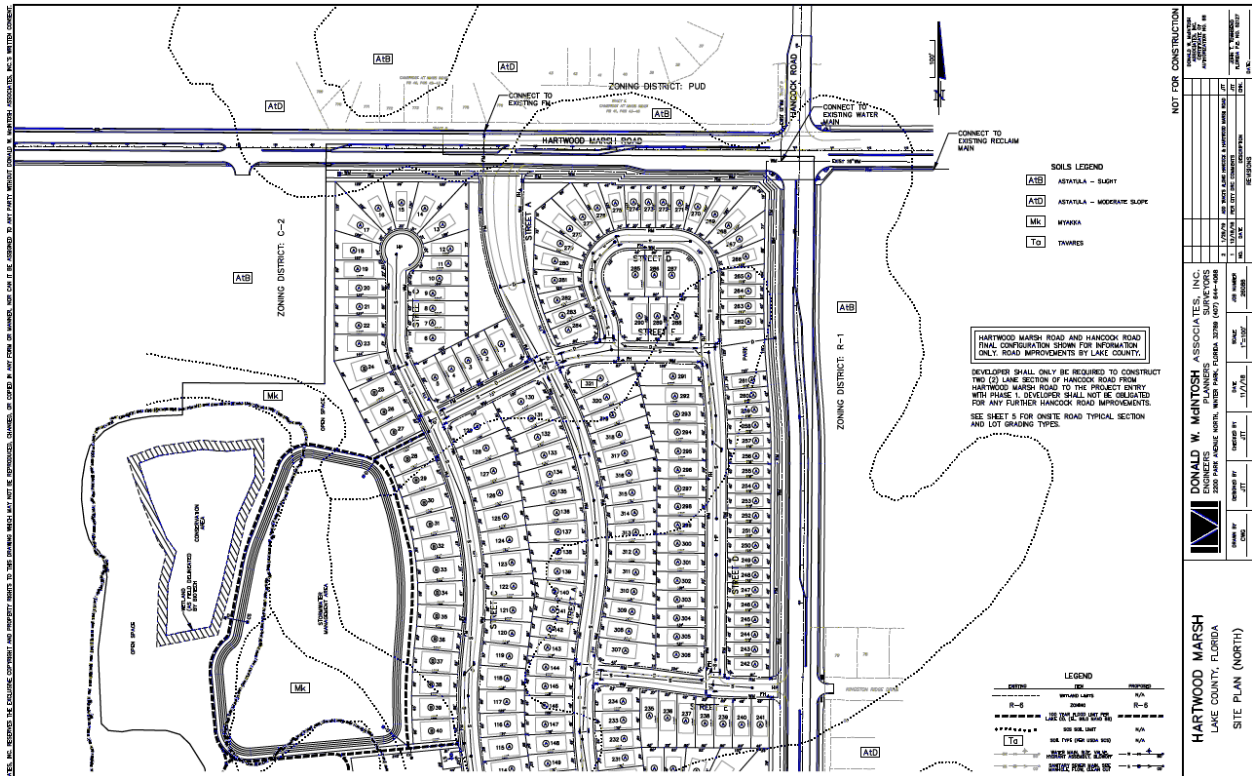
SECTION 13:

This Ordinance shall be rendered null and void if substantial construction, as determined by the City, has not commenced within two years of its effective date.

Location map:

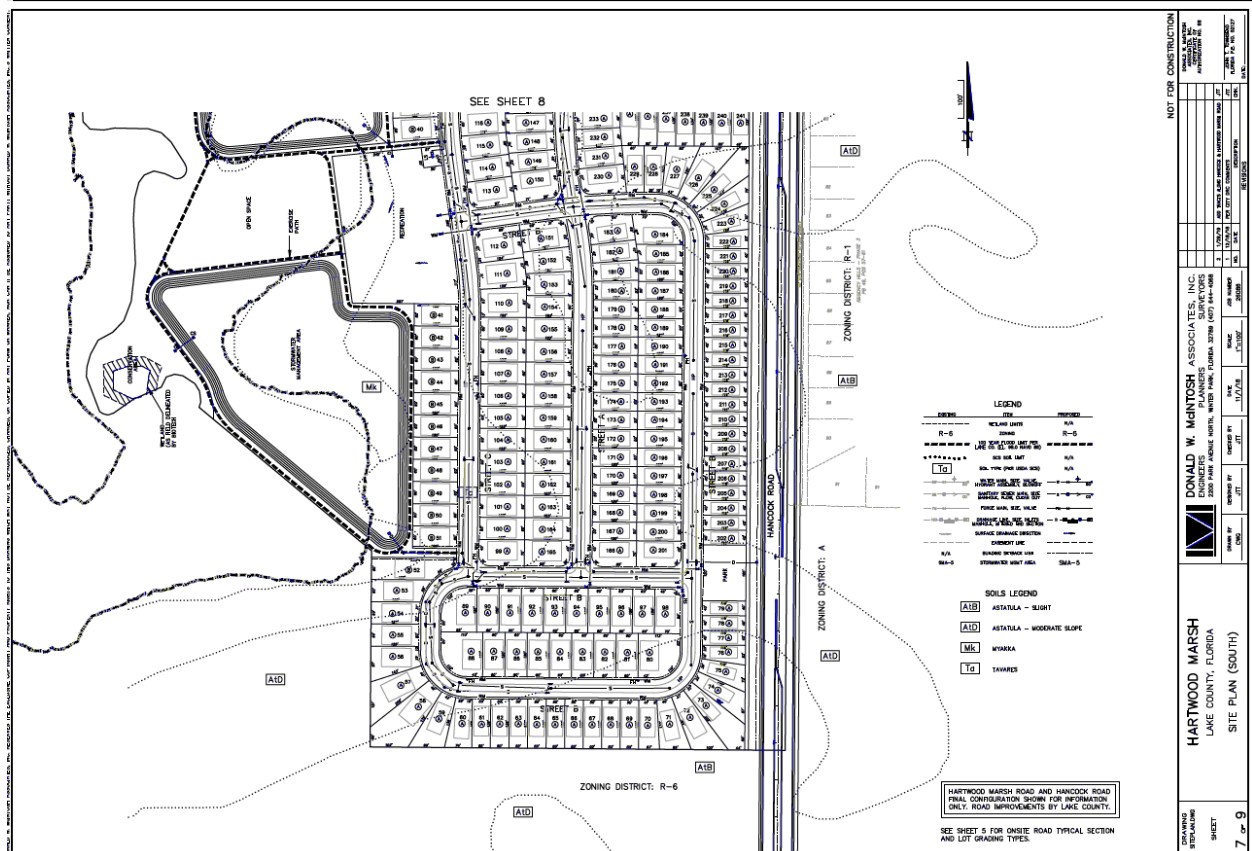


**CITY OF CLERMONT
ORDINANCE NO. 2019-09**



SEE SHEET 7

NOT FOR CONSTRUCTION		DONALD W. MANTOSH ASSOCIATES, INC.	
SHEET		HARTWOOD MARSH	
SHEET		LAKE COUNTY, FLORIDA	
SHEET		SITE PLAN (NORTH)	
SHEET		8 OF 9	



SEE SHEET 5 FOR ONSITE ROAD TYPICAL SECTION AND LOT GRADING TYPES.

NOT FOR CONSTRUCTION		DONALD W. MANTOSH ASSOCIATES, INC.	
SHEET		HARTWOOD MARSH	
SHEET		LAKE COUNTY, FLORIDA	
SHEET		SITE PLAN (SOUTH)	
SHEET		7 OF 9	



CITY OF CLERMONT
ORDINANCE NO. 2019-09

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 12th day of March, 2019.

CITY OF CLERMONT

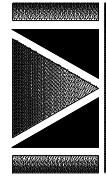
Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney



DONALD W. MCINTOSH
ASSOCIATES, INC.
CIVIL ENGINEERS • LAND PLANNERS • SURVEYORS
2200 PARK AVENUE NORTH
WINTER PARK, FL 32789
PHONE: (407) 644-4068 FAX: (407) 644-8318

Hartwood Marsh

Sections 9 and 16, Township 23 South, Range 26 East
City of Clermont, Florida

REZONING APPLICATION PLOT PLAN

NOVEMBER 2018

Exhibit - Location Map - Fuqua Property

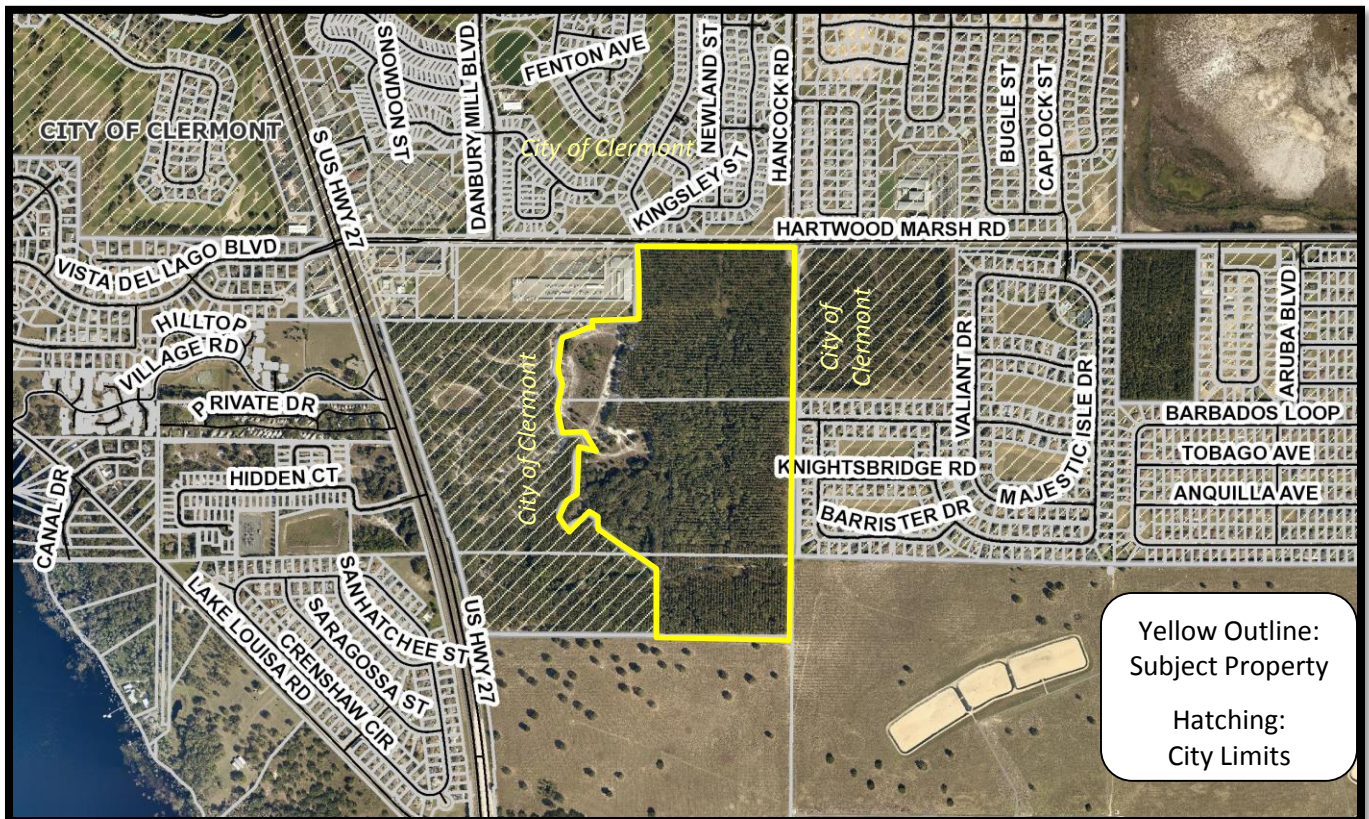
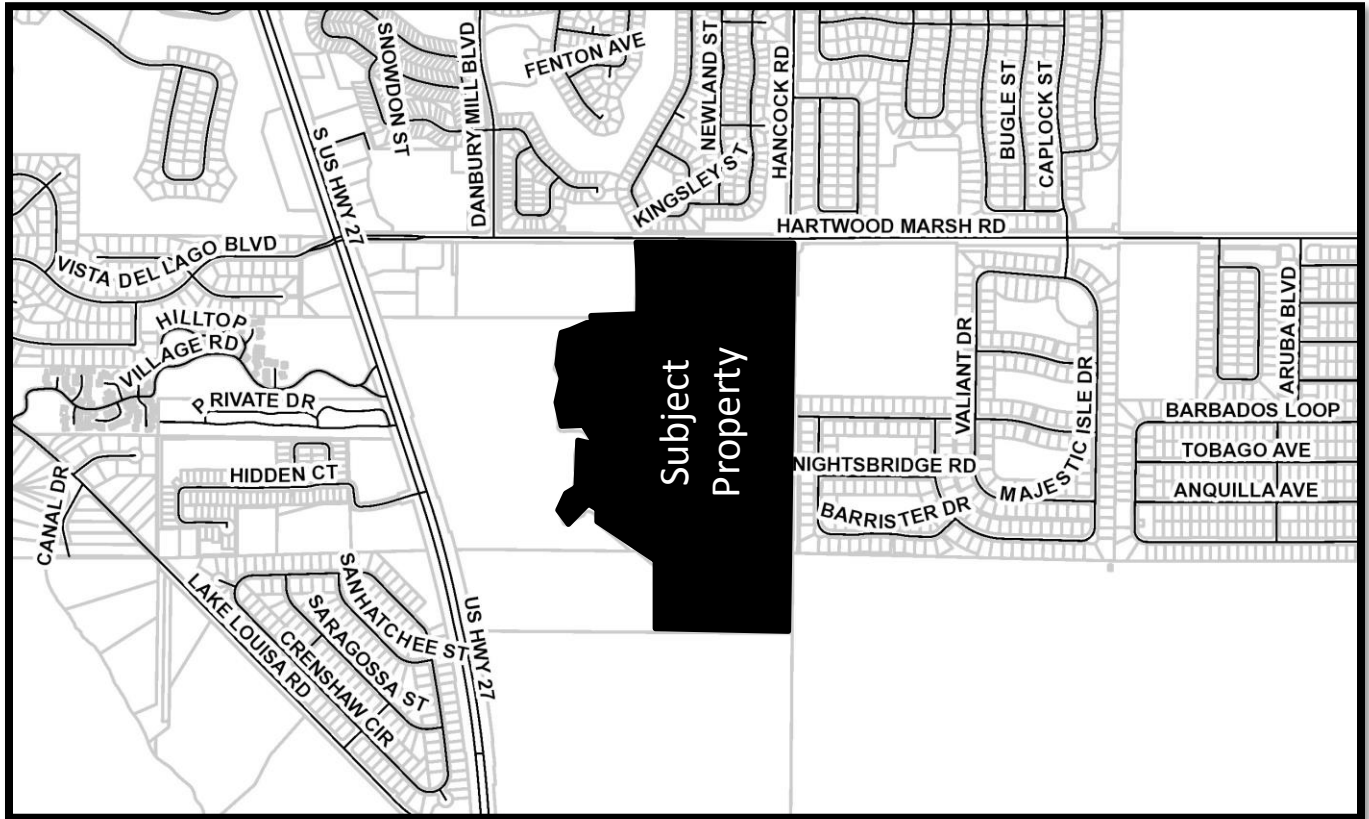


