



**CITY OF CLERMONT
PLANNING AND ZONING COMMISSION AGENDA
6:30 PM, Tuesday, April 2, 2019
City Hall – 685 W. Montrose Street, Clermont, FL**

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

MINUTES

March 2019 Planning & Zoning Minutes

REPORTS

NEW BUSINESS

Item 1 - Ordinance 2019-16

Wise Planned Unit Development Rezoning

Consider ordinance to rezone 13+/- acres to Planned Unit Development for mixed-use consisting of 96 multi-family units and 96,000 square feet of commercial/office use on a parcel west of the CR 455/Hartle Road and Good Hearth Boulevard intersection.

Item 2 - Ordinance 2019-19

Senninger Large-Scale Comprehensive Plan Amendment

Consider ordinance to change the future land use from Lake County Regional Office to City of Clermont Industrial for 12 +/- acres located south of SR 50, north of CR 455 extension and west of Good Hearth Boulevard, adjacent to the current Senninger irrigation plant.

Item 3 - Resolution No. 2019-11R

Abels Academy

Consider Conditional Use Permit to allow for a private school on vacant parcel located north of Citrus Tower Blvd, south of Division Street and east of US Highway 27.

Discussion of Non-Agenda Items

ADJOURN

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

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

Please be advised that if you intend to show any document, picture, video or items to the

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Council or Board in support or opposition to any item on the agenda; a copy of the document, picture, video or item must be provided to the Recording Clerk for the City's records.

City of Clermont
MINUTES
PLANNING AND ZONING COMMISSION
March 5, 2019

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The meeting of the Planning & Zoning Commission was called to order 5, March, 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 Development Services Director, John Kruse, Planning Manager, Dan Mantzaris, Legal Counsel for the City, attended.

MINUTES of Planning and Zoning Commission meeting held on February 5, 2019 were approved as written.

REPORTS:

Commissioner Krzyminski acknowledged the food truck Friday.

Chairman Whitehead brought awareness to Pig on the Pond Event.

Chairman Enstuah brought awareness to bike awareness event hosted by South Lake Chamber of Commerce.

Curt Henschel introduced Lori Crain to the public, as she will be the recording secretary.

REQUEST:

Item # 1: Consider an ordinance to change the future land use on approximately 13 acres located west of the CR 455 and Good Hearth Blvd. from Lake County Urban Low Density to City's Commercial future land use

APPLICANT: *Wise Large- Scale Comprehensive Plan Amendment*

Planning Manager, John Kruse, presented the staff report as follows

The applicant, LPG Urban & Regional Planners, LLC, is requesting voluntary annexation of the subject property. The property, approximately 13 acres, is located west of the CR 455/Hartle Road and Good Hearth Boulevard intersection. This request is being heard concurrently with requests for annexation and a rezoning to a Planned Unit Development (PUD). 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 Commercial. Under Lake County's Comprehensive Plan, FLU Policy 1-1.3.2, the property can be developed at a maximum density (4 unit's/net acre) of 53 residential units and 144,945 square feet of commercial. The City's Commercial Future Land Use allows

up to 0.25 Floor Area Ratio (FAR) and up to 12 units per acre. The commercial square footage would be the same, 144,945 square feet, but an increase of 8 units per acre, or 104 additional residential units could be constructed. The applicant is requesting a rezoning to a PUD for up to 96,000 square feet of commercial/office space and 96 multi-family units that would cap the development totals. Several policies in the City's Comprehensive Plan support the proposed map amendment.

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

Staff is able to support the request for the comprehensive plan change since the subject property meets the requirements for voluntary annexation, the City is capable of serving the property, it is not in conflict with the City's Comprehensive Plan, and the property can be developed in a similar fashion under Lake County's Urban Low Density. Therefore; staff recommends approval of the transmittal of the large-scale comprehensive plan amendment to change the future land use from Lake County Urban Low Density to the City's Commercial.

Applicant, Greg Beliveau, LPG Urban & Regional Planners, representing Wise family. States land is east terminus to Hooks Street. Annexation of the property is to ensure the owner receives compensation for the road extension in the near future. This property will allow access to Hooks Street and the growth of city.

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 Hubbard asked if the property would be a C-1 or C-2.

Planning Manger Kruse confirmed it is a C-2 General Commercial.

Commissioner Santos asked confirmation on the Hooks Street location.

Planning Manger Kruse indicated the location by showing them on the display image.

Commissioner Smith asked where the commercial and residential property would be located.

Mr. Beliveau clarified that it will all be commercial with few properties being residential.

Commissioner Smith asked how many units would be located on the property.

Planning Manger Kruse indicated 96 units.

Commissioner Enstuah asked if the current property is agriculture.

Mr. Beliveau stated it was vacant agricultural land. He also stated Duke Energy is also interested in property.

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

REQUEST:

Item # 2: Consider an ordinance to change the zoning on Palatlahaka Park, Seminole Park, and Park of Indian Hills to City PR Parks and Recreation zoning designation.

APPLICANT: *City Parks Rezoning*

Planning Manager, John Kruse, presented the staff report as follows

This rezoning request is an administrative request for City owned property that is currently used for parks. This is the continuation of the ongoing effort to have the City parks and recreational areas designated with the PR Parks and Recreation zoning designation. This proposed change will include the following three park properties: Palatlahaka Park, Seminole Park, and Park of Indian Hills.

The properties are currently zoned R-1-A Single Family Low Density or R-1 Single Family Medium Density. The Land Development Code allows the City the ability to conduct activities in any zoning district, however; most people only look at the zoning map and not the zoning code. This zoning designation is the most appropriate for the use of the property and if approved, will be reflected on the zoning map.

Section 122-280 of the Land Development Code indicates the purpose of a parks and recreation district is to designate and ensure that publicly owned areas of the city are preserved for park, open space, and recreational purposes for the benefit of the residents and the overall environment. The permitted uses include publicly owned recreational facilities that may include both active and passive facilities. The active and passive activities conducted at Palatlahaka Park, Seminole Park, and Park of Indian Hills would be permitted uses in this zoning designation. Therefore, staff recommends approval of the rezoning request from R-1-A Single Family Low Density and the R-1 Single Family Medium Density to PR Parks and Recreation zoning district.

Chairman Whitehead opened the floor to the public.

Resident, Erin Mirabile, 1540 12th Street. She would like to know how this change will impact their homes.

Resident, Tonya Denmark, 1431 14th Street. She asked if rezoned, can additional no parking signs be installed.

City Attorney, Dan Mantzaris, stated this board cannot make decisions on parking signs, but they can direct information to the City Manager and Police Chief.

Planning Manager Kruse stated this would not affect homes in anyway. This change is to make the zoning map consistent with the property use.

Chairman Whitehead closed the floor and returned it to the Board.

Chairman Whitehead made a remark about Seminole Park.

Chairman Whitehead entertained motion for item 2. Commissioner Krzyminski moved to approve the requested motion; it was seconded by Commissioner Enstuah. The vote was unanimous for approval. Motioned passed 7-0.

Meeting adjourned at 6:56 PM.

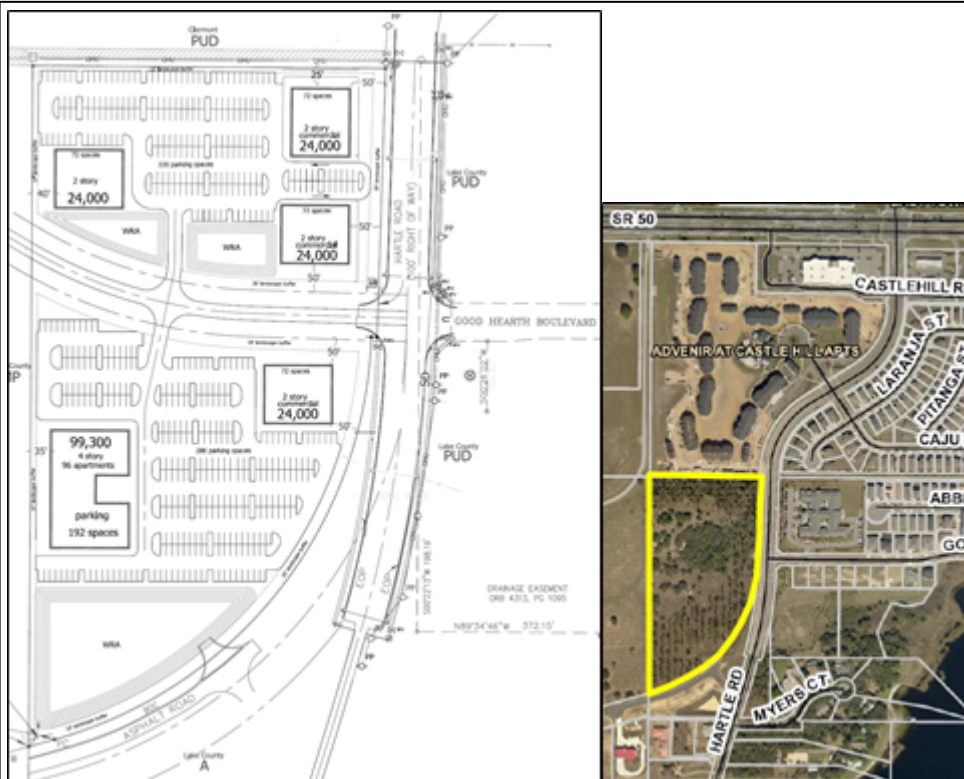


CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date	
Tuesday, April 2, 2019	
Agenda Item Name	
Ordinance 2019-16 <i>Wise Planned Unit Development Rezoning</i>	
Requested Action	
Recommend approval of Ordinance No. 2019-16.	
Staff Report	
The applicant, LPG Urban & Regional Planners, LLC, is requesting a rezoning to a Planned Unit Development (PUD) consisting of up to 96,000 square feet of commercial/office space and 96 multi-family units on 13 +/- acres. The property is located west of the CR 455/Hartle Road and Good Hearth Boulevard intersection. 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 Urban Low. Once the property is annexed, it will become Urban Estate. The applicant has provided a PUD Conceptual Development Plan, prepared by LPG Urban & Regional Planners, showing the proposed layout. The project will consist of up to 96 multi-family units in a four-story apartment building with elevators. The size of the units will range from 750 square feet to 1,200 square feet, as indicated on the plan. The development will be at a density of approximately 7.2 units per acre. In addition, the applicant is proposing up to 96,000 square feet of C-2 General Commercial uses, which include retail and/or office use. The Commercial Floor Area Ratio will be limited to 0.25. Under Lake County's Urban Low zoning designation, the applicant would be allowed a maximum density of 53 residential units and 144,945 square feet of commercial. The applicant has used the PUD application as a way to cap density and intensity on the site. The applicant has not requested any variances to the Land Development Code. In addition, the applicant has agreed to dedicate 100-foot wide right-of-way for the Hook Street corridor, as displayed on the conceptual plan.	



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 and an assisted living facility to the east, multi-family use to the north and industrial uses to the west.

Staff believes the proposal meets the standards in regards to Section 122-315, Review Criteria for a PUD. The project is located within ¼ mile of an arterial and major collector intersection (SR 50 and CR 455) and will access CR 455 via a future signalized intersection. The project can be fully served by the City's services, the density and intensity is consistent with the City's Comprehensive Plan, and the dedication of the Right-of-Way for the Hook Street connection serves a public benefit. Therefore, staff recommends approval of Ordinance 2019-16 for a Planned Unit Development to be developed in substantial accordance with the PUD Conceptual Development Plan, prepared by LPG Urban & Regional Planners LLC, dated May 11, 2018.

Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. 2019-16 Draft PUD Wise	2019-16 Draft PUD Wise.doc	
2. Site Aerial	Site Aerial.pdf	
3. Wise Map	Wise Map.pdf	
4. Wise Concept Plan 02-28-2019 PUD	Wise Concept Plan 02-28-2019 PUD.pdf	

5.	171094 Daniel Wise -Bndy_10-24_17	171094 Daniel Wise -Bndy_10-24_17.pdf
6.	Signed Applications	Signed Applications.pdf
7.	Wise PUD Legal Page 1	Wise PUD Legal Page 1.pdf
8.	Wise PUD Legal Page 2	Wise PUD Legal Page 2.pdf



CITY OF CLERMONT
ORDINANCE No. 2019-16

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, RECORDING, 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

TRACTS 38 AND 43, SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, ACCORDING TO LAKE HIGHLAND COMPANY'S PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 24, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

LESS AND EXCEPT:

THAT PART OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT AN AXLE FOUND AT THE CENTER OF SAID SECTION 26; THENCE N89°33'31"W ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 26 FOR A DISTANCE OF 665.32 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID NORTH LINE RUN S00°22'13"W ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 26 FOR A DISTANCE OF 781.85 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 2000.00 FEET AND A CHORD BEARING OF S 13°13'33"W; THENCE LEAVING SAID WEST LINE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°16'21" FOR A DISTANCE OF 218.95 FEET TO A NON-TANGENT LINE; THENCE N73°38'17"W, 100.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1,900.00 FEET AND A CHORD BEARING OF N09°05'12"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°33'03" FOR A DISTANCE OF 482.53 FEET TO THE POINT OF TANGENCY; THENCE N01°48'40"E, 492.21 FEET TO A POINT ON THE AFORESAID NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 26; THENCE S89°33'31"E ALONG SAID NORTH LINE, 59.52 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AN EASEMENT DATED 1/30/53, FILED 2/3/53 FROM BORIS ARNOV, JR., A SINGLE MAN, TO HELEN MATHER-SMITH, AN UNMARRIED WOMAN, CONVEYING A PERPETUAL EASEMENT FOR INGRESS AND EGRESS OF PEDESTRIAN AND VEHICULAR TRAFFIC OVER THE FOLLOWING DESCRIBED LAND: ALL THAT PART OF THE SOUTHERLY 25 FEET OF TRACTS 38 AND 43, OF



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LAKE HIGHLAND'S COMPANY PLAT OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, RECORDED IN PLAT BOOK 3, PAGE 24, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, EXCEPT THAT PART OF SAID SOUTHERLY 25 FEET LYING WEST OF THE COUNTY ROAD.

ALSO LESS AND EXCEPT ORB 4561, PG 1260

PARCEL "A"

THAT PORTION OF TRACTS 38 AND 43, MAP OF SECTION 26 OF LAKE HIGHLANDS COMPANY, AS RECORDED IN PLAT BOOK 3, PAGE 52, AND LAKE HIGHLANDS COMPANY. PLAT, TOWNSHIP 22 SOUTH, RANGE 26 EAST, PLAT BOOK 3, PAGE 24, ALL OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING IN SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTER OF SECTION 26 AS SHOWN ON JOHN'S LAKE LANDING PHASE 1, AS RECORDED IN PLAT BOOK 65, PAGE 58, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE NORTH 89°33'31" WEST ALONG THE NORTH LINE OF THE SOUTHWEST 1 /4 OF SAID SECTION 26 AND THE NORTH BOUNDARY LINE OF SAID PLAT FOR 724.84 FEET TO THE WESTERLY BOUNDARY OF SAID PLAT; THENCE ALONG SAID WESTERLY BOUNDARY THE FOLLOWING FOUR (4) COURSES: SOUTH 01°48'40" WEST FOR 475.87 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SQUIB 01°48'40" WEST FOR 16.34 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1900.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 14°33'03" FOR 482.53 FEET; THENCE SOUTH 73°38'17" EAST FOR 38.64 FEET TO POINT A AND THE WESTERLY EDGE OF PAVEMENT FOR HARTLE ROAD AS IT EXISTED ON JULY 03, 2014; THENCE DEPARTING SAID BOUNDARY OF JOHN'S LAKE LANDING PHASE 1, RUN ALONG THE WESTERLY EDGE OF PAVEMENT OF SAID HARTLE ROAD THE FOLLOWING FIVE (5) COURSES: SOUTH 11°58'12" WEST FOR 11.38 FEET; THENCE SOUTH 14°56'12" WEST FOR 17.62 FEET; THENCE SOUTH 15°49'20" WEST FOR 52.94 FEET; THENCE SOUTH 16°43'20" WEST FOR 79.99 FEET; THENCE SOUTH 17°05'28" WEST FOR 184.18 FEET TO THE SOUTH LINE OF SAID TRACT 43; THENCE NORTH 89°34'35" WEST ALONG SAID SOUTH LINE FOR 459.96 FEET TO THE WEST LINE OF SAID TRACT 43; THENCE NORTH 00°20'25" EAST ALONG SAID WEST LINE FOR 128.89 FEET; THENCE DEPARTING SAID WEST LINE, NORTH 74°35'13" EAST FOR 45.80 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 740.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 72°46'33" FOR 939.93 FEET; THENCE SOUTH 88°11'20" EAST ALONG A RADIAL LINE FOR 10.00 FEET TO THE POINT OF BEGINNING; CONTAINING 3.45 ACRES OR 150,211 SQUARE FEET, MORE OR LESS. TOGETHER WITH

PARCEL "B"

THAT PORTION OF TRACT 43, MAP OF SECTION 26 OF LAKE HIGHLANDS



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COMPANY, AS RECORDED IN PLAT BOOK 3, PAGE 52, AND LAKE HIGHLANDS COMPANY PLAT, TOWNSHIP 22 SOUTH, RANGE 26 EAST, PLAT BOOK 3, PAGE 24, ALL OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING IN SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCE AT THE AFOREMENTIONED POINT "A"; THENCE ALONG THE WESTERLY BOUNDARY LINE OF JOHN'S LAKE LANDING PHASE 1, AS RECORDED IN PLAT BOOK 65, PAGE 58, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, THE FOLLOWING FOUR (4) COURSES: SOUTH 73°38'17" EAST FOR 22.31 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 73°38'17" EAST FOR 39.05 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2000.00 FEET AND A RADIAL LINE WHICH BEARS SOUTH 73°38'17" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 061°6'21" FOR 218.95 FEET; THENCE SOUTH 00°22'13" WEST ALONG SAID BOUNDARY OF JOHN'S LAKE LANDING PHASE 1 AND BOUNDARY OF MYERS COVE AS RECORDED IN PLAT BOOK 29, PAGE 38, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, FOR 529.01 FEET TO THE SOUTH LINE OF SAID TRACT 43; THENCE NORTH 89°34'35" WEST ALONG SAID SOUTH LINE FOR 183.56 FEET TO THE EASTERLY EDGE OF PAVEMENT OF HARTLE ROAD AS IT EXISTED ON JULY 03, 2014; THENCE ALONG SAID EASTERLY EDGE OF PAVEMENT THE FOLLOWING SEVEN (7) COURSES: NORTH 17°16'39" EAST FOR 178.58 FEET; THENCE NORTH 16°26'45" EAST FOR 80.85 FEET; THENCE NORTH 16°03'52" EAST FOR 20.50 FEET; THENCE NORTH 86°56'24" EAST FOR 1.36 FEET; THENCE NORTH 16°09'13" EAST FOR 22.28 FEET; THENCE NORTH 14°42'51" EAST FOR 26.66 FEET; THENCE NORTH 18°18'30" EAST FOR 11.14 FEET TO THE POINT OF BEGINNING.

CONTAINING 13.3 ACRES, MORE OR LESS.

LOCATION

West of the CR 455/Hartle Road and Good Hearth Boulevard Intersection
Alternate Key 1648157

FROM: Urban Estate (UE)

TO: Planned Unit Development (PUD)

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:



CITY OF CLERMONT
ORDINANCE No. 2019-16

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 5: General Conditions:

This application for a Planned Unit Development to allow for a multi-tenant commercial development with C-2 General Commercial uses along with multi-family dwelling units, be granted subject to the following conditions:

1. The conditions as set forth in this Planned Unit Development shall be legally binding upon any heirs, assigns and successors in title or interest.
2. The property shall be developed in substantial accordance with the Concept Development Plan prepared by LPG Urban & Regional Planners, Inc, dated May 11, 2018, EXHIBIT A. Formal construction plans incorporating all conditions stated in this permit shall be submitted for review and approved by the Site Review Committee prior to the issuance of a zoning clearance or other development permits.
3. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.
4. An environmental assessment addressing habitat and species shall be submitted to the City during the construction plans approval stage of each phase of the project. Applicable permits for any gopher tortoises and associated burrow commensal species or other threatened or endangered species found on the property must be received from the appropriate regulatory agencies prior to the initiation of development activity.
5. 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 will reimburse the developer at 100 percent for all costs including design, permitting, materials, and construction of the fiber optic conduit and pull boxes. At the time of site plan review, the City's Information Technology Director or authorized designee will make this determination.
6. Easements shall be provided on any existing and proposed utilities that the City will own and maintain at no expense to the City.

SECTION 6: Land Uses and Specific Conditions:

1. A total of up to 96,000 square feet of C-2 General Commercial Uses shall be allowed within the project. The maximum commercial Floor Area Ratio (FAR) will be 0.25 with a maximum of 0.8 Impervious Surface Ratio (ISR).



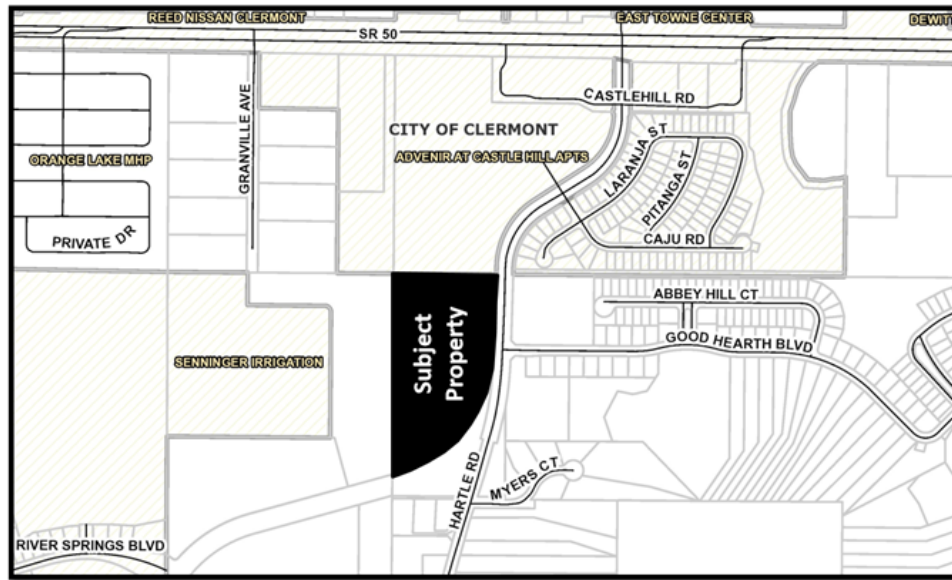
CITY OF CLERMONT
ORDINANCE No. 2019-16

2. A total of up to 96 multi-family dwelling units may be permitted on the site, with a minimum of 750 square feet of living space in each unit. Elevators shall be installed for buildings with a walkup of more than one story.
3. School concurrency shall be met before final plat approval in accordance with the Comprehensive Plan and Land Development Code.
4. The development shall comply with all applicable County and Florida Department of Transportation access management requirements.
5. A Tier 2 Traffic Impact Study shall be completed at the time of site plan review and will be coordinated and reviewed by the Lake-Sumter Metropolitan Planning Organization. The study and comments shall be shared with all jurisdictions within the traffic impact area. If the study identifies a deficiency in the Level of Service of transportation facilities due to the proposed project, the developer shall be required to participate in mitigation strategies.
6. By virtue of the transportation system needs for the project, the developer shall dedicate on the final plat and/or commercial site plan, a 100-foot right-of-way for Hooks Street within the project boundary, from the western property line through the property towards to east, as shown on the Conceptual Development Plan. In addition to this 100-foot right-of-way, additional land necessary to accommodate temporary construction easements; not to exceed 10 feet in width, may be provided. The slope easement shall be identified at preliminary plat and/or preliminary commercial site plan review and shown on the final plat/commercial site plan. The developer shall coordinate with the County and City on alignment and grading of Hooks Street. The slope easement width will be adjusted with design plans approved by the County and the City. This will be required prior to the first Certificate of Occupancy for the site.
7. The project shall be developed according to the C-2 General Commercial zoning designation in the Land Development Code, unless expressly stated above.

