



**CITY OF CLERMONT
PLANNING AND ZONING COMMISSION AGENDA
6:30 PM, Tuesday, May 7, 2019
City Hall – 685 W. Montrose Street, Clermont, FL**

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

MINUTES

April 2, 2019 Planning & Zoning Minutes

REPORTS

NEW BUSINESS

Item 1 - Ordinance 2019-20
Senninger Rezoning

Consider ordinance to rezone 12 +/-
acres from Lake County Industrial to
City of Clermont Industrial.

Item 2 - Resolution No. 2019-13R
Crossing Church Conditional Use Permit

Consider Conditional Use Permit to
allow for a master planned church
facility in the UE Urban Estates zoning
district for property located at 2715 Old
Highway 50.

Discussion of Non-Agenda Items

ADJOURN

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

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

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

City of Clermont

MINUTES

PLANNING AND ZONING COMMISSION

April 2, 2019

Page 1

The meeting of the Planning & Zoning Commission was called to order Tuesday, April 2, 2019, at 6:30 pm by Chairwoman Cuqui Whitehead. Members present were Herb Smith, Ebo Entsuah, Julie Santos, Max Krzyminski and David Colby. Also present for City staff were City Attorney Dan Mantzaris, Development Services Director Curt Henschel, Planning Manager John Kruse, Senior Planner Regina McGruder and recording secretary, Lori Crain. Absent was Commissioner Tony Hubbard.

MINUTES of the Planning and Zoning Commission meeting held March 5, 2019, were approved as written in favor by vote of all six members present. Commissioner Smith made the motion and Commissioner Colby seconded. 6-0 for approval

Chairwoman Whitehead reviewed the fact that the Planning and Zoning Board is a recommending body and does not make the final decision. That is the duty of the City Council.

REPORTS: Commissioner Entsuah reported that there was a great turn-out for the bicycle event held previously in March. He also mentioned the upcoming Celebration of Heroes event to be held this Saturday, April 6, 2019, from noon to 5 pm at Waterfront. This is a free event open to the public.

Commissioner Krzyminski also mentioned the Celebration of Heroes event as well as the 50 Plus Comedy Tour, also held this-coming Saturday at the ARC.

Chairwoman Whitehead encouraged the audience to participate in the many activities the City has to offer and to be more active and enjoy a good time.

NEW BUSINESS

ITEM #1 WISE PLANNED UNIT DEVELOPMENT REZONING

REQUEST: To consider ordinance to rezone 13+/- acres to Planned Unit Development for mixed-use.

Applicant: LPG Urban & Regional Planners, LLC for the Wise Family

Planning Manager, John Kruse presented staff report.

The applicant, represented by Greg Beliveau, is requesting a rezoning for 13+/- acres to Planned Unit Development for mixed use consisting of 96 (ninety-six) multi-family units and 96,000 (ninety-six thousand) square feet of commercial/office use on a parcel 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.

Page 2

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.

Mr. Beliveau 1162 Camp Ave, Mt. Dora, reiterated that this is the third time the applicant, Wise Family, has participated with a government agency when requested for right-of-way and public need. This request is in exchange for their participation with the Hooks Street extension. He further stated that when the Hooks Street extension goes in, they would then be able to build the PUD. Both parties benefit from this rezoning. It reduces that traffic impact on the area with less commercial square footage capped in the PUD.

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

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

Commissioner Krzyminski asked who would be paying for the light from Hartwood Marsh to Hartle Road.

Planning Manager Kruse advised that has not been decided yet. But a lot of this is being handled by Lake County.

Commissioner Smith asked if the set-backs for the 2 commercial buildings will have to be more than usual. Kruse stated as per the code the usual 50 feet would be the set-back.

Smith also asked if this was the first apartment building that was required to have elevators. Kruse advised per the PUD ordinance this was requested to have elevators.

Chairwoman Whitehead asked if the development of the property would not start until after the completion of the Hooks Street or if they had a year or if the time limit was going to be waived. Kruse stated he believed it was two (2) years, but it could also be something the city staff may have to review.

Chairwoman Whitehead entertained a motion for item 1. Commissioner Krzyminski moved to approve Ordinance 2019-16 the request; it was seconded by Commissioner Smith. All those present voted for approval and it passed 6-0.

ITEM #2 SENNINGER LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT

REQUEST: To consider ordinance to change the future land use from Lake County Regionals Office to City of Clermont Industrial.

Applicant: Appian Engineering, LLC

Planning Manager Kruse presented staff report.

The applicant, represented by Major Stacy, is requesting a change to 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, west of Good Hearth Boulevard, and adjacent to the current Senninger irrigation plant.

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.

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.

Major Stacy, 2221 Lee Rd, Suite 27, Winter Park, FL stated the applicant agrees with the Staff report and that this will make a consistent use of the property since the property owner is the same.

Chairwoman Whitehead opened the floor up to the audience. There was no one there to speak. Chairwoman Whitehead closed the public portion of the hearing and returned it to the Board.

Chairwoman Whitehead entertained a motion for item 2. Commissioner Smith moved to approve Ordinance 2019-19; Commissioner Santos seconded. All those present voted in favor. Motion passed 6-0.

ITEM #3 ABEL'S ACADEMY CONDITIONAL USE PERMIT

REQUEST: To consider Conditional Use Permit to allow for a private school.

Applicant: Citrus Tower Complex, LLC

Senior Planner Regina McGruder presented staff report.

The applicant, represented by Joe Zagame, is requesting Conditional Use Permit to allow for a private school on vacant parcel located north of Citrus Tower Boulevard, south of Division Street and east of US Hwy 27.

This is currently zoned for 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, Abel's 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.

Joe Zagame, 230 Mohawk Rd, Clermont, advised this is part of the Citrus Tower Village Shopping Center which has been around since 2003. This is the only out parcel that has not been developed. Due to its location it is not ideal for retail commercial. The school has been a tenant of Zagame's for five years now and has developed a great relationship with the owners of the school, Sam and Terri Howard, who are present.

Terri Howard, 13201 Sugar Bluff Rd, Clermont, spoke. She advised they have 22 students currently enrolled. They keep the enrollment low so to stay focused on each student's individual needs. They are a business but don't run it like a business. The changed lives are more important.

Chairwoman Whitehead opened the floor to the public. There was no one to speak. Chairwoman Whitehead closed the public portion of the meeting and returned it to the Board.

Commissioner Krzyminski asked if traffic would be an issue for the students. Howard stated there isn't a traffic issue due to them being a private school they have the ability to stagger drop off and pick up times according to individual needs of each student. She further stated the class day is from 8:40 am to 2:30 pm.