Exhibit – Future Land Use Map – Fuqua Property

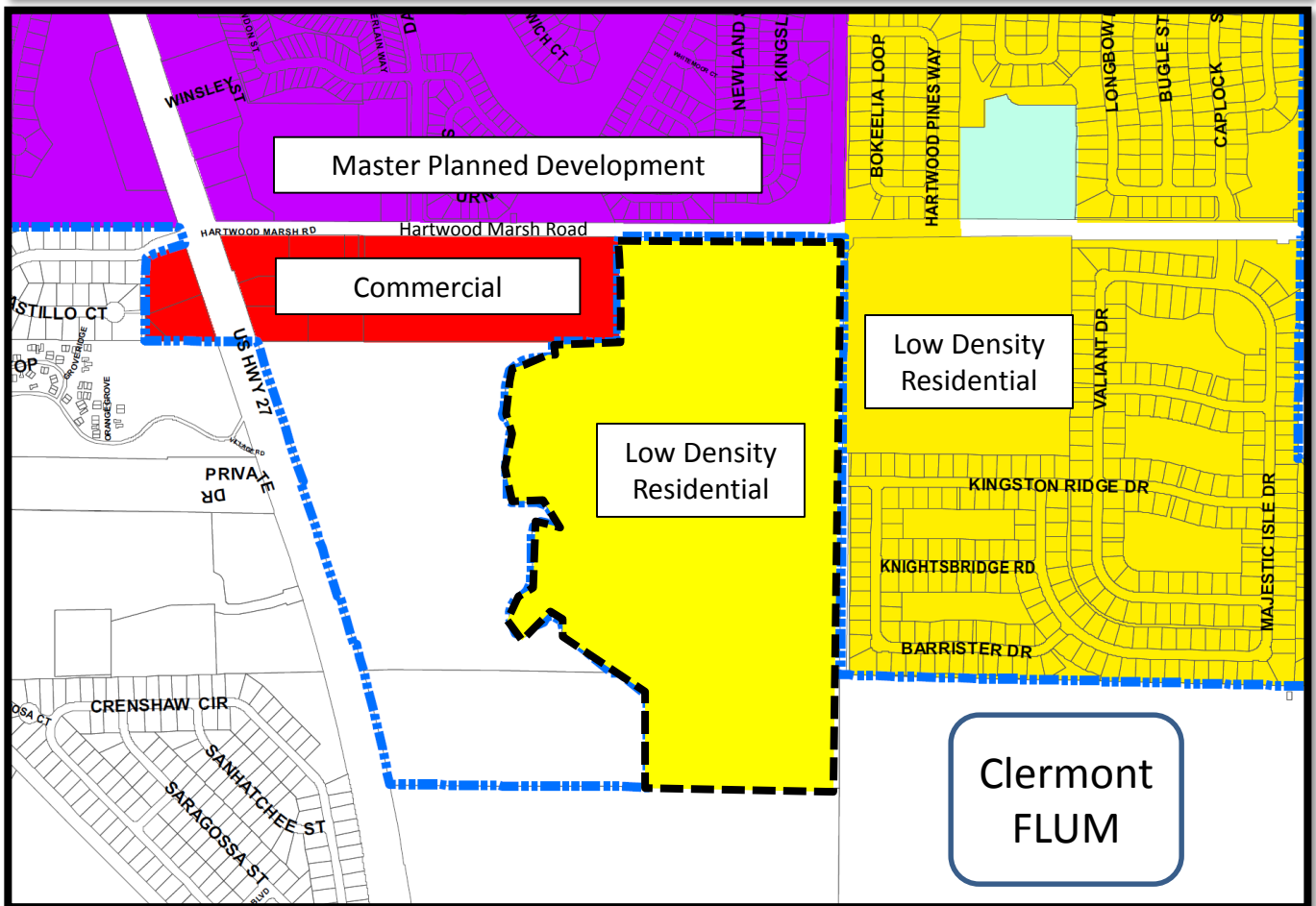
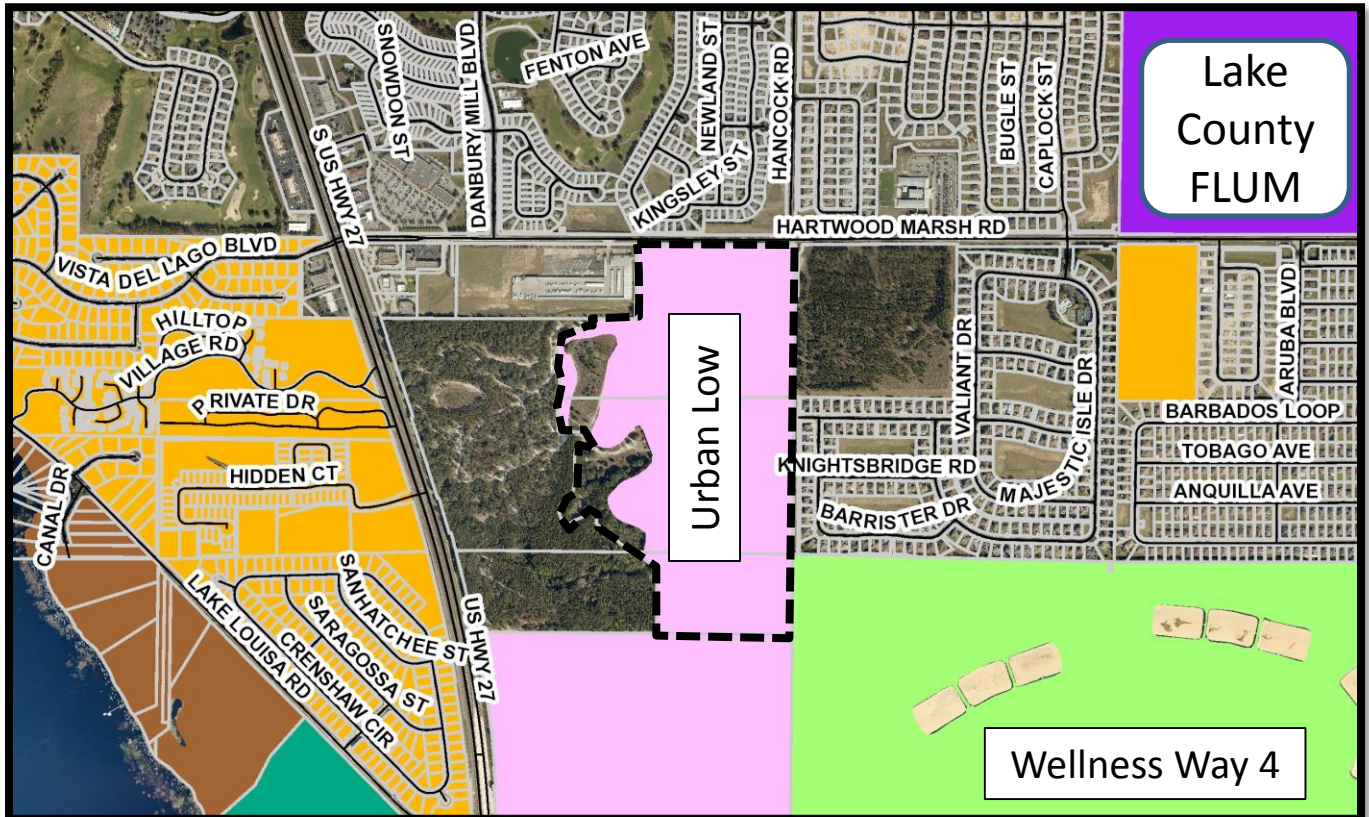
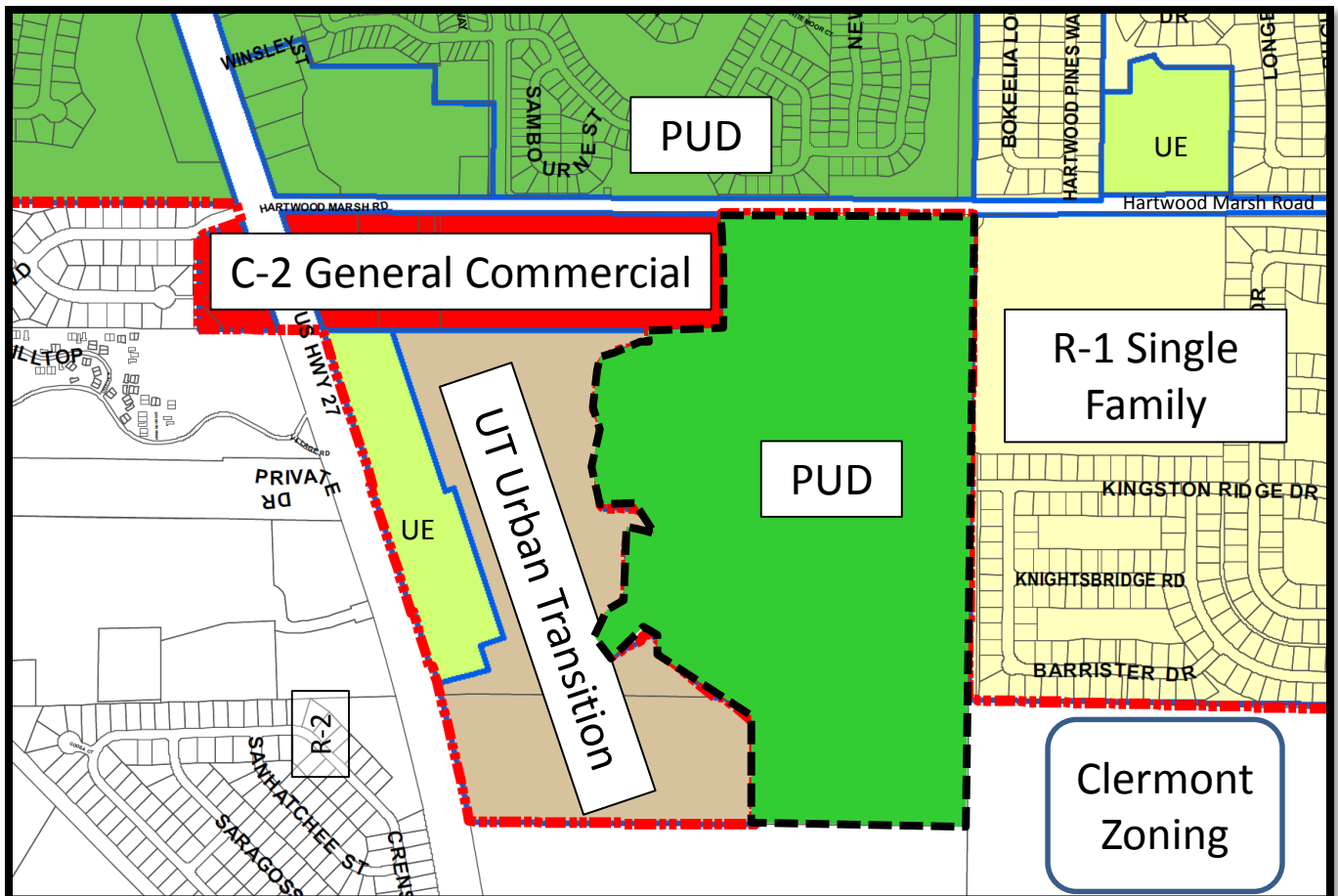
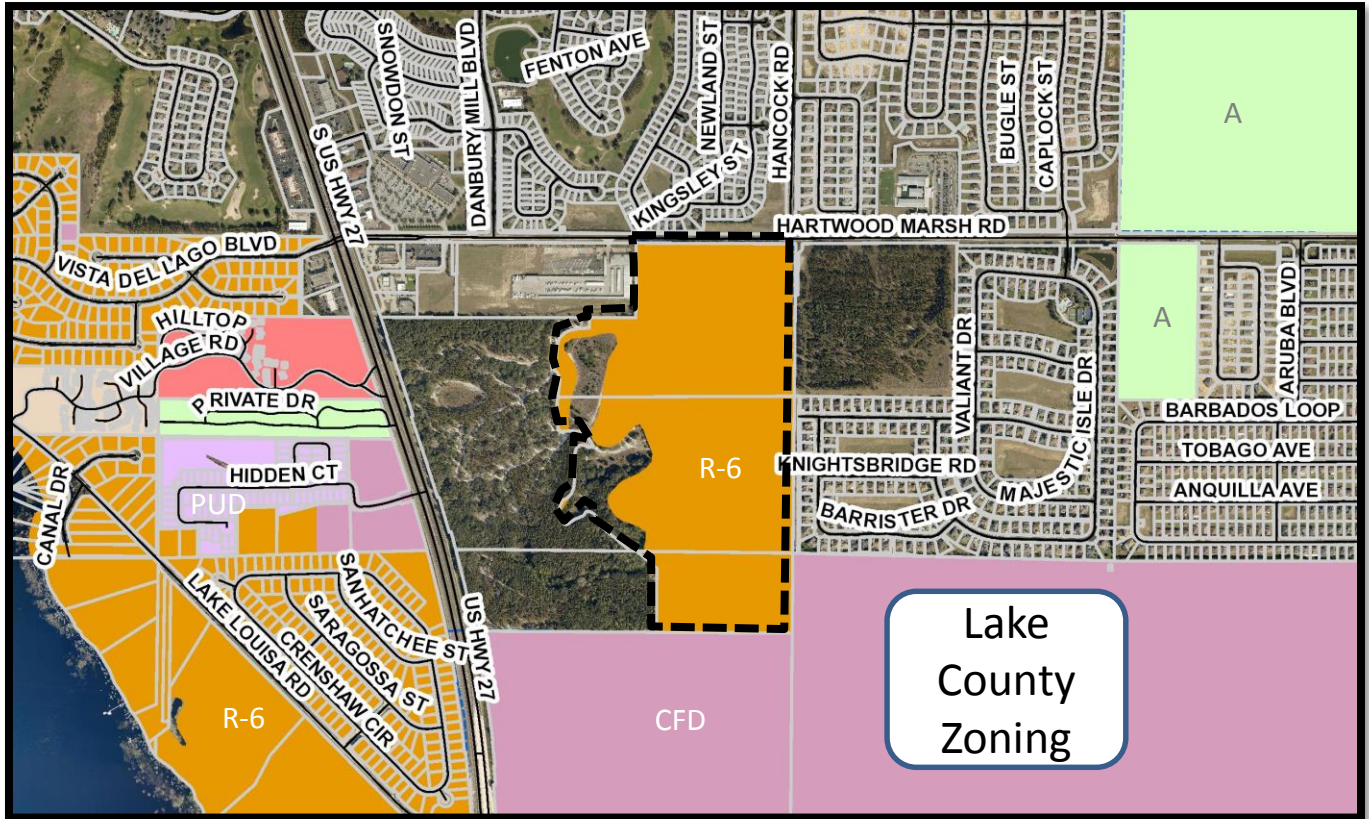


Exhibit – Zoning Map – Fuqua Property



PLANNED UNIT DEVELOPMENT HARTWOOD MARSH RESIDENTIAL

CITY OF CLERMONT, FLORIDA

PREPARED FOR

Hartwood Residential, LLC

401 Ferguson Drive

Orlando, FL 32805

Phone: (407) 293-6562

Contact: Mr. Jeff Fuqua

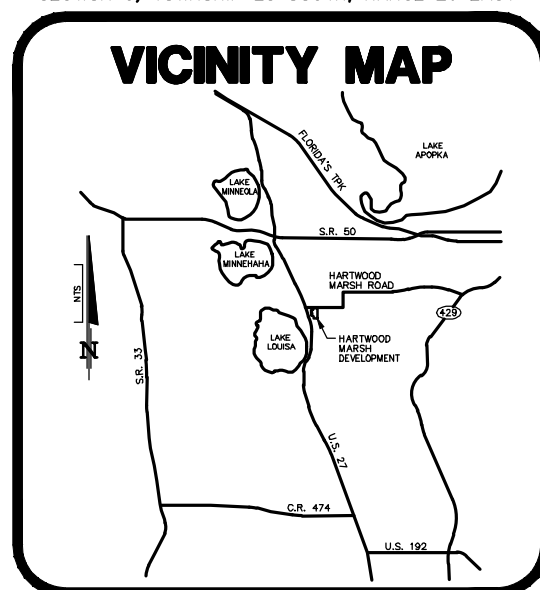
DESCRIPTION:

That part of MONTE VISTA PARK FARMS, according to the plat thereof, as recorded in Plat Book 2, Page 27, of the Public Records of Lake County, Florida, lying in Sections 9 and 16, Township 23 South, Range 26 East, and that part of the Southeast 1/4 of Section 9, Township 23 South, Range 26 East, Lake County, Florida, described as follows:

COMMENCE at the East 1/4 corner of Section 9, Township 23 South, Range 26 East, thence run S00°25'15"W along the East line of the Southeast 1/4 of said Section 9 for a distance of 26.00 feet to the POINT OF BEGINNING; thence continue S00°25'15"W along said East line 2560.45 feet to the Southeast corner of said Section 9; thence S00°26'49"W along the East line of the Northeast 1/4 of Section 16, Township 23 South, Range 26 East, for a distance of 662.26 feet to the Southeast corner of the North 1/2 of the Northeast 1/4 of the Northeast 1/4 of said Section 16; thence N89°32'02"W along the South line of said North 1/2 of the Northeast 1/4 of the Northeast 1/4 for a distance of 1121.46 feet; thence leaving said South line run N00°27'58"E, 529.08 feet; thence N50°15'49"W, 606.67 feet; thence N18°55'15"E, 15.13 feet; thence N06°26'42"W, 28.59 feet; thence N31°04'08"W, 24.54 feet; thence N57°16'54"W, 36.82 feet; thence N78°19'14"W, 22.50 feet; thence S72°14'43"W, 23.58 feet; thence S25°50'57"W, 30.74 feet; thence S66°47'05"W, 81.79 feet; thence S55°09'08"W, 65.04 feet; thence S70°14'29"W, 16.30 feet; thence N77°06'37"W, 14.04 feet; thence N56°24'53"W, 10.66 feet; thence N21°01'30"W, 101.88 feet; thence N04°17'39"E, 27.39 feet; thence N16°05'04"E, 33.97 feet; thence N28°56'59"E, 43.34 feet; thence N61°30'08"E, 44.26 feet; thence N43°55'27"E, 43.91 feet; thence N20°42'07"E, 56.29 feet; thence N08°27'57"E, 101.43 feet; thence N02°36'01"W, 121.76 feet; thence N03°11'49"E, 54.97 feet; thence N14°54'49"E, 44.67 feet; thence N36°16'47"E, 24.84 feet; thence N68°05'38"E, 28.33 feet; thence S76°04'07"E, 30.37 feet; thence S64°20'08"E, 25.40 feet to the point of curvature of a curve concave Northwesterly having a radius of 25.00 feet and a chord bearing of N41°37'57"E; thence Northwesterly along the arc of said curve through a central angle of 148°03'50" for a distance of 64.61 feet to the point of tangency; thence N32°23'58"W, 72.00 feet; thence N46°19'25"W, 35.85 feet; thence N73°14'47"W, 36.84 feet; thence N88°48'33"W, 90.46 feet; thence S79°46'13"W, 30.52 feet; thence N85°12'21"W, 36.97 feet; thence N45°06'17"W, 26.84 feet; thence N02°32'14"W, 197.47 feet; thence N06°51'20"E, 199.46 feet; thence N10°32'32"W, 40.47 feet; thence N25°48'53"W, 31.53 feet; thence N46°57'10"W, 23.08 feet; thence N30°34'13"W, 20.75 feet; thence N15°51'21"W, 43.08 feet; thence N07°19'12"W, 66.15 feet; thence N02°11'09"E, 52.90 feet; thence N09°45'40"E, 49.13 feet; thence N16°35'39"E, 43.95 feet; thence N44°07'53"E, 55.81 feet; thence N60°09'01"E, 42.42 feet; thence N74°46'16"E, 40.33 feet; thence N80°48'18"E, 53.28 feet; thence N87°41'33"E, 82.14 feet; thence N00°23'35"E, 86.68 feet to the North line of the South 1/2 of the Northwest 1/4 of the Southeast 1/4 of said Section 9; thence S89°36'25"E along said North line 382.81 feet to the Northeast corner of said South 1/2 of the Northwest 1/4 of the Southeast 1/4; thence N00°20'29"E along the West line of the Northeast 1/4 of the Southeast 1/4 of said Section 9 for a distance of 644.48 feet to the Northwest corner of the Northeast 1/4 of the Southeast 1/4 of said Section 9; thence run S89°42'00"E along the North line of the Southeast 1/4 of said Section 9 for a distance of 315.40 feet to the right-of-way line of Hartwood Marsh Road, as recorded in Maintenance Map Book 8, Pages 21 through 23, of the Public Records of Lake County, Florida; thence S00°18'00"W along said right-of-way line 26.00 feet; thence S89°42'00"E along said right-of-way line 999.95 feet to the POINT OF BEGINNING.