Location map:



CITY OF CLERMONT
ORDINANCE No. 2019-16



CITY OF CLERMONT ORDINANCE No. 2019-16

Close up of Conceptual Development Plan





CITY OF CLERMONT
ORDINANCE No. 2019-16

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida
on this 28th day of May, 2019.

CITY OF CLERMONT

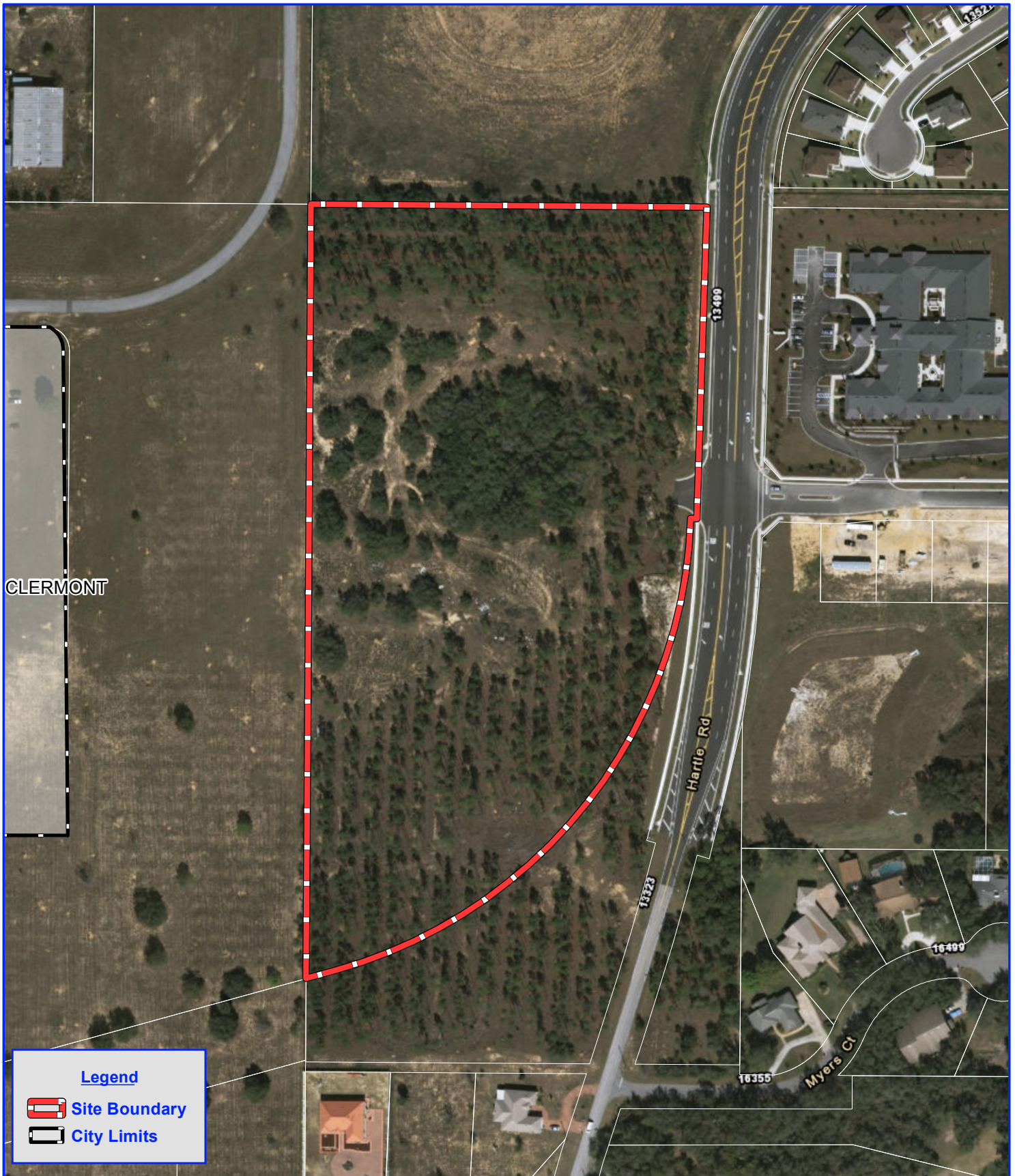
Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney



Legend

-  Site Boundary
-  City Limits



100 0 100 200 Feet

1 inch = 200 feet

City of Clermont
Wise Property
Lake County, Florida
Site Aerial

Project: 1579-2
File: Site Aerial.mxd
Name: Wise
PM: Sherie Lindh
Date: June 2, 2017
Created By: J.Wilson



Exhibit - Location Map - Wise Property

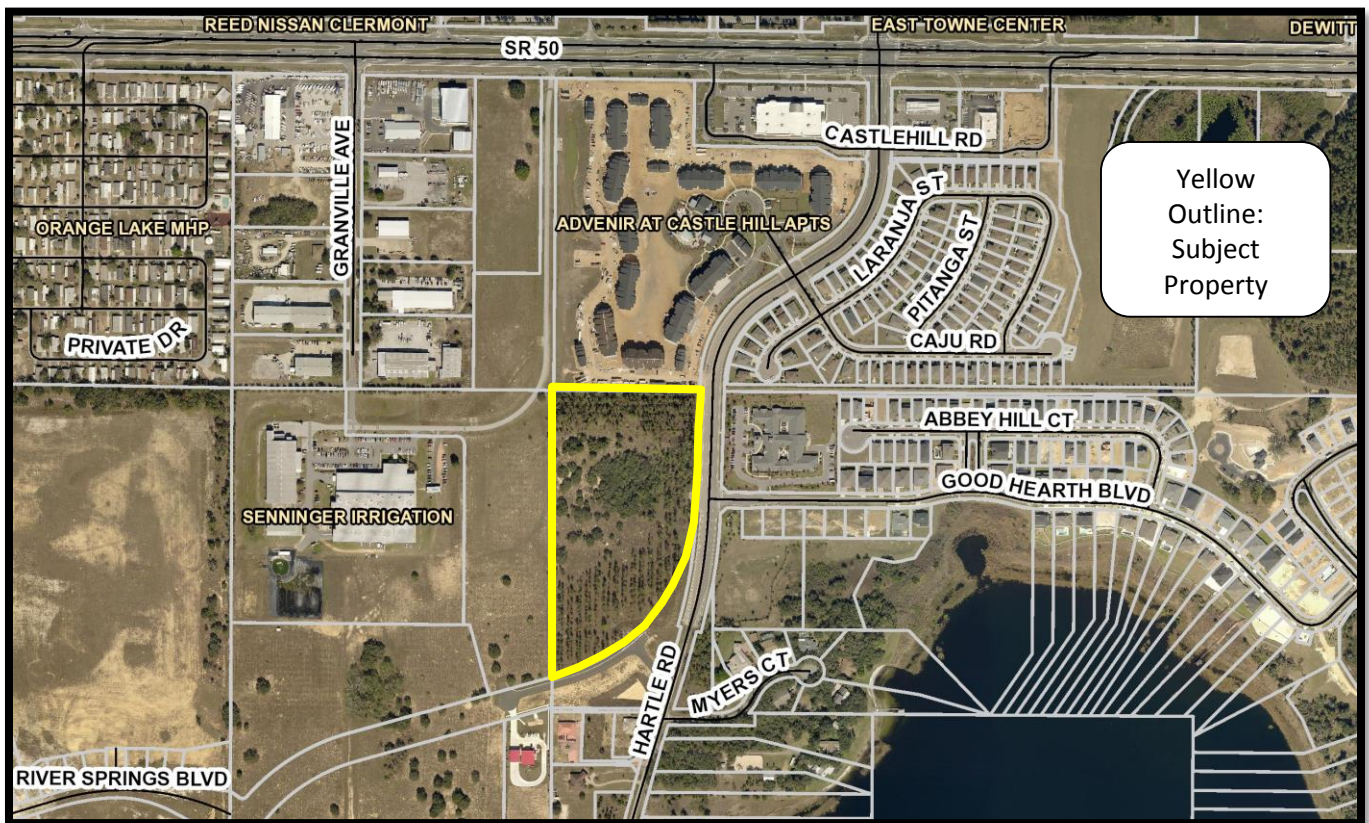
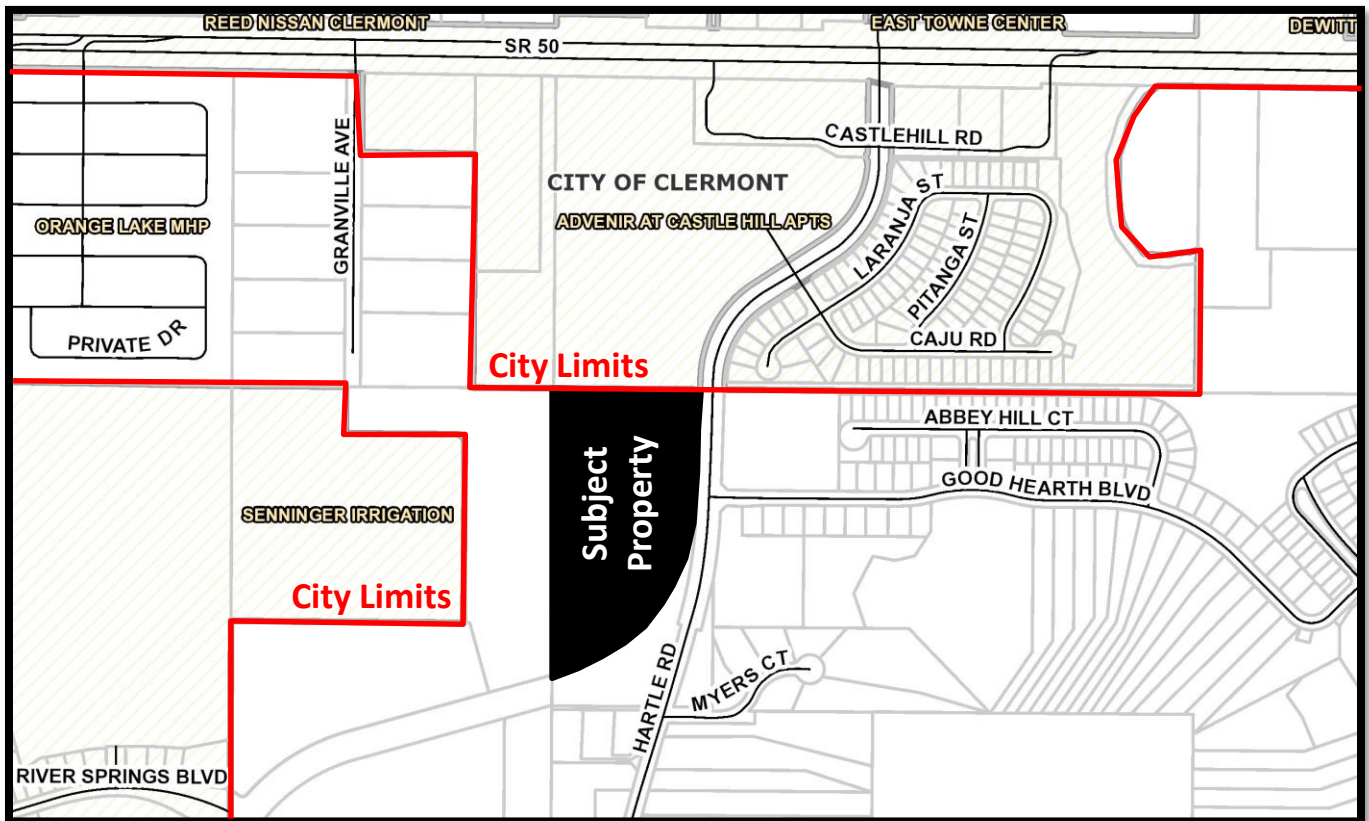


Exhibit – Future Land Use Map – Wise Property

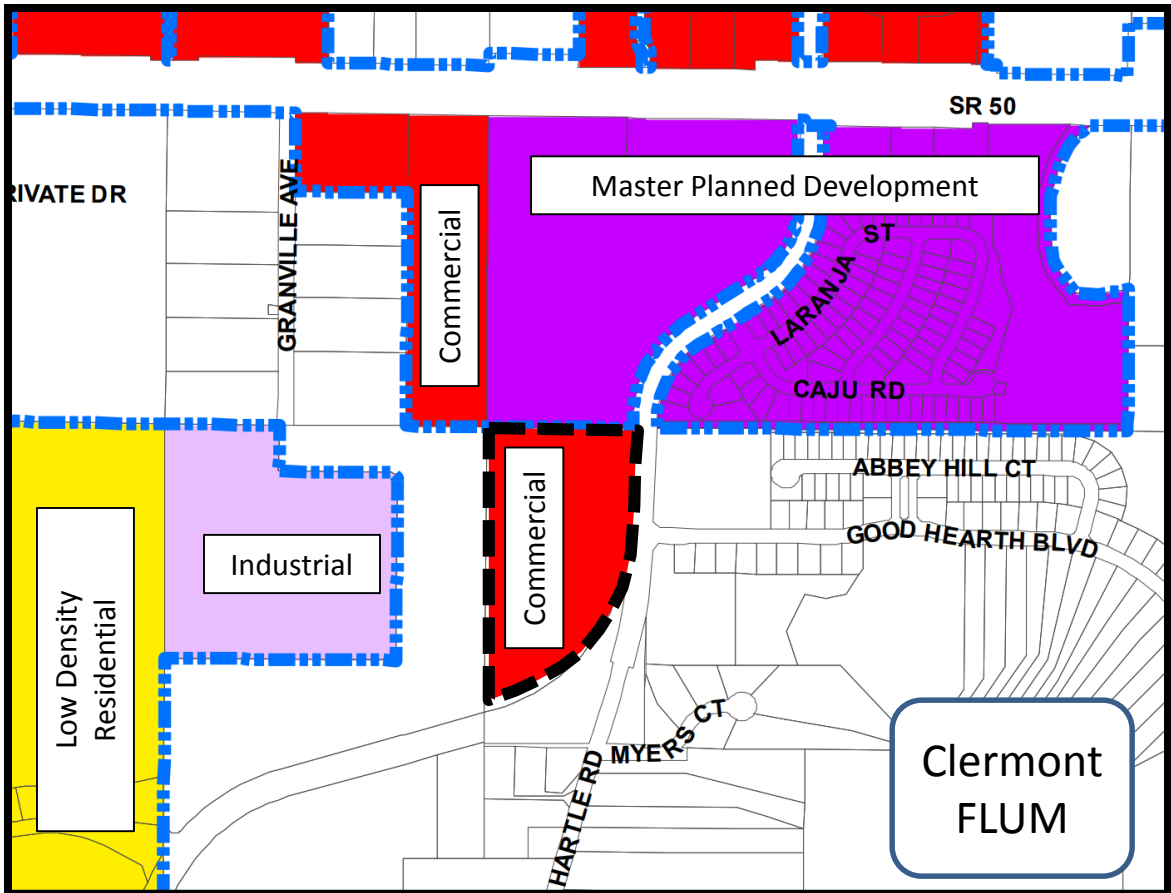
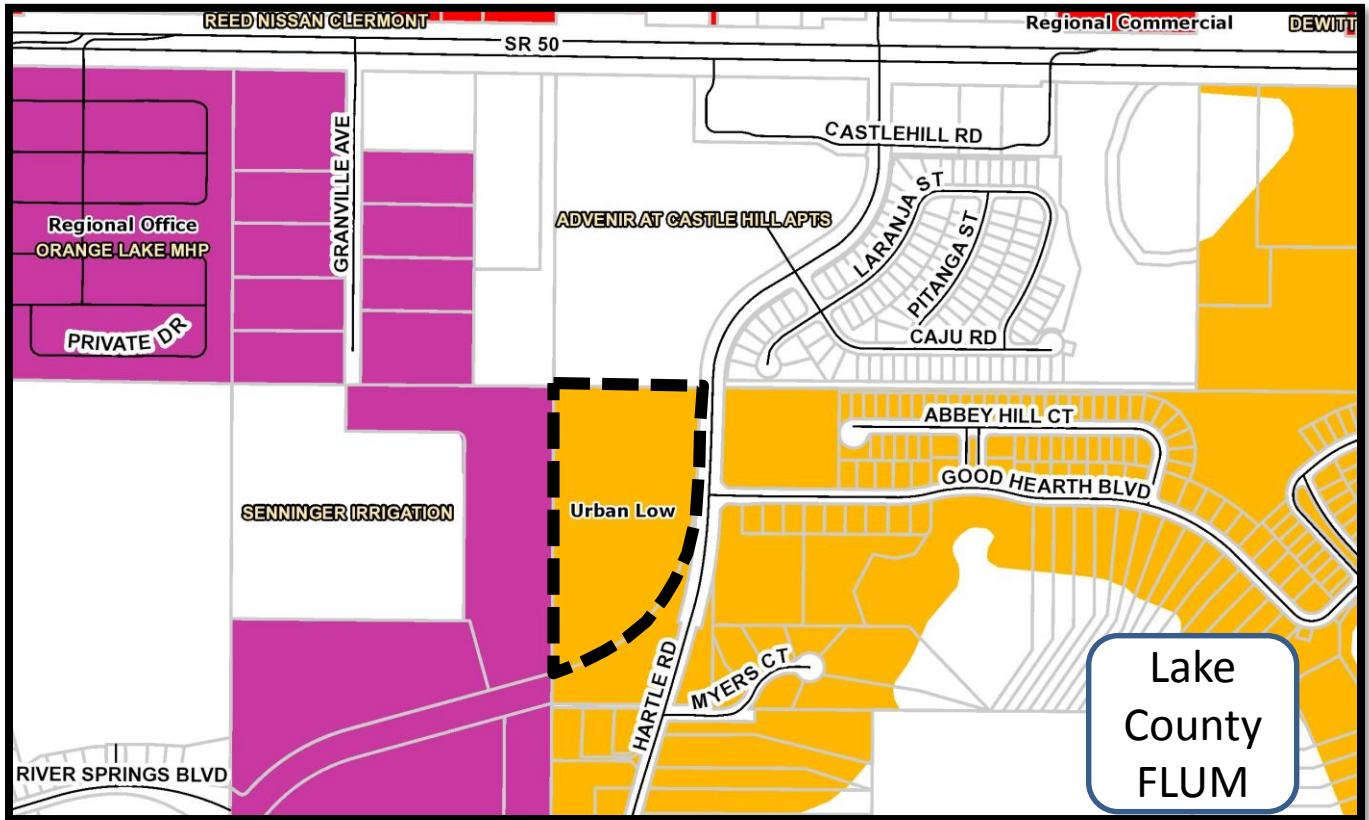
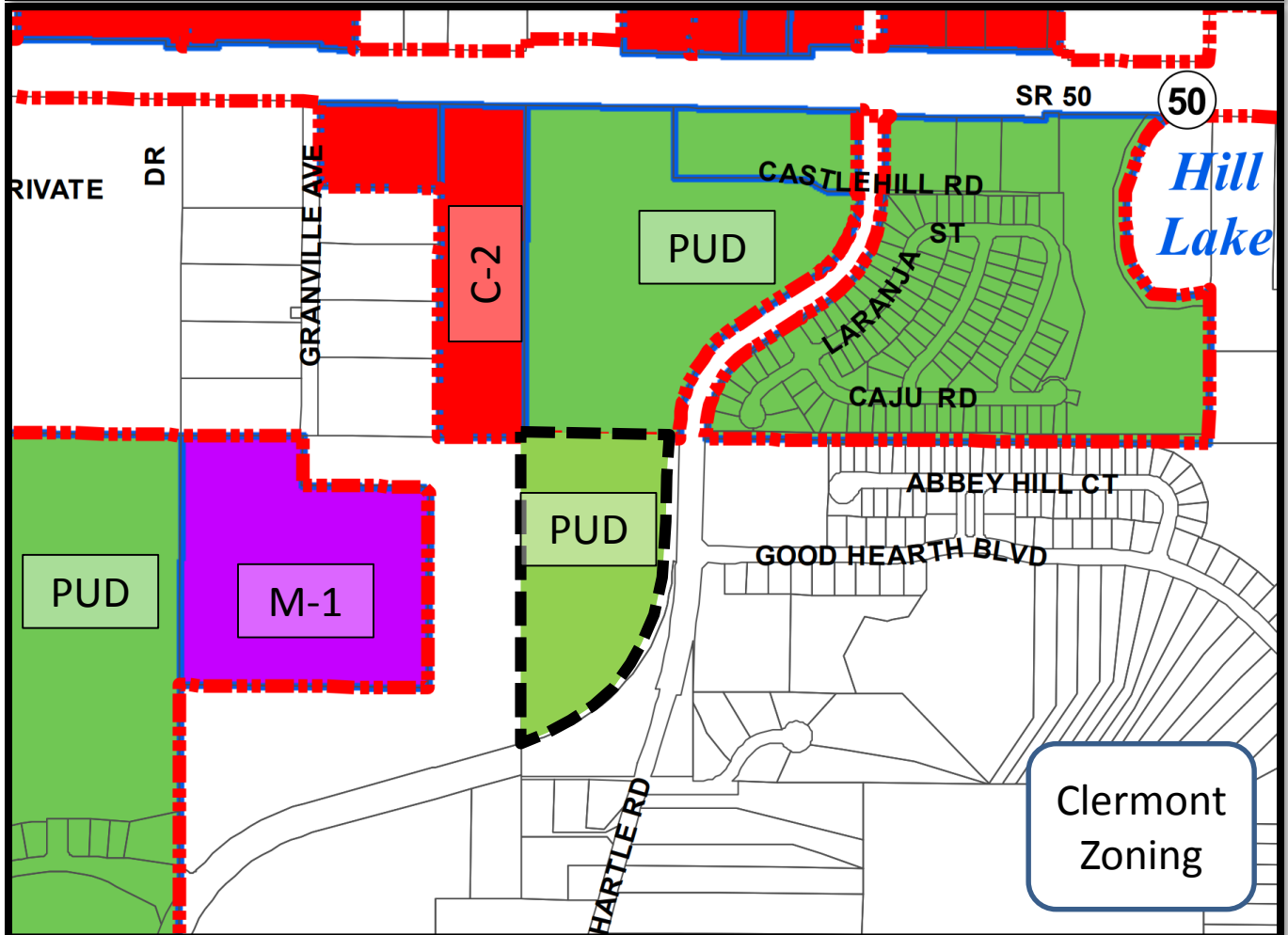
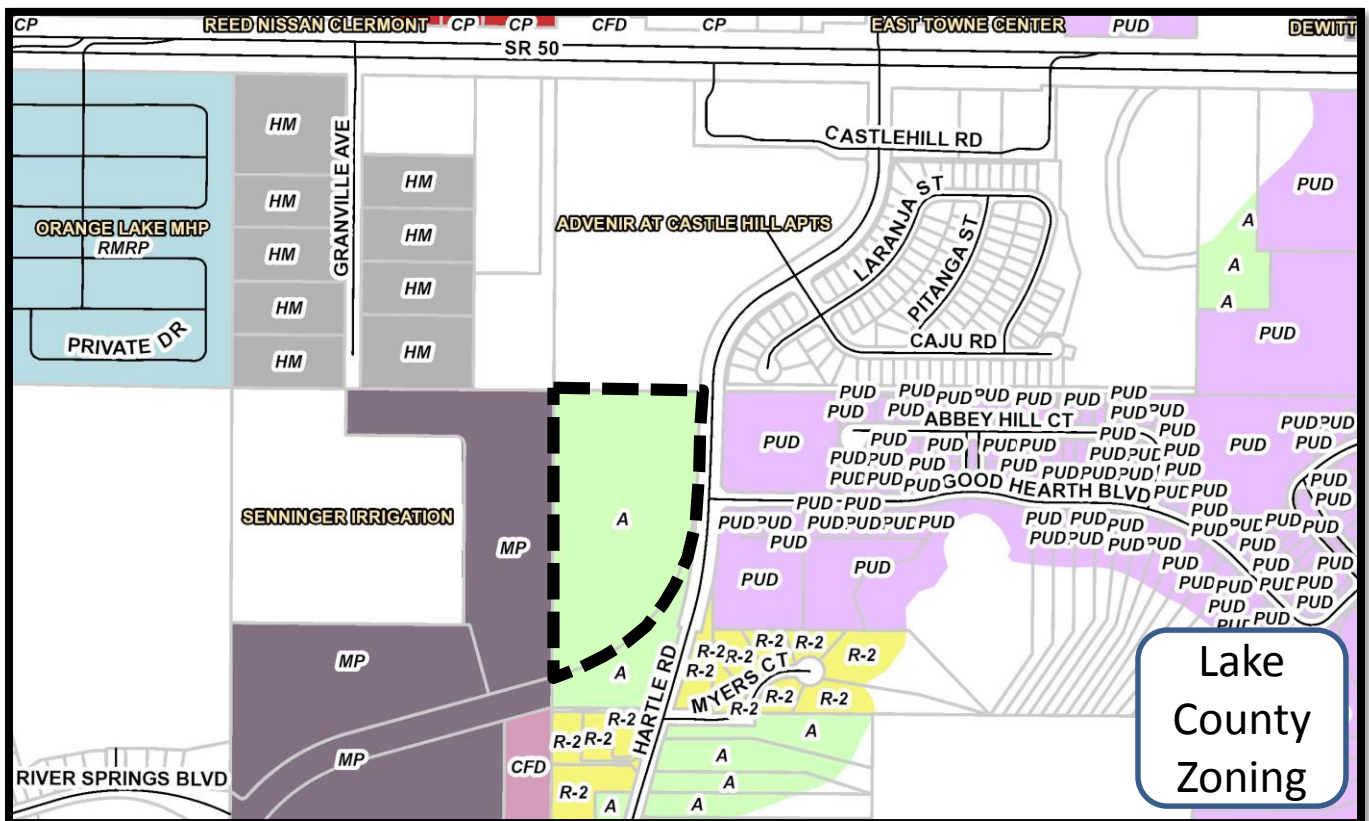
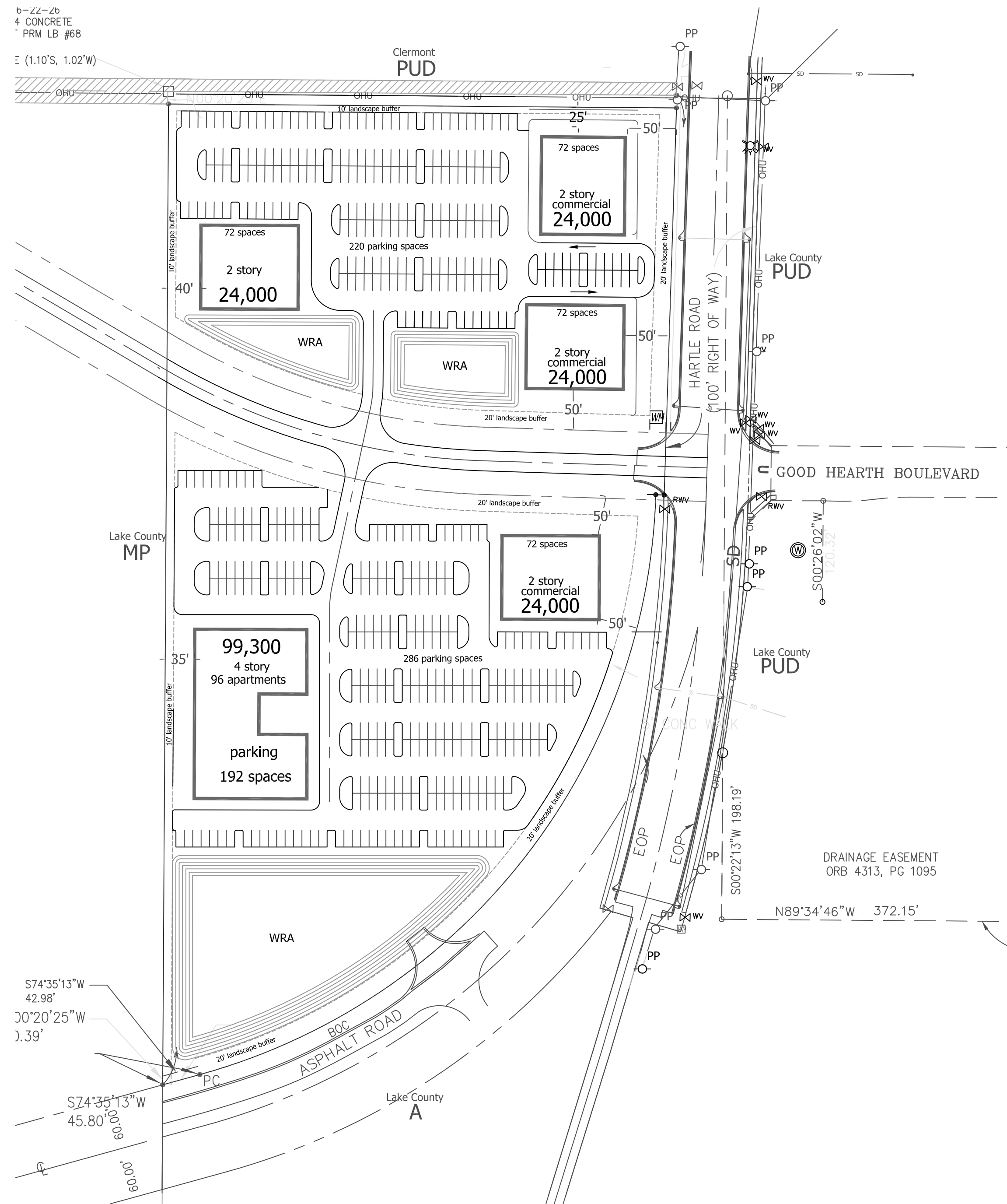