Commissioner Smith stated he goes to the Publix next door at least twice a week and he uses the back way. He stated there's almost always a wreck right there. He asked if there would be kids running around. Howard advised they are well contained. Zagame advised there are plenty of parking spaces which will be utilized as a playground for the students and will be fenced in as future plan. He added that majority of the traffic comes off of Hwy 27 onto Citrus Tower Boulevard and Division Street is rarely busy which will add to the safety for the students.

Commissioner Santos stated she believes it's a good fit.

Commissioner Krzyminski asked if the school expects full enrollment upon opening. Howard advised they have a waiting list with at least 100 children on it. They believe 40 will be their maximum enrollment.

Chairwoman Whitehead thanked and applauded Ms. Howard for their work and caring for these children as her younger sister attended schools like Abel's Academy in New York. Whitehead also asked what age limit they have at the school. Ms. Howard stated most insurance companies will service the students until age 21.

Chairwoman Whitehead entertained a motion for item 3. Commissioner Smith made a motion to accept Resolution 2019-11R. Commissioner Santos seconded. All present voted in favor of. Motion carried 6-0.

There being no further business, the meeting was adjourned at 7:09 pm.

Cuqui Whitehead, Chairwoman

ATTEST:

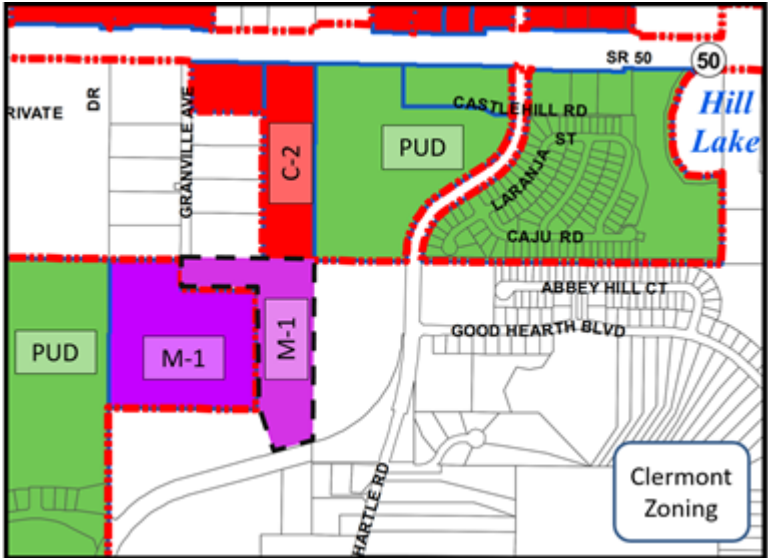
John E. Kruse-Planning Manager



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date	
Tuesday, May 7, 2019	
Agenda Item Name	
Ordinance 2019-20 <i>Senninger Rezoning</i>	
Requested Action	
Recommend approval of Ordinance 2019-20.	
Staff Report	
The applicant, Appian Engineering, LLC, is requesting a rezoning to the M-1 Industrial District. 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 large-scale comprehensive plan amendment to the Industrial Future Land Use. The property has been historically used for industrial uses in the production of equipment in the irrigation industry and will continue to do so in the future. The Senninger manufacturing plant is located adjacent to this parcel to the west, which currently has a zoning of M-1 Industrial in the City of Clermont.  The applicant is not requesting any variances to the Land Development Code at this time and has indicated the zoning designation is consistent with the current and proposed future uses of the property. The property is currently zoned Industrial in Lake County. Therefore, the requested Industrial designation in the City is similar to what currently exists in Lake County. Staff has reviewed the applicant's proposal and finds the proposed zoning at this location is compatible with the uses in the area. The requested M-1 Industrial zoning is consistent with the City's Comprehensive Plan and staff recommends approval of Ordinance 2019-20 for a rezoning to the M-1 Industrial designation.	
Additional Analysis	

Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. REZ ORD 2019-20 Formatted	REZ ORD 2019-20 Formatted.doc	
2. Senninger Maps	Senninger Maps.pdf	
3. Rezoning Application	Rezoning Application.pdf	
4. REZ Ad Senninger	REZ Ad Senninger.pdf	



CITY OF CLERMONT
ORDINANCE NO. 2019-20

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

**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:

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"



CITY OF CLERMONT
ORDINANCE NO. 2019-20

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.

Alternate Key 3913371

From: UE Urban Estate
To: M-1 Industrial

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.

This Ordinance shall be recorded in the Public Records of Lake County, Florida.

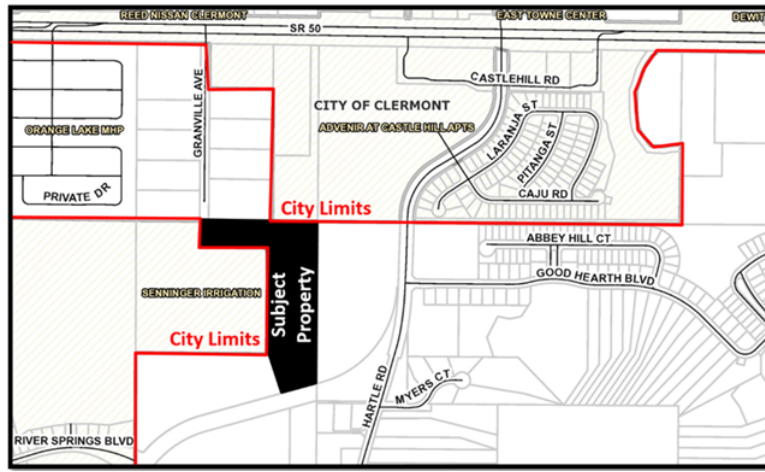
SECTION 5.

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



CITY OF CLERMONT
ORDINANCE NO. 2019-20

Location map:





CITY OF CLERMONT
ORDINANCE NO. 2019-20

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on 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