Containing 115.890 acres more or less and being subject to any rights-of-way, easements and restrictions of record.

SECTION 9, TOWNSHIP 23 SOUTH, RANGE 26 EAST



REVISED JANUARY 29, 2019
NOVEMBER 1, 2018

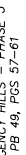


DONALD W. McINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068

SHEET INDEX

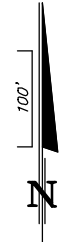
1. COVER SHEET
2. EXISTING CONDITIONS
3. EXISTING CONDITIONS
4. AERIAL, SOILS & FLUCCS
5. PLANNED UNIT DEVELOPMENT
6. NOTES

UPLAND



TRACT 3
MONTE VISTA PARK FARMS
PLAT BOOK 2, PAGE 27

DRAWING TOP-ODWG SHEET	HARTWOOD MARSH RESIDENTIAL CITY OF CLERMONT, FLORIDA
----------------------------------	---



SEE SHEET 2

NOTE: SEE SHEET 2 FOR LEGEND

DRAWING TOPO.DWG	HARTWOOD MARSH RESIDENTIAL CITY OF CLERMONT, FLORIDA		DONALD W. McINTOSH ASSOCIATES, INC. ENGINEERS PLANNERS SURVEYORS 2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068									DONALD W. McINTOSH ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NO. 88	
			DRAWN BY DWM/A	DESIGNED BY N/A	CHECKED BY N/A	DATE 11/1/18	SCALE 1"=100'	JOB NUMBER 26086					
SHEET	EXISTING CONDITIONS												DATE: _____
3	OF	6											

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SOILS LEGEND

- AtB** ASTATULA - SLIGHT
AtD ASTATULA - MODERATE SLOPE
Mk MYAKKA
To TAVARES

FLUCCS LEGEND

- 190** OPEN LAND
310 HERBACEOUS RANGELAND
411 PINE FLATWOODS
414 PINE/MESIC OAK
441 CONIFEROUS PLANTATIONS
618 WILLOW AND ELDERBERRY
643 WET PRAIRIES

HARTWOOD MARSH RESIDENTIAL
CITY OF CLERMONT, FLORIDA
AERIAL, SOILS & FLUCCS

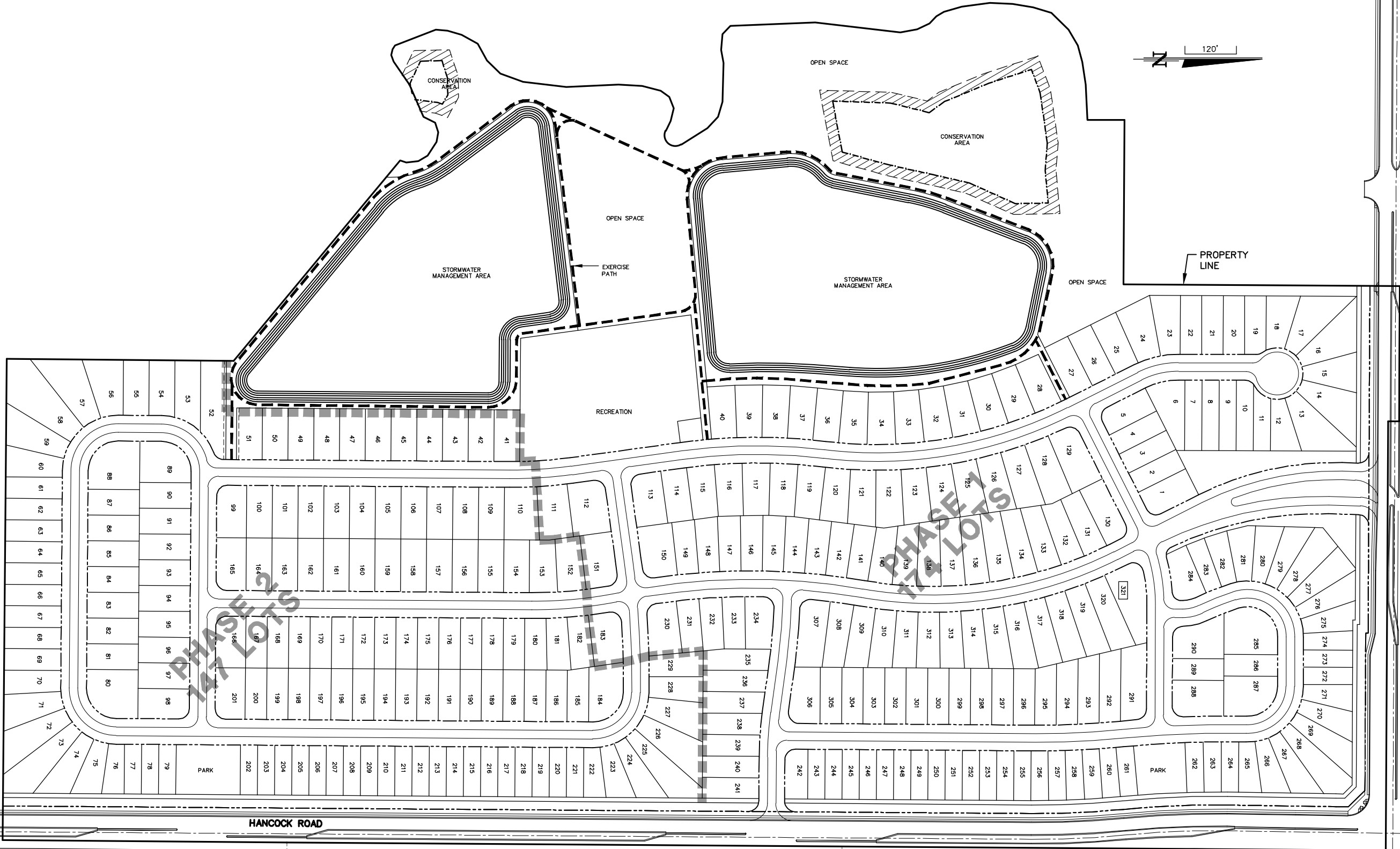
DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068

DONALD W. MCINTOSH ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. 68

NO.	DATE	DESCRIPTION	CHK.

DRAWN BY	DESIGNED BY	CHECKED BY	DATE	SCALE	JOB NUMBER
CWG	JTT	JTT	11/1/18	1"=120'	26086

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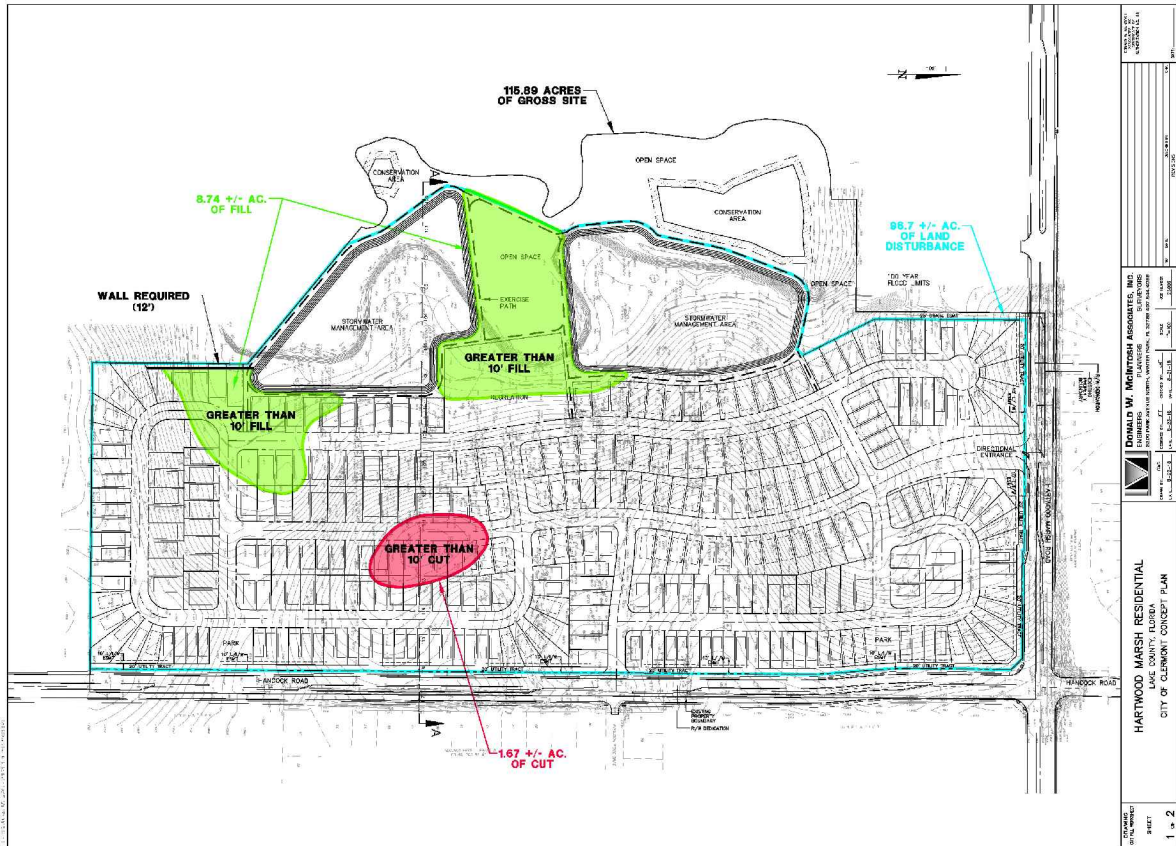
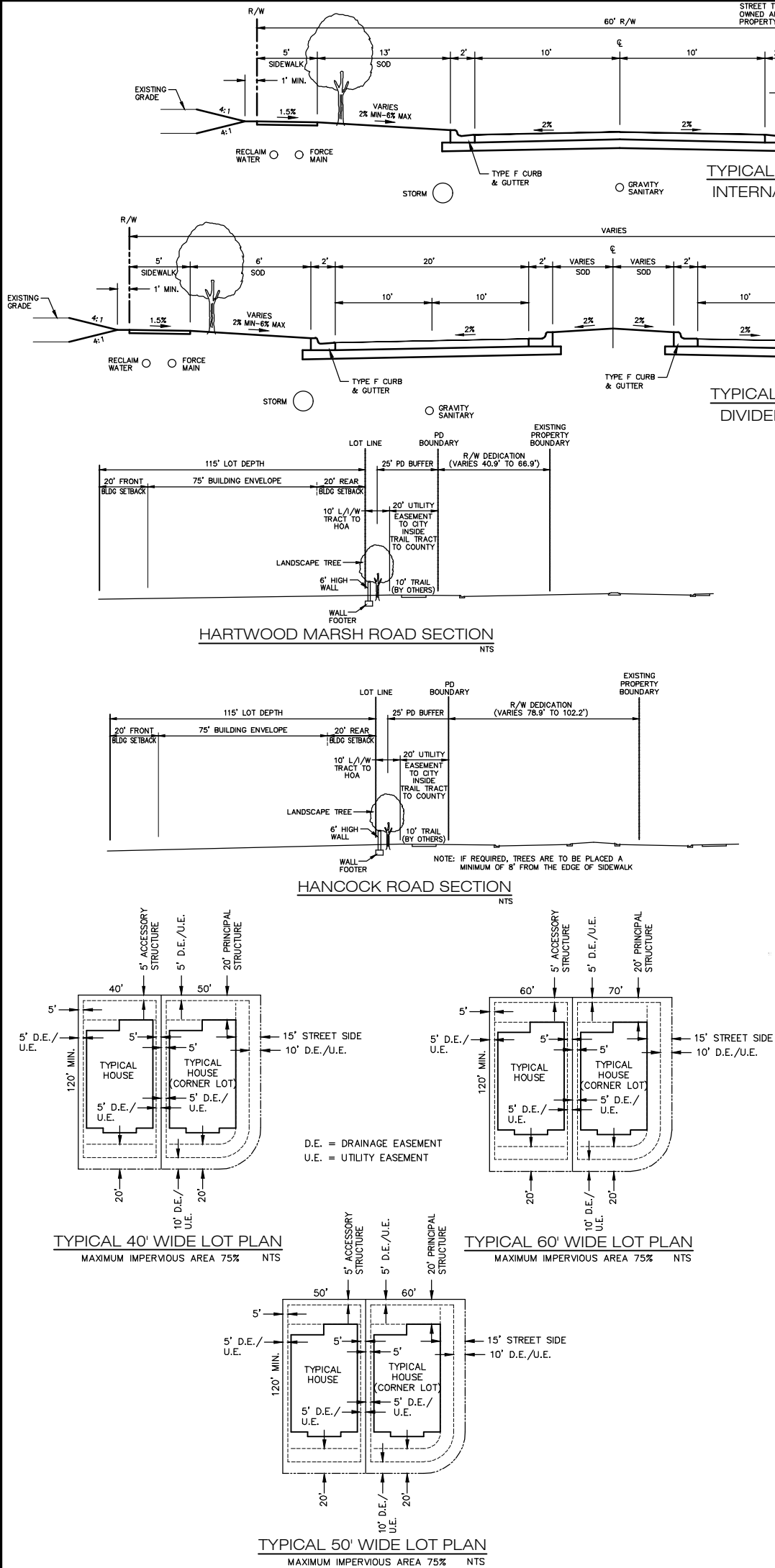
HARTWOOD MARSH RESIDENTIAL
CITY OF CLERMONT, FLORIDA
PLANNED UNIT DEVELOPMENT

 **DONALD W. MCINTOSH ASSOCIATES, INC.**
ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068

DONALD W. MCINTOSH ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. 68

REVISIONS			
NO.	DATE	DESCRIPTION	CHK.
1	12/18/18	PER CITY DRC COMMENTS	JTT
2	1/23/19	ADD TRACTS ALONG HANCOCK & HARTWOOD MARSH ROAD	JTT

DONALD W. MCINTOSH ASSOCIATES, INC. RESERVES THE EXCLUSIVE COPYRIGHT AND PROPERTY RIGHTS TO THIS DRAWING WHICH MAY NOT BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER, NOR CAN IT BE ASSIGNED TO ANY PARTY WITHOUT DONALD W. MCINTOSH ASSOCIATES, INC.'S WRITTEN CONSENT.



REQUIRED WAIVERS FROM THE CITY OF CLERMONT, FLORIDA
CODE OF ORDINANCES, LAND DEVELOPMENT CODE
SUBDIVISION REGULATIONS - SECTIONS 94, 110, 114 & 122

Sec. 94-195 - Clearing and grading review criteria

A Waiver from Section 94-195(c) "Grading for subdivisions shall conform to the following standards of review, in addition to those in subsection (a) of this section", paragraph (2) "Elevation changes in topography shall be limited to ten feet." is required to allow elevation changes of up to fifteen feet (15') in no more than ten percent (10%) of the proposed Land Disturbance Area.

Sec. 110-192. - Layout.

A Waiver from Section 110-192 (3) "Proposed streets shall be designed to provide access to adjoining unsubdivided tracts at appropriate locations for future subdivision." is required inasmuch as the adjacent parcels are either restricted, conservation or commercial uses.

Sec. 110-211. - Lots and blocks

A Waiver from Section 110-211 (1) "The approvable number of lots in the subdivision shall be determined based upon the net useable acreage of the property to be subdivided (i.e., gross acreage minus lands in the 100-year floodplain, water bodies, and lands located below any defined jurisdictional wetland area)." is required to acknowledge that the density calculation for the proposed number of lots is made prior to deducting the acreage to be dedicated as Public Right-of-Way.