Exhibit – Zoning Map – Wise Property





typical 2 story commercial/office building



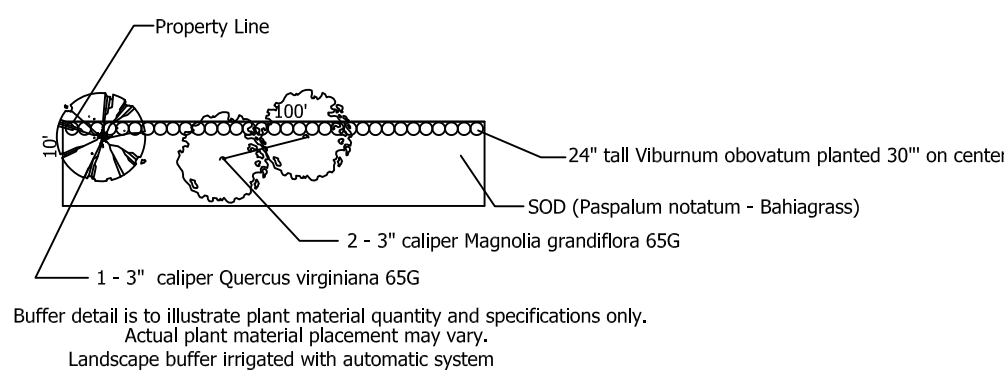
typical 2 story commercial/office building



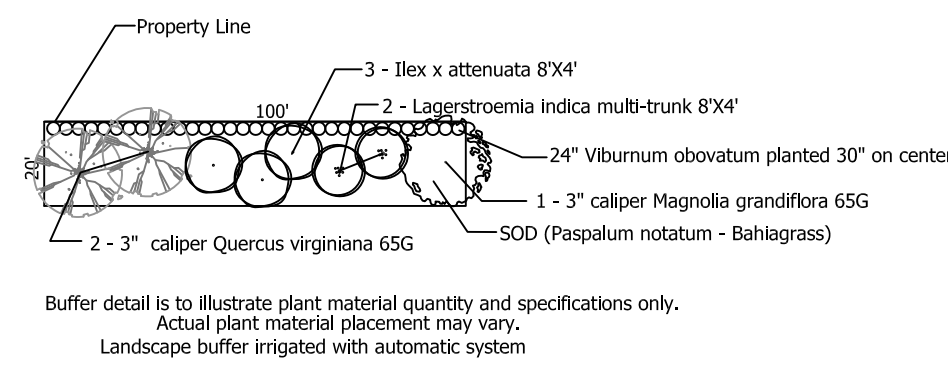
typical 4 story apartment building



typical 4 story apartment building



100 Feet of
Typical 10' Landscape Buffer



100 Feet of
Typical 20' Landscape Buffer
not to scale

Owner:
Daniel Z. Wise, Trustee
1301 Raintree Place
Winter Park, Florida 32789

Applicant:
LPG Urban and Regional Planners, Inc.
c/o Greg Beliveau
1162 Camp Avenue
Mount Dora, Florida 32757
(352)-385-1940 (phone)

Notes:

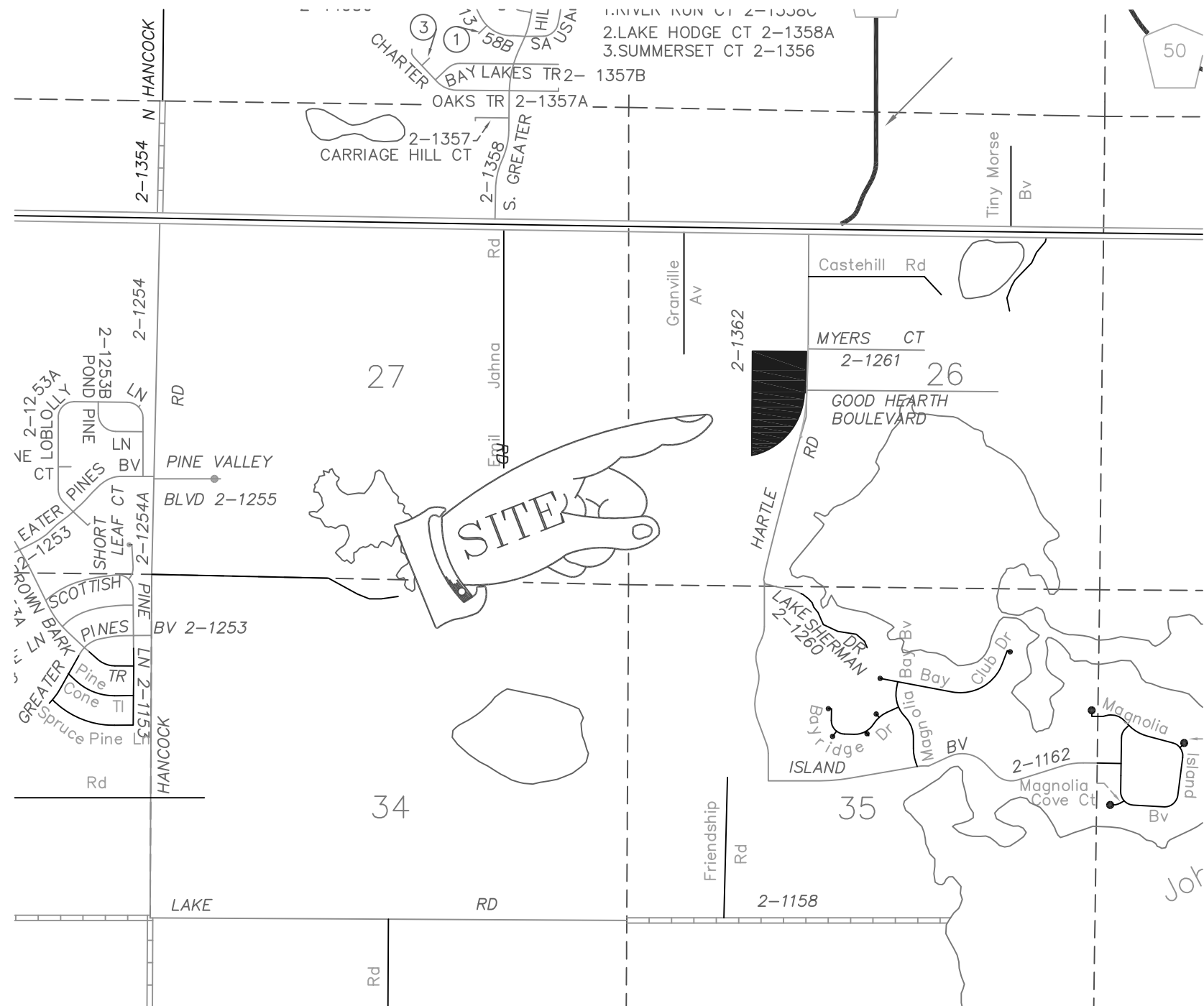
Total acreage: 13.31 acres (579,910 square feet)
Zoning of parcel: Lake County A
Proposed Land Use: City of Clermont Commercial
Adjacent Zoning:

North - City of Clermont PUD
South - Lake County A
East - Lake County PUD
West - Lake County MP
Proposed Use: Mixed Use Development
96 multi-family
96,000 sf commercial/office
100 year flood elevation: where shown

Wetland acreage: 0 acres
Open Space: 2.66 - 20% minimum

Notes:

- * This plan is conceptual in nature and is subject to change due to engineering and other influences.
- * Maximum commercial FAR - .25
- * Proposed FAR - .17
- * Maximum commercial ISR - .8
- * Proposed ISR .8
- * Maximum allowable building height 55'
- * Commercial building setbacks:
From Arterial Road - 50'
Front - 25'
Rear - 25'
Side - 25'
- * Apartment building setbacks:
From Arterial Road - 50'
Front - 25'
Rear - 25'
Side - 15'
- * Buffers:
North - 10'
South - 20'
East - 20'
West - 10'
- * Apartment units range from 750 sf to 1,200 sf.
- * Utilities, water, sewer and fire protection will be provided by City of Clermont
- * Stormwater mangement will be through a system of swales and retention ponds as required.
- * Existing vegetation to be utilized in landscape buffers wherever possible.
- * Parking requirement calculation:
96 units, 192 parking spaces. 96,000 sf comm/office, 288 spaces
- * Project to be constructed in a two phases. MF Phase 1, Commercial/Office Phase 2
- * Internal road system 24' paved surface private street.
- * Proposed commercial uses consistant with C-2 uses.
- * Common areas to be maintained by POA



Location Map
no scale

LEGAL DESCRIPTION

TRACTS 38 AND 43, SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, ACCORDING TO LAKE HIGHLAND COMPANY'S PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 24, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

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SUBJECT TO AN EASEMENT DATED 1/30/53, FILED 2/3/53 FROM BORIS ARNOV, JR., A SINGLE MAN, TO HELEN MATHER-SMITH, AN UNMARRIED WOMAN, CONVEYING A PERPETUAL EASEMENT FOR INGRESS AND EGRESS OF PEDESTRIAN AND VEHICULAR TRAFFIC OVER THE FOLLOWING DESCRIBED LAND: ALL THAT PART OF THE SOUTHERLY 25 FEET OF TRACTS 38 AND 43, OF LAKE HIGHLAND'S COMPANY PLAT OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, RECORDED IN PLAT BOOK 3, PAGE 24, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, EXCEPT THAT PART OF SAID SOUTHERLY 25 FEET LYING WEST OF THE COUNTY ROAD.

ALSO LESS AND EXCEPT ORB 4561, PG 1260

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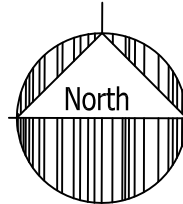
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Urban & Regional Planners, Inc.
1162 CAMP AVENUE - MT. DORA, FL 32757
(352)385-1940 / FAX (352)383-4824
Proj.: 1579-2 File: 1579-2-05-11-2018.dwg

Conceptual Development Plan

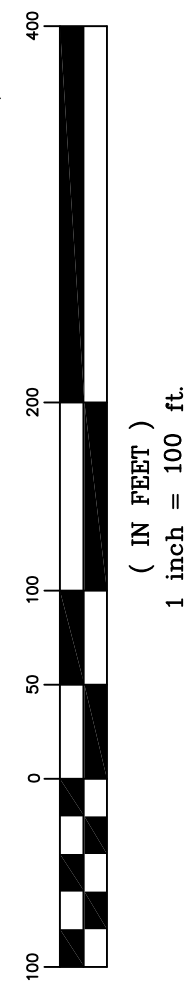
Wise Property Development

Clermont, Florida



May 11, 2018

GRAPHIC SCALE



LEGAL DESCRIPTION

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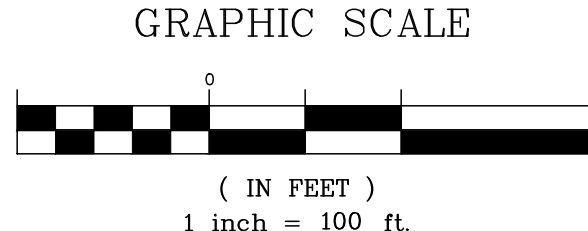
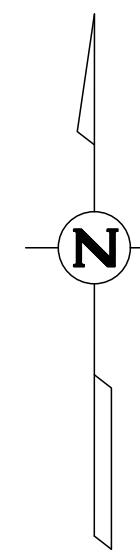
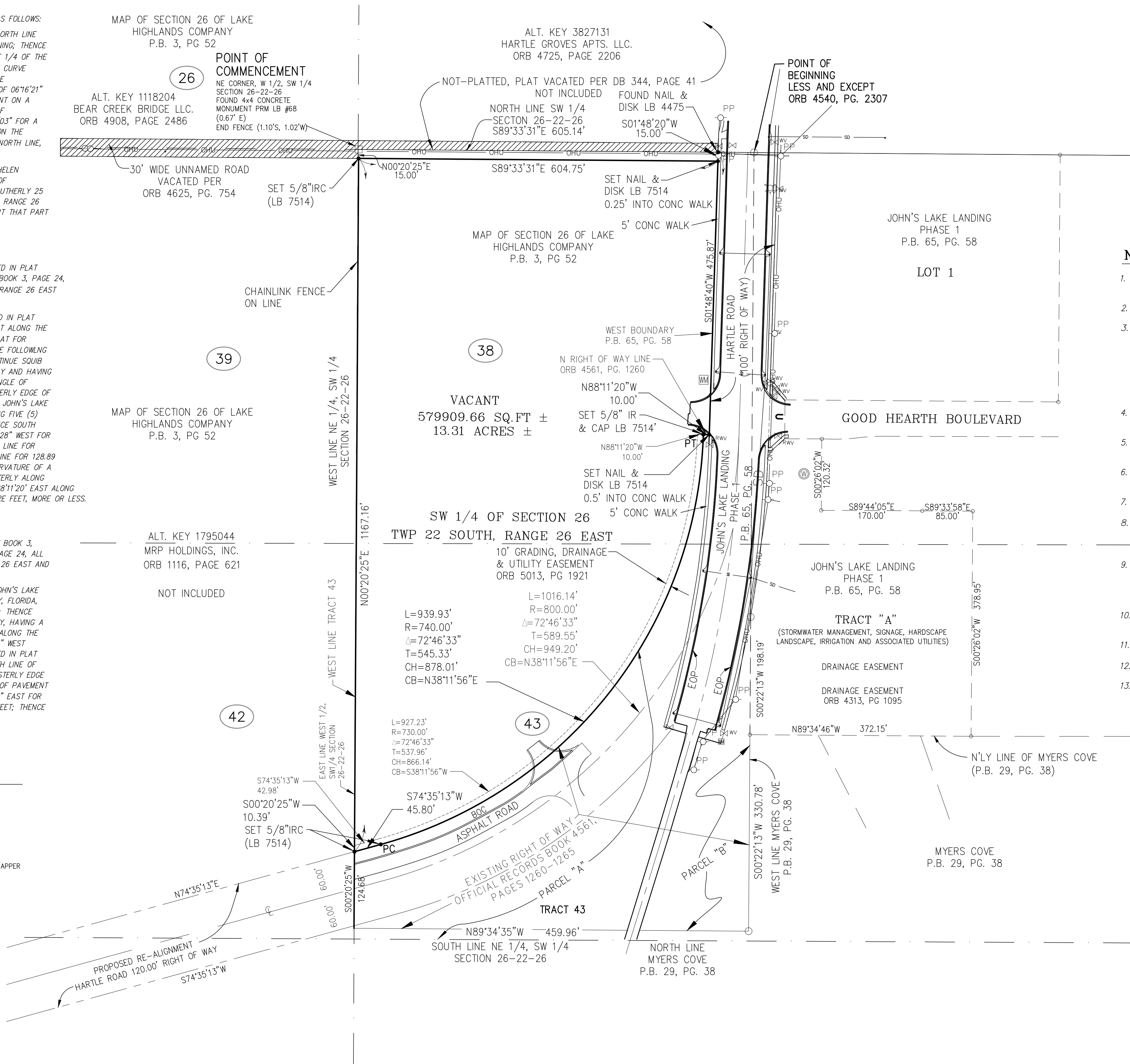
LEGEND

	WATER METER	POC	POINT OF COMMENCEMENT
	CLEAN OUT	POB	POINT OF BEGINNING
	WATER VALVE	ID	IDENTIFICATION
	GAS METER	LB	LICENSED BUSINESS
	POWER POLE	RLS	REGISTERED LAND SURVEYOR
	FLAG POLE	PSM	PROFESSIONAL SURVEYOR AND MAPPER
	FIRE HYDRANT	EOP	EDGE OF PAVEMENT
	SIGN	BOC	BACK OF CURB
	SET 5/8" IRON ROD AND CAP (LB 7514) OR AS NOTED	IR	IRON ROD
	SET NAIL AND DISC (LB 7514) OR AS NOTED	CONC	CONCRETE
	FOUND CONCRETE MONUMENT (AS NOTED)	AC	AIR CONDITIONER PAD
	TELEPHONE JUNCTION BOX	BFP	BACKFLOW PREVENTER
	LIGHT POLE	IRC	IRON ROD & CAP
	GUY WIRE	SAN	SANITARY LINE
	OVERHEAD UTILITY LINE	CLF	CHAIN LINK FENCE
	SANITARY SEWER LINE	ICV	IRRIGATION CONTROL VALVE
	FENCE LINE	FOC	FIBER OPTIC CABLE
	MEASURED	EJB	ELECTRIC JUNCTION BOX
	DESCRIBED	INV	INVERT
	PLAT	N&D	NAIL & DISK
	CALCULATED	FFE	FINISHED FLOOR ELEVATION
	CENTERLINE	PC	POINT OF CURVATURE
	FLORIDA DEPARTMENT OF TRANSPORTATION	PT	POINT OF TANGENCY
	CATEGORY 5 CABLE JUNCTION	PRC	POINT OF REVERSE CURVE
	ELECTRICAL JUNCTION BOX	ORB	OFFICIAL RECORDS BOOK
	BOLLARD	PG	PAGE
	STORM MANHOLE	RR	RAILROAD
	SEWER MANHOLE	SEC	SECTION
	WELL	DB	DEED BOOK
	GAS VALVE	SQ.FT.	SQUARE FEET
	SEWER VALVE	S&2	SCHEDULE B 2 ITEM
	FIRE VALVE		
	SPRINKLER		
	MONITORING WELL		

UTILITIES

PVC POLYVINYL CHLORIDE
CMP CORRUGATED METAL PIPE
RCP REINFORCED CONCRETE PIPE

BOUNDARY SURVEY



NOTES:

- THE SURVEY MAP (AND/OR) REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- CERTIFICATION IS LIMITED TO PARTIES NAMED HEREON.
- BEARINGS SHOWN HEREON ARE FLORIDA STATE PLANE COORDINATE EAST ZONE BASED ON LENGEMANN L-NET GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) NETWORK, THAT IS CERTIFIED BY WANTMAN GROUP, INCORPORATED, AND IS BASED ON NORTH AMERICAN DATUM OF 1983, 2007 ADJUSTMENT (SPCS'83-2007) THIS SURVEY WAS CHECKED TO LAKE COUNTY GEODETIC AND BENCHMARK DENSIFICATION PROJECT 2002 "LK 176" AND REFERENCED TO THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST AS BEING SOUTH 00°20'25" WEST.
- THE LEGAL DESCRIPTION WAS SUPPLIED BY THE CLIENT AND COPIES OF THE ORIGINAL DEEDS WERE OBTAINED FROM THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF TITLE AND THEREFORE IS SUBJECT TO CHANGE DUE TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, RIGHTS OF WAY, OWNERSHIP OR OTHER MATTERS OF RECORD BY THIS FIRM.
- UNDERGROUND IMPROVEMENTS SUCH AS UTILITIES, FOUNDATIONS, ETC. WERE NOT LOCATED.
- LANDS SHOWN HEREON LIE IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOODPLAIN), ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 12069 C 0595 E EFFECTIVE DATE: DECEMBER 18, 2012.
- THE EXPECTED USE OF LAND, AS CLASSIFIED IN THE FLORIDA STANDARDS OF PRACTICE (5J-17.051 FAC), IS "RESIDENTIAL". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
- THIS SURVEY MEETS ALL APPLICABLE REQUIREMENTS OF THE FLORIDA STANDARDS OF PRACTICE AS CONTAINED IN CHAPTER 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODES.
- DATE OF FIELD WORK IS REFLECTED IN TITLE BLOCK, NOT THE DATE OF SIGNATURE.
- THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1/100 OR SMALLER.
- HORIZONTAL DATUM SHOWN HEREON IS IN U.S. FEET.