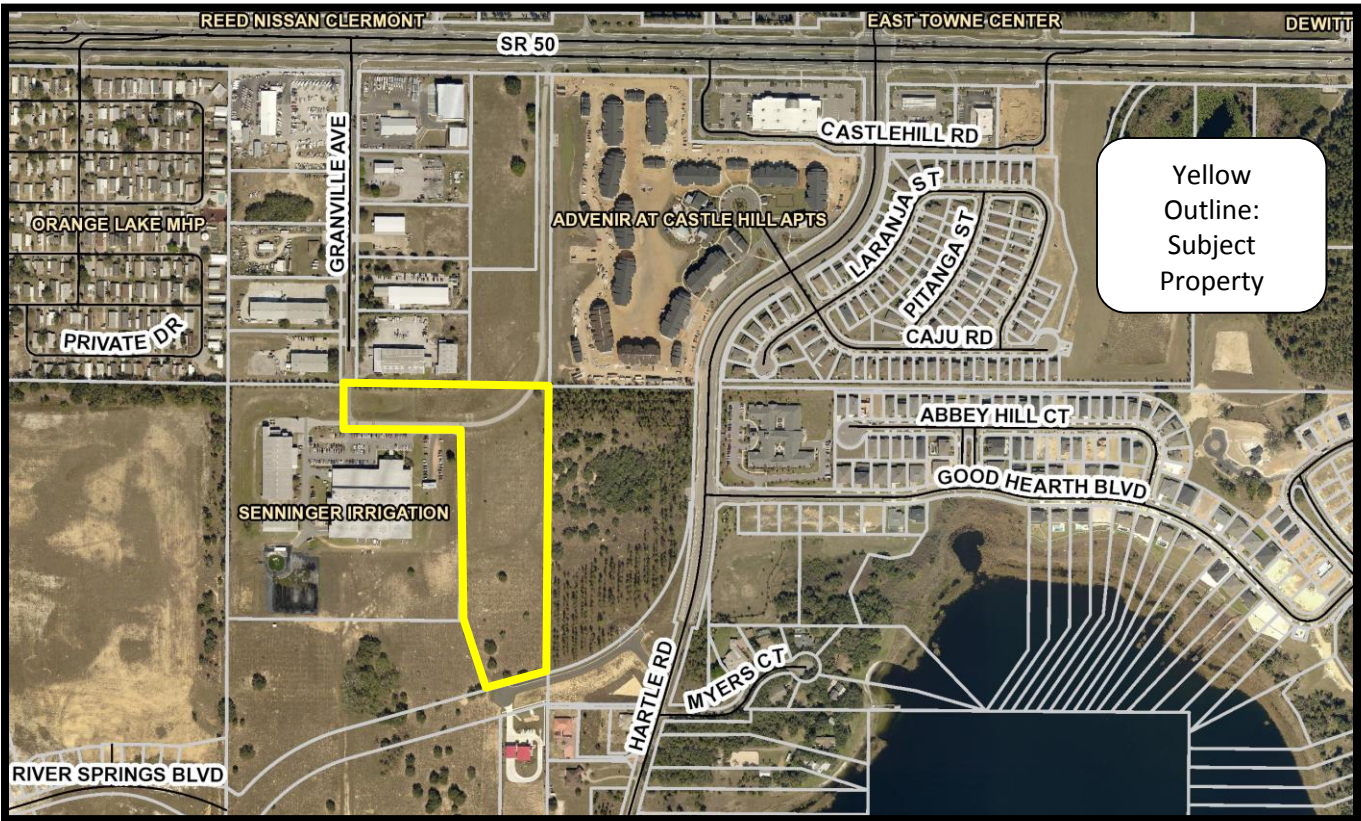
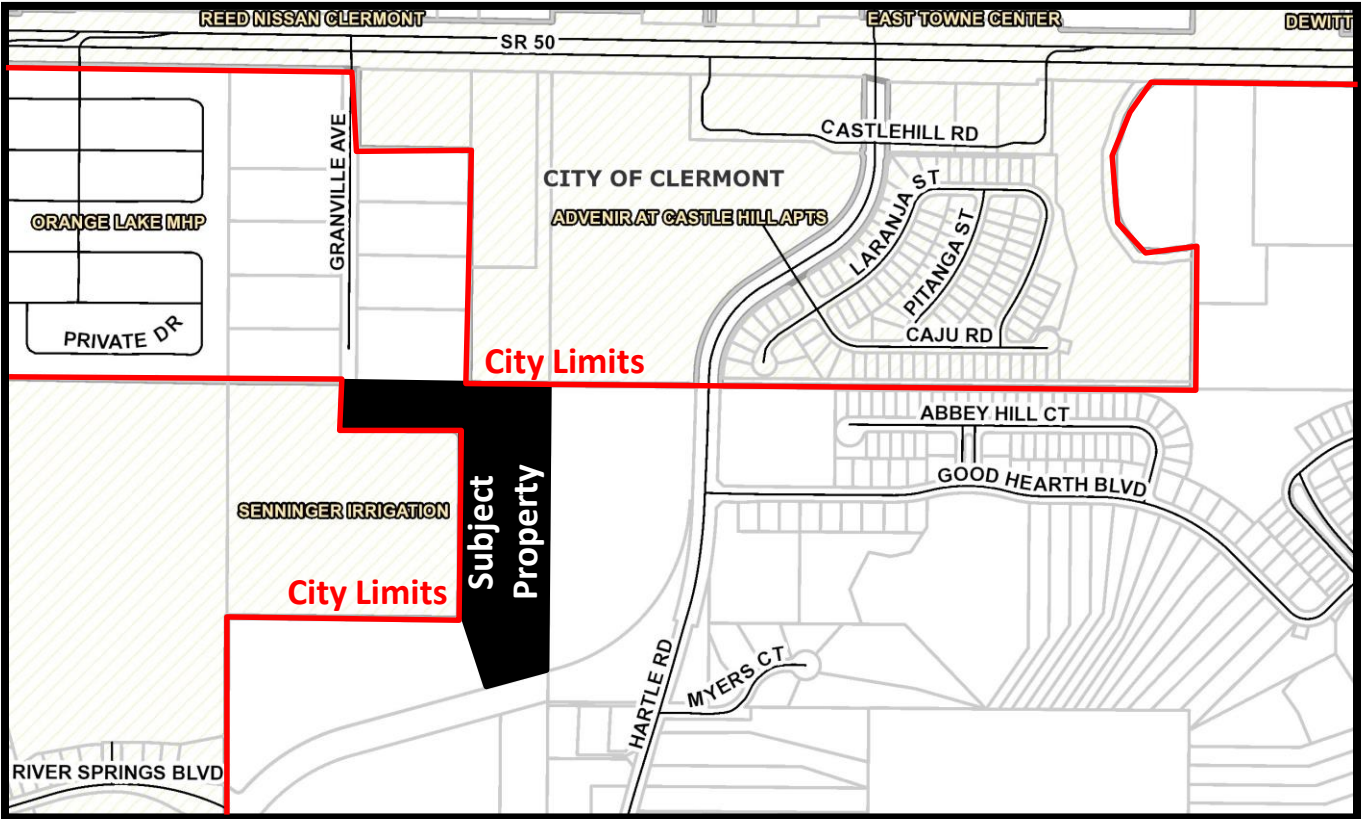