A Waiver from Section 110-211 (5) "Lots on curves shall be platted to provide the minimum required lot width at the minimum building setback line, and no lot shall have a minimum road frontage of less than 50 feet. Double frontage is undesirable and should be stringently avoided." is required to acknowledge that the proposed plan includes 40 wide lots, has some lots with lot frontage of 30 feet and that the minimum building setback (20 feet) will be measured by drawing a line between the two front lot corners and the two rear lot corners, determining the midpoint of those two lines, connecting the midpoints and measuring then the setback back from that point.

Sec. 110-212. - Easements and miscellaneous dedications.

A Waiver from Section 110-192 3) a. *Standard lot easements.* "A 7.5-foot drainage and utility easement shall be dedicated along all side and rear property lines." is required to accommodate the proposed 5-foot side yard setbacks. A 5-foot drainage and utility easement shall be dedicated along all side and rear property lines.

Sec. 114-4. - Water service.

A Waiver from Section 114-4 (b) "Water distribution system design. The layout of water distribution systems shall comply with the following design criteria and the adopted standard utility details of the city: (2) Extension of lines to project boundaries. Water mains shall be designed to stub out to the project boundaries to serve adjacent unserved properties. This shall include mains in all rights-of-way across the entire project frontage on existing roads without existing mains, and to the property boundary via easement where there is insufficient access to provide a looped system to adjacent unserved properties." is required to acknowledge that the Applicant is dedicating over 7 acres of Right-of-Way and two 20-foot wide City of Clermont Utility Easements outbound of the Right-of-Way. The off-site line extensions proposed will be those specific extensions required to obtain service for the project.

Sec. 114-5. - Sanitary sewer service.

A Waiver from Section 114-4 (b) "Sewer collection system design. The layout of sewage collection systems shall comply with the following design criteria and the adopted standard utility details of the city: (2) Extension of mains to project boundaries. Mains shall be extended to project boundaries to serve adjoining unserved properties. Such extensions will generally be within street stubs or along existing street frontages, but may be required in easements between lots or across open space areas. Where mains are installed within 100 feet of an existing unserved building lot, a service shall be installed for that lot." is required to acknowledge that the Applicant is dedicating over 7 acres of Right-of-Way and two 20-foot wide City of Clermont Utility Easements outbound of the Right-of-Way. The off-site line extensions proposed will be those specific extensions required to obtain service for the project.

Sec. 122-343. - Fences and Walls.

A waiver from Section 122-343 (c) "Height. (1) For residential uses, no fence, wall, or retaining wall shall exceed four feet in height from the front building line to the front lot line, or exceed six feet in height from the front building line to the rear property line. For corner lots, also known as double frontage lots, no fence, wall or retaining wall shall exceed four feet in height in front of the front setback line of the established district. Corner lots shall be allowed up to six-foot high fences to the property line on the secondary street side, provided there is no obstruction of visibility for adjacent driveways or intersections. Decorative columns and pillars may extend up to one foot above the maximum fence or wall height." is required to accommodate vertical site grade attenuation of up to 15 feet (15' maximum retaining wall height).

Sec. 122-75. - Yards.

A Waiver from Section 122-75 "Minimum yard requirements for the urban estate district are as follows: (3) *Rear yard.* The minimum rear yard setback is 25 feet, except where a rear yard abuts Hartwood Marsh Road, State Road 50 or U.S. Highway 27, a setback of 50-feet shall be maintained. The rear building line on lakefront property shall be measured from the established high-water mark. No construction encroachment may occur in any designated 100-year floodplain except in accordance with policies of the adopted comprehensive plan and after formal approval of a site development plan by the administrative official." is required to allow for a 20-foot rear yard setback on all lots and allowing encroachments into the 100-year floodplain provided appropriate compensating storage is provided. This is, in part, recognition that the Applicant is Dedicating the acreage for the Rights-of-Way required for both Hartwood Marsh and Hancock Roads.

Hartwood Marsh Residential
Preliminary Plat

Total Gross Area*	± 115.69 acres
Wetlands:	± 2.32 acres
Base Site Area	± 113.37 acres
Current Zoning	R-5 (Lake County)
Proposed Zoning:	PLD
Current Future Land Use:	Retail Office (Lake County)
Proposed Future Land Use:	Low Density Residential
Proposed Units:	321 single family units
Gross Density:	2.77 du/ac (321 ÷ 115.69 acres)

* See Property Legal Description prepared by Donald W. McIntosh Associates, Inc. (on cover sheet)

Residential Data

Lot sizes proposed:			
Lot Dimensions	Min. Lot Size	Number of Lots	% of Total
40' x 115'	4,900 sf	86	27
50' x 120'	6,000 sf	135	42
60' x 120'	7,200 sf	100	31

Min lot frontage:	30'
Min. distance between buildings:	10'
Maximum building height:	25'
Maximum impervious surface area:	65% of the gross development parcel

Setbacks:	
Front:	20' min.
Rear:	20'/35' along Hartwood Marsh Rd R/W, 5' for accessory structures (pools, pool enclosures)
Side:	5'
Secondary Front:	20'
Jurisdictional Wetland:	50'

Buffers/Landscaping
10' wide Type B Landscape buffer adjacent Hartwood Marsh Rd & Hancock Rd within 10' landscape/irrigation/wall track (see sections this sheet)

All landscaping within the Development shall comply with applicable regulations of City of Clermont LDC.

Open Space and Recreation

1. Total Open space required: 28.97 AC. (25% of Total Area)
2. Residential Open spaces proposed: 59.35 AC.
3. Recreation proposed: 2.71 AC.
4. Recreation facilities to include: Park with swing set, picnic table.
5. Setbacks for recreational facilities: 50' from street r/w.
6. Detailed plans for recreational facilities to be provided with construction plans.

General Notes:

1. Internal street rights-of-way will be 60' in width. Pavement width will vary based on vehicles per day (see cross section). Minimum centerline radius will be 100'.
2. Landscaped areas within the residential development will be maintained by a homeowners' association.
3. Building types and structural concepts will be available during the final design phase of the project.
4. Pools, hot tubs and similar structures shall meet the requirements of the State of Florida Building Code and state statutes.
5. The project may be phased. All phases shall stand alone.
6. Soils on site as shown per USDA Soil Conservation Service Soil Survey of Lake County.
7. The location of the 100 year flood limit shown per FEMA. Stormwater ponds and recreation use may be allowed in flood limits. Flood plain compensating storage shall be provided for any flood plan impacts at time of Final Engineering Design.
8. FLUCCS shown as provided by LFG Environmental & Permitting Services, Inc.
9. One foot contours based on topographic survey by Donald W. McIntosh Associates, Inc.
10. On-site roads will be public.
11. A conservation easement shall be placed over wetland tracts at time of Final Plat.
12. Upon final approval of plat, Developer shall donate the additional rights-of-way depicted hereon for Hartwood Marsh Road and Hancock Road to Lake County and the utility easements and tracts via the final plat of subdivision.

Fire Protection:

1. Fire hydrants shall be provided in accordance with City of Clermont Land Development Regulations. Hydrants shall be installed, tested and approved by City of Clermont prior to combustible material accumulation on the job site.

Utilities:

1. Fire protection will be provided by City of Clermont via central water system.
2. Residential development fire flows will be a minimum of 1,000 GPM with 20 PSI (residual). Per the Clermont JPA, the maximum hydrant spacing is 500' with a maximum hose lay distance of 300'. A hydrant is required at every intersection.
3. Waste water services will be provided by the City of Clermont via waste water collection system.
4. Solid waste disposal will be provided by private franchise.
5. Upsizing of on-site Lift Station (if required by City) will be coordinated at Final Design including provisions for upsize cost sharing or reimbursement.
6. Irrigation of common areas shall be by well.
7. Pressure reducing valves (PRV's) shall be provided at all water and reclaim water connection locations at project entry locations. Exact locations to be provided at Final Engineering Design.

Waivers: See Rezone Approval Minutes by City Council for approved waivers.

Owner/Developer:
Hartwood Residential, LLC
401 Ferguson Street
Orlando, Florida 32805
Phone: 407-425-8276

Engineer/Planner/Surveyor:
Donald W. McIntosh Associates, Inc.
Attn: John T. Townsend, PE
2200 Park Avenue North
Winter Park, Florida 32789
Phone: 407-644-4068
Fax: 407-644-8316

Environmental Consultant:
Bio-Tech Consulting
Attn: John Miles
3025 E. South Street
Orlando, FL 32803
Phone: 407-694-2047
Fax: 407-584-5970

DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068



HARTWOOD MARSH RESIDENTIAL
CITY OF CLERMONT, FLORIDA

DRAWING
NOTES/DWG

SHEET

NOTES

6 OF 6



**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



**CITY OF CLERMONT
REZONING
APPLICATION**

DATE: _____

FEE: \$542.⁰⁰
+ cost of advertisement

PROJECT NAME (if applicable): Hartwood Marsh

APPLICANT: Hartwood Marsh Residential, LLC

CONTACT PERSON: John Florio, P.E. - Donald W. McIntosh Associates, Inc.

Address: 2200 Park Avenue North

City: Winter Park State: FL Zip: 32789

Phone: 407-644-4068 Fax: 407-644-8318

E-Mail: jflorio@dwma.com

OWNER: Hartwood Marsh Residential, LLC

Address: 401 Ferguson Drive

City: Orlando State: FL Zip: 32805

Phone: 407-293-6562 Fax: 407-291-2815

Address of Subject Property: Hartwood Marsh Road, Clermont, FL 34711

Legal Description (include copy of survey): See attached

Acreage: 115.89 Land Use: Urban Low Density
(City verification required)

Present Zoning: UE Proposed Zoning: CUP/PUD
(City verification required)



**CITY OF CLERMONT
REZONING
APPLICATION
Page 2**

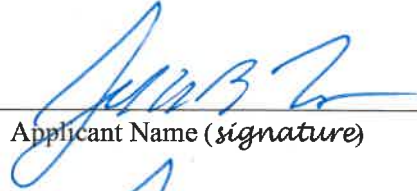
Answers to the following questions are required to complete this application.

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

Requesting rezone to accomodate desired lot size range from 40' wide to 60' wide as a Planned
Development (PUD) Zoning designation.

Jeffry B. Fuqua
Applicant Name (print)

X


Applicant Name (*signature*)

Jeffry B. Fuqua
Owner Name (print)

X

 MAN 16
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

Advertising Receipt

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

CITY OF CLERMONT
Carlie Zinker
P.O. BOX 120219
CLERMONT, FL 34712

Account Number: 7101866
Order Number: 10084266
Phone: (352) 241-7331
Date: 01/16/19
Ad Taker: Joanne French

Ad Classification: LEGAL NOTICES

Description	Start	End	Total
LEGAL NOTICE Notice is hereby given that the City Council of the City of Cler	01/29/2019	02/26/2019	\$534.36

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. 2019-09

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:

Southwest corner of the Hartwood Marsh Road and Hancock Road Intersection
Alternate Key 1462428, 1663521, 3853084

LEGAL DESCRIPTION

DESCRIPTION:

That part of MONTE VISTA PARK FARMS, according to the plat thereof, as recorded in Plat Book 2, Page 27, of the Public Records of Lake County, Florida, lying in Sections 9 and 16, Township 23 South, Range 26 East, and that part of the Southeast 1/4 of Section 9, Township 23 South, Range 26 East, Lake County, Florida, described as follows:

COMMENCE at the East 1/4 corner of Section 9, Township 23 South, Range 26 East, thence run S00°25'15"W along the East line of the Southeast 1/4 of said Section 9 for a distance of 26.00 feet to the POINT OF BEGINNING; thence continue S00°25'15"W along said East line 2560.45 feet to the Southeast corner of said Section

9; thence S00°26'49"W along the East line of the Northeast 1/4 of Section 16, Township 23 South, Range 26 East, for a distance of 662.26 feet to the Southeast corner of the North 1/2 of the Northeast 1/4 of the Northeast 1/4 of said Section 16; thence N89°32'02"W along the South line of said North 1/2 of the Northeast 1/4 of the Northeast 1/4 for a distance of 1121.46 feet; thence leaving said South line run N00°27'58"E, 529.08 feet; thence N50°15'49"W, 606.67 feet; thence N18°55'15"E, 15.13 feet; thence N06°26'42"W, 28.59 feet; thence N31°04'08"W, 24.54 feet; thence N57°16'34"W, 38.82 feet; thence N79°19'14"W, 22.50 feet; thence S72°14'43"W, 23.58 feet; thence S25°50'57"W, 30.74 feet; thence S66°47'05"W, 81.79 feet; thence S55°09'08"W, 65.04 feet; thence S70°14'29"W, 16.30 feet; thence N77°06'37"W, 14.04 feet; thence N56°24'53"W, 10.66 feet; thence N21°01'30"W, 101.88 feet; thence N04°17'39"E, 27.39 feet; thence N16°05'04"E, 33.97 feet; thence N28°56'59"E, 43.34 feet; thence N61°30'08"E, 44.26 feet; thence N43°55'27"E, 43.91 feet; thence N20°42'07"E, 56.29 feet; thence N06°27'57"E, 101.43 feet; thence N02°36'01"W, 121.76 feet; thence N03°11'49"E, 54.97 feet; thence N14°54'49"E, 44.67 feet; thence N36°16'47"E, 24.84 feet; thence N68°05'38"E, 28.33 feet; thence S76°04'07"E, 30.37 feet; thence S64°20'08"E, 25.40 feet to the point of curvature of a curve concave Northwesterly having a radius of 25.00 feet and a chord bearing of N41°37'57"E; thence Northeasterly along the arc of said curve through a central angle of 148°03'50" for a distance of 64.61 feet to the point of tangency; thence N32°23'58"W, 72.00 feet; thence N46°19'25"W, 35.85 feet; thence N73°14'47"W,

36.84 feet; thence N88°48'33"W, 90.46 feet; thence S79°46'13"W, 30.52 feet; thence N85°12'21"W, 36.97 feet; thence N45°06'17"W, 26.84 feet; thence N02°32'14"W, 197.47 feet; thence N06°51'20"E, 199.46 feet; thence N10°32'32"W, 40.47 feet; thence N25°48'53"W, 31.53 feet; thence N46°57'10"W, 23.08 feet; thence N30°34'13"W, 20.75 feet; thence N15°51'21"W, 43.08 feet; thence N07°19'12"W, 66.15 feet; thence N02°11'09"E, 52.90 feet; thence N09°45'40"E, 49.13 feet; thence N16°35'39"E, 43.95 feet; thence N44°07'53"E, 55.81 feet; thence N60°09'01"E, 42.42 feet; thence N74°46'16"E, 40.33 feet; thence N80°48'18"E, 53.28 feet; thence N87°41'33"E, 82.14 feet; thence N00°23'35"E, 86.68 feet to the North line of the South 1/2 of the Northwest 1/4 of the Southeast 1/4 of said Section 9; thence S89°36'25"E along said North line 382.81 feet to the Northeast corner of said South 1/2 of the Northwest 1/4 of the Southeast 1/4; thence N00°20'29"E along the West line of the Northeast 1/4 of the Southeast 1/4 of said Section 9 for a distance of 644.48 feet to the Northwest corner of the Northeast 1/4 of the Southeast 1/4 of said Section 9; thence run S89°42'00"E along the North line of the Southeast 1/4 of said Section 9 for a distance of 315.40 feet to the right-of-way line of Hartwood Marsh Road, as recorded in Maintenance Map Book 8, Pages 21 through 23, of the Public Records of Lake County, Florida; thence S00°18'00"W along said right-of-way line 26.00 feet; thence S89°42'00"E along said right-of-way line 999.95 feet to the POINT OF BEGINNING.

Containing 115.890 acres more or less and being subject to any rights-of-way, easements and restrictions of record.

From: Urban Estate and Urban Transition
To: Planned Unit Development

This request will be considered by the Planning & Zoning Commission on Tuesday, February 5, 2019 at 6:30 p.m.

A public meeting to consider the request will be held before the City Council on Tuesday, March 12, 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.

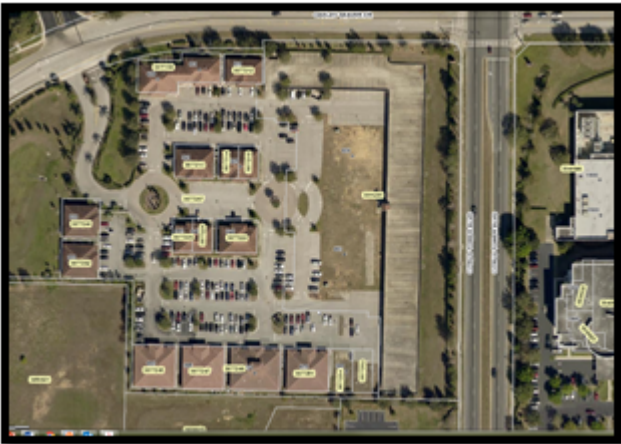
Please be advised that, under State law, if you should decide to appeal a decision made with respect to this matter, you may need to ensure that a verbatim record is made.