CERTIFIED TO:

DANIEL Z. WISE, TRUSTEE

DATE:

JAMES M. STRAUGHAN, PROFESSIONAL SURVEYOR & MAPPER FLORIDA
REGISTRATION NO. 5309

SHEET 1 OF 1

CLIENT	Daniel Z. Wise, Trustee
JOB NO.	JOB # 171094.0000-001
ACAD FILE	2017-ACAD-171094.0000 Boundary.dwg
DATE	10/17/2017 CHECKED BY: JMS
DRAWN BY:	Scott Dixon FLD. BOOK:MISC 6
REVISIONS	DATE

BOUNDARY SURVEY

26-22S-26E

LAKE COUNTY, FLORIDA.

HARTLE ROAD BOUNDARY SURVEY
Daniel Z. Wise, Trustee





CITY OF CLERMONT
COMPREHENSIVE PLAN AMENDMENT
Application

DATE: May 14, 2018

FEE: _____

Project Name (if applicable): _____

Applicant: LPG Urban & Regional Planners, Inc.

Contact Person: Greg Beliveau

Address: 1162 Camp Ave.

City: Mount Dora State: Florida Zip: 32757

Phone: 352-385-1940 Fax: 352-383-4824

E-Mail: Gregb@lpgurp.com

OWNER: Daniel Z. Wise, Trustee

Address: 1301 Raintree Place

City: Winter Park State: Florida Zip: 32789

Phone: 407-385-5380 Fax: _____

E-Mail: daniel@danielwisearchitect.com

General Location: Hartle Road

Legal Description (include copy of survey): See Attached

Property size (in acres or square feet): 13.31 acres, 579,909 SF

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

Existing (Actual) Land Use: Undeveloped

Existing Zoning: County Agriculture

Existing Future Land Use: County Urban Low

Proposed Future Land Use: Commercial

Type of development proposed: Mixed Use - Commercial and multi-family



Proposed density (dwelling units/acre) or intensity: .80 ISR

Proposed Zoning District: Planned Development

Summary of the proposed amendment content and effect that describes any changed conditions that would justify the proposed amendment, and why there is a need for the proposed amendment (use additional sheets if necessary).

Property is being annexed and requires a land use designation within the City of Clermont. The site is located within an area of mixed uses that include, residential, commercial and industrial. The proposed land use would be a transition between industrial and residential.

The City of Clermont may require additional information to justify, clarify or explain the necessity of the requested Comprehensive Plan Amendment which may include the following:

- Information regarding the compatibility of the proposed land use amendment(s) with the Goals, Objectives and Policies of the Future Land Use Element and any other affected comprehensive plan elements.
- A description of how the proposed amendment(s) will result in an orderly and logical development pattern with existing and proposed land use(s) of the area.
- A description of the present availability of, and estimated demand on the following public facilities: potable water, sanitary sewer, transportation system and recreation, as appropriate.

******* NOTICE *******

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

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



APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Greg Beliveau, who being

by me first duly sworn on oath, deposes and says:

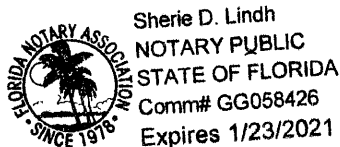
1. That he (she) affirms and certifies that he (she) understands and will comply with all ordinances, regulations and policies of Lake County, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his (her) knowledge and belief, and further, that this application and attachments shall become part of the official records of the City of Clermont, Florida, and are not returnable.
2. That he (she) desires a Future Land Use Amendment from Urban Low to Commercial for the property legally described on the attachment of this application.
3. That the submittal requirements for the application have been completed and attached hereto as part of the application.

Greg Beliveau
Affiant - Applicant Name (print)

X [Signature]
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 26 day of November, 2018.



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

My Commission Expires: 1/23/2021



OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Daniel Z. Wise, who being

by me first duly sworn on oath, deposes and says:

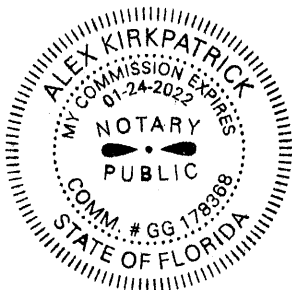
1. That he (she) is the fee-simple owner of the property legally described on the attachment of this application.
2. That he (she) desires a Future Land Use Amendment from Urban Low to Commercial for the property legally described on the attachment of this application.
3. That the owner of said property has appointed Greg Beliveau to act as agent on his (her) behalf to accomplish the above. The owner is required to complete the APPLICANT'S AFFIDAVIT of this application if no agent is appointed to act in his (her) stead.

Daniel Z Wise
Affiant - Applicant Name (print)

X [Signature]
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 17 day of October, 20 18.



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

My Commission Expires: 1/24/22



CHECK LIST & FILING INSTRUCTIONS

The following required information shall be submitted when applying for an **ANNEXATION**.

1. X Application & Petition by the landowners for Annexation (pages 3 and 4).
2. x General application form (page 5).
3. X Authorization for agent/owner representation (page 6)
4. X **LEGAL DESCRIPTION:** Email legal description typed in Word (not all capitalized) to rchidlow@clermontfl.org. Include a copy of the latest TAX RECEIPT or recorded WARRANTY DEED showing the current fee simple owner.
5. X Map showing general area of site for which Annexation is being requested.
6. X Submit original application along with \$155.00 filing fee. (Price for advertisement will be invoiced once the cost has been received)

NOTE: All territory annexed into the City of Clermont is automatically zoned Urban Estate Residential (UE) Zoning District. A separate application for a Land Use Plan Amendment & Rezoning is required. Applicable fees shall apply.

PROCEDURES:

1. The proposed use of the property must be assessed to determine if there will be an increase in demand on the water or wastewater systems prior to submittal of the application. Any increase in demand on the water or wastewater systems will be subject to impact fees.
2. Any person requesting an Annexation shall file a complete application in the Development Services Department on or before the 1st day of the Month. Complete applications will then be scheduled for Public Hearing on the 4th Tuesday of the following month for the City Council meeting. All applications must be complete, to include applicable site plans and/or other pertinent descriptive materials in order to be processed. A pre-application meeting may be required prior to submission of an application. 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 hearing.
3. Upon receipt of a complete application, the Development Services Department shall proceed with the request for a public hearing in accordance with the following:
 - A: The owners of all property lying within one hundred fifty (150) feet of the property requested to be annexed shall be notified by mail.
 - B. A legal advertisement of the request shall be advertised in a local newspaper prior to the meeting date.
4. Failure to provide an accurate and complete application will result in automatic rejection and return of the application and delay of the hearing date.



APPLICATION & PETITION

DATE: May 14, 2018

FEE: \$155.⁰⁰
+ cost of advertising

Please type or print – use black pen/ink only.

PROJECT NAME (if applicable): _____

APPLICANT: Greg Beliveau, LPG Urban & Regional Planners, Inc.

Address: 1162 Camp Avenue

City: Mount Dora State: Florida Zip: 32757

Phone: 352-385-1940 Fax: 352-383-4824

Applicant is: Owner: Agent: X Purchaser: Lessee: Optionee:

OWNER: Daniel Z. Wise, Trustee

Address: 1301 Raintree Place

City: Winter Park State: Florida Zip: 32789

Phone: 407-385-5380 Fax:

AGENT NAME (Affidavit required): Same as Applicant

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____

E-Mail: Gregb@lpgurp.com

Property address and/or general location: Hartle Road

Area of property: 13.31 +/- acres, and/or 579,909 +/- sq. ft.

The property is PRESENTLY used for: Vacant

The property is PROPOSED to be used for: Mixed Use - Multi-family and commercial



Existing Lake County Land Use* : Urban Low

Existing Lake County Zoning* : Agriculture

*** NOTE: All property annexed into the City of Clermont is automatically zoned Urban Estate Residential (UE) Zoning District. A separate application for a Land Use Plan Amendment & Rezoning is required. Applicable fees shall apply.**

Number of existing structures on the property and their present use: Undeveloped

State the reason or basis for this request: City services

EXACT LEGAL DESCRIPTION as shown on the Tax Receipt or Warrant Deed.
(attach copy).

Section 26, Township 22, Range 26

See Attached

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



**PETITION OF LANDOWNER(S) FOR ANNEXATION
OF CERTAIN PROPERTY TO THE CITY OF CLERMONT**

WE, the undersigned landowner(s) pursuant to the provisions of Chapter 59-1497 (Senate Bill No. 912), Laws of Florida, Regular Session 1959, entitled

AN ACT TO AMEND CHAPTER 9820, LAWS OF FLORIDA, SPECIAL ACT OF 1923, AS AMENDED, BEING THE CHARTER OF THE CITY OF CLERMONT, FLORIDA, TO PROVIDE ENABLING LEGISLATION FOR THE FUTURE ANNEXATION OF CONTIGUOUS TERRITORY BY PETITION AND CONSENT OF THE LANDOWNER(S) IN THE AREA SOUGHT TO BE ANNEXED: PROVIDING THAT SAID PROVISIONS SHALL BE CUMULATIVE: PROVIDING THAT THE PROPERTY ANNEXED SHALL BE LIABLE FOR ITS PROPORTIONATE SHARE OF THE EXISTING AND FUTURE INDEBTEDNESS OF SAID CITY, AND PROVIDING THAT SUCH ANNEXED TERRITORY SHALL BE SUBJECT TO ALL LAWS AND ORDINANCES OF SAID CITY AS IF ALL OF SUCH TERRITORY HAD BEEN A PART OF THE CITY OF CLERMONT AT THE TIME OF THE PASSAGE AND APPROVAL OF SAID LAWS AND ORDINANCES, AND FIXING EFFECTIVE DATE,

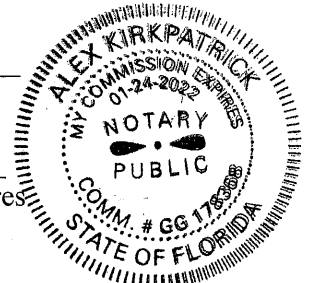
hereby petition that the hereinafter described real estate be annexed to, and become a part of the city limits of the City of Clermont, a municipal corporation in Lake County, Florida, created and existing pursuant to Chapter 9820, Laws of Florida, Special Acts of 1923, and amendatory and supplementary acts thereto, and we, jointly and severally, consent to such annexation of such area to said City of Clermont and upon annexation sought by this petition, all of the property, real and personal, within such area, and the inhabitants thereof, shall be subject to the government, jurisdiction, powers, franchises, duties and privileges of said City of Clermont, Florida and the said property shall be liable, proportionally, for all the present outstanding and existing, as well as future, indebtedness of the said City of Clermont; that all of the ordinances of the City of Clermont and all laws heretofore passed by the Legislature of the State of Florida, relating to and which now or hereafter constitute its Charter shall apply to have the same force and effect in such territory as may be annexed under the provisions hereof as if all of such territory had been part of the City of Clermont at the time of the passage and approval of said laws and ordinances.

IN WITNESS WHEREOF, we, the undersigned landowners, as petitioners, have hereunto set our hands and seals as of the 17th day of October, 2018

Legal description of the property: (Type, print in black ink, or attach a copy of the warranty deed or current tax receipt).

[Signature]
Landowner (Petitioner)
10/17/18
Date

[Signature]
Notary Public
1/24/18
My Commission Expires





OWNER / AGENT AFFIDAVIT (ANNEXATION)

Date: 10/17/18

Before me, the undersigned authority personally appeared Daniel E Wise
(owner(s) name), who being by me duly sworn on oath,
deposes and says:

1. That said authority is the fee-simple owner of the property legally described in this application.
2. That said authority desires an ANNEXATION to allow:
Mixed use development of multi-family and commercial
3. That said authority (owner) has appointed (agent's name) Greg Beliveau
to act in its behalf to accomplish the above, and
before me the undersigned authorized agent personally appeared and being by me duly
sworn on oath, deposes and says:

A. That he/she affirms and certifies that he/she understands and will comply with all Ordinances, Regulations, and Provisions of the City of Clermont, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his/her knowledge and belief, and further, that this application and attachments shall become part of the Official Records of the City of Clermont, Florida, and are not returnable.

B. That the Submittal requirements for the application have been completed and attached hereto as part of that application.

X Daniel E Wise
Owner (signature)

X Greg Beliveau
Agent's (signature)

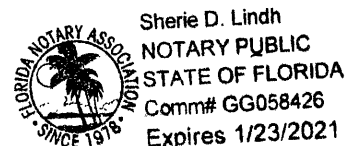
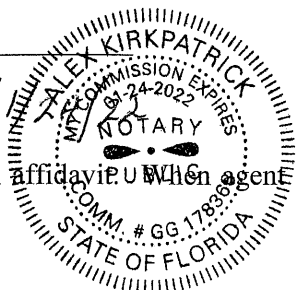
Sworn to and subscribed before
me this 17th day of October,
20 18.

Alex Kirkpatrick
Notary Public, State of FL
My commission expires:

Sworn to and subscribed before
me this 26 day of November,
20 18.

Sherie D. Lindh
Notary Public, State of FL
My commission expires: 1/23/2021

*Note: Owner must sign affidavit. When agent is representing case, both agent and owner must sign affidavit.





CITY OF CLERMONT
REZONING
APPLICATION

DATE: May 14, 2018

FEE: \$542.⁰⁰
+ cost of advertisement

PROJECT NAME (if applicable): Wise Property

APPLICANT: LPG Urban & Regional Planners, Inc.

CONTACT PERSON: Greg Beliveau

Address: 1162 Camp Ave.

City: Mount Dora State: Florida Zip: 32757

Phone: 352-385-1940 Fax: 352-383-4824

E-Mail: Gregb@lpgurp.com

OWNER: Daniel Z. Wise, Trustee

Address: 1301 Raintree Place

City: Winter Park State: Florida Zip: 32789

Phone: 407-385-5380 Fax: N/A

Address of Subject Property: Hartle Road

Legal Description (include copy of survey): See Attached

Acreage: 13.31 Acres Land Use: County Urban Low

(City verification required)

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



CITY OF CLERMONT
REZONING
APPLICATION
Page 2

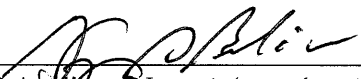
Answers to the following questions are required to complete this application.

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

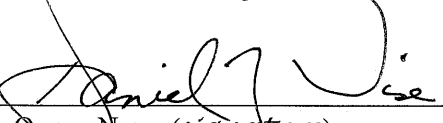
Owner has submitted applications for annexation, rezoning and comp plan amendment.

In order to be in compliance with land development regulations, a rezoning is required. The property is vacant and it is
Proposed to develop it as a mixed use project with multi-family and commercial.

Greg Beliveau
Applicant Name (print)

X 
Applicant Name (signature)

Daniel Z. Wise
Owner Name (print)

X 
Owner Name (signature)

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

Advertising Receipt

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

Account Number: 7101866
Order Number: 10086060
Phone: (352) 241-7331
Date: 03/18/19
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	03/26/2019	05/14/2019	\$813.00

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. 2019-16

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, recording, and publication.

LOCATION:

West of the CR 455/Hartle Road and Good Hearth Boulevard Intersection
Alternate Key 1648157

LEGAL DESCRIPTION

TRACTS 38 AND 43, SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, ACCORDING TO LAKE HIGHLAND COMPANY'S PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 24, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
LESS AND EXCEPT:
THAT PART OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT AN AXLE FOUND AT THE CENTER OF SAID SECTION 26; THENCE N89°33'31"W ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 26 FOR A DISTANCE OF 665.32 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID NORTH LINE RUN S00°22'13"W ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST

1/4 OF SAID SECTION 26 FOR A DISTANCE OF 781.85 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 2000.00 FEET AND A CHORD BEARING OF S 13°13'33"W; THENCE LEAVING SAID WEST LINE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°16'21" FOR A DISTANCE OF 218.95 FEET TO A NON-TANGENT LINE; THENCE N73°38'17"W, 100.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1,900.00 FEET AND A CHORD BEARING OF N09°05'12"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°33'03" FOR A DISTANCE OF 482.53 FEET TO THE POINT OF TANGENCY; THENCE N01°48'40"E, 492.21 FEET TO A POINT ON THE AFORESAID NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 26; THENCE S89°33'31"E ALONG SAID NORTH LINE, 59.52 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AN EASEMENT DATED 1/30/53, FILED 2/3/53 FROM BORIS ARNOV, JR., A SINGLE MAN, TO HELEN MATHER-SMITH, AN UNMARRIED WOMAN, CONVEYING A PERPETUAL EASEMENT FOR INGRESS AND EGRESS OF PEDESTRIAN AND VEHICULAR TRAFFIC OVER THE FOLLOWING DESCRIBED LAND: ALL THAT PART OF THE SOUTHERLY 25 FEET OF TRACTS 38 AND 43, OF LAKE HIGHLAND'S COMPANY PLAT OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, RECORDED IN PLAT BOOK 3, PAGE 24, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, EXCEPT THAT PART OF SAID SOUTHERLY 25 FEET LYING WEST OF THE COUNTY ROAD.

ALSO LESS AND EXCEPT ORB 4561,

PG 1260

PARCEL "A"
THAT PORTION OF TRACTS 38 AND 43, MAP OF SECTION 26 OF LAKE HIGHLANDS COMPANY, AS RECORDED IN PLAT BOOK 3, PAGE 52, AND LAKE HIGHLANDS COMPANY, PLAT, TOWNSHIP 22 SOUTH, RANGE 26 EAST, PLAT BOOK 3, PAGE 24, ALL OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING IN SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTER OF SECTION 26 AS SHOWN ON JOHN'S LAKE LANDING PHASE 1, AS RECORDED IN PLAT BOOK 65, PAGE 58, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE NORTH 89°33'31" WEST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 26 AND THE NORTH BOUNDARY LINE OF SAID PLAT FOR 724.84 FEET TO THE WESTERLY BOUNDARY OF SAID PLAT; THENCE ALONG SAID WESTERLY BOUNDARY THE FOLLOWING FOUR (4) COURSES: SOUTH 01°48'40" WEST FOR 475.87 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SQUIB 01°48'40" WEST FOR 16.34 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1900.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 14°33'03" FOR 482.53 FEET; THENCE SOUTH 73°38'17" EAST FOR 38.64 FEET TO POINT A AND THE WESTERLY EDGE OF PAVEMENT FOR HARTLE ROAD AS IT EXISTED ON JULY 03, 2014; THENCE DEPARTING SAID BOUNDARY OF JOHN'S LAKE LANDING PHASE 1, RUN ALONG THE WESTERLY EDGE OF PAVEMENT OF SAID HARTLE ROAD THE FOLLOWING FIVE (5) COURSES: SOUTH 11°58'12"

WEST FOR 11.38 FEET; THENCE SOUTH 14°56'12" WEST FOR 17.62 FEET; THENCE SOUTH 15°49'20" WEST FOR 52.94 FEET; THENCE SOUTH 16°43'20" WEST FOR 79.99 FEET; THENCE SOUTH 17°05'28" WEST FOR 184.18 FEET TO THE SOUTH LINE OF SAID TRACT 43; THENCE NORTH 89°34'35" WEST ALONG SAID SOUTH LINE FOR 459.96 FEET TO THE WEST LINE OF SAID TRACT 43; THENCE NORTH 00°20'25" EAST ALONG SAID WEST LINE FOR 128.89 FEET; THENCE DEPARTING SAID WEST LINE, NORTH 74°35'13" EAST FOR 45.80 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTH-WESTERLY AND HAVING A RADIUS OF 740.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 72°46'33" FOR 939.93 FEET; THENCE SOUTH 88°11'20" EAST ALONG A RADIAL LINE FOR 10.00 FEET TO THE POINT OF BEGINNING; CONTAINING 3.45 ACRES OR 150,211 SQUARE FEET, MORE OR LESS, TOGETHER WITH

PARCEL "B"

THAT PORTION OF TRACT 43, MAP OF SECTION 26 OF LAKE HIGHLANDS COMPANY, AS RECORDED IN PLAT BOOK 3, PAGE 52, AND LAKE HIGHLANDS COMPANY PLAT, TOWNSHIP 22 SOUTH, RANGE 26 EAST, PLAT BOOK 3, PAGE 24, ALL OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING IN SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCE AT THE AFOREMENTIONED POINT "A"; THENCE ALONG THE WESTERLY BOUNDARY LINE OF JOHN'S LAKE LANDING PHASE 1, AS RECORDED IN PLAT BOOK 65, PAGE 58, OF THE PUBLIC RECORDS OF

Payment Info	
Ad Price	\$813.00
Tax	\$0.00
Sub Total	\$813.00
Prepaid Amount	\$0.00
Balance Due	\$813.00

Advertising Receipt

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

Account Number: 7101866
Order Number: 10086060
Phone: (352) 241-7331
Date: 03/18/19
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	03/26/2019	05/14/2019	\$813.00

LAKE COUNTY, FLORIDA, THE FOLLOWING FOUR (4) COURSES: SOUTH 73°38'17" EAST FOR 22.31 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 73°38'17" EAST FOR 39.05 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2000.00 FEET AND A RADIAL LINE WHICH BEARS SOUTH 73°38'17" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 061°21' FOR 218.95 FEET; THENCE SOUTH 00°22'13" WEST ALONG SAID BOUNDARY OF JOHN'S LAKE LANDING PHASE 1 AND BOUNDARY OF MYERS COVE AS RECORDED IN PLAT BOOK 29, PAGE 38, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, FOR 529.01 FEET TO THE SOUTH LINE OF SAID TRACT 43; THENCE NORTH 89°34'35" WEST ALONG SAID SOUTH-1 LINE FOR 183.56 FEET TO THE EASTERLY EDGE OF PAVEMENT OF HARTLE ROAD AS IT EXISTED ON JULY 03, 2014; THENCE ALONG SAID EASTERLY EDGE OF PAVEMENT THE FOLLOWING SEVEN (7) COURSES: NORTH 17°16'39" EAST FOR 178.58 FEET; THENCE NORTH-1 16°26'45" EAST FOR 80.85 FEET; THENCE NORTH 16°03'52" EAST FOR 20.50 FEET; THENCE NORTH 86°56'24" EAST FOR 1.36 FEET; THENCE NORTH 16°09'13" EAST FOR 22.28 FEET; THENCE NORTH 14°42'51" EAST FOR 26.66 FEET; THENCE NORTH 18°18'30" EAST FOR 11.14 FEET TO THE POINT OF BEGINNING.