Exhibit – Future Land Use Map – Senninger Property

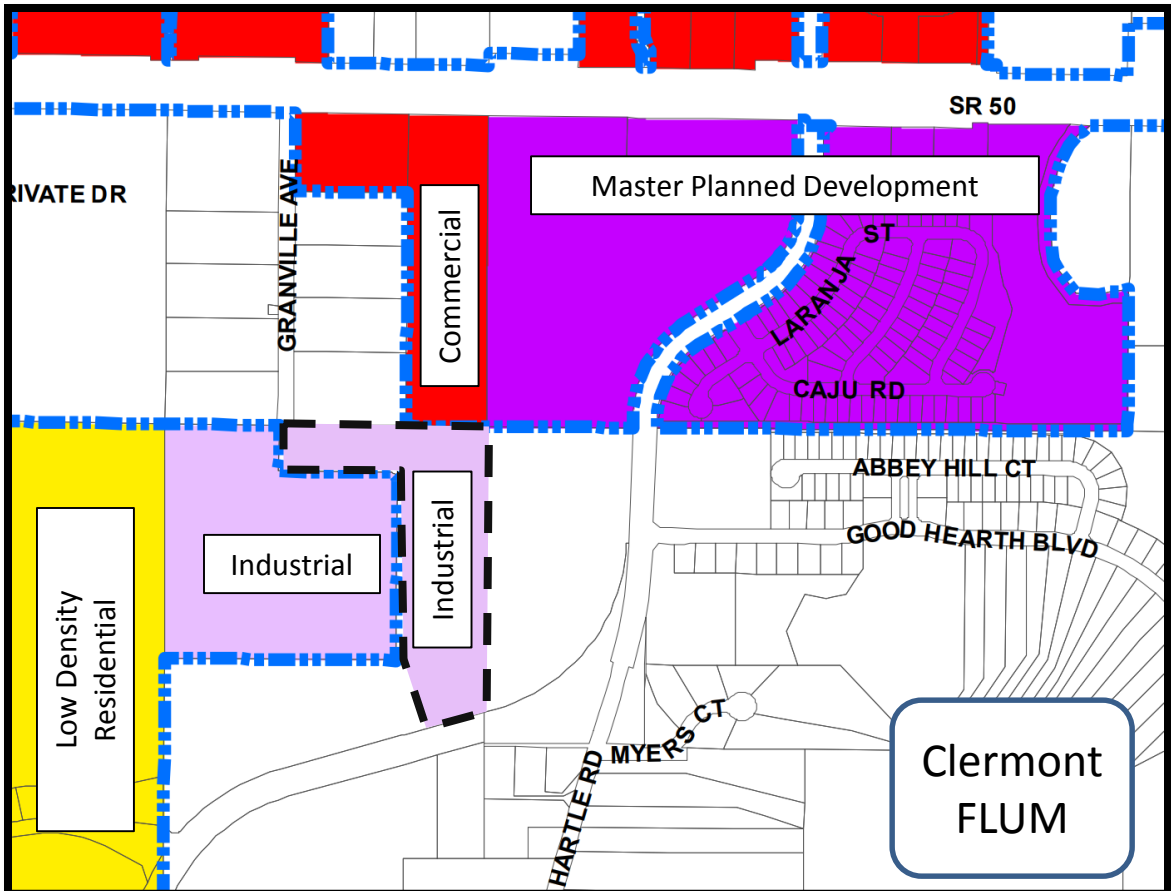