Tracy Ackroyd Howe, MMC
City Clerk

Ad No: 10084266
January 29, 2019 &
February 26, 2019

Payment Info	
Ad Price	\$534.36
Tax	\$0.00
Sub Total	\$534.36
Prepaid Amount	\$0.00
Balance Due	\$534.36

AGENDA ITEM

Meeting Date	
Tuesday, February 5, 2019	
Agenda Item Name	
Resolution No. 2019-01R <i>South Lake Medical Arts Pad O</i>	
Requested Action	
Recommend denial of Resolution No. 2019-01R	
Staff Report	
The applicant, South Lake Medical Arts Center, is requesting to amend a Conditional Use Permit (Resolution No 2016-42) to allow for an increase to the professional office total square footage. The property is approximately 12+/- acres and is located at the southwest corner of Oakley Seaver and Citrus Tower Blvd. The current zoning is R-3 Residential/Professional District. The existing Conditional Use Permit was approved to allow up to 50,300 s.f. of professional offices, and 144 multifamily units and a parking structure, currently under construction. The applicant is again requesting to amend the Conditional Use Permit to allow for an increase to the professional office from 50,300 square feet up to 53,000 square feet. The applicant would like to construct a 5,000 square foot building on Pad O, the final building pad of the master development plan.  A Conditional Use Permit (Resolution No. 1485) was approved in 2006, to allow for an 116,000 square foot office complex with a parking structure. The project was never fully developed. In 2016, the CUP (Resolution No 2016-42) was amended to allow up to 144 multifamily units with a parking structure and up to 50,300 square feet of professional office space, the site currently has 47,717 square feet of professional office space built, which leaves approximately 2,583 square feet available for the last vacant building pad (Pad O), before the site maximum is reached. The applicant is requesting an increase to the professional office square feet to allow for construction of a 5,000 square foot office building. The proposed building will increase total professional office to approximately 53,000 square feet. When evaluating a request for a Conditional Use Permit, Section 86-144 of the Land Development Code requires specific development standards and provisions are met, Staff has reviewed the CUP application as submitted and finds the proposed use does not meet the general criteria. The site as proposed does not have sufficient parking to	

accommodate the proposed increase to the professional office square footage. The applicant has a signed agreement with Lake County Government, that provides 22 reserved and designated parking spaces for one of the office buildings. The reserved spaces cannot be included in the shared parking plan, because they are reserved and not available for public parking by the other tenants in the office center. The applicant is also requesting a variance for a parking deficient of 11 parking spaces. This request may create a hardship and insufficient parking for the overall professional office development. Therefore, Staff recommends denial of the request to amend the Conditional Use Permit with (Resolution No. 2019-01R).

Additional Analysis

Fiscal Impact Summary

Fiscal Impact

Fund Number and Description

Available Budget Amount

Exhibits Attached (copies of original agreements)

- | | | |
|----|--|--|
| 1. | 2019-01R 881 Oakley Seaver Drive CUP | 2019-01R 881 Oakley Seaver Drive CUP.pdf |
| 2. | South Lake Medical Arts-Location Map | South Lake Medical Arts-Location Map.pdf |
| 3. | Development Site Map | Development Site Map.pdf |
| 4. | South Lake Medical Arts Center Ltr-Lake County | South Lake Medical Arts Center Ltr-Lake County.pdf |
| 5. | Zoning Map-South Lake Medical Arts | Zoning Map-South Lake Medical Arts.pdf |
| 6. | CUP Application | CUP Application.pdf |
| 7. | OAKLEY SEAVER AND CITRUS TOWER CUP | OAKLEY SEAVER AND CITRUS TOWER CUP.pdf |



CITY OF CLERMONT
RESOLUTION NO. 2019-01R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING AN AMENDMENT TO A CONDITIONAL USE PERMIT (RESOLUTION NO. 2016-42) TO ALLOW FOR AN INCREASE OF TOTAL SQUARE FEET FOR THE PROFESSIONAL OFFICE SPACE.

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held February 5, 2019 recommended approval of this Conditional Use Permit to allow for an increase to the total square footage for the professional office space, at the following location:

LOCATION:

Southwest corner of Oakley Seaver Drive and Citrus Tower Boulevard
Alternate Key 3877287

WHEREAS, the granting of this Conditional Use Permit will not adversely affect the officially adopted Comprehensive Plan of the City; such use will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity; the proposed use will comply with the regulations and conditions specified in the codes for such use; and the proposed use may be considered desirable at the particular location;

WHEREAS, the applicant has requested to amend the approved Conditional Use Permit (Resolution No. 2016-42) to allow up to 53,000 square feet of professional office space, and

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 2016-42) to allow up to a maximum 53,000 square feet of professional office space; be granted subject to the following conditions:

SECTION 1. General Conditions

1. This Resolution shall inure to the benefit of, and shall constitute a covenant running with the land and the terms, conditions, and provisions hereof, and shall be binding upon the present owner and any successor in title or interest, and shall be subject to each and every condition herein set out.
2. The property shall be developed in substantial accordance with the Conceptual Site Plan as prepared by the Applicant's Engineer. Construction plans incorporating all conditions of this permit shall be submitted for review and approval by City staff prior to authorization and issuance of a development permit. The conceptual plan submitted with the Conditional Use Permit application is not an approved site plan.



CITY OF CLERMONT
RESOLUTION NO. 2019-01R

3. Upon approval of the Resolution, the aforementioned property shall only be used for the purposes described herein. No further expansion of the use or additions to this project shall be permitted except as approved by another Conditional Use Permit. Any other proposed use shall be specifically authorized by amendment and approval of the City of Clermont City Council.
4. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.
5. Prior to the issuance of any permits, the applicant shall be required to submit formal site plans for review and approval by the City of Clermont Site Review Committee. The site plans shall meet all submittal requirements and comply with the conditions of this Resolution, applicable City Codes, Regulations, Ordinances, and provide compliance with the adopted City Comprehensive Plan, as amended.
6. No business can occupy any portion of the building unless the proposed business has applied for and obtained a Local Business Tax Receipt from the Development Services Department.
7. 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.
8. 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.
9. 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.
10. 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.
11. If any of the stated conditions are violated, the applicant understands and agrees that the City Council may revoke this Conditional Use Permit by resolution.
12. This permit shall become null and void if substantial work has not begun within two (2) years of the date of issuance of this Conditional Use Permit.



CITY OF CLERMONT
RESOLUTION NO. 2019-01R

SECTION 2. Land Use

1. The proposed development may contain up to 53,000 square feet of professional office space, and up to 144 multi-family units and a parking structure.
2. The allowable uses shall be those uses indicated within the R-3 Residential/Office zoning district of the City of Clermont Land Development Regulations.

SECTION 3. Transportation Improvements

1. Sidewalks shall be required along all public road frontages in accordance with adopted Florida Department of Transportation and City Codes.
2. Turn lanes shall also be provided based on staff Site Review Committee.
3. Prior to construction and development of the complex, the permittee/developer shall provide a traffic analysis which identifies the development's impact on the City's transportation system.

SECTION 4. Excavation and Grading/Operation Plans

1. The applicant shall submit a detailed excavation, grading and erosion control plan for the entire site during the site plan review process which must be approved by the City Site Review Committee prior to initiation of development activity.
2. The permittee/developers shall provide ground cover on all out parcel and 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 the Best Management Practices (BMP) of the United States Department of Agriculture Soil Conservation Service.
3. A dust abatement plan shall be submitted to the City detailing measures to be taken in eliminating the migration of dust particles from the site.

SECTION 5. Utilities

The applicant shall submit a detailed utility plan for the entire site during the site plan review process which must be approved by the City Site Review Committee prior to initiation of development activity.

SECTION 6. Site Improvements/Landscaping

Onsite landscaping and perimeter landscaping shall be planted in excess of code, to be determined by staff at Site Review Committee.



CITY OF CLERMONT
RESOLUTION NO. 2019-01R

SECTION 7. Architectural Design Standards

Architectural finish and building plans for the development shall be submitted and approved by the Site Review Committee prior to any development activity to ensure aesthetic and public safety considerations are properly addressed.

The following design standards shall apply to all development on the site and shall apply until such time as citywide architectural design standards are adopted unless otherwise approved by the City of Clermont Site Review Committee.

Facades and Exterior Walls:

1. Ground floor facades that face public streets shall have arcades, display windows, entry areas, awnings or other such features along no less than sixty (60) percent of their horizontal length.
2. Facades greater than one hundred (100) feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least three (3) feet. No uninterrupted length of any facade shall exceed one hundred (100) horizontal feet, except the parking structure.

Roofs:

1. Parapet walls or other design features shall be used to conceal flat roofs and rooftop equipment such as HVAC units from public view from all sides of the building. Parapet walls or other design features shall be constructed at a height of at least one (1) inch above the tallest roof top unit. A metal or other enclosure for roof top equipment does not constitute screening from public view. The average height of such parapets shall not exceed fifteen (15) percent of the height of the supporting wall and such parapets shall not at any point exceed one-third of the height of the supporting wall.
2. No uninterrupted length of any roofline or parapet wall shall exceed one hundred (100) horizontal feet.

Materials and Colors:

1. The predominant exterior finish shall be of high quality materials, including, but not limited to, brick, stone, stucco and textured concrete masonry units. The finished surface of the exterior walls shall not include smooth-faced concrete block, tilt-up concrete panels or prefabricated steel panels.
2. Facade colors shall be low reflective, subtle, neutral or earth tone colors. The use of high-intensity colors, metallic colors, black or fluorescent colors shall be prohibited.



CITY OF CLERMONT
RESOLUTION NO. 2019-01R

3. Building trim and accent areas shall be limited to one primary color. The use of a primary color in the building trim is limited to a one (1) foot wide band around the building. Neon tubing shall not be an acceptable feature for building trim or accent areas.

Entryways:

The main entryway shall feature no less than three (3) of the following:

1. canopies or porticos;
2. overhangs;
3. recesses/projections;
4. arcades;
5. peaked roof forms;
6. arches;
7. architectural details such as tile work and moldings which are integrated into the building structure and design;
8. integral planters or wing walls that incorporate landscaped areas and/or places for sitting.

Signage:

Neon tubing shall not be used in building signage. The letters in the signage shall be a primary color.

Lighting:

Light poles shall not be painted in primary colors and they shall be no greater than 25 feet in height.

Miscellaneous:

1. Mobile storage systems; metal shipping containers and trailers, shall be prohibited.
2. Chain link fencing shall be prohibited. Fencing around water retention areas and all other fencing shall be ornamental metal fencing.

SECTION 8. Site Specific Conditions

1. Applicant shall install a fence of black aluminum along the western and southern divides between the Lofts and the existing South Lake Medical Arts Center (“SLMAC”).
2. The fence will be a minimum of five feet (5') in height and will be landscaped on the Lofts side with bougainvillea plants with no more than five feet (5') space between plants. The Applicant shall be responsible for maintenance of the bougainvillea plants.
3. Applicant will install a temporary windscreen/silt fence to protect the South Lake Medical Arts Center property from debris;



CITY OF CLERMONT
RESOLUTION NO. 2019-01R

4. Applicant will take commercially reasonable actions to limit the noise and waste from construction during regular business hours. Applicant will operate the Lofts as a "first class" or "Class A" facility with rents consistent with similar Class A apartment facilities at all times, and that the Loft building, parking areas and grounds are secured at all times;
5. Applicant will install and maintain operational security cameras outside of the Loft buildings at all times;
6. Applicant will ensure that the Lofts have gated access through Oakley Seaver entrance;
7. Applicant will comply with City waste requirements at all time, with no variances except to provide trash compactors. If trash compactors are approved by the City as a variance, the trash compactors must be functional at all times;
8. Applicant will maintain the Lofts in good condition with no dead landscaping, chipped or peeling paint, or broken windows;
9. Applicant will not permit Loft residents to leave furniture or other large waste outside of the building for more than one (1) day;
10. The decorative fire gate will be present and functional at all times. Loft residents will not have a clicker or other access through the fire gate.
11. On or before the expiration of sixty (60) days after the issuance of the final certificate of occupancy or equivalent final permit for the multi-family residential project, the applicant shall reseal and restripe the existing parking and drive areas in South Lake Medical Arts Center. The resealing and restriping of the parking and drive areas shall be in accordance with professional standards as required to maintain the appearance and functionality of the parking and drive areas based on the age and condition of the parking and drive areas.
12. In the event that parking at this site proves inadequate the City reserves the right to open the CUP for further review and additional conditions which may include additional parking requirements or revocation of the Conditional Use Permit.



CITY OF CLERMONT
RESOLUTION NO. 2019-01R

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 26th day of February, 2019.

CITY OF CLERMONT

Gail L. Ash, Mayor

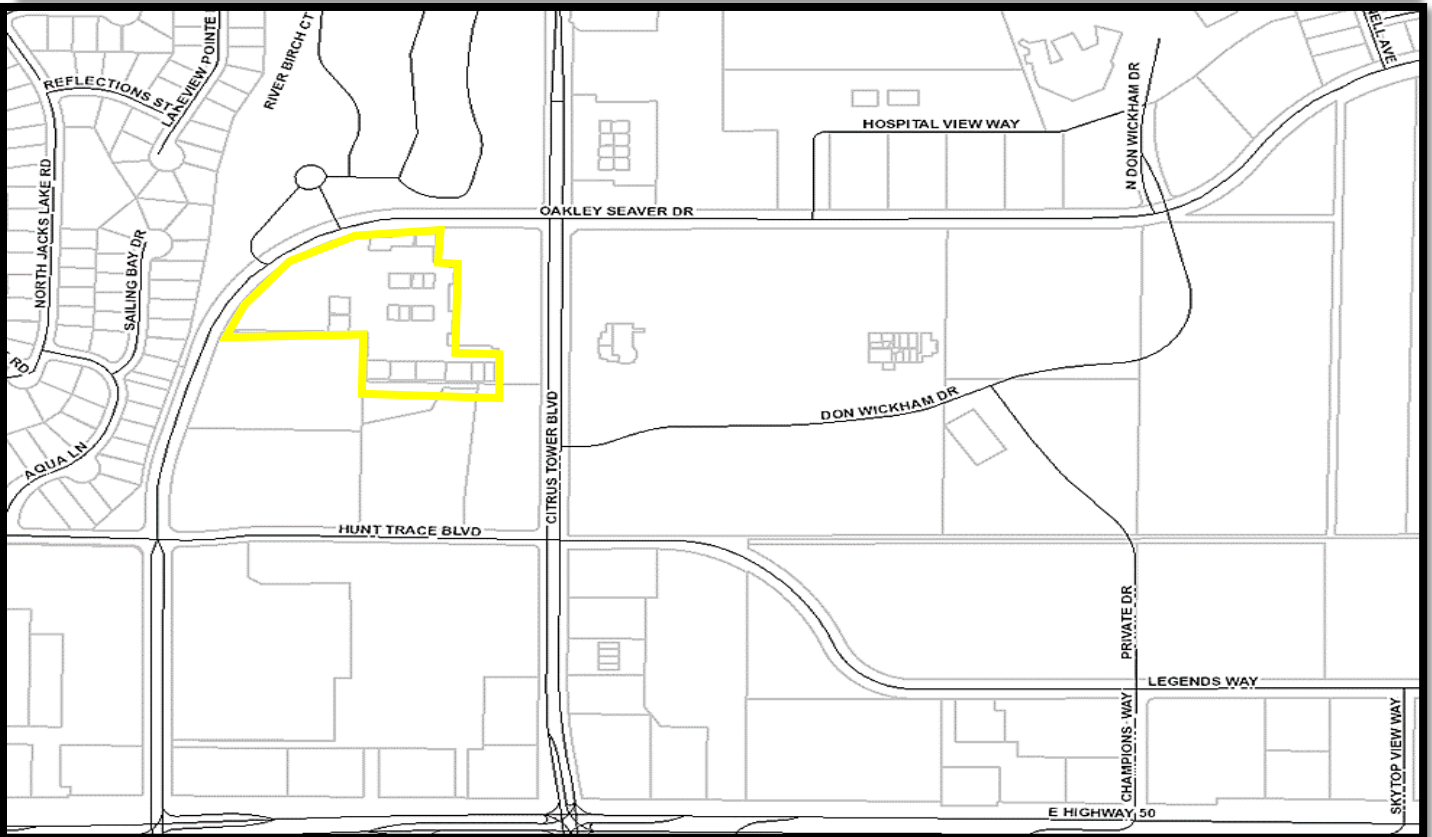
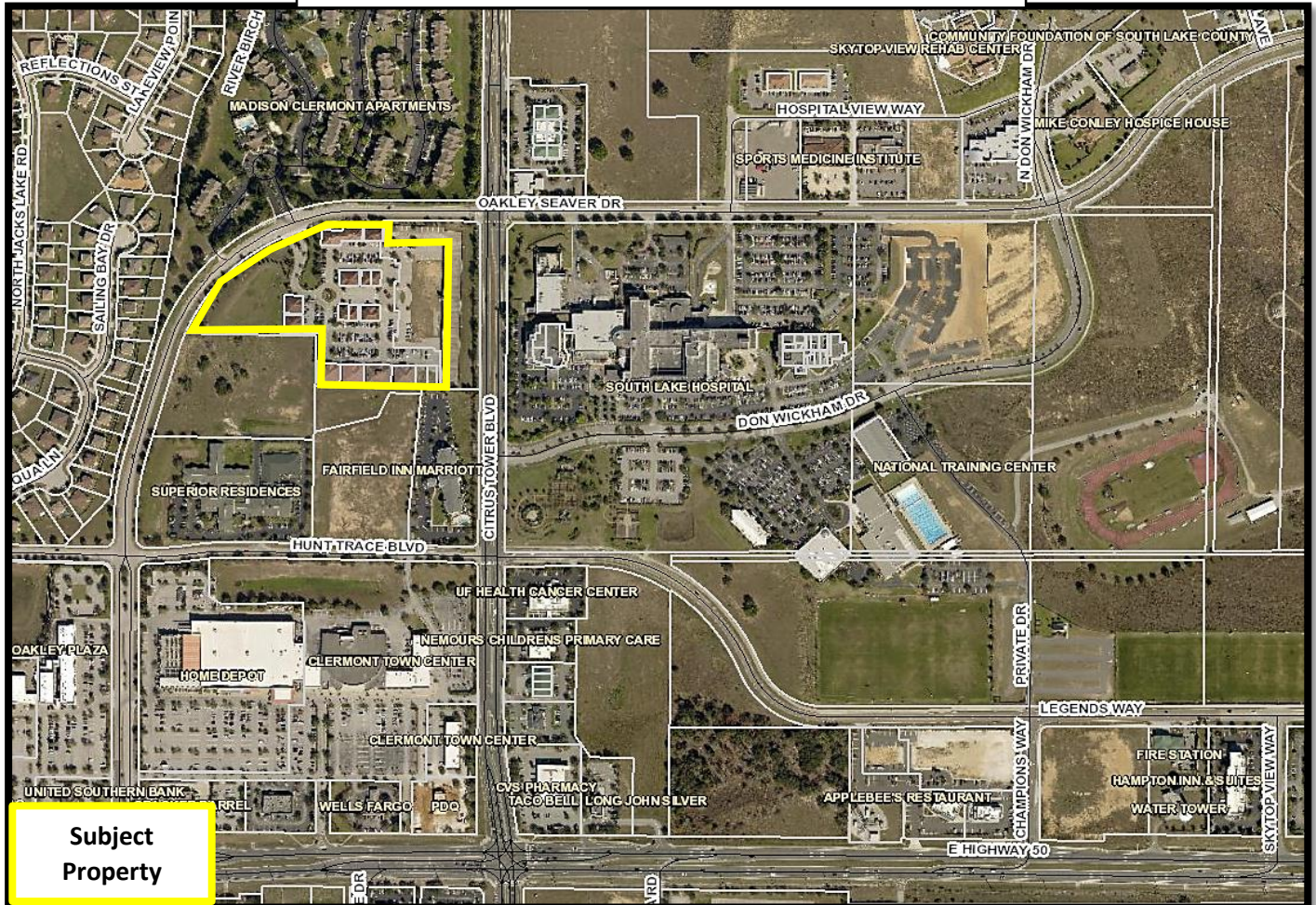
ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