Council on Tuesday, May 28, 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: 10086060
March 26, 2019 &
May 14, 2019

Alternate Key 1648157

From: UE Urban Estate
To: PUD Planned Unit Development

This request will be considered by the Planning & Zoning Commission on Tuesday, April 2, 2019 at 6:30 p.m. A public meeting to consider the request will be held before the City

Payment Info	
Ad Price	\$813.00
Tax	\$0.00
Sub Total	\$813.00
Prepaid Amount	\$0.00
Balance Due	\$813.00



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date

Tuesday, April 2, 2019

Agenda Item Name

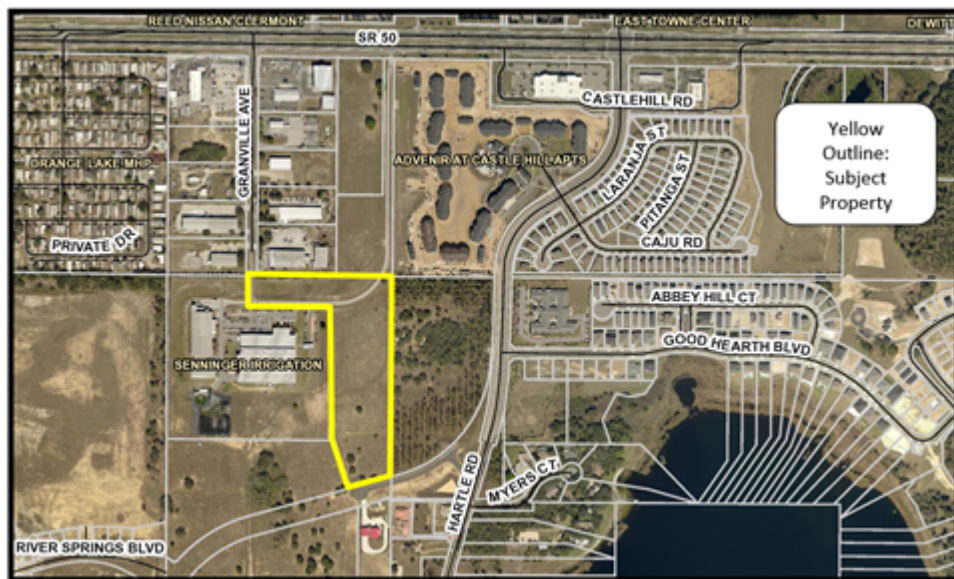
Ordinance 2019-19
Senninger Large-Scale Comprehensive Plan Amendment

Requested Action

Recommend approval of Ordinance 2019-19.

Staff Report

The applicant, Appian Engineering, LLC, is requesting a large-scale comprehensive plan amendment on the subject property. The property, approximately 12 acres, is located south of SR 50, north of CR 455 extension and west of Good Hearth Boulevard. This request is being heard concurrently with requests for annexation and a rezoning to the City's M-1 Industrial District. The property is located within the Interlocal Service Boundary Agreement (ISBA) and the Joint Planning Area (JPA). The property has been historically used for industrial uses in the production of equipment in the irrigation industry. The Senninger manufacturing plant is located adjacent to this parcel to the west.



The proposed map amendment will change the future land use from Lake County's Regional Office to the City's Industrial. Under Lake County's Comprehensive Plan, FLU Policy I-1.3.6, the property can be developed at a maximum intensity with a floor area ratio (FAR) of up to a maximum of 3.0 FAR. The City's Industrial Future Land Use allows up to 1.0 Floor Area Ratio (FAR), which is a reduction by two-fold.

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

Policy 1.1.3: The City shall encourage infill through the use of higher density and intensity land use designations and mixed-use designations in appropriate locations.

Policy 1.2.4: The adopted FLUM contains and identifies appropriate locations for land use categories which were established to prevent urban sprawl, provide for the protection of natural and historic resources and maximize economic development.

Objective 1.10: Industrial Land Use Category. The industrial category is established to provide sufficient land for existing and anticipated future industrial needs and requisite support services.

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.

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

Staff is able to support the request for the comprehensive plan change since the subject property meets the requirements for voluntary annexation, the City is capable of serving the property, and it is not in conflict with the City's Comprehensive Plan. The Senninger property in which the plant is located on, is in the City with the City's Industrial Future Land Use. Staff recommends approval of the transmittal of the large-scale comprehensive plan amendment to change the future land use from Lake County Regional Office to the City's Industrial Future Land Use.

Additional Analysis

Fiscal Impact Summary

Fiscal Impact

Fund Number and Description

Available Budget Amount

Exhibits Attached (copies of original agreements)

- | | | |
|----|------------------------------|----------------------------------|
| 1. | 2019-19 Senninger CPA | 2019-19 Senninger CPA.doc |
| 2. | Senninger Maps | Senninger Maps.pdf |
| 3. | COMP App | COMP App.pdf |
| 4. | Comp Affidavits | Comp Affidavits.pdf |
| 5. | Senninger CPA Legal Ad Proof | Senninger CPA Legal Ad Proof.pdf |



CITY OF CLERMONT
ORDINANCE NO. 2019-19

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, ADOPTING THE LARGE 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 LARGE SCALE COMPREHENSIVE PLAN AMENDMENT; SETTING FORTH THE PURPOSE AND INTENT OF THE LARGE SCALE COMPREHENSIVE PLAN AMENDMENT; PROVIDING FOR THE ADOPTION OF THE LARGE SCALE COMPREHENSIVE PLAN AMENDMENT; ESTABLISHING THE LEGAL STATUS OF THE LARGE 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

LEGAL DESCRIPTION
(PARCEL 2)

A TRACT OF LAND, BEING A PORTION OF LOTS 39, 40 AND 42, LAKE HIGHLANDS COMPANY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 52 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA BEING DESCRIBED AS FOLLOWS:



CITY OF CLERMONT
ORDINANCE NO. 2019-19

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST FOR A POINT OF REFERENCE; THENCE RUN NORTH 00°10'47" EAST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1682.40 FEET TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED, AS RECORDED IN OFFICIAL RECORDS BOOK 4724, PAGE 205, OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 89°33'20" EAST, ALONG THE SOUTH LINE OF SAID SPECIAL WARRANTY DEED, A DISTANCE OF 959.95 FEET TO THE SOUTHEAST CORNER OF SAID SPECIAL WARRANTY DEED AS RECORDED IN OFFICIAL RECORDS BOOK 4724, PAGE 205, OF SAID PUBLIC RECORDS, AND THE POINT OF BEGINNING; THENCE RUN ALONG THE EASTERLY LINE OF SAID LANDS, THE FOLLOWING FOUR COURSES; NORTH 00°20'02" EAST, 742.63 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY; THENCE RUN NORTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 89°48'41", AN ARC LENGTH OF 54.86 FEET, A CHORD LENGTH OF 49.42 FEET AND A CHORD BEARING OF NORTH 44°34'18" WEST TO THE POINT OF TANGENCY; THENCE RUN NORTH 89°28'39" WEST, 455.72 FEET; THENCE RUN NORTH 00°25'45" EAST, 191.77 FEET TO A POINT LYING ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 26; THENCE RUN SOUTH 89°34'15" EAST, ALONG SAID NORTH LINE, 857.77 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 26; THENCE RUN SOUTH 00°20'17" WEST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 1182.16 FEET TO A POINT LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF HARTLE ROAD, AS DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED, AS RECORDED IN OFFICIAL RECORDS BOOK 4621, PAGE 1850 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN SOUTH 74°35'05" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 271.07 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, RUN NORTH 15°24'55" WEST, 297.37 FEET; THENCE RUN NORTH 89°33'20" WEST, 25.79 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN LAKE COUNTY, FLORIDA AND CONTAINS 12.110 ACRES MORE OR LESS. AK 3913371

CHANGE IN FUTURE LAND USE CLASSIFICATION

FROM LAKE COUNTY: REGIONAL OFFICE
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

CITY OF CLERMONT
ORDINANCE NO. 2019-19

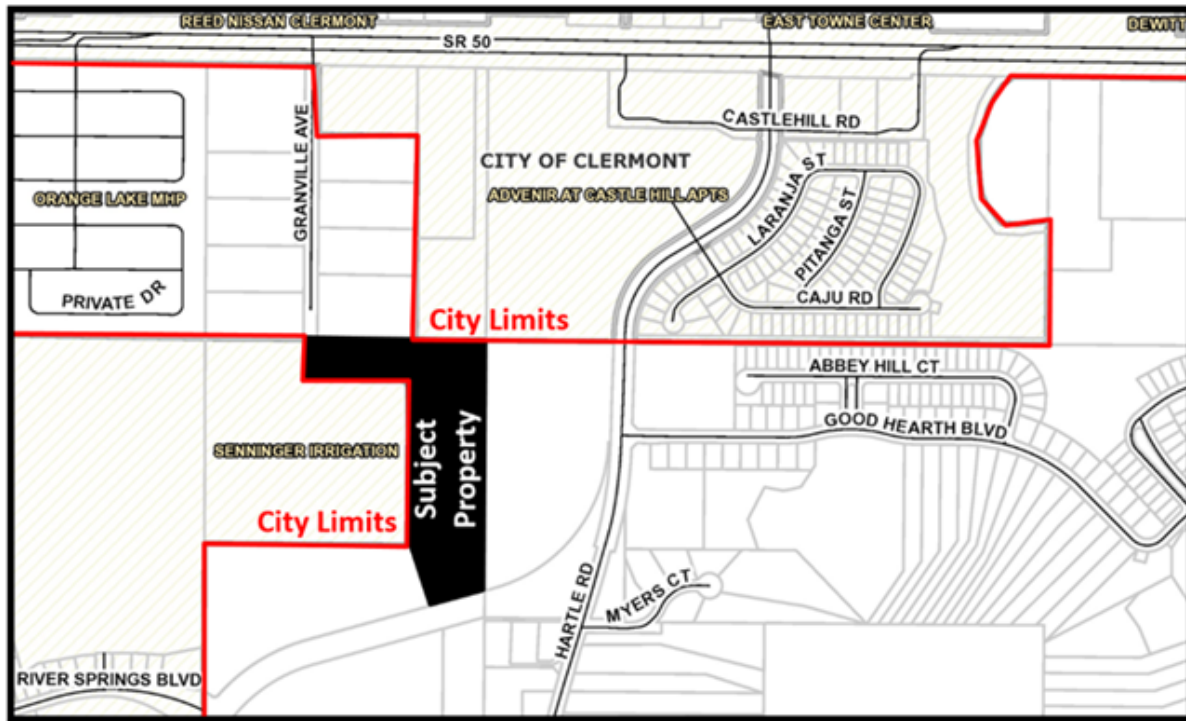
validity of the remainder would clearly and without doubt contradict or frustrate the intent of the Ordinance as a whole.

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.





CITY OF CLERMONT
ORDINANCE NO. 2019-19

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, this 25th day of June, 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

Exhibit - Location Map - Senninger Property

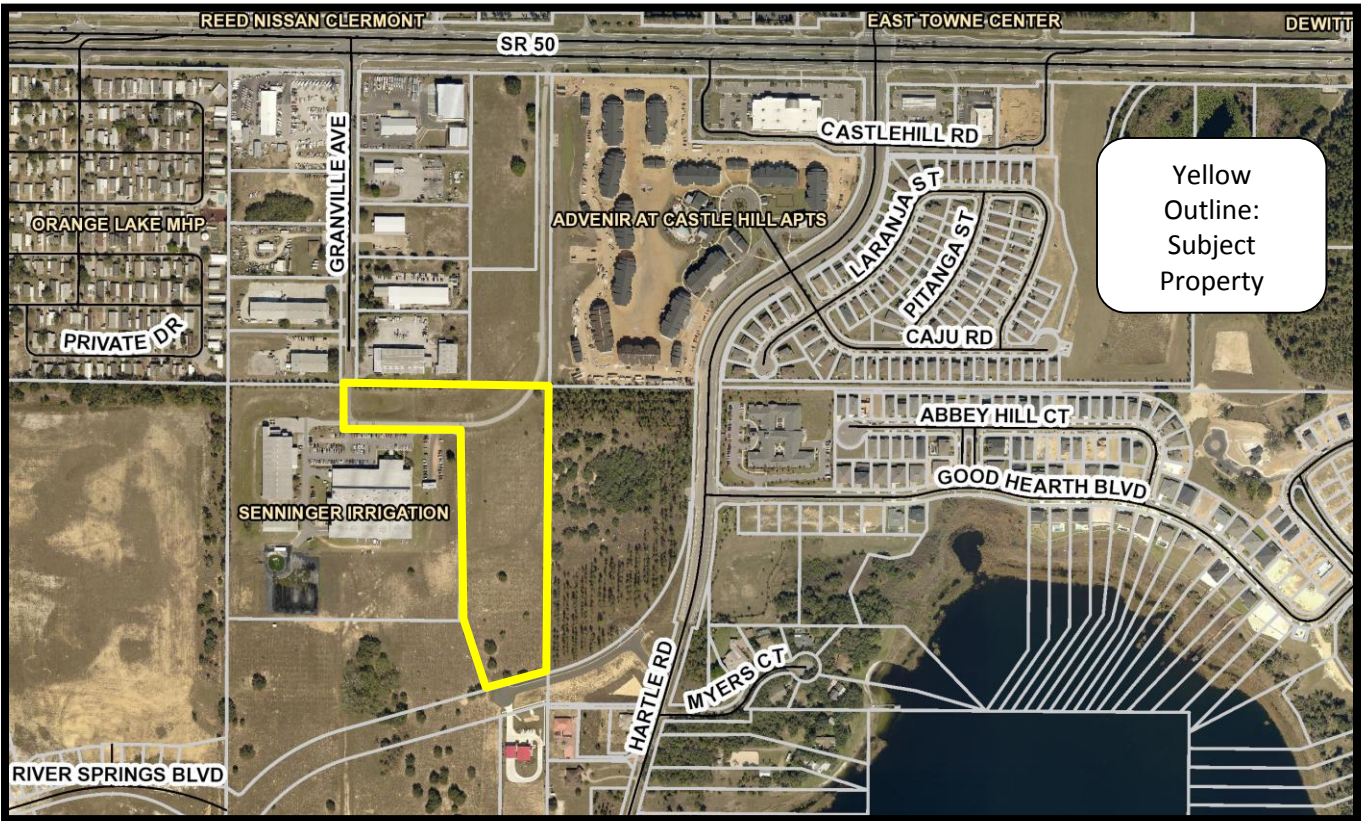
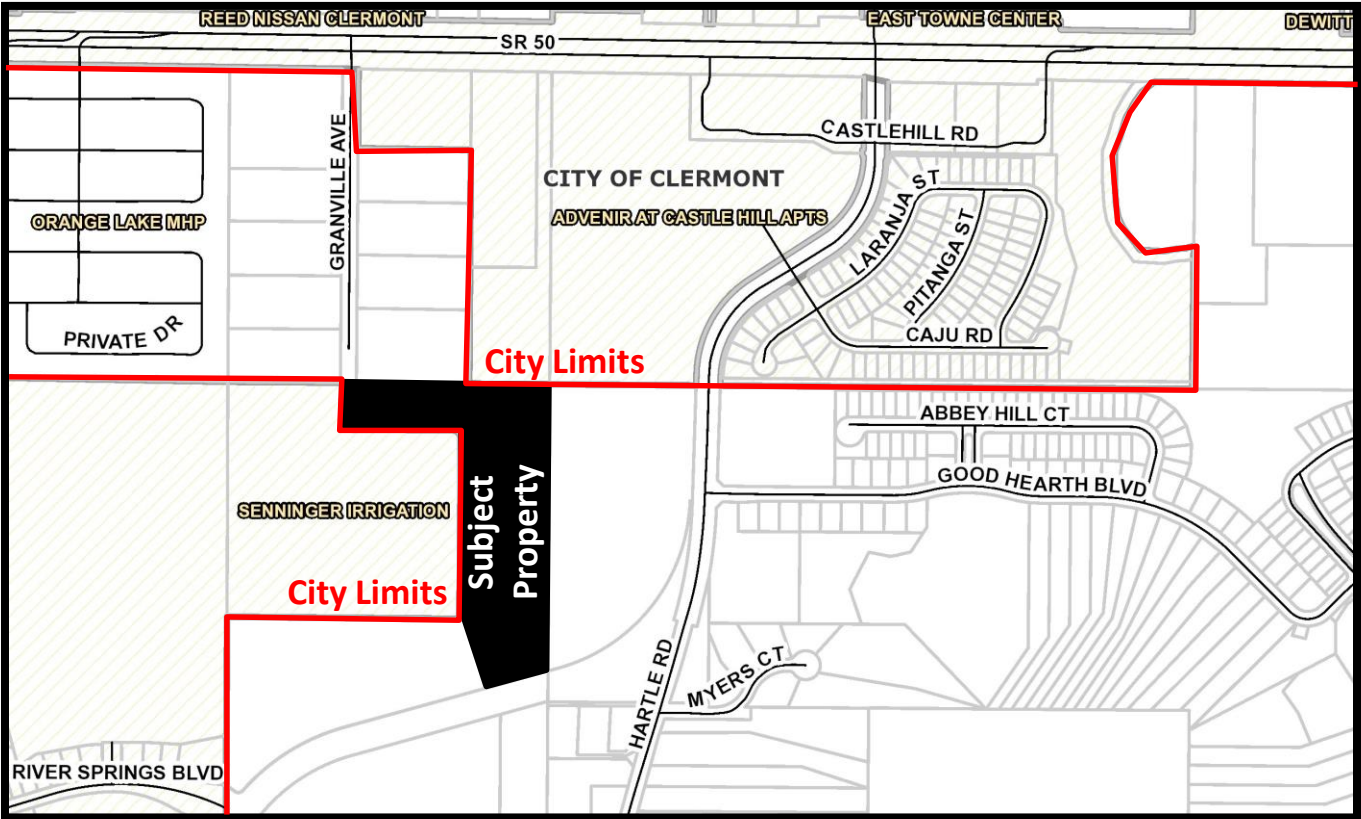