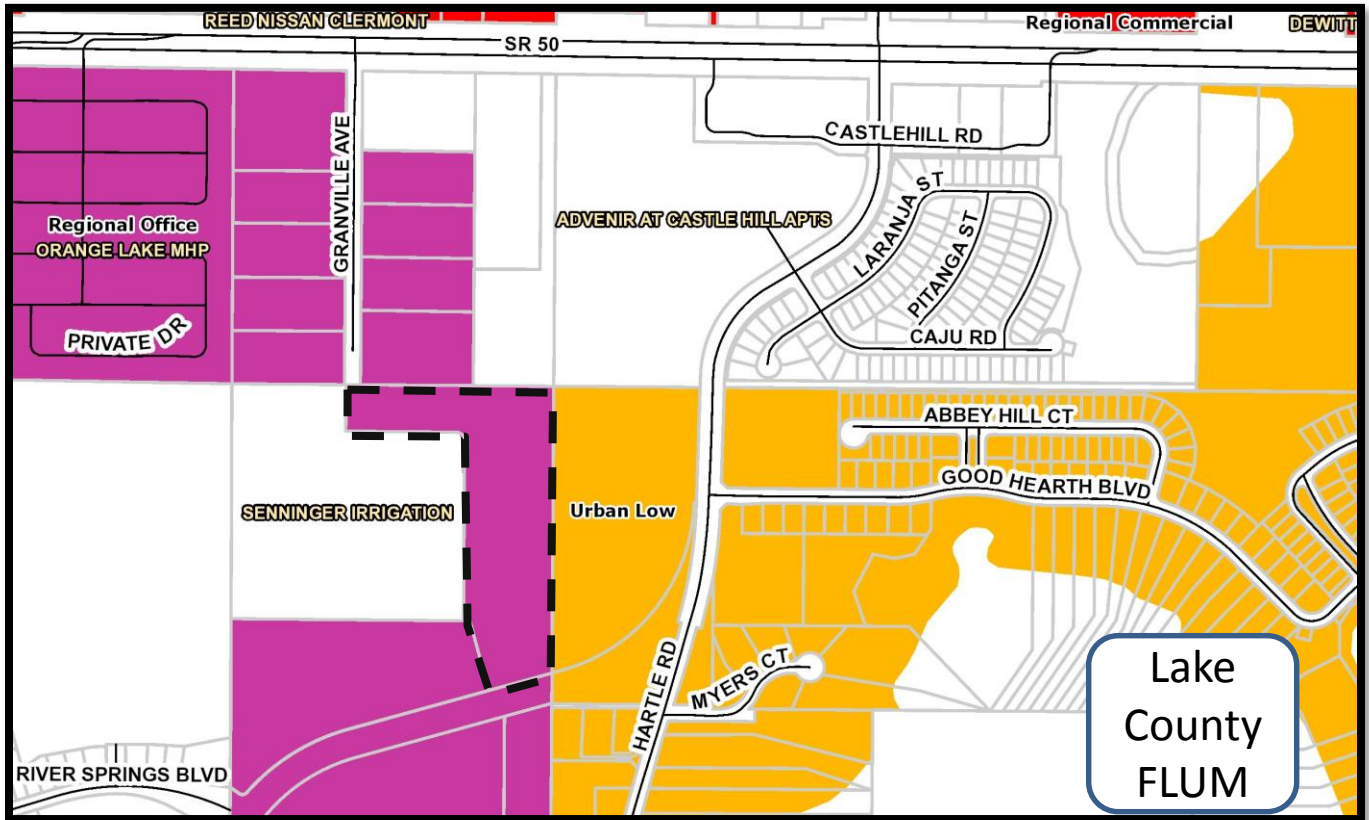
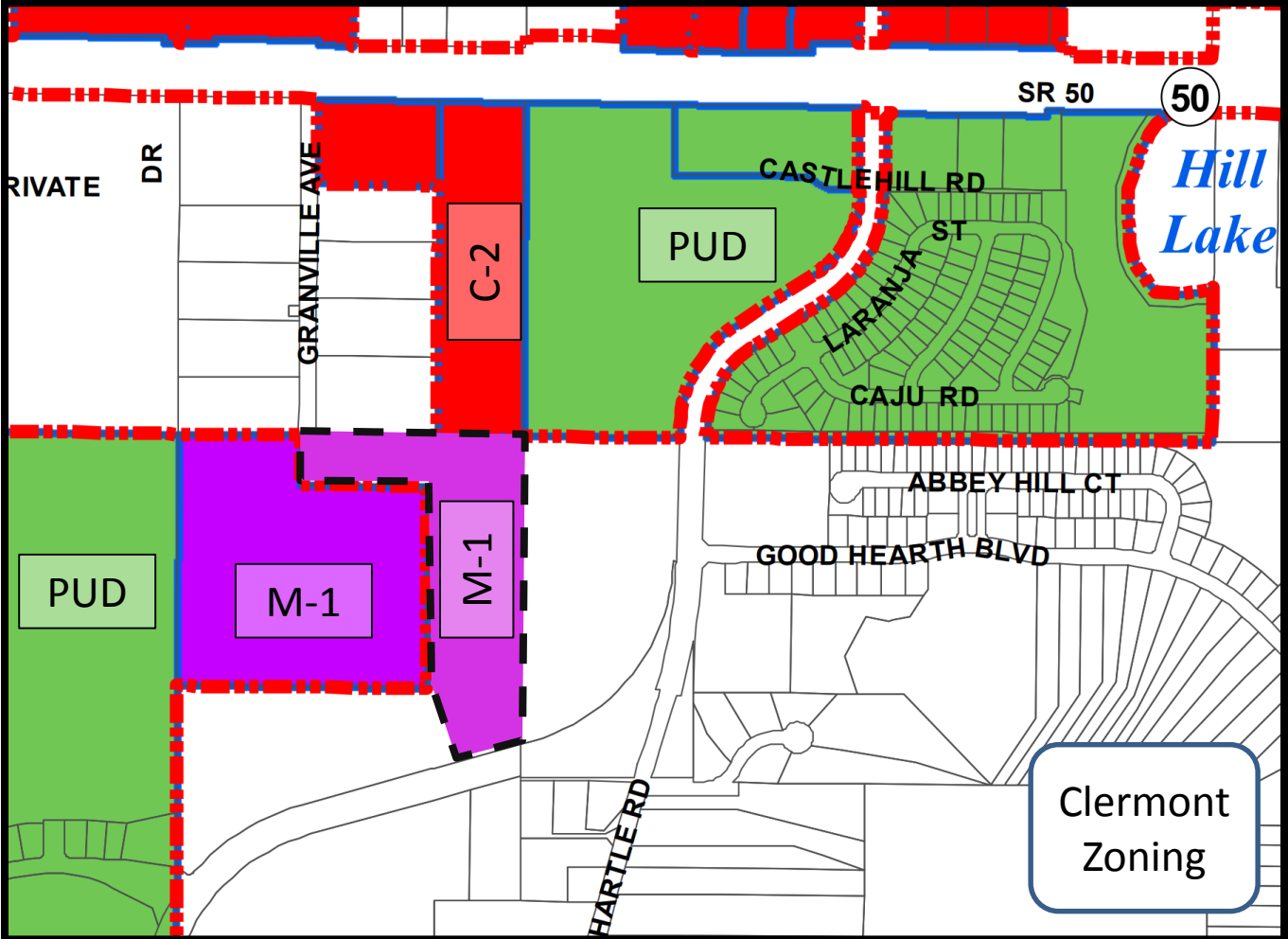
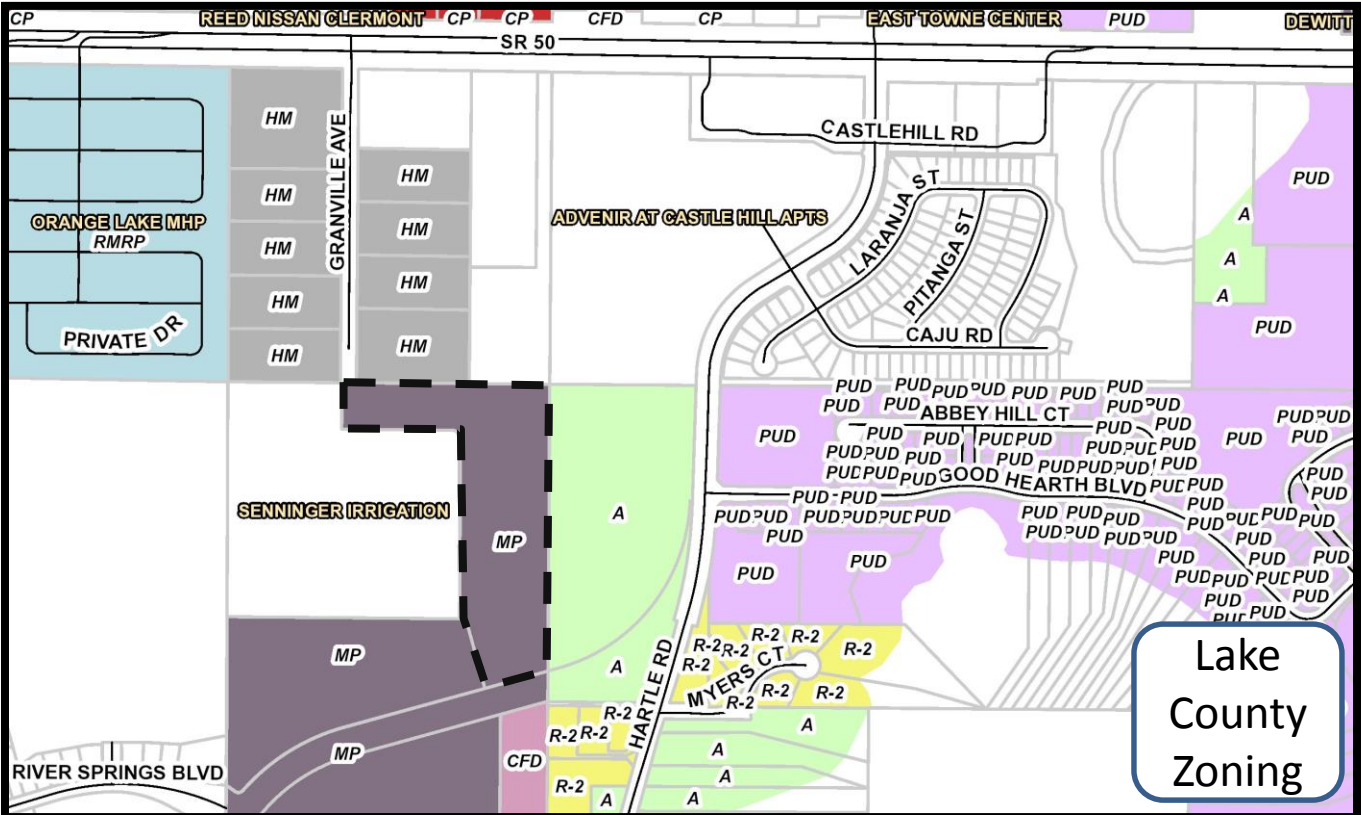