South Lake Medical Arts-Location Map



[illegible]



LAKE COUNTY FLORIDA

October 26, 2018

Darren Gray, City Manager
City of Clermont
Post Office Box 120219
Clermont, Florida 34712

RE: South Lake Medical Arts Center - Unit O - Request for Conditional Use Permit (CUP) – Alt Key 3877287

Dear Darren:

Lake County owns property located at 875 Oakley Seaver Drive (Unit N) in Clermont that houses the Health Department's health and dental clinics. We received a Notice of Hearing and a copy of the CUP application for Unit O, which seeks to increase the overall development area to build a 5,000 square foot office.

In 2017, Belgian Capital Fund, LLC, (Belgian) was approved to build the Lofts@Southlake within the medical office complex. At the time that zoning amendment was being processed by the City, the Health Department already had parking concerns. Belgian entered into an agreement with the County to address those concerns, a copy of which is enclosed. The Health Department has continued to have parking issues and we are requesting that the City include the following conditions in the CUP:

- A requirement that the applicant provide twenty-two (22) designated parking spaces to the Health Department, and that those spaces are clearly marked as reserved for the Health Department's use, with a minimum of eleven (11) of those spaces located directly in front of the Health Department building (Unit N), and the remaining spaces within the lower level of the existing parking garage.
- A requirement that the applicant reconfigure, resurface, and appropriately stripe the parking lot located directly in front of the Health Department building (Unit N) as shown on the concept plan dated January 10, 2017, and enclosed with this letter.

Thank you for your consideration. Please let me know if you have any questions or need any additional information.

Sincerely,

Jeff Cole
County Manager

JC/mw
Enclosures

cc: Paul Butler, Assistant County Health Department Director (*via email only*)
Melanie Marsh, County Attorney (*via email only*)

COUNTY MANAGER'S OFFICE
P.O. BOX 7800 ♦ 315 W. MAIN ST. ♦ SUITE 308 ♦ TAVARES, FLORIDA 32778-7800 ♦ P 352.343.9888 ♦ F 352.343.9495
Board of County Commissioners ♦ www.lakecountyfl.gov

**AGREEMENT
BETWEEN
LAKE COUNTY, FLORIDA
AND
BELGIAN CAPITAL FUND, LLC
REGARDING
SOUTH LAKE MEDICAL ARTS CENTER**

THIS AGREEMENT (hereinafter referred to as the "Agreement") is made and entered into by and between **LAKE COUNTY, FLORIDA**, a political subdivision of the State of Florida (hereinafter referred to as the "County"), whose address for the purposes of this Agreement is Post Office Box 7800, Tavares, Florida 32778, and **BELGIAN CAPITAL FUND, LLC**, a Florida limited liability company (hereinafter called "Belgian Capital"), whose address for the purposes of this Agreement is 1201 West Highway 50, Clermont, Florida 34711.

WITNESSETH

WHEREAS, Belgian Capital is the owner of Pad F (Alternate Key No. 3877220) and Pad G (Alternate Key No. 3877221), South Lake Medical Arts Center Third Amendment, Condominium, recorded at Official Records Book 3, Pages 31-33, Public Records of Lake County, Florida (hereinafter called "SLMA"); and

WHEREAS, Belgian Capital is also the Declarant (Developer) under the Second Amended and Restated Declaration of Condominium of South Lake Medical Arts Center, a Landsite Condominium, recorded at Official Records Book 3563, Pages 632-711, Public Records of Lake County, Florida; pursuant to that certain Assignment of Developer Rights, recorded at Official Records Book 4028, Pages 1693-1694, Public Records of Lake County, Florida; and

WHEREAS, Lake County is the owner of Pads N-A and N-B, (Alternate Key No. 3877251) South Lake Medical Arts Center Third Amendment, Condominium, recorded at Official Records Book 3, Page 31-33, Public Records of Lake County, Florida; and

WHEREAS, the South Lake Medical Arts Center Association, Inc. has proposed for adoption the Fifth Amendment to the Second Amended and Restated Declaration of Condominium of South Lake Medical Arts Center (hereinafter called the "Fifth Amendment"), which would separate Pads F and G and certain portions of the Condominium common area, upon which a multi-family development known as the Lofts@Southlake (hereinafter called the "Lofts") are planned for construction; and

WHEREAS, all owners within the South Lake Medical Arts Center, except the County, have voted to adopt the Fifth Amendment; and

WHEREAS, Belgian Capital and the County wish to establish the terms and conditions under which the County will vote for, or provide a valid proxy to vote for, and execute as necessary, the Fifth Amendment;

NOW, THEREFORE, for and in consideration of the mutual terms, understandings, conditions, premises and covenants herein set forth, and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the parties do hereby agree as follows:

Section 1. Recitals. The foregoing recitals are true and correct, and are incorporated herein and made a part hereof by this reference.

Section 2. Effective Date. This Agreement shall become effective upon the execution of this Agreement by both parties, using the later date of execution as the "Effective Date".

Section 3. Parking Non-disturbance. The construction of the Lofts shall not interfere with the parking area currently utilized by Pads N-A and N-B during the normal business operating hours of the Lake County Health Department facility located at Pads N-A and N-B. Belgian Capital and the constructor/developer of the Lofts shall coordinate with the County and the Lake County Health Department to ensure uninterrupted operation and to minimize the disruption caused to the County and/or the Lake County Health Department.

Section 4. Emergency Access Gate. The access gate to the Lofts shown near the southeast corner of the Lofts property on that certain Conceptual Site Plan prepared by Denham Engineering, dated January 10, 2017 and incorporated into the City of Clermont's Resolution 2017-42 (hereinafter called "Conceptual Site Plan"), shall be used solely for emergency access by

governmental emergency services personnel, and shall never be used for private or public access to the Lofts parcel.

Section 5. Additional Parking for Pads N and O. The southern twenty-two (22) parking spaces within the first floor of the parking garage, shown on the Conceptual Site Plan as “Buildings N and O Parking Only”, shall be reserved exclusively as parking for Pads N-A, N-B, and O, and shall be physically separated by wall, fence or other type of permanent barrier from the remainder of the parking garage, which is to be utilized by the Lofts only, allowing for no traffic between such areas.

Section 6. Handicap Parking Requirements. Upon completion of the Lofts construction, Belgian Capital shall ensure that handicap parking requirements for Pads N-A, N-B, and O, are met, and if not, shall supply and construct additional handicap parking as needed, at no cost to the County or the Association.

Section 7. County Proxy or Vote and Execution of the Fifth Amendment. In return for the terms, conditions and requirements of Belgian Capital contained within this Agreement, the County shall execute a proxy in favor of Belgian Capital to vote for adoption of the Fifth Amendment, or shall attend the Association meeting scheduled to complete such vote and vote affirmatively for such Fifth Amendment, and shall execute the Fifth Amendment together with the owners within SLMA, if needed.

Section 8. Running with the Land. This Agreement, including all the terms, conditions and requirements of Belgian Capital contained herein, shall run with the land and shall be binding on the successors and assigns of the County and Belgian Capital.

Section 9. Compliance with Laws and Regulation. In performing pursuant to this Agreement, each party hereto shall abide by the respective statutes, ordinances, rules and regulations pertaining to, or regulating, the acts of such party.

Section 10. Notices. Any notice required or allowed to be delivered hereunder shall be in writing and be deemed to be delivered when (i) hand delivered to the official hereinafter designated, or (ii) three days after the date on which deposited in the United States mail, postage prepaid, certified mail return receipt requested, and addressed to a party at the address set forth

below, or such other address as the party shall have specified by written notice to the other party delivered in accordance herewith.

Belgian Capital

Belgian Capital Fund, LLC.
Attn: Jan Hendrickx, Manager
1201 West Highway 50, Clermont, Florida
Clermont, Florida 34711

County

Lake County Board of County Commissioners
Attn: County Attorney or
Lake County Property Manager
315 West Main Street
P.O. Box 7800
Tavares, Florida 32778

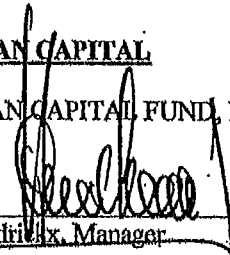
Section 11. Signatures. Scanned or facsimile signatures on this Agreement shall be acceptable.

Section 12. Entire Agreement. This Agreement constitutes the entire agreement of the parties with respect to the subject matter hereof, and may not be modified or amended except by a written instrument equal in dignity herewith and executed by the parties to be bound thereby.

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed as of the date and year below written: County, through its Board of County Commissioners; signing by and through its Chairman, and Belgian Capital, through its duly authorized representative.

BELGIAN CAPITAL

BELGIAN CAPITAL FUND, LLC



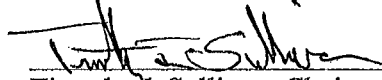
Jan Hendrickx, Manager

This 16 day of June, 2017.

Agreement between Lake County, FL and Belgian Capital Fund, LLC regarding South Lake Medical Arts Center

COUNTY

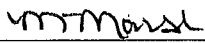
LAKE COUNTY, through its
BOARD OF COUNTY COMMISSIONERS



Timothy I. Sullivan, Chairman

This 20 day of June, 2017.

Approved as to form and legality:



Melanie Marsh
County Attorney

Denham Engineering, LLC
 CIVIL ENGINEERING
 407-217-5487
 352-989-1915
 www.denhameng.com

Inland Atlantic Development Corporation
 1175 Peachtree St. NE
 Atlanta, GA 30309
 404-523-8140

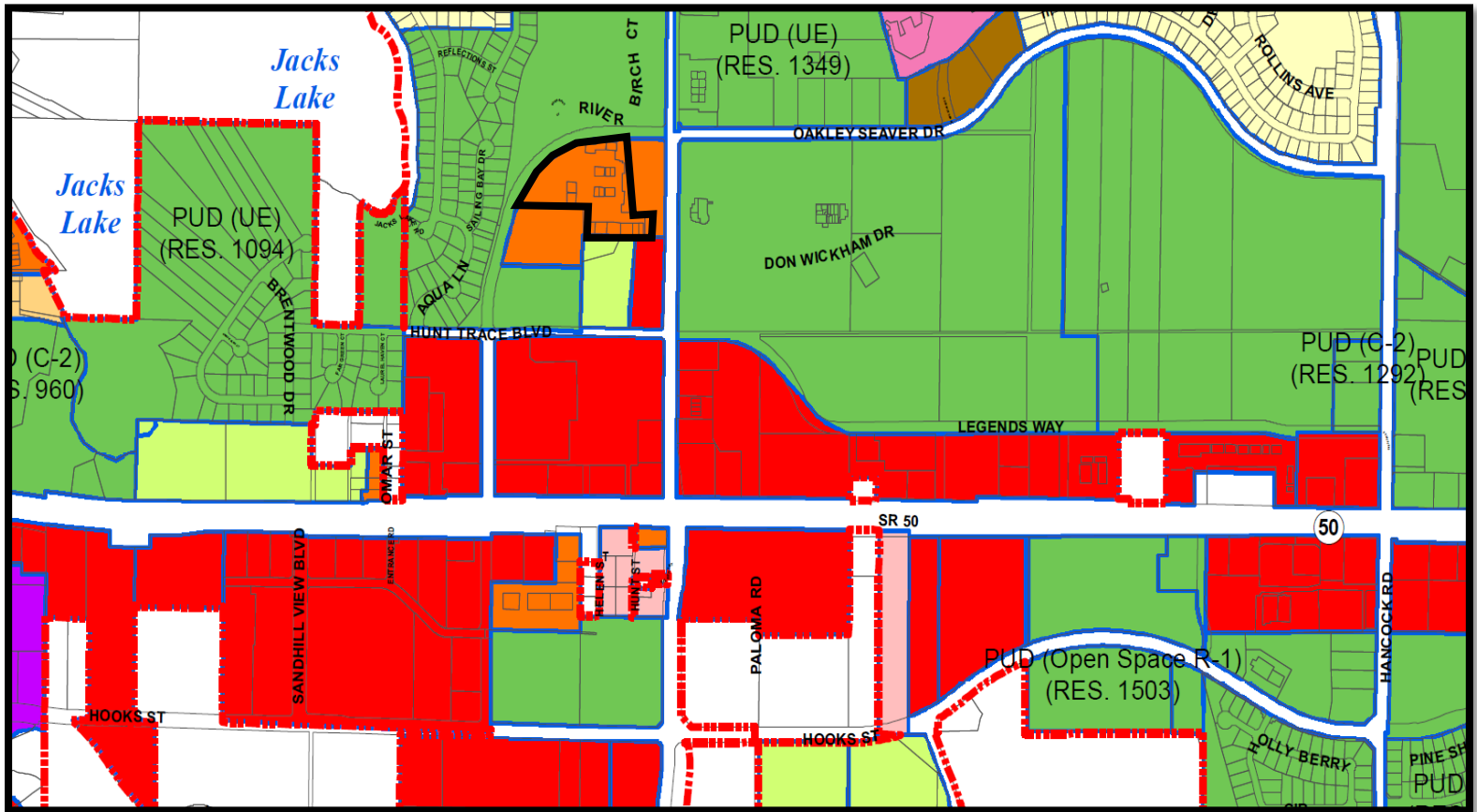
SLMAC Multi-Family
 Clermont, FL

Conceptual Plans

Dimension Plan

Revisions		
NO.	DATE	DESCRIPTION
1	10/2/17	Initial Design
2	10/10/17	Rev Owner Comments
3	10/18/17	Rev Owner Comments
4	10/23/17	Rev Owner Comments
5	10/26/17	Rev Owner Comments
6	10/28/17	Rev 20: Rev Meeting
7	10/31/17	Rev Owner Comments
8	11/23/17	Comparative & Property Line
9	12/1/17	Owner's & Property Line
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South Lake Medical Arts - Zoning Map



Legend

City Limits

Zoning Designations

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



**CONDITIONAL USE PERMIT (CUP)
APPLICATION**

DATE: July 18, 2018

FEE: \$845
+ cost of advertisement

PROJECT NAME (if applicable): South Lake Medical Arts -Pad O

APPLICANT: Jimmy Crawford, Esq.