Exhibit – Future Land Use Map – Senninger Property

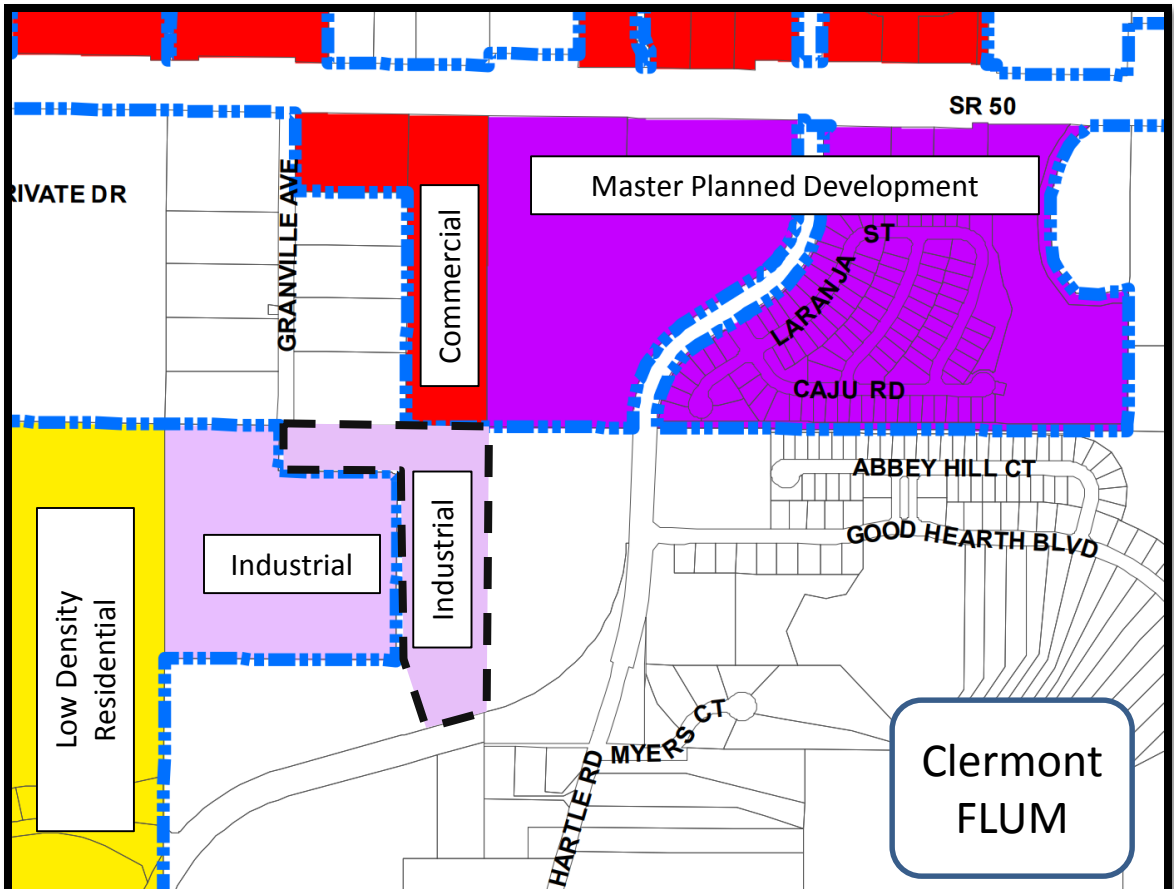
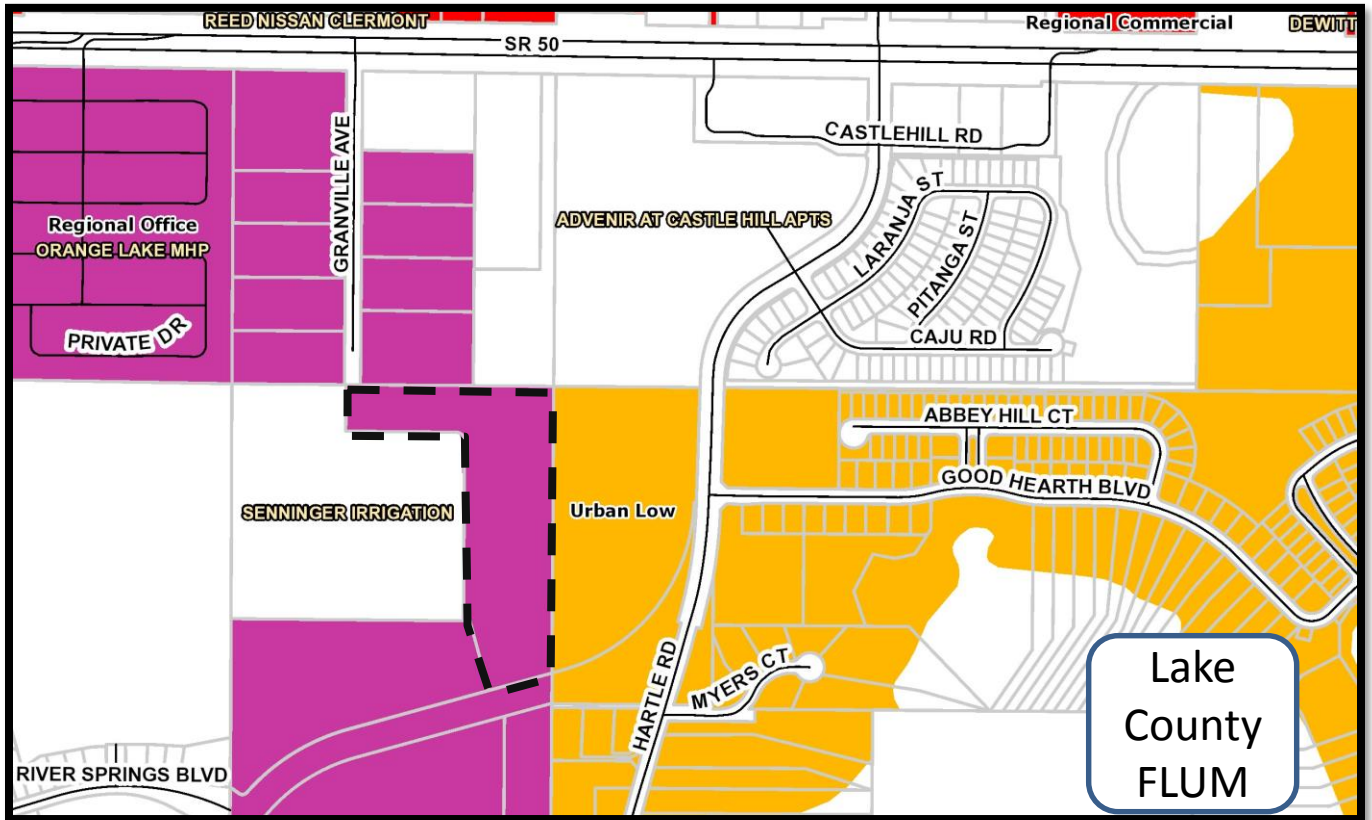
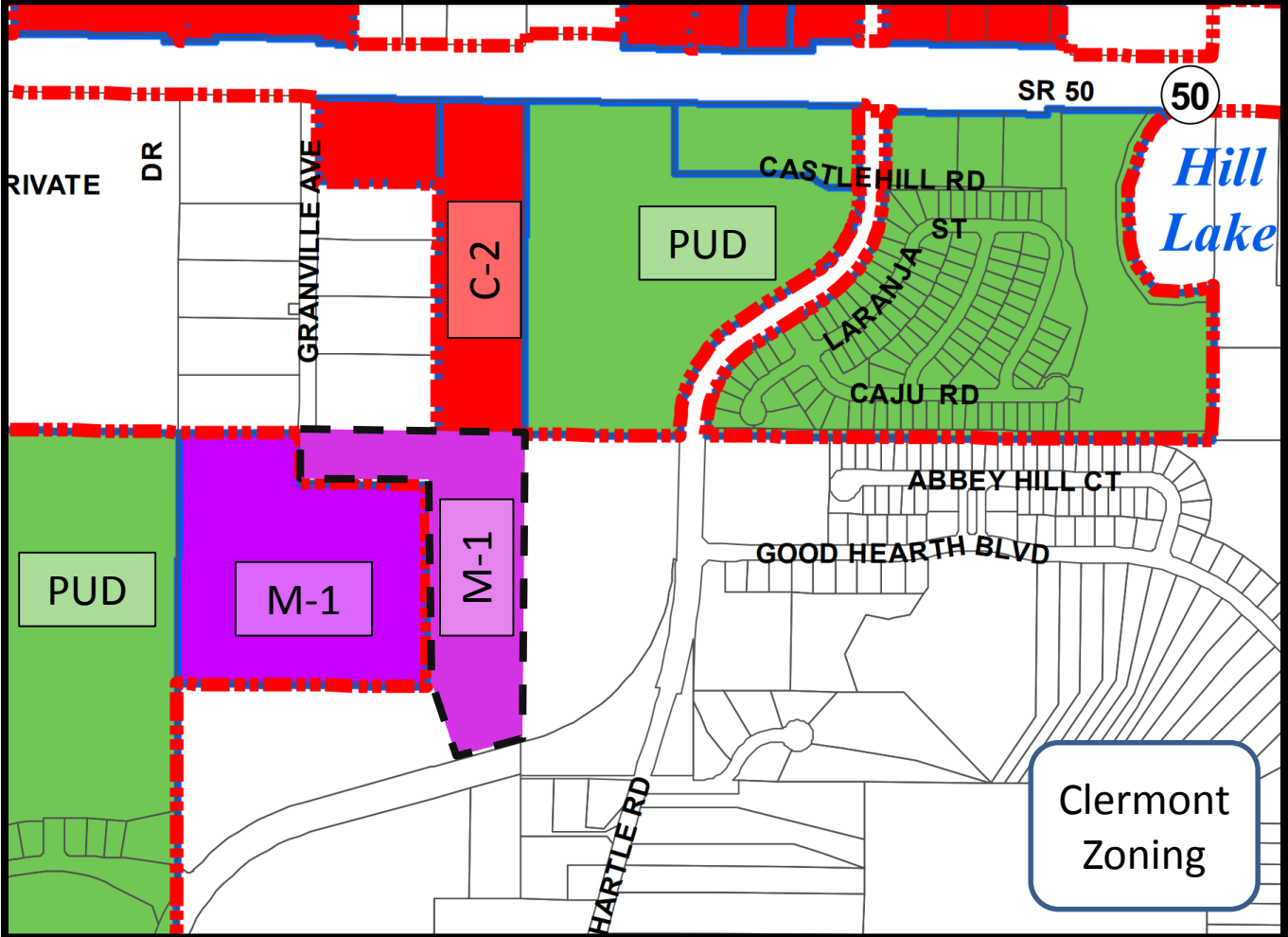
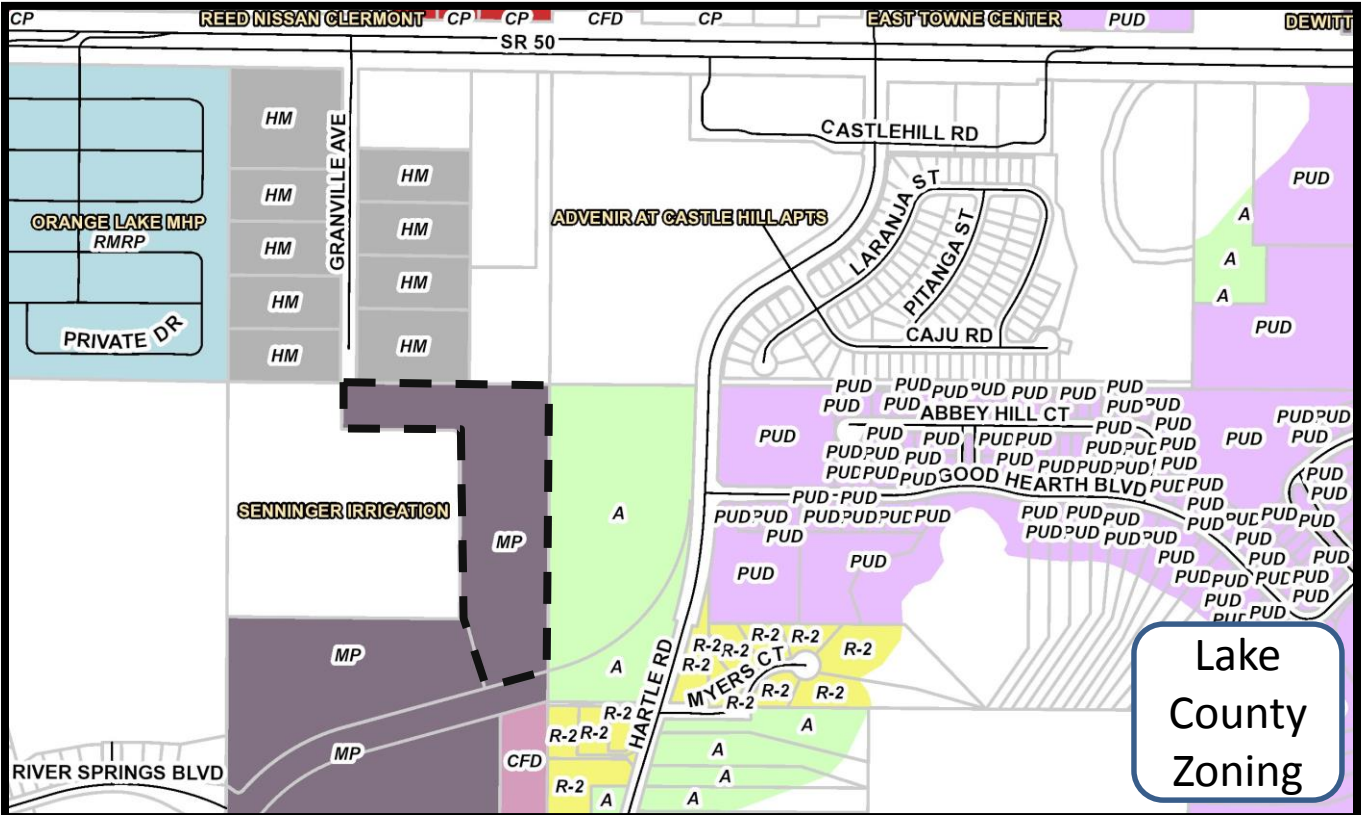


Exhibit – Zoning Map – Senninger Property





CITY OF CLERMONT
COMPREHENSIVE PLAN AMENDMENT
Application

DATE: _____

FEE: _____

Project Name (if applicable): _____

Applicant: Major L. Stacy, P.E. AND/OR Appian Engineering, LLC.

Contact Person: Major L. Stacy, P.E.

Address: 2221 Lee Rd, Ste 27

City: Winter Park State: FL Zip: 32789

Phone: 407-960-5868 Fax: _____

E-Mail: mstacy@appianfl.com

OWNER: Senninger Irrigation, Inc.

Address: 13505 Granville Ave

City: Clermont State: FL Zip: 34711

Phone: _____ Fax: _____

E-Mail: _____

General Location: West of Hartle Road, South of State Road 50, and East of Hancock Rd.

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

Property size (in acres or square feet): 12.09 AC

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

Existing (Actual) Land Use: Vacant Industrial

Existing Zoning: Vacant Industrial

Existing Future Land Use: Regional Office

Proposed Future Land Use: Industrial

Type of development proposed: Parking improvements and all associated utilites and stormwater infrastructure.



Proposed density (dwelling units/acre) or intensity: Standard Industrial Zoned FAR

Proposed Zoning District: Industrial

Summary of the proposed amendment content and effect that describes any changed conditions that would justify the proposed amendment, and why there is a need for the proposed amendment (use additional sheets if necessary).

The amendment is proposed in order to assign a use that is consistent with the property's current and proposed future use. The change is necessary after Annexation into the City due to the automatically assigned Low Density Residential Future Land Use and Urban Estate Residential Zoning designations.

The City of Clermont may require additional information to justify, clarify or explain the necessity of the requested Comprehensive Plan Amendment which may include the following:

- Information regarding the compatibility of the proposed land use amendment(s) with the Goals, Objectives and Policies of the Future Land Use Element and any other affected comprehensive plan elements.
- A description of how the proposed amendment(s) will result in an orderly and logical development pattern with existing and proposed land use(s) of the area.
- A description of the present availability of, and estimated demand on the following public facilities: potable water, sanitary sewer, transportation system and recreation, as appropriate.

******* NOTICE *******

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

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



APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Major L. Stacy, P.E. AND/OR Appian Engineering, LLC. _____, who being

by me first duly sworn on oath, deposes and says:

1. That he (she) affirms and certifies that he (she) understands and will comply with all ordinances, regulations and policies of Lake County, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his (her) knowledge and belief, and further, that this application and attachments shall become part of the official records of the City of Clermont, Florida, and are not returnable.
2. That he (she) desires a Future Land Use Amendment from _____
Regional Office _____ to _____ Industrial _____ for the
property legally described on the attachment of this application.
3. That the submittal requirements for the application have been completed and attached hereto as part of the application.

Major L. Stacy, P.E.
Affiant - Applicant Name (print)

X _____
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 12th day of February, 2019.



X _____
Notary Public, State of Florida at Large

My Commission Expires: 08/23/2019



OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Stephanie Brownell, on behalf of Senninger Irrigation, Inc., who being

by me first duly sworn on oath, deposes and says:

1. That he (she) is the fee-simple owner of the property legally described on the attachment of this application.
2. That he (she) desires a Future Land Use Amendment from
Regional Office to Industrial for the
property legally described on the attachment of this application.
3. That the owner of said property has appointed Major L. Stacy, P.E. AND/OR Appian Engineering, LLC. to act as agent on his (her) behalf to accomplish the above. The owner is required to complete the APPLICANT'S AFFIDAVIT of this application if no agent is appointed to act in his (her) stead.

Stephanie Brownell, on behalf
of Senninger Irrigation, Inc.
Affiant - Applicant Name (print)

X Stephanie Brownell
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this _____ day of _____, 20____.

X _____
Notary Public, State of Florida at Large

My Commission Expires: _____

GOVERNMENT CODE § 8202

Signature of Document Signer No. 2 (if any)

State of California
County of San Diego

on this 6th day of February, 2019,
by Date Month Year

(and ~~(2)~~ _____),
Name(s) of Signer(s)

Signature Joni G. Parra
Signature of Notary Public



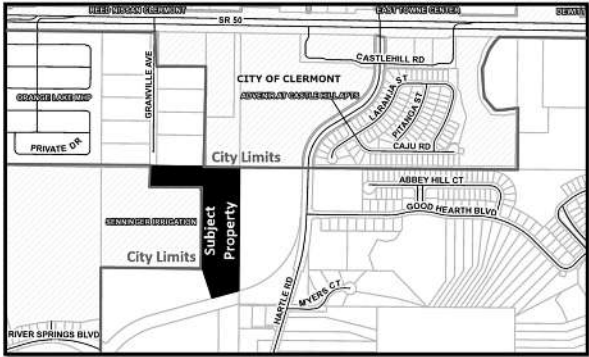
OPTIONAL

Number of Pages: _____ Signer(s) Other Than Named Above: _____

CITY OF CLERMONT
NOTICE OF PROPOSED
AMENDMENT
TO COMPREHENSIVE PLAN
ORDINANCE NO. 2019-19

The City of Clermont will hold public hearings on Tuesday, April 2, 2019 at 6:30 p.m. before the Planning and Zoning Commission to consider a proposed change to the City's Future Land Use Map; and on Tuesday, April 9, 2019 at 6:30 p.m. before the City Council to consider introduction of the ordinance and transmittal of the proposed amendment. The map amendment would change the Future Land Use designation for the parcel below from Lake County Regional Office to Industrial.

The City of Clermont will hold a public hearing on Tuesday, June 25, 2019 (final hearing) beginning at 6:30 p.m. before the City Council to consider the adoption of the proposed change to the City's Future Land Use Map.



Location:

South of SR 50, north of CR 455, and west of Good Hearth Blvd
Alternate Key 3913371

Ordinance #2019-19:

An ordinance of the City Council of the City of Clermont, Lake County, Florida, adopting the large-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 large-scale comprehensive plan amendment; setting forth the purpose and intent of the large-scale comprehensive plan amendment; providing for the adoption of the large-scale comprehensive plan amendment; establishing the legal status of the large-scale comprehensive plan amendment; providing a severability clause; and providing an effective date.

The public hearings are in the Council chambers of City Hall, 685 W. Montrose Street, and are open to public comment. Please call (352) 394-4083, ext. 3 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

D048564 - March 23 & June 11, 2019

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

PLEASE READ CAREFULLY • SUBMIT CORRECTIONS ONLINE

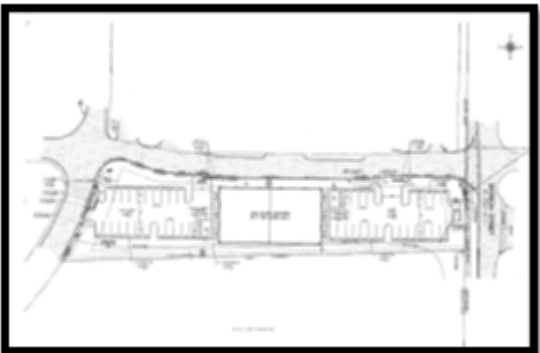
LF-D048564 (100%)

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

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NEXT RUN DATE: 03/23/19
PROOF DUE: 03/22/19 12:59:55



AGENDA ITEM

Meeting Date	
Tuesday, April 2, 2019	
Agenda Item Name	
Resolution No. 2019-11R <i>Abels Academy</i>	
Requested Action	
Recommend approval of Resolution No. 2019-11R.	
Staff Report	
The applicant, is requesting a Conditional Use Permit to allow for a private school facility in the (PUD) Planned Unit Development with C-2 General Commercial permitted uses. The Land Development Code, Section 122-224 allows a private school use with a Conditional Use Permit. The property is currently vacant and located behind the Belk's Plaza, north of Citrus Tower Blvd and south of East Division Street. The property is approximately 1.12 acres. The applicant would like to construct a 9,100 square foot building for a private school facility.  The private school, Abels Academy is a center that provides educational and life skills learning for autistic children. The school is currently located at the Heritage Square Business Park. The applicant indicated because of demand for this type of school, they would like to construct a larger facility to accommodate more students and parents. The proposed location will provide multiple points of ingress and egress, and there are no neighbors that will be directly impacted. The proposed site previously received a Site Plan Approval Permit on March 27, 2018 to allow for construction of a commercial office building. The applicant will be required to resubmit a new site plan for review and approval because of the change of use from office/retail to a private school facility. Staff has reviewed the application as submitted, and finds that the proposed use will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity and the proposed use will comply with the regulations and conditions specified. Therefore, staff recommends approval of the Conditional Use Permit to allow for a private school facility in the (PUD) Planned Unit Development zoning district with the conditions contained in Resolution No. 2019-11R.	

Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	2019-11R CUP FINAL	2019-11R CUP FINAL.pdf
2.	Location Map	Location Map.pdf
3.	ZONING MAP	ZONING MAP.pdf
4.	site plan & elevations	site plan & elevations.pdf
5.	Application	Application.pdf
6.	Abels Academy Legal Ad Proof	Abels Academy Legal Ad Proof.pdf



CITY OF CLERMONT
RESOLUTION NO. 2019-11R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR A PRIVATE SCHOOL IN THE PLANNED UNIT DEVELOPMENT ZONING DISTRICT.

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held April 2, 2019 recommended approval of this Conditional Use Permit to allow for a private school in the (PUD) Planned Unit Development zoning district at the following location:

LOCATION:

Vacant parcel behind the Belk's Plaza, north of Citrus Tower Blvd
and south of East Division Street
(Alternate Key 3838179)

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

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

This application for a Conditional Use Permit to allow for a private school in the Planned Unit Development which allows C-2 General Commercial permitted uses, be granted subject to the following conditions:

CONDITIONAL USE PERMIT CONDITIONS:

SECTION 1. General Conditions

1. The conditions as set forth in this Conditional Use Permit shall be legally binding upon any heirs, assigns and successors in title or interest.
2. No further expansion of the use or additions to the facility shall be permitted except as approved by another Conditional Use Permit.
3. Formal construction plans, incorporating all conditions stated in this permit shall be submitted for review and approved by the site review committee prior to the issuance of a zoning clearance or other development permits. The conceptual site plans submitted with the Conditional Use Permit application are not the approved construction plans.
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.



CITY OF CLERMONT
RESOLUTION NO. 2019-11R

5. The final Certificate of Occupancy shall not be issued until each of the stated conditions has been met.
6. 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.
7. The Conditional Use Permit must be executed and processed through the office of the City Clerk within 90 days of its date of approval by the City Council or the permit shall become null and void.
8. No business can occupy any portion of the building(s) after construction and final Certificate of Occupancy, unless the proposed business has applied for and obtained a Local Business Tax Receipt from the Development Services Department.
9. This permit shall become null and void if substantial construction work has not begun within two (2) years of the date this Conditional Use Permit is executed and signed by the permittee. "Substantial construction work" means the commencement and continuous prosecution of construction of required improvements ultimately finalized at completion.
10. A slab survey shall be submitted after the form boards have been installed and before the concrete has been poured. This is to ensure the setbacks and location of the building will conform to the Land Development Regulations.
11. All impact fees must be paid per City standards prior to issuing any Certificate of Occupancy.
12. Should this use cease operation for more than 180 days, a new Conditional Use Permit shall be required for a same or similar operation.
13. In the event that parking at this site proves inadequate, the City reserves the right to open the Conditional Use Permit for further review and additional conditions which may include additional parking requirements or revocation of the Conditional Use Permit.
14. If, at a future date, noise at the site proves to be a nuisance to the surrounding property owners, the applicant understands and agrees that the City may require additional sound attenuation measures or rescind this Conditional Use Permit.
15. The Applicant shall record in the Public Records of Lake County within 90 days of the 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.