Exhibit – Zoning Map – Senninger Property





**CITY OF CLERMONT
REZONING
FILING INSTRUCTIONS**

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

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

The Applicant shall provide the following information with this application:

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



CITY OF CLERMONT
REZONING
APPLICATION

DATE: _____

FEE: \$542.⁰⁰
+ cost of advertisement

PROJECT NAME (if applicable): _____

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: _____

Address of Subject Property: Granville Avenue Clermont, FL

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

Acreage: 12.09 AC Land Use: Industrial
(City verification required)

Present Zoning: MP (County) Proposed Zoning: M-1 Industrial
(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?

The existing use of the recently Annexed property is Industrial. The request to rezone is necessary to assign a zoning designation that is consistent with the current and proposed future use(s) of the property.

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

x

A handwritten signature in blue ink, appearing to be "Major L. Stacy", written over a horizontal line.

Applicant Name (signature)

Stephanie Brownell, on behalf
of Senninger Irrigation, Inc.
Owner Name (print)

x

A handwritten signature in black ink, appearing to be "Stephanie Brownell", written over a horizontal line.

Owner Name (signature)

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

Advertising Receipt

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

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

Account Number: 7101866
Order Number: 10086915
Phone: (352) 241-7331
Date: 04/17/19
Ad Taker: liana.rickman

Ad Classification: LEGAL NOTICES

Description	Start	End	Total
LEGAL NOTICE Notice is hereby given that the City Council of the City of Cle	04/22/2019	06/10/2019	\$449.24

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. 2019-20

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:

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

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:

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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.

Alternate Key 3913371

From: UE Urban Estate
To: M-1 Industrial

This request will be considered by the Planning & Zoning Commission on Tuesday, May 7, 2019 at 6:30 p.m. A public meeting to consider the request will be held before the City Council on Tuesday, June 25, 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: 10086915
April 22, 2019 &
June 10, 2019

Payment Info	
Ad Price	\$449.24
Tax	\$0.00
Sub Total	\$449.24
Prepaid Amount	\$0.00
Balance Due	\$449.24

AGENDA ITEM

Meeting Date	
Tuesday, May 7, 2019	
Agenda Item Name	
Resolution No. 2019-13R <i>Crossing Church Conditional Use Permit</i>	
Requested Action	
Recommend approval of Resolution No.2019-13R	
Staff Report	

The owner, The Crossing Church, is requesting a Conditional Use Permit for a church and associated ministry uses in the UE Urban Estate Zoning District. The Land Development Code, Section 122-83 allows a church use with a Conditional Use Permit. The church acquired the property in 2010 with the intent of construction of a new church and multi-purpose facility to serve the congregation and community. The site is over 18 acres in size, with approximately one-third consisting of floodplain, wetlands, and open water body (Blacks Lake). The property was annexed into the City in 2013. The Future Land Use is Public Facilities/Institutional. The City Council approved on February 23, 2016, a Conditional Use Permit to allow a new church facility with associated ministry uses as identified in the Master Development Plan for Phase 1 through Phase 4 with a required amendment to the CUP to allow for construction of Phase 5 and 6 of the Master Plan. The approved Conditional Use Permit has expired due to no substantial construction work for the site.



The church proposes to develop the facility in multiple phases. A master phasing plan program identified the building use and purpose of the overall church facility. The 6 phases outlined on the master plan consists of an initial assembly building (8,184 SF), multi-purpose building/recreational (12,000 SF), wedding pavilion (1,500 SF), administration office building (5,000 SF), sanctuary assembly (20,000 SF) and a cottage retreat (2,000 SF). The total square footage of all buildings on the site will not exceed 50,000 square feet. Any buildings will require compliance to the Clermont's Architectural Design Standards. The facility will be served by City water and sewer, along with other City services. The project will go through the Site Plan review process.

The church is also requesting two variances to the Land Development Code to allow for development of the project.

The variances requested are: (1) using the existing grapefruit grove along Old Hwy 50 as a natural landscape buffer, (2) use of grass parking spaces as an alternative surfacing material instead of code requirements. The church is requesting to keep the grove functional since it generates income for the church and will provide a wider depth of screening from the road than a traditional landscape buffer. The grass parking will reduce the impervious surface area and has been used for similar developments in certain situations. The overall facility will be used for the ministry purposes surrounding the church. The uses include, but are not limited to, worship, recreation, daycare, administrative office, and special retreats/programs. The church's goal is to create a campus that serves as a faith-based center of hope, life and joy for the community.

When evaluating a request for a Conditional Use Permit, Section 86-144 of the Land Development Code requires specific development standards and provisions are met, Staff has reviewed the CUP application as submitted and finds the proposed use does meet the general criteria. Therefore, staff recommends approval of the Conditional Use Permit with the conditions contained in Resolution No. 2019-13R.

Additional Analysis

Fiscal Impact Summary

Fiscal Impact

Fund Number and Description

Available Budget Amount

Exhibits Attached (copies of original agreements)

- | | | |
|----|-------------------------------------|-------------------------|
| 1. | Resolution No. 2019-13R | Res. 2019-13R.pdf |
| 2. | LOCATION MAP | LOCATION MAP.pdf |
| 3. | site plans & maps | site plans & maps.pdf |
| 4. | Zoning Map | Zoning Map.pdf |
| 5. | Crossing Church Master Plan Program | large exhibit A.pdf |
| 6. | Application | App.pdf |
| 7. | CUP CROSSING CHURCH Legal AD | CUP CROSSING CHURCH.pdf |



CITY OF CLERMONT
RESOLUTION NO. 2019-13R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR A MASTER PLANNED CHURCH FACILITY IN THE UE URBAN ESTATE ZONING DISTRICT.