CONTACT PERSON: Jimmy Crawford

Address: 1201 W. Highway 50, Suite A

City: Clermont State: Florida Zip: 34711

Phone: 352-394-7408 Fax: _____

E-Mail: jcrawford@lncmlaw.com

OWNER: Belgian Capital Fund, LLC

Address: 1132 Kane Concourse, Suite 200

City: Bay Harbor Islands State: Florida Zip: 33154

Phone: _____ Fax: _____

Address of Subject Property: Southwest corner of Oakley Seaver Drive and Citrus Tower Blvd.

General Location: Southwest corner of Oakley Seaver Drive and Citrus Tower Blvd.

AK # 3877287

Legal Description (include copy of survey): See attached

Land Use (City verification required): Residential/Office

Zoning (City verification required): R-3 Residential Professional with a CUP.

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

Page 2

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

The applicant would like to finish development of the center. The contract purchaser would like to construct a 5,000 square foot building, consistent with the surrounding offices, and in order to do so, the overall development area allowed in the CUP will need to be increased from 50,300 square feet to 53,000 square feet. The PUD plan and parking calculations have been revised to include the additional square footage.

The issue has arisen because several, if not most, of the buildings already constructed (Pad O is the last unbuilt pad) were built slightly larger than the allowed size -- probably because outside dimensions were used for measurements instead of interior space. This has resulted in, by the City's calculation, there being 47,717 feet of space built already, leaving Pad O only 2583 feet to reach the maximum square footage for the center of 50,300. Therefore, to allow Pad O to build its allowed 5000 sf, just as the other pads were allowed, the center needs to increase its allowed footage to 53000

Jimmy D. Crawford, Esq.

Applicant Name (print)

X _____
Applicant Name (signature)

Jan Hendrickx, as Manager of Belgian Capital Fund, LLC X

Owner Name (print)

Owner Name (signature)

***** NOTICE *****

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

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

Advertising Receipt

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

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

Account Number: 7101866
Order Number: 10079969
Phone: (352) 241-7331
Date: 08/23/18
Ad Taker: liana.rickman

Ad Classification: LEGAL NOTICES

Description	Start	End	Total
LEGAL NOTICE Notice is hereby given that the City of Clermont will consider a r	08/28/2018	09/18/2018	\$170.60

LEGAL NOTICE

Notice is hereby given that the City of Clermont will consider a request for amendment to a Conditional Use Permit (Resolution No. 2016-42) to allow for an increase to the professional office total square footage, at the following location:

Ad No: 10079969
August 28, 2018 &
September 18, 2018

LOCATION

Southwest corner of Oakley Seaver
Drive and Citrus Tower Boulevard
(AK 3877287)

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, September 4, 2018 at 6:30pm.

A public meeting to consider the request will be held before the City Council on Tuesday, September 25, 2018 at 6:30pm.

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

All interested parties will be given an opportunity to express their views on this matter.

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

Tracy Ackroyd Howe, MMC
City Clerk

Payment Info	
Ad Price	\$170.60
Tax	\$0.00
Sub Total	\$170.60
Prepaid Amount	\$0.00
Balance Due	\$170.60



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date	
Tuesday, February 5, 2019	
Agenda Item Name	
Ordinance No. 2019-12 <i>Andoc Comprehensive Plan Amendment</i>	
Requested Action	
Recommend approval of Ordinance No. 2019-12.	
Staff Report	
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 Notice of Encumbrance to Annex with the City was executed on November 14, 2017. The applicant signed a Utility Agreement to receive water and sewer services from the City. The property is currently under construction with an approved permit from Lake County, the site will continue development under Lake County's jurisdiction until final completion. The property is being developed as a Veterinary Clinic. The property is approximately 1.92 acres. The proposed map amendment will change the Future Land Use from Lake County's Regional Commercial to the City's Industrial. The related rezoning request will change the zoning from Lake County MP Industrial to the Clermont M-1 Industrial zoning classification. Staff recommends approval of the future land use map amendment from Lake County Regional Commercial to the City of Clermont Industrial. 	
Additional Analysis	
Fiscal Impact Summary	

Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. CPA Ord. 2019-12	CPA Ord. 2019-12.pdf	
2. LOCATION MAP	LOCATION MAP.pdf	
3. FLU MAPS	FLU MAPS.pdf	
4. Andoc SSCPA Legal AD	Andoc SSCPA Legal AD.pdf	



CITY OF CLERMONT
ORDINANCE NO. 2019-12

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

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

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

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

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

SECTION 1.

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

LEGAL DESCRIPTION

PINE VALLEY INDUSTRIAL PARK LOTS 8,9 PB 29 PG 70 ORB 5000 PG 1231, Public Records of Lake County, Florida.

Containing a total of 1.92 Acres, more or less.

Alternate Key 3304667



**CITY OF CLERMONT
ORDINANCE NO. 2019-12**

CHANGE IN FUTURE LAND USE CLASSIFICATION

From: Lake County Regional Commercial
To: City of Clermont Industrial

SECTION 2.

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

SECTION 3.

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

SECTION 4.

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

Location map:





CITY OF CLERMONT
ORDINANCE NO. 2019-12

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, this 26th day of February, 2019.

Gail L. Ash, Mayor

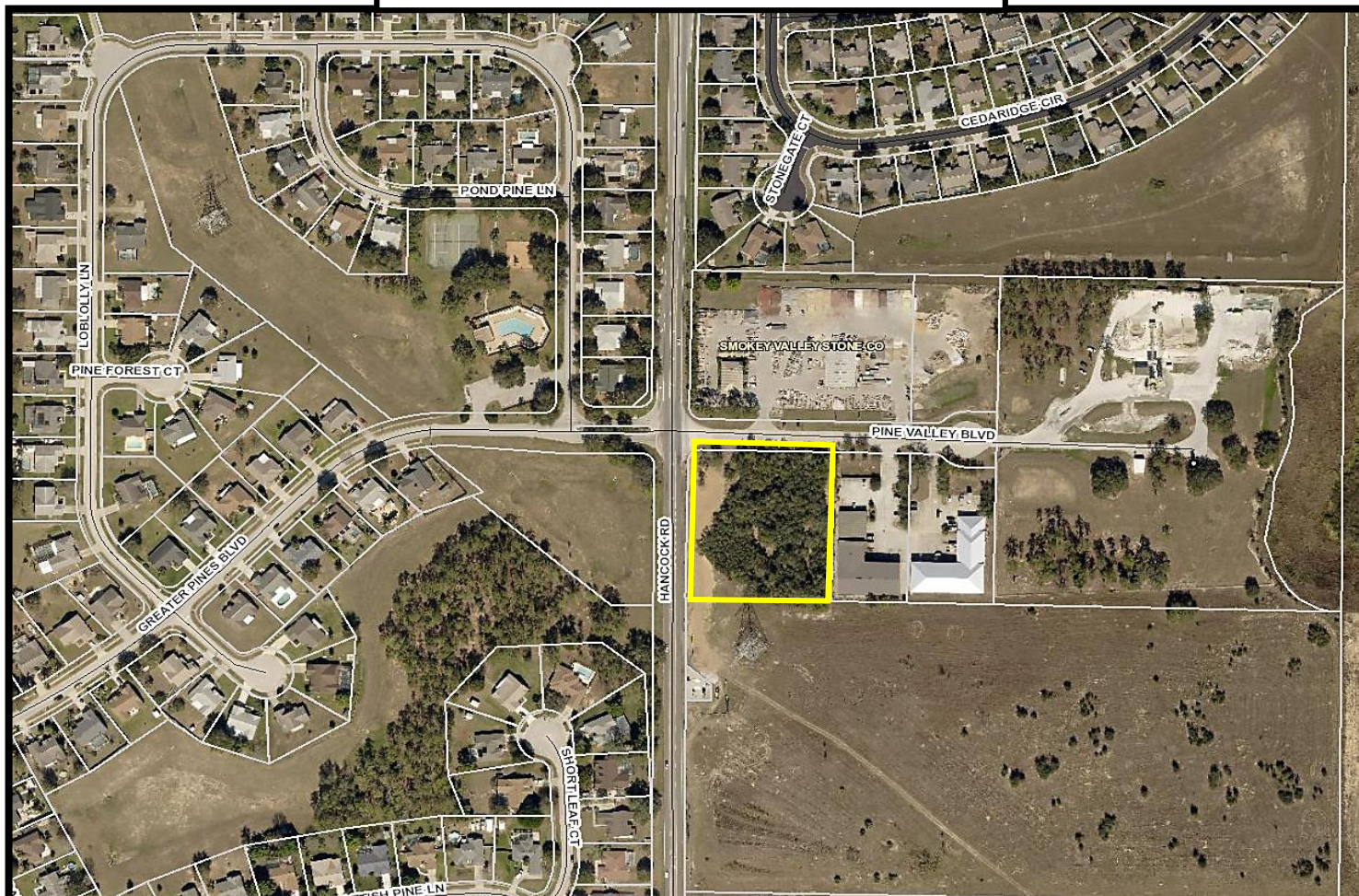
ATTEST:

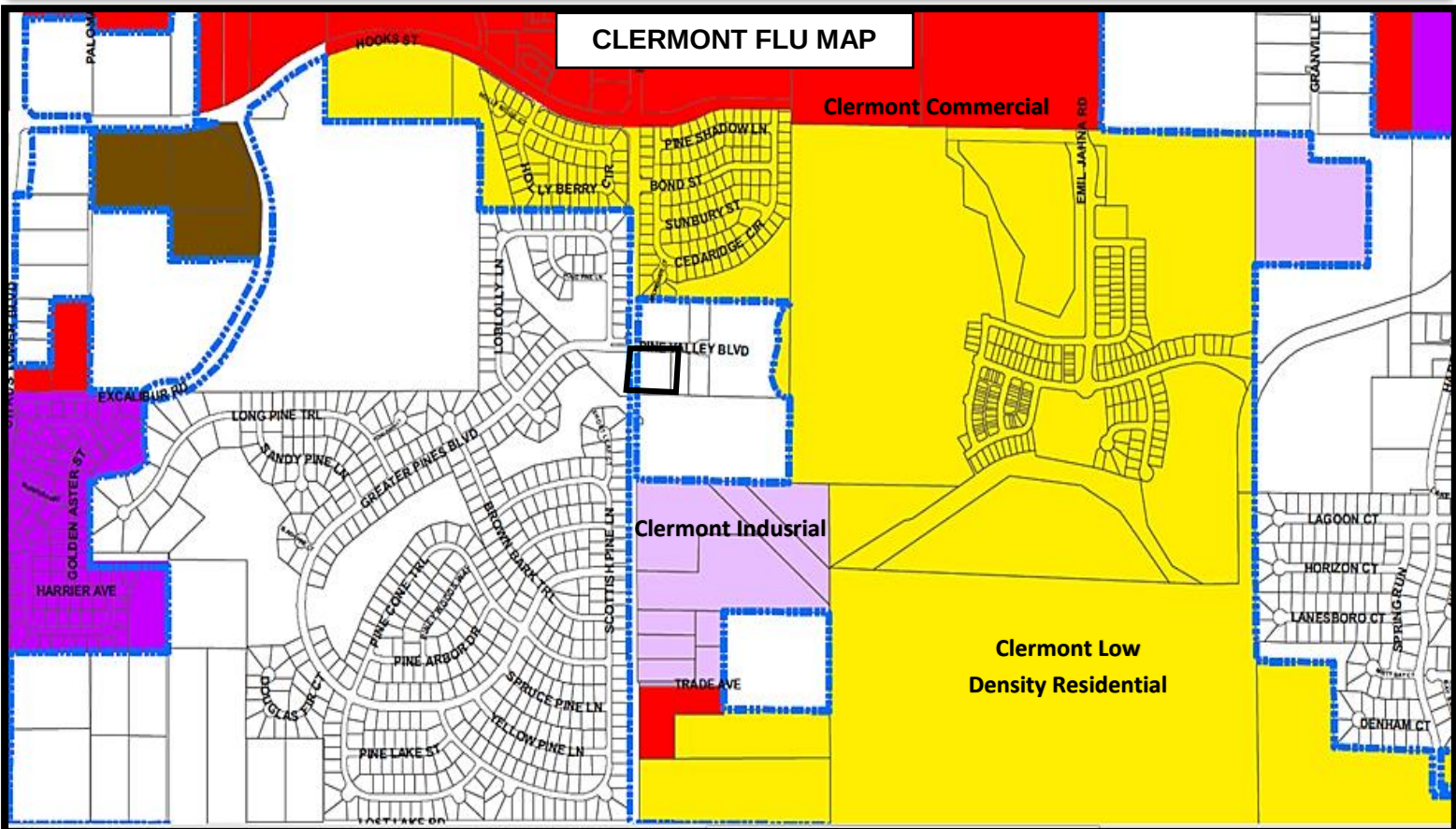
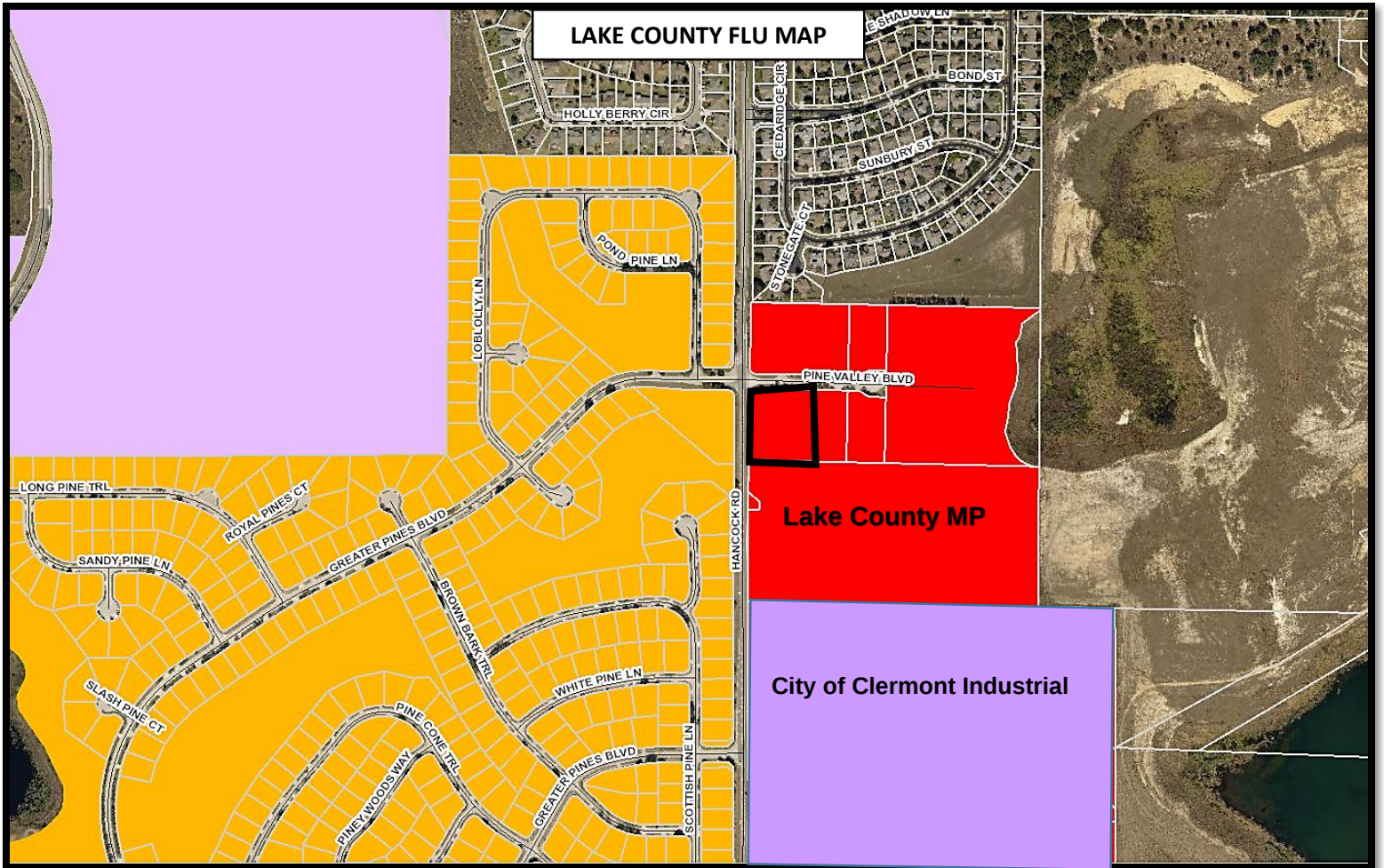
Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

LOCATION MAP





CITY OF CLERMONT
NOTICE OF PROPOSED LAND
USE CHANGE
Small-Scale Comprehensive
Plan Amendment
ORDINANCE NO. 2019-12

The City of Clermont will hold public hearings on Tuesday, February 5, 2019 at 6:30 p.m. before the Planning and Zoning Commission; and Tuesday, February 12, 2019 at 6:30 p.m. (1st reading of the adoption ordinance) and Tuesday, February 26, 2019 (final reading of the adoption ordinance) at 6:30 p.m. before the City Council to consider a proposed change to the City's Future Land Use Map. The map amendment would change the Future Land Use designation for the 1.92 +/-acre parcel below from Lake County Regional Commercial to City of Clermont Industrial. Alternate Key 3304667.