CITY OF CLERMONT
RESOLUTION NO. 2019-11R

SECTION 2. Land Use

1. The property shall be developed in substantial accordance with the Conceptual Plan prepared by Riddle-Newman Engineering dated 12/01/17 (Exhibit A). The project may be developed to allow for a 9,100 square feet private school facility. The property may also be developed with any other C-2 General Commercial permitted uses with compliance to the Clermont Land Development Code.
2. All landscaping, drainage/water retention and site plan approved conditions must be maintained in perpetuity for the site.
3. Any fencing shall be decorative with a maximum six (6) foot height.
5. No outside public address (PA systems including “bull horns” or similar systems shall be used unless approved through an amendment to the Conditional Use Permit.
6. Interior lighting on the site shall be directed downward into the site and shall not spill over onto adjacent properties. All lighting must comply with City Code and regulations.
7. A traffic Impact Study (TIS) shall be completed and reviewed by the Lake-Sumter Metropolitan Planning Organization. The study and comments shall be shared with all jurisdictions within the traffic impact area. If the study identifies a deficiency in the Level of Service of transportation facilities due to the proposed project, the developer shall be required to participate in mitigation strategies.
8. 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 plan shall show the location of all proposed buildings, structures, outdoor sports/recreation areas, parking landscaping, modular classrooms as indicated in the Conditional Use Permit application. The site plans shall meet all submittal requirements and comply with the conditions of this Resolution, applicable City Codes, Regulations, Ordinances, and provide compliance with the adopted City Comprehensive Plan.

SECTION 3. Transportation Improvements

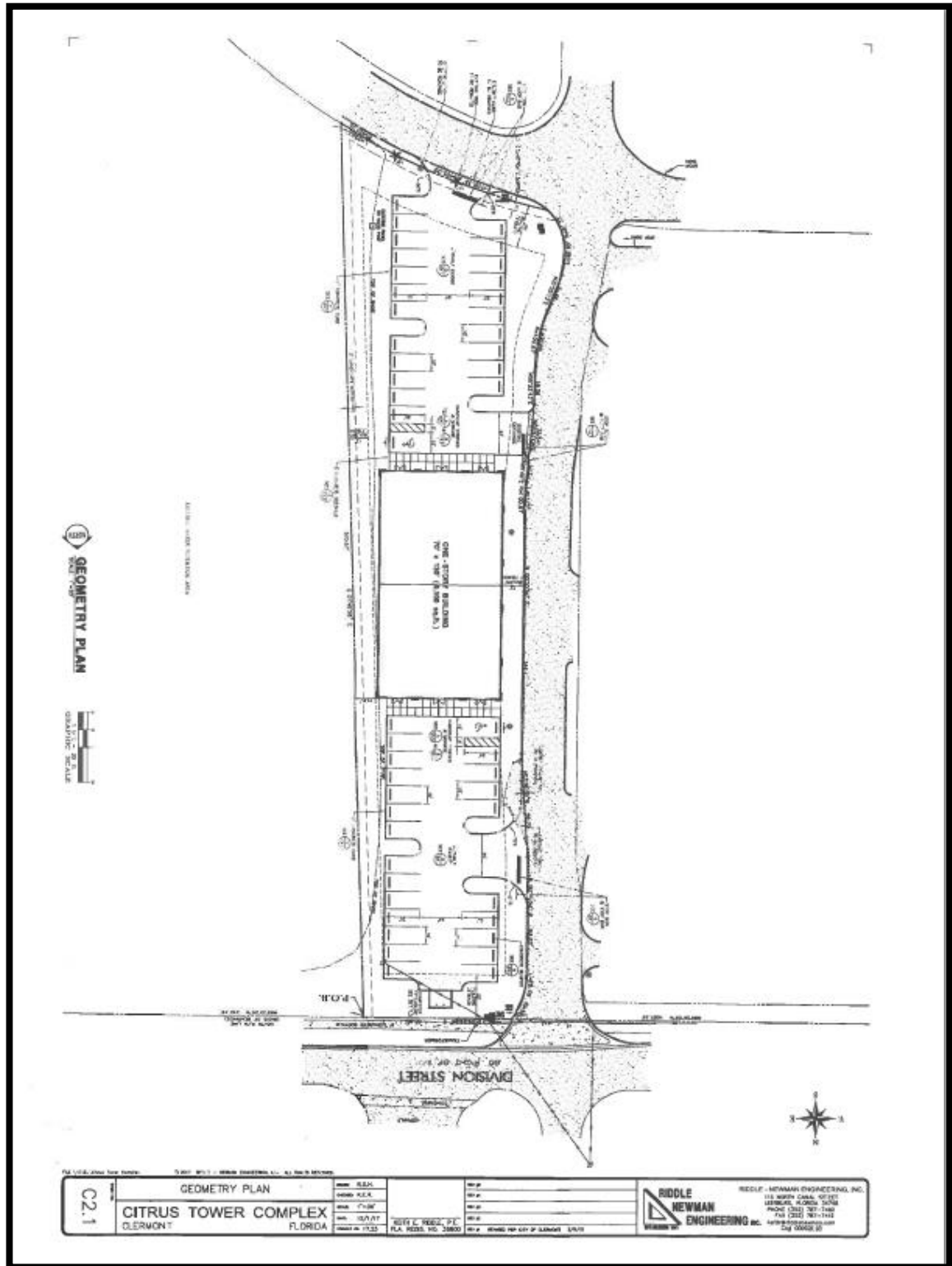
1. Sidewalks shall be required along all public road frontages in accordance with City codes.
2. Driveway access aprons must be paved in accordance with City engineering and Site Review Committee approval.

SECTION 4. Architectural Design Standards

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

**CITY OF CLERMONT
RESOLUTION NO. 2019-11R**

Exhibit A Conceptual Plan





CITY OF CLERMONT
RESOLUTION NO. 2019-11R

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 23rd day of April, 2019.

CITY OF CLERMONT

Gail L. Ash, Mayor

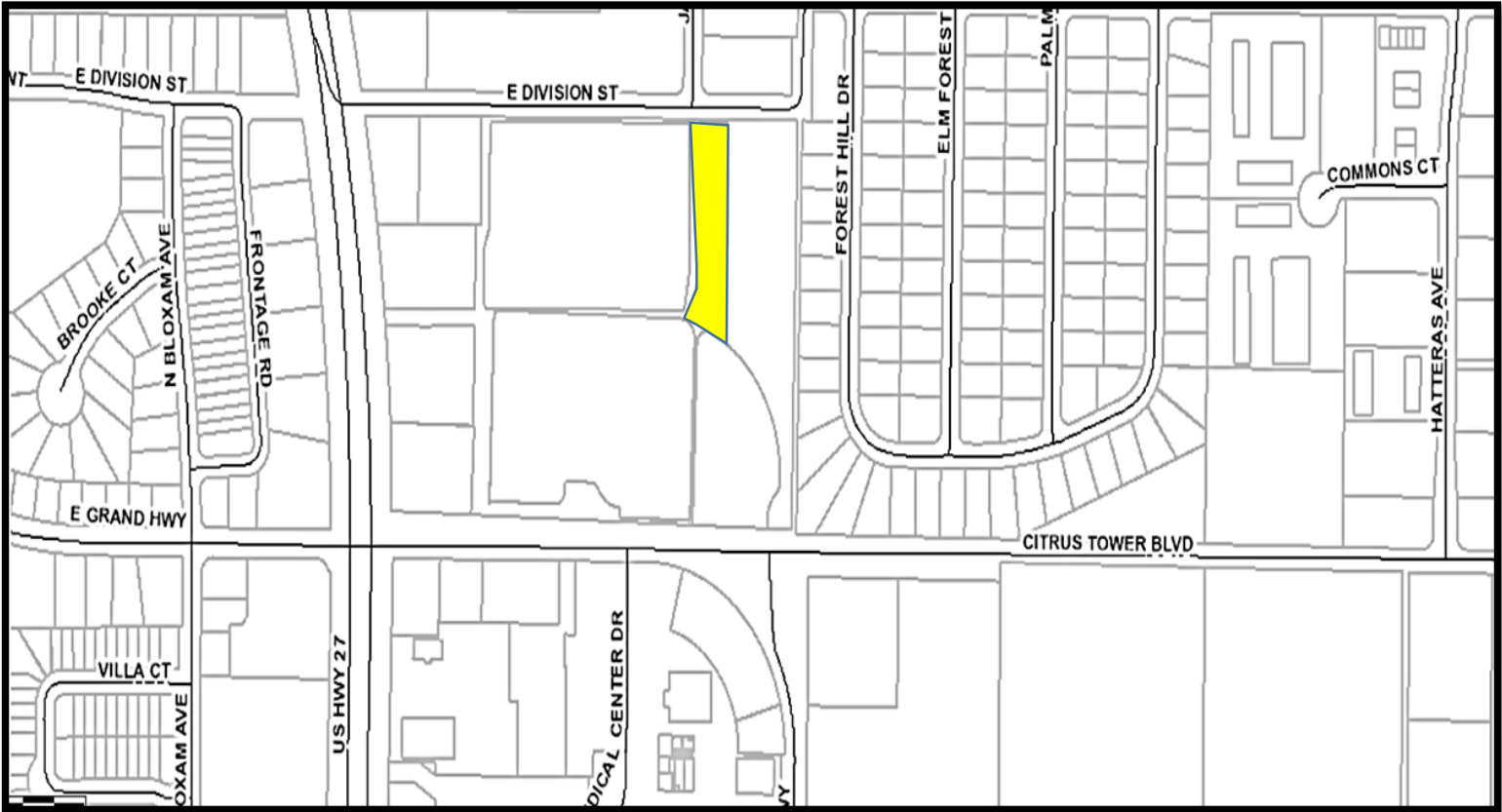
ATTEST:

Tracy Ackroyd Howe, City Clerk

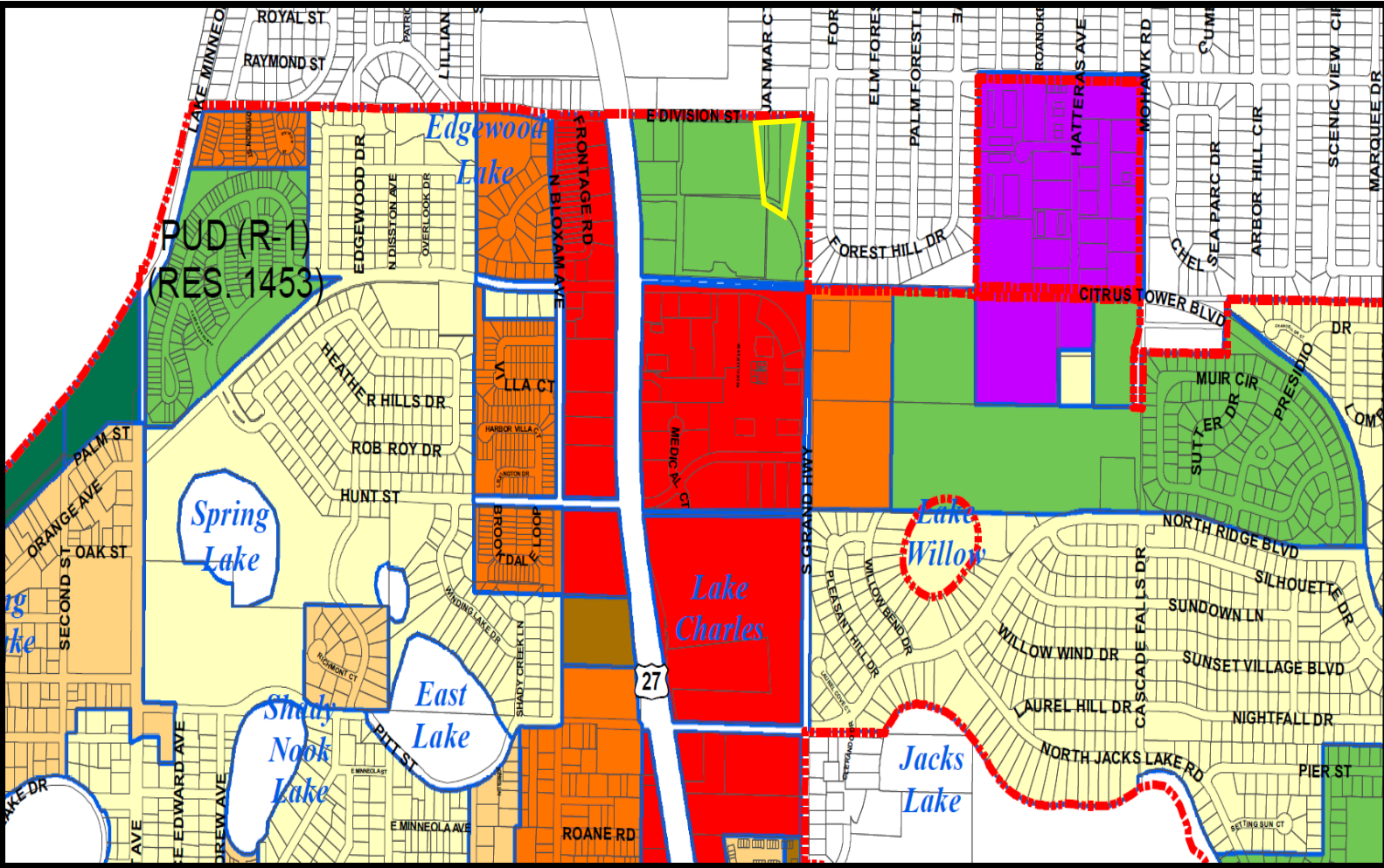
Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

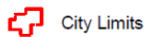
LOCATION MAP



CLERMONT ZONING MAP



Legend



City Limits

Zoning Designations

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

C2.1

SHEET NO.

GEOMETRY PLAN

CITRUS TOWER COMPLEX
FLORIDA

DATE 12/1/17
SCALE 1"=20'

DESIGNED BY R.E.H.
CHECKED BY K.E.H.
IN CHARGE BY R.E.H.

FLA. REG. NO. 28800
K.E.H. E. RIDGE, P.E.
R.E.H. E. RIDGE, P.E.

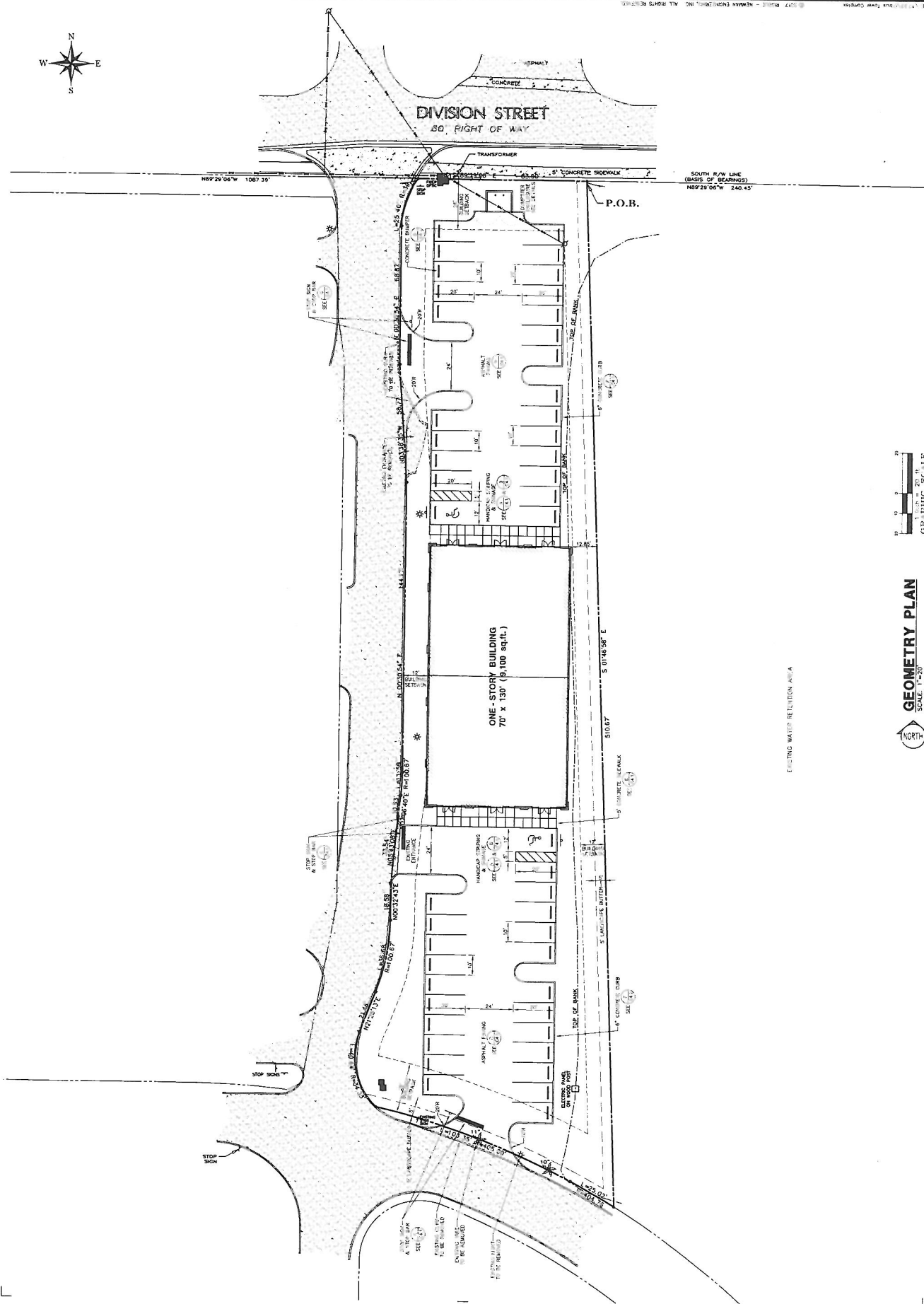
RIDDLE-NEWMAN ENGINEERING, INC.
115 NORTH OAKLAND STREET
LEEWARD, FLORIDA 33748
PHONE (813) 787-7482
FAX (813) 787-7412
CAY 00002883

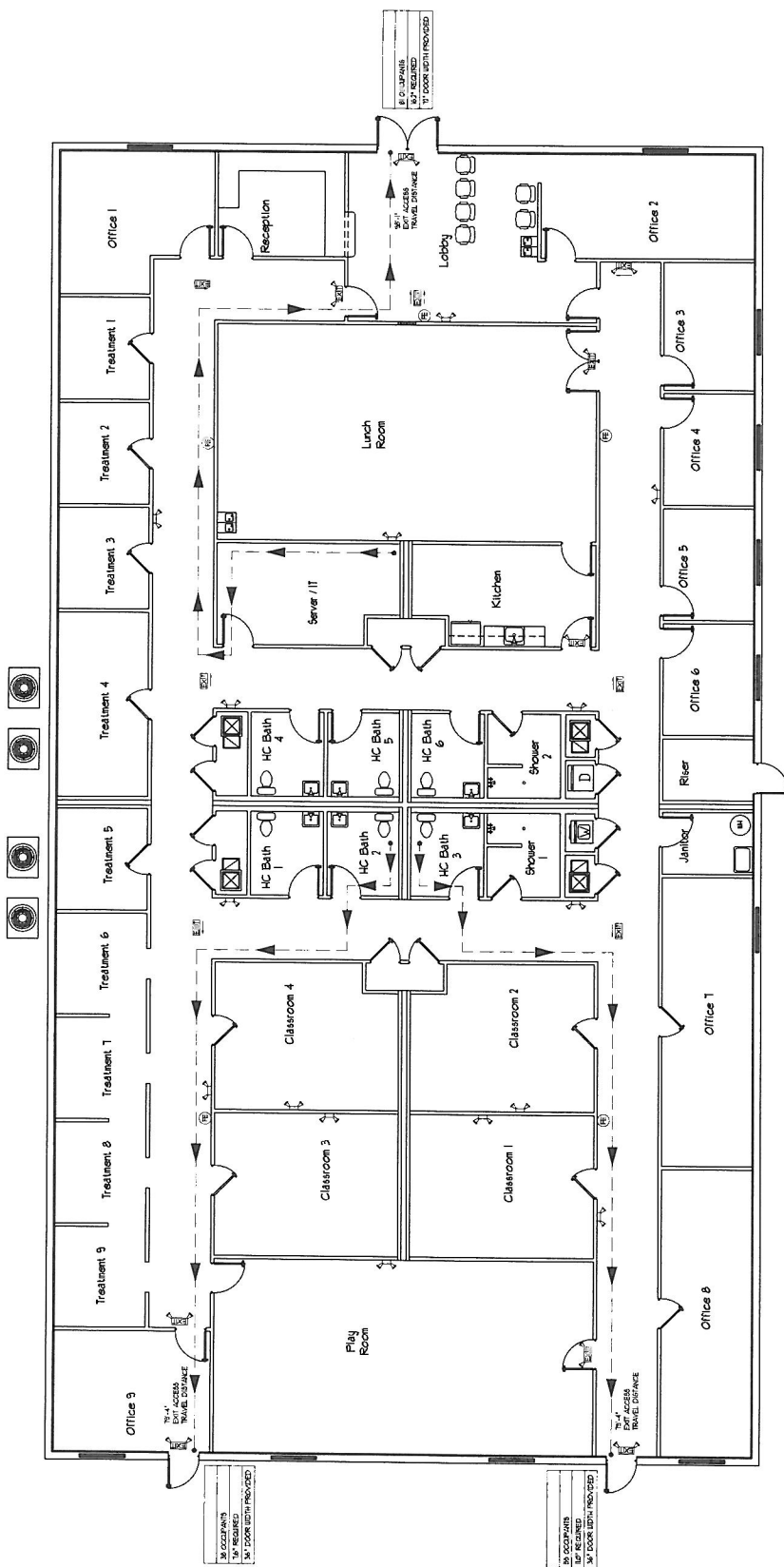


GEOMETRY PLAN
SCALE 1"=20'



EXISTING WATER RETENTION AREA





A LIFE SAFETY PLAN

OCCUPANCY, EDUCATIONAL
OCCUPANT LOAD: 14
2 EXITS REQUIRED
3 EXITS PROVIDED
MAXIMUM TRAVEL DISTANCE:
NONE EXCEEDS THE MAXIMUM
EXIT PASSAGEWAY MINIMUM W
NONE EXCEEDS THE MINIMUM
EGRESS DOOR MINIMUM WIDTH
NONE EXCEEDS THE MINIMUM

REV	DISPOSITION	DATE
1	IMPLEMENT	
2	DESIGN REVIEW CHANGES	
3	DESIGN REVIEW CHANGES	
4	DESIGN REVIEW CHANGES	
5	DESIGN REVIEW CHANGES	
6	DESIGN REVIEW CHANGES	
7	DESIGN REVIEW CHANGES	
8	DESIGN REVIEW CHANGES	
9		