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held May 7, 2019 recommended approval of this Conditional Use Permit to allow for a church facility in the UE Urban Estate zoning district; at the following location:

LOCATION:
2715 Old Highway 50
(Alternate Keys 1453275 and 3880865)

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 church facility in the UE Urban Estate zoning district; be granted subject to the following conditions:

CONDITIONAL USE PERMIT CONDITIONS:

SECTION 1. General Conditions

1. The conditions as set forth in this Conditional Use Permit shall be legally binding upon any heirs, assigns and successors in title or interest.
2. No expansion of the use or additions to the facility shall be permitted except as approved by another Conditional Use Permit. The property shall be developed in substantial accordance with the Master Plan Program prepared by GatorSketch, Exhibit A, Phase 1 through Phase 4. 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. The structure shall be inspected by the Fire Inspector for life safety requirements, all requirements must be met prior to any Certificate of Occupancy being issued.



CITY OF CLERMONT
RESOLUTION NO. 2019-13R

5. The structure shall be inspected by the Building Inspector and all building code violations must be corrected prior to a Certificate of Occupancy being issued.
6. The final Certificate of Occupancy shall not be issued until each of the stated conditions has been met.
7. If any of the stated conditions are violated, the applicant understands and agrees that the City Council may revoke this Conditional Use Permit by resolution.
8. The Conditional Use Permit must be executed and filed in the office of the City Clerk within 90 days of its date of grant by the City Council or the permit shall become null and void.
9. The Applicant shall record in the Public Records of Lake County within 90 days of its date of approval by the City Council, a short-form version of this Conditional Use Permit as provided by the City or a form acceptable to the City, to provide notice to all interested parties, the assigns, successors and heirs of the developer/applicant and all future owners of the above-referenced property that the real property described above is subject to the terms and conditions of the Conditional Use Permit.
10. If, at a future date, parking at this site proves inadequate the applicant understands and agrees that the City may require additional parking improvements or rescind this Conditional Use Permit.
11. Should the church use cease operations for a period greater than 1 year, a new Conditional Use Permit shall be required.

SECTION 2. Land Use

1. The property may be used as a church facility/campus with accessory uses, not to have more than 27,000 square feet of total building space, along with other permitted uses in the Urban Estate zoning district. Each Phase of development will be required to comply with the Land Development Codes and any Building and Fire Safety Codes.
2. The property shall be developed in substantial accordance with the Master Plan Program prepared by Gator Sktch, Exhibit A, (Phase 1 through Phase 4) that include up to 27,000 square feet of total building space. No expansion of the use or additions to the facility shall be permitted except as approved by another Conditional Use Permit. The Applicant will be required to amend the Conditional Use Permit in order to move forward on Phase 5 and Phase 6 of the Master Plan Program, as identified on 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.



CITY OF CLERMONT
RESOLUTION NO. 2019-13R

3. 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.
4. A minimum five-foot wide sidewalk shall be constructed along each street right-of-ways adjacent to parcel that comply with ADA requirements and provide pedestrian access. Sidewalk construction shall be coordinated with Lake County Public Works for any Lake County designated streets.
5. Driveway access apron must be paved in accordance with City engineering and Site Review Committee approval.
6. 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.
7. The site shall be developed according to the City of Clermont Land Development Codes and all buildings shall be designed to comply with the City of Clermont Architectural Standards.
8. Interior lighting on the site shall be directed downward into the site and shall not spill over onto adjacent properties.
9. All landscaping, drainage/water retention and site plan approved conditions must be maintained in perpetuity for the site.
10. Prior to the issuance of any permits, the applicant shall be required to submit formal site plans for review and approval by the City of Clermont Site Review Committee. The site plans shall show location of all proposed buildings, structures, outdoor sports/recreation areas, parking, and 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.

Exhibit A

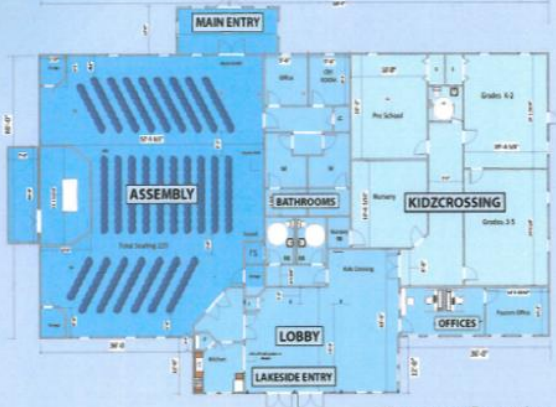
MASTER PLAN PROGRAM



site aerial

- Phase 1 – Initial Assembly Building
8184 sf & 69 Parking Spaces
Assembly Worship – 225 Occupants
Four Children's Classrooms:
65 Students / 8 Teachers
- Phase 2 – Multi-Purpose Building
Assembly/Recreational
12,000 sf & 145 Parking Spaces
580 Occupants
- Phase 3 – Pavilion
1,500 sf
Dock and Beach
- Phase 4 – Administration Offices
5,000 sf & 25 Parking Spaces
10 Offices & 2 Conference Rooms

New CUP for
Phase 5 and 6



phase one floor plan



groveside (front) elevation



west elevation



lakeside elevation



east elevation





Our DREAM is to help people meet and follow Jesus by creating **SACRED SPACE** where their spirits are re-nued and **COMMUNITY PLACE** where their lives are transformed.

EXHIBIT A



CITY OF CLERMONT
RESOLUTION NO. 2019-13R

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this ____ day of May, 2019.