Location:
15016 Pine Valley Boulevard
(Alternate Key #3304667)

Legal Description:
PINE VALLEY INDUSTRIAL PARK LOTS 8,9 PB 29 PG 70 ORB 5000 PG 1231, Public Records of Lake County, Florida, Alternate Key 3304667. Containing a total of 1.92 Acres, more or less.

Ordinance No. 2019-12
An Ordinance of the City of Clermont, Florida, adopting the small-scale comprehensive plan amendment for the City of Clermont, Florida, pursuant to the Local Government Comprehensive Planning Act, Chapter 163, Part II, Florida Statutes; setting forth the authority for adoption of the small-scale comprehensive plan amendment; setting forth the purpose and intent of the small-scale comprehensive plan amendment; providing for the adoption of the small-scale comprehensive plan amendment; establishing the legal status of the small-scale comprehensive plan amendment; providing a severability clause; and providing an effective date.

The public hearings are in the Council chambers of City Hall, 685 W. Montrose Street, and are open to public comment. Please call (352) 241-7305 if you have any questions. The proposed amendment may be inspected at the City's Development Services Department (1st floor, City Hall) between 8 a.m. and 5 p.m. Monday-Friday. Please be advised that under state law, any person deciding to appeal a decision made at the public hearings will need a record of the proceedings and may need to ensure a verbatim record is made. Persons with disabilities who need assistance should contact the City Clerk's office, (352) 241-7331, at least 48 hours prior to the public hearings.

Tracy Ackroyd Howe, MMC
City Clerk

D048461 - January 21 & February 19, 2019

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

PLEASE READ CAREFULLY • SUBMIT CORRECTIONS ONLINE

LF-D048461 (100%)

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

PROOF CREATED AT: 1/17/2019 11:54:13 AM
NEXT RUN DATE: 01/21/19
PROOF DUE: 01/18/19 12:59:55



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date	
Tuesday, February 5, 2019	
Agenda Item Name	
Ordinance No. 2019-13 <i>Andoc Property Rezoning</i>	
Requested Action	
Recommend approval of Ordinance No. 2019-13.	
Staff Report	
This administrative request is being heard concurrently with requests for annexation and a Small Scale Comprehensive Plan Amendment. The City is requesting annexation of the subject parcel as authorized by the utility agreement with the property owner. The Notice of Encumbrance to Annex with the City was executed on November 14, 2017. The applicant signed a Utility Agreement to receive water and sewer services from the City. The property is currently under construction with an approved permit from Lake County, the site will continue development under Lake County's jurisdiction until final completion. The property is being developed as a Veterinary Clinic. The property is approximately 1.92 acres. The proposed rezoning is from Lake County MP Industrial to Clermont M-1 Industrial zoning classification. The related request for a comprehensive plan amendment would change the future land use from Lake County's Regional Commercial to the City's Industrial designation. Staff recommends approval of the rezoning to M-1 Industrial.  An aerial photograph showing a large, mostly undeveloped parcel of land. A yellow rectangular box highlights a portion of the land on the left side of the image, which appears to be covered in trees and brush. To the right of the highlighted area, there are some buildings and paved areas, possibly a parking lot or a partially developed site. The surrounding area includes roads and other land parcels.	
Additional Analysis	
Fiscal Impact Summary	

Fiscal Impact		Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)			
1.	REZ ORD 2019-13	REZ ORD 2019-13.pdf	
2.	LOCATION MAP	LOCATION MAP.pdf	
3.	ZONING MAPS	ZONING MAPS.pdf	
4.	Andoc Rezoning Legal AD	Andoc Rezoning Legal AD.pdf	



CITY OF CLERMONT
ORDINANCE NO. 2019-13

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

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

SECTION 1.

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

LEGAL DESCRIPTION

PINE VALLEY INDUSTRIAL PARK LOTS 8,9 PB 29 PG 70 ORB 5000 PG 1231, Public Records of Lake County, Florida.

Containing a total of 1.92 Acres, more or less.

Alternate Key 3304667

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

SECTION 2.

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

SECTION 3.

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

SECTION 4.

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

Location map:





CITY OF CLERMONT
ORDINANCE NO. 2019-13

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 26th day of February, 2019.

CITY OF CLERMONT

Gail L. Ash, Mayor

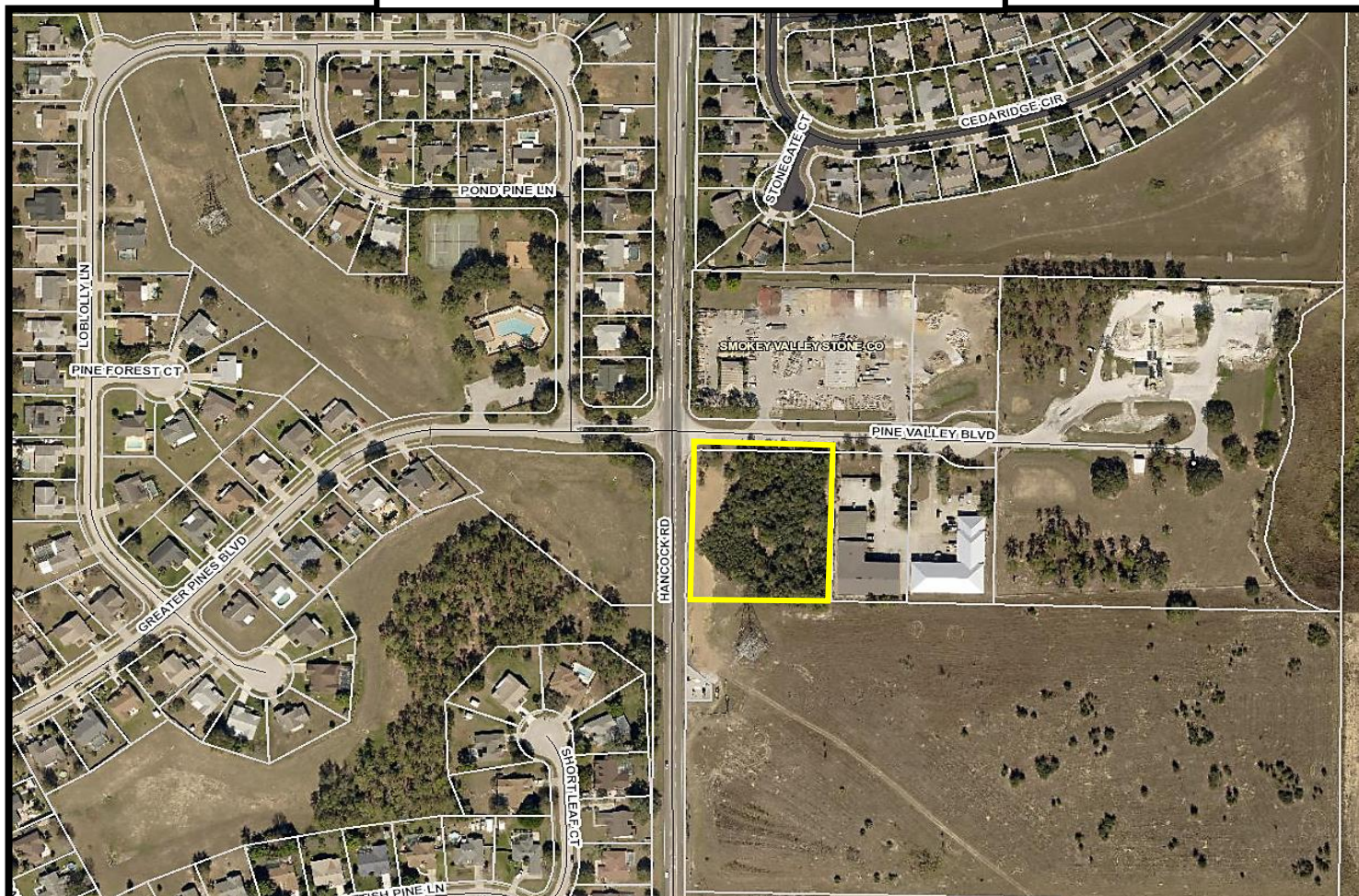
ATTEST:

Tracy Ackroyd Howe, City Clerk

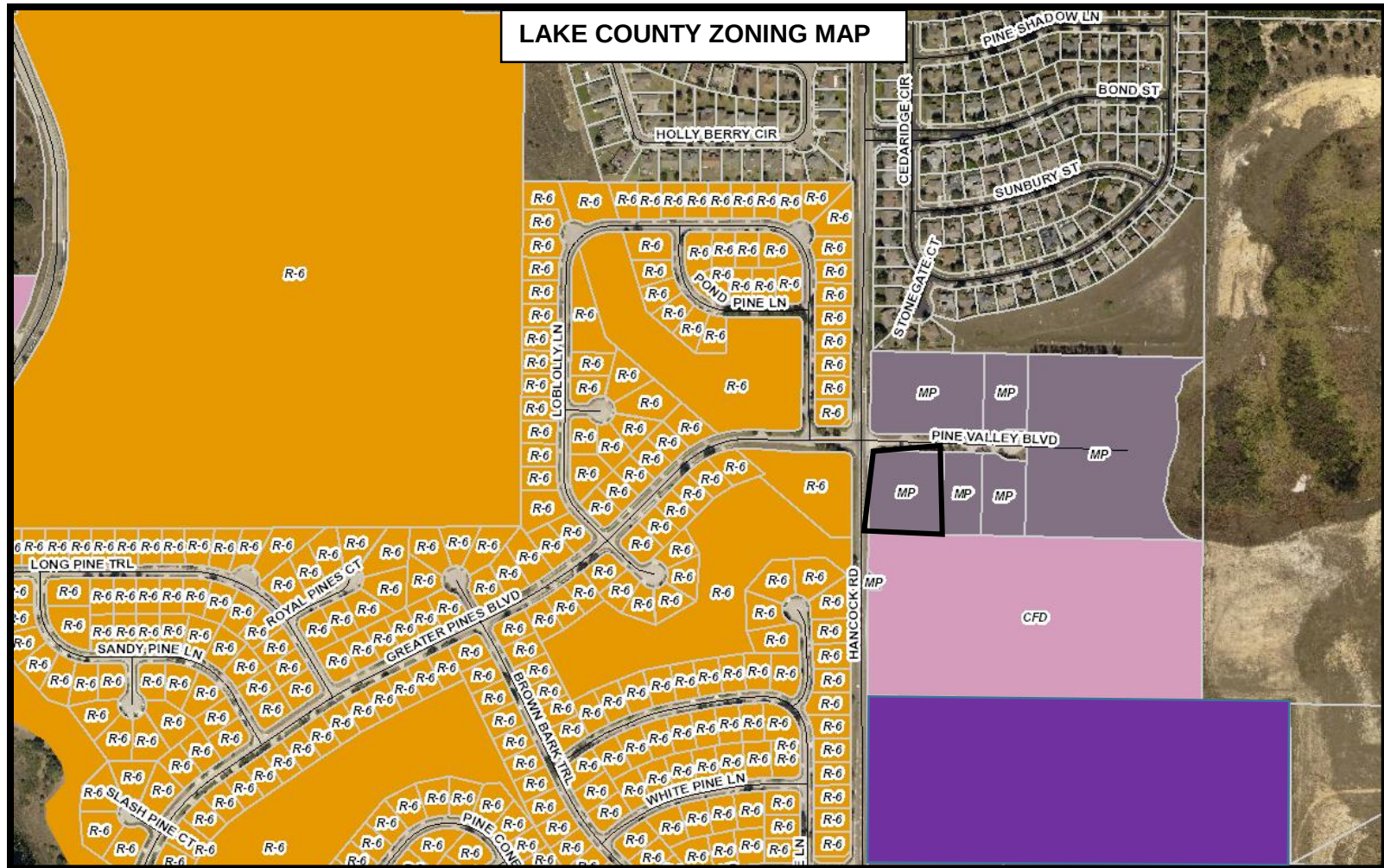
Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

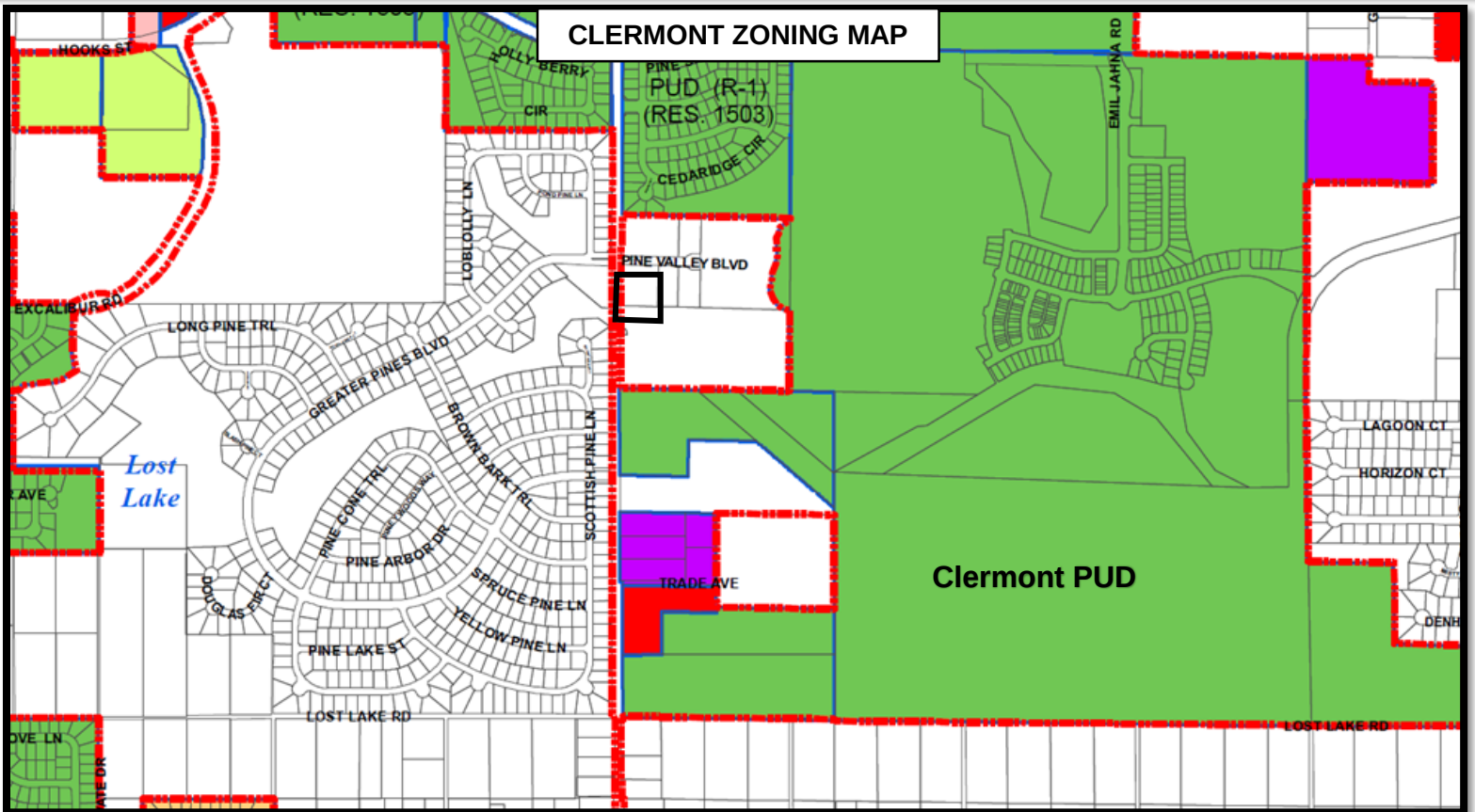
LOCATION MAP



LAKE COUNTY ZONING MAP



CLERMONT ZONING MAP



Advertising Receipt

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

CITY OF CLERMONT
Carlie Zinker
P.O. BOX 120219
CLERMONT, FL 34712

Account Number: 7101866
Order Number: 10084299
Phone: (352) 241-7331
Date: 01/17/19
Ad Taker: liana.rickman

Ad Classification: LEGAL NOTICES

Description	Start	End	Total
LEGAL NOTICE Notice is hereby given that the City Council of the City of Cler	01/21/2019	02/19/2019	\$193.96

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. 2019-13

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

LOCATION

15016 Pine Valley Boulevard,
Clermont, FL
Alternate Key 3304667

LEGAL DESCRIPTION

PINE VALLEY INDUSTRIAL PARK
LOTS 8,9 PB 29 PG 70 ORB 5000 PG
1231, Public Records of Lake County,
Florida, Alternate Key 3304667.
Containing a total of 1.92 Acres,
more or less.

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

This request will be considered by the Planning & Zoning Commission on Tuesday, February 5, 2019 at 6:30 p.m. A public meeting to consider the request will be held before the City Council on Tuesday, February 12, 2019 at 6:30 p.m. for Introduction and for Final Adoption on Tuesday, February 26, 2019. 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: 10084299
January 21, 2019 &
February 19, 2019

Payment Info

Ad Price	\$193.96
Tax	\$0.00
Sub Total	\$193.96
Prepaid Amount	\$0.00
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