CBC# 136273

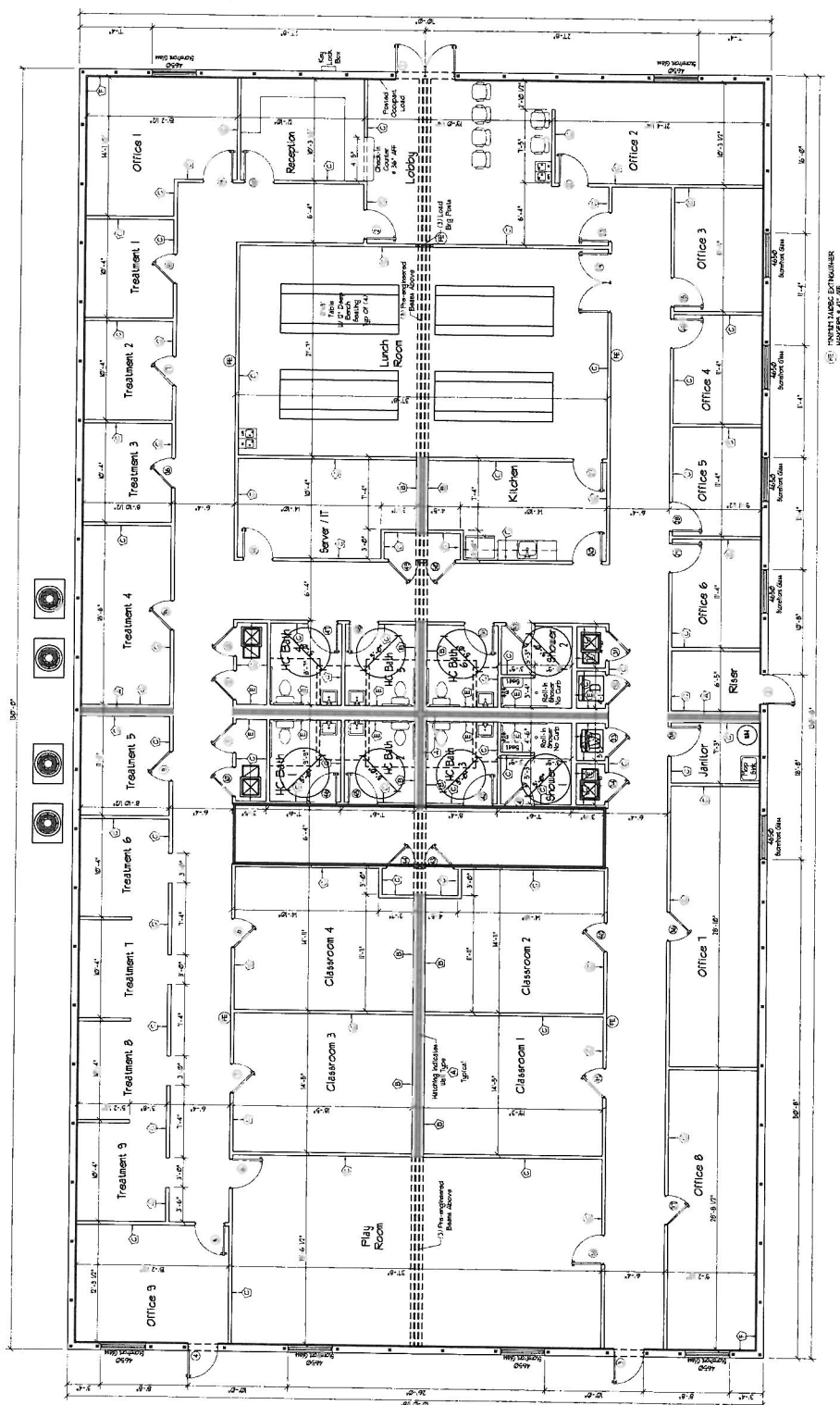
Lake Construction
211 Citrus Tower Blvd
Clermont, Florida 34711
PH: 352-223-0849

NEW BUILDING FOR
Citrus Tower Complex, LLC
Abel's Academy

INTERIOR	9.100
TL, A, C	9.110
TL, UNDER	9.110

DATE: 1-23-19
 BY: JWN BJS dw
 SCALE: AS NOTED
 JOB # 2021

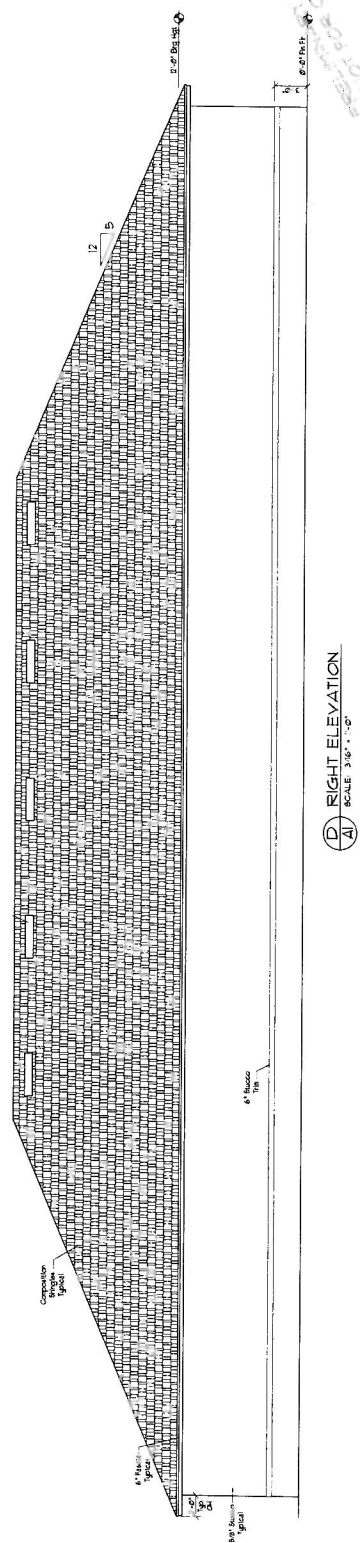
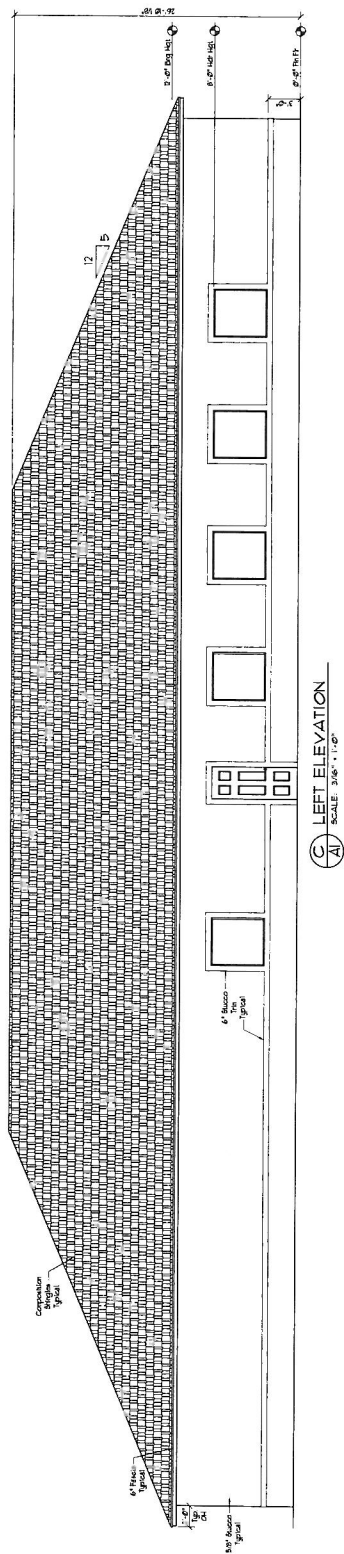
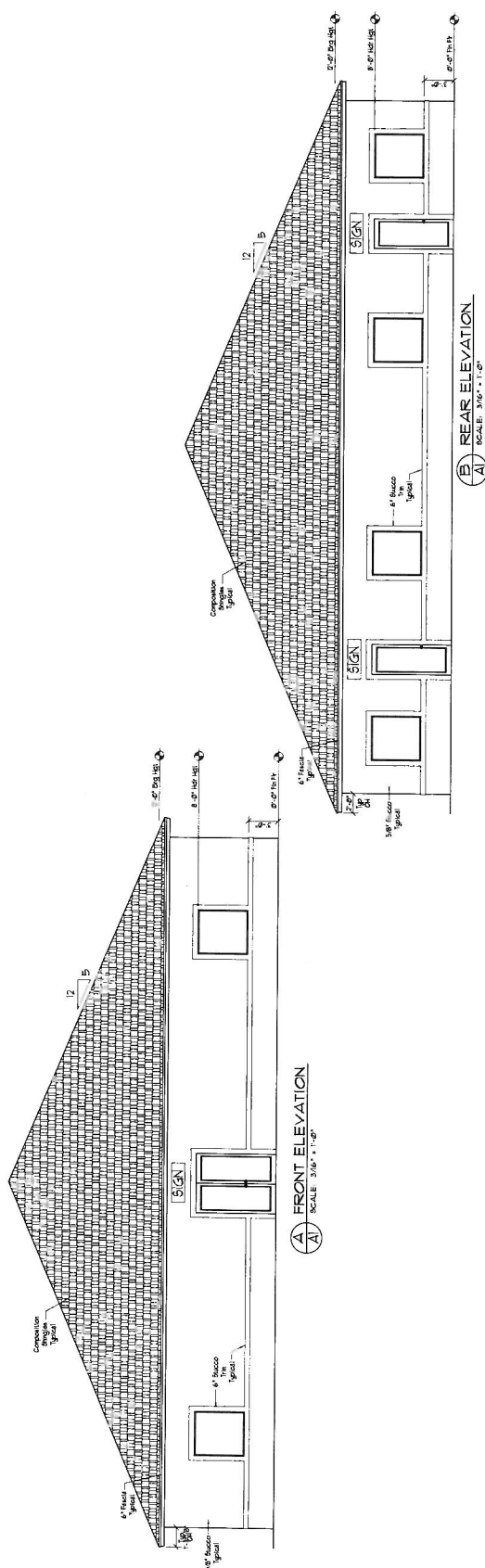
Δ2



A2 FLOOR PLAN
SCALE: 1/8" = 1'-0"

WALL TYPES

- 1. 3/8" METAL STUD WALL WITH
RELATIVES 1" x 1" x 1" STUDS
EACH SIDE, FLOOR DECK TO ROOF DECK
- 2. 2x4 WOOD STUDS, 2x6 BEAMS WALL
TOP OF WALL 1" x 1"
- 3. 3/8" METAL STUD WALL
TOP OF WALL 1" x 1"
- 4. 1/2" METAL STUD WALL
TOP OF WALL 1" x 1"
- 5. 3/8" METAL STUD WALL
TOP OF WALL 1" x 1"
- 6. 1/2" METAL STUD WALL
TOP OF WALL 1" x 1"
- 7. 1/2" METAL STUD WALL
TOP OF WALL 1" x 1"



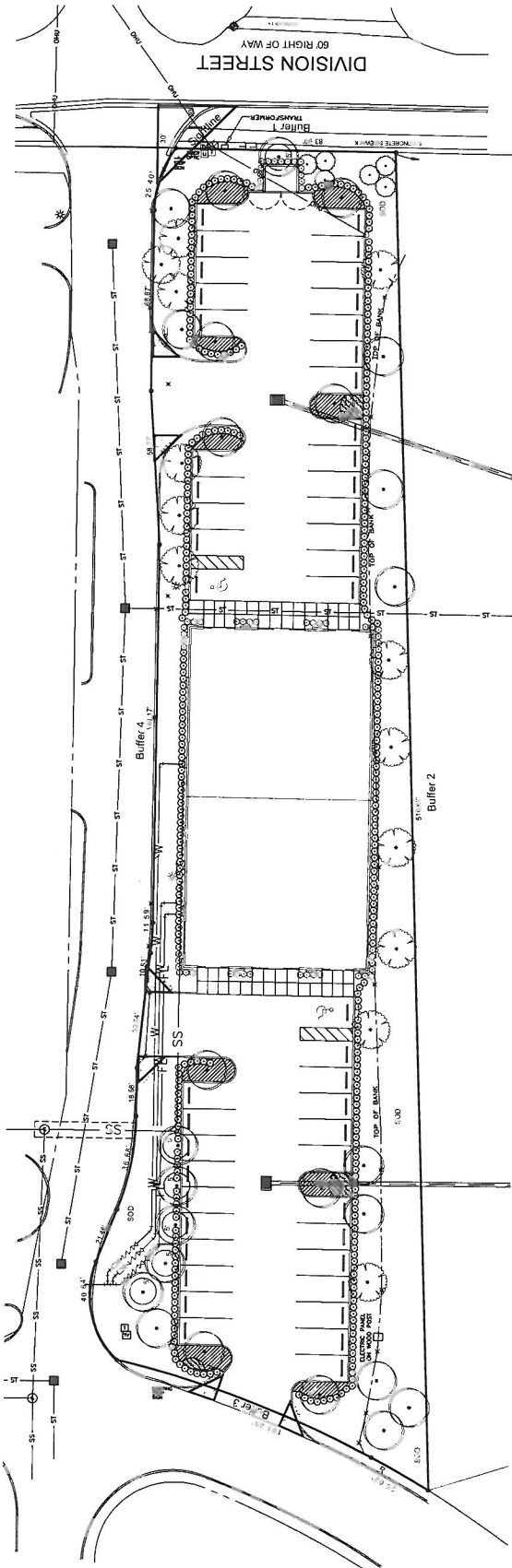


Drawing Number: 1356-04
Scale: 1" = 20'
Date: January 1, 2015
Created by: NAA
Layout: 24"x36"

Citrus Tower Complex

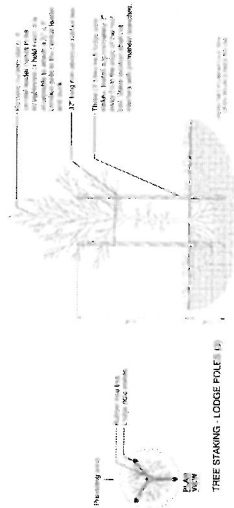
Clermont, Florida

Landscape Plan



LANDSCAPE NOTES

- CALIPER IS MEASURED SIX (6) INCHES ABOVE THE GROUND
- ALL PLANTS ARE TO BE FLORIDA #1 OR BETTER
- ALL PLANTS HAVE A LOW/MODERATE DROUGHT TOLERANCE
- AN AUTOMATIC IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL UNSCAPED AREAS, INCLUDING A RAIN SENSOR SHUTOFF DEVICE
- GRASSED AREAS MAY BE SODDED, SPRIGGED, OR SEEDED AND SHALL PROVIDE COMPLETE COVERAGE TO INDUSTRY STANDARDS WITHIN ONE HUNDRED EIGHTY (180) DAYS
- ALL TREES MUST BE Labeled
- ALL SINGLE ISLANDS MUST HAVE 300 SQUARE FEET OR MORE AND CONTAIN AT LEAST ONE (1) CANOPY TREE
- ALL DOUBLE ROW ISLANDS MUST HAVE 600 SQUARE FEET OR MORE AND CONTAIN AT LEAST TWO (2) CANOPY TREES
- IRRIGATION SYSTEM WILL BE INSTALLED IN ACCORDANCE WITH FLORIDA 9-01 (9-01.02) (1)
- NO PLANT MATERIAL SHALL BE INSTALLED WITHIN 3 FEET OF ANY SEWER CLEANOUTS OR WATER METERS.



5) Five foot clearance from all utilities

Seven and a half foot fire hydrant clearance

7'5"

PLANT SCHEDULE

CANOPY TREES	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE	SPACING	REMARKS
	13	Southern Magnolia	Magnolia grandiflora	65 gal	3" Cal	12 x 6	As Shown	Native
	28	Live Oak	Quercus virginiana	65 gal	3" Cal	12 x 6	As Shown	Native
UNDERSTORY TREES	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE	SPACING	REMARKS
	6	Yaupon Holly	Ilex vomitoria	30 gal		8 x 4	As Shown	Native
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONT	HEIGHT	WIDTH	SPACING	REMARKS
	368	Japanese Privet	Ligustrum japonicum	3 gal	24"	18"	30" OC	Non Native
	58	Podocarpus	Podocarpus macrophyllus	3 gal	24"	18"	30" OC	Non Native
GROUND COVERS	QTY	COMMON NAME	BOTANICAL NAME	CONT			SPACING	REMARKS
	29	Gold Mound Lantana	Lantana canna Gold Mound	1 gal			30" o.c.	Native
	454	Dwarf Confederate Jasmine	Trachelospermum asiaticum	1 gal			18" o.c.	Non Native



CONDITIONAL USE PERMIT (CUP)
APPLICATION

DATE: March 1, 2019

FEE: \$845
+ cost of advertisement

PROJECT NAME (if applicable): Abel's Academy

APPLICANT: Citrus Tower Complex LLC

CONTACT PERSON: Joe Zagame, Jr.

Address: 230 Mohawk Road

City: Clermont State: FL Zip: 34711

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

E-Mail: joe.zagame@prescogroup.com

OWNER: John P Adams and Ann D Adams Family LP

Address: PO Box 1667

City: Winter Haven State: FL Zip: 33882

Phone: (863) 324-4576 Fax: None

Address of Subject Property: Parcel 3, Citrus Tower Village

General Location: Property is located in the back of Citrus Tower Village behind Belk.

Property abuts Division Street to the North.

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

Land Use (City verification required): School

Zoning (City verification required): Commercial



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.

Abel's Academy, a school and life-skills learning center for autistic children, is presently located at Heritage Square Business Park, just down the street from the proposed Citrus Tower Village location. Abel's Academy has outgrown its current space, and would like to relocate into a new facility that is designed for its specific needs. In cooperation with Citrus Tower Complex LLC, Abel's Academy has designed a 9,100 square-foot facility that will be built on Parcel 3, a 1.2-acre outparcel behind Belk in Citrus Tower Village. The location works well because traffic volume is relatively low, there are multiple points of ingress and egress, and there are no neighbors that will be directly impacted. There is an industrial area to the north across Division Street, a large retention pond to the east, the back of Presco Professional Center to the south, and the back of Belk to the west. The site plan is fully permitted. The building plans are ready for permitting pending the outcome of this CUP application.

Joseph Zagame
Applicant Name (print)

Joseph Zagame
Owner Name (print)

X Joseph Zagame
Applicant Name (signature)

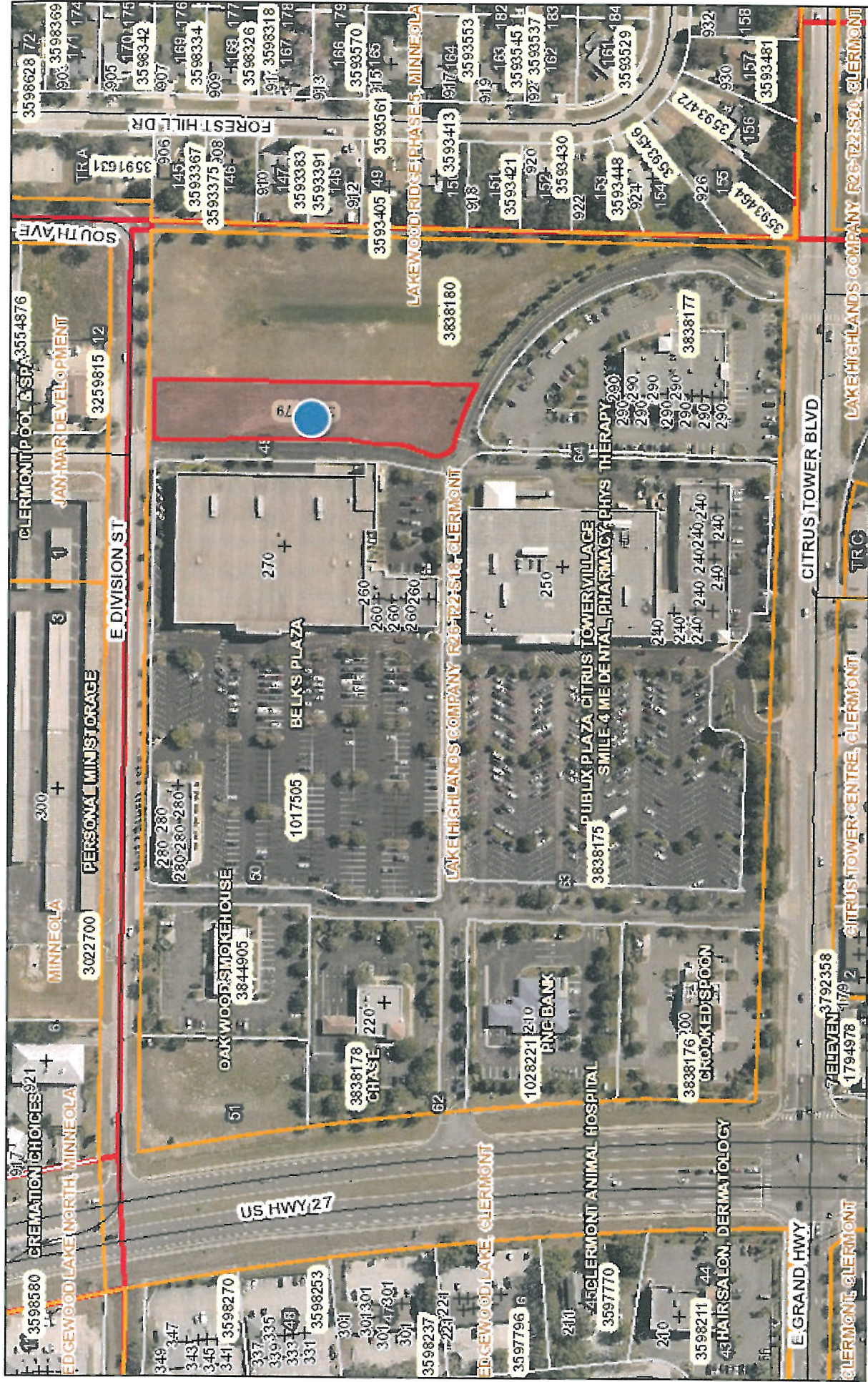
X Joseph Zagame
Owner Name (signature)

***** 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. 34712-021 9
(352) 394-4083 Fax: (352) 394-3542

Abel's Academy



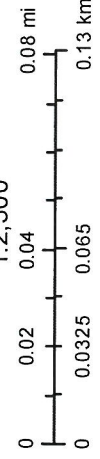
March 1, 2019

- pointLayer
 - Override 1
- County Boundary

- Street Names
 - Local Streets
 - Subdivision Boundaries

- Subdivision Lot Numbers
- Address Locations
- Property Name

1:2,500



Advertising Receipt

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

Account Number: 7101866
Order Number: 10086089
Phone: (352) 241-7331
Date: 03/18/19
Ad Taker: Joanne French

Ad Classification: LEGAL NOTICES

Description	Start	End	Total
LEGAL NOTICE Notice is hereby given that the City of Clermont will consider a l	03/26/2019	04/16/2019	\$173.52

LEGAL NOTICE

City Clerk

Notice is hereby given that the City of Clermont will consider a request for a Conditional Use Permit to allow a private school in the C-2 General Commercial zoning district.

Ad No: 10086089
March 26, 2019 &
April 16, 2019

LOCATION

Vacant parcel behind Belk's Plaza adjacent to stormwater pond.
North of Citrus Tower Blvd, South of E. Division Street and East of US 27.
Vacant land (1.12 +/- acres)
Alternate Key 3838179

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

This request will be considered by the Planning & Zoning Commission on Tuesday, April 2, 2019 at 6:30pm.

A public meeting to consider the request will be held before the City Council on Tuesday, April 23, 2019 at 6:30pm.

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

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

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

Tracy Ackroyd Howe, MMC

Payment Info	
Ad Price	\$173.52
Tax	\$0.00
Sub Total	\$173.52
Prepaid Amount	\$0.00
Balance Due	\$173.52