CITY OF CLERMONT

Gail L. Ash, Mayor

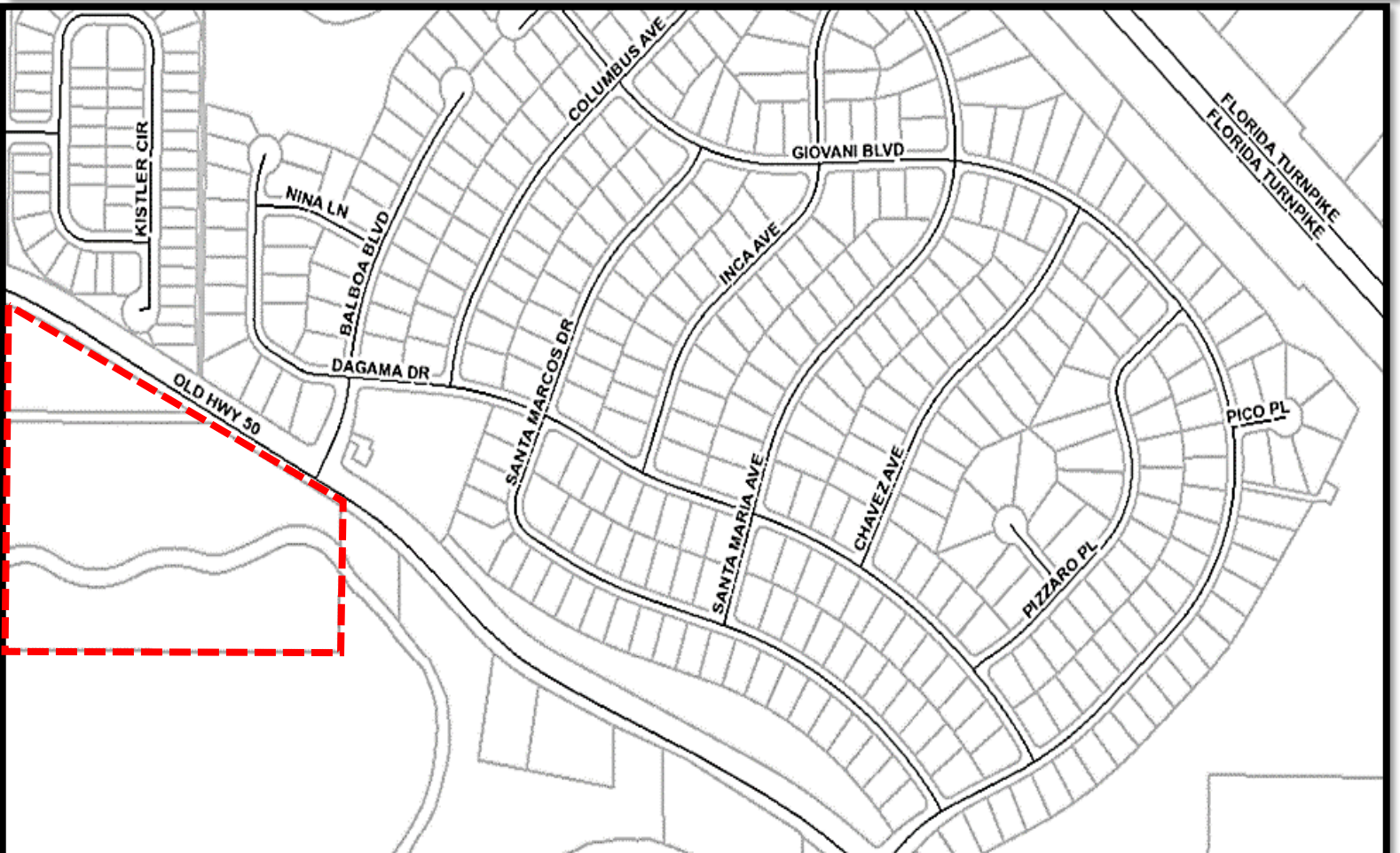
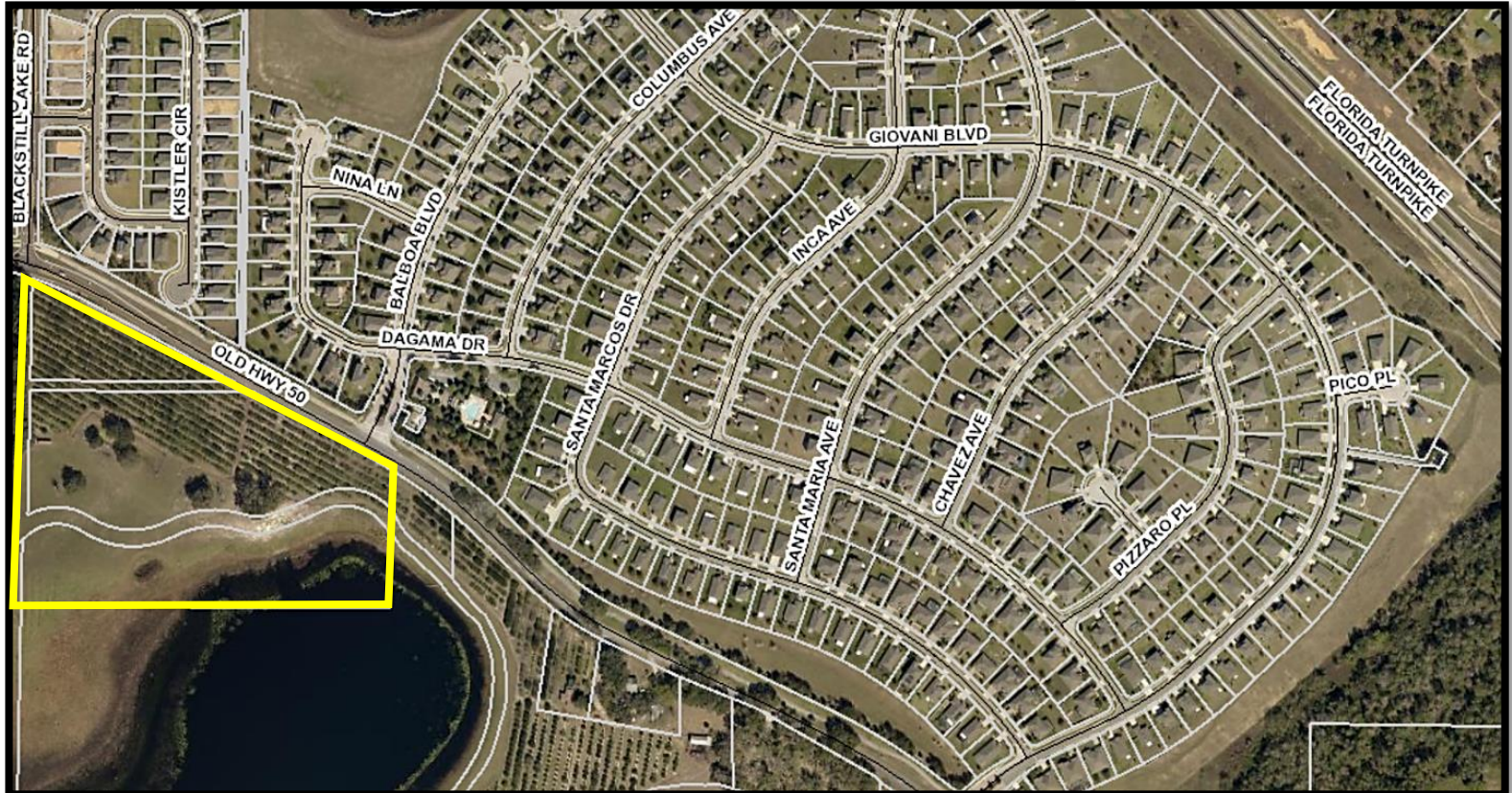
ATTEST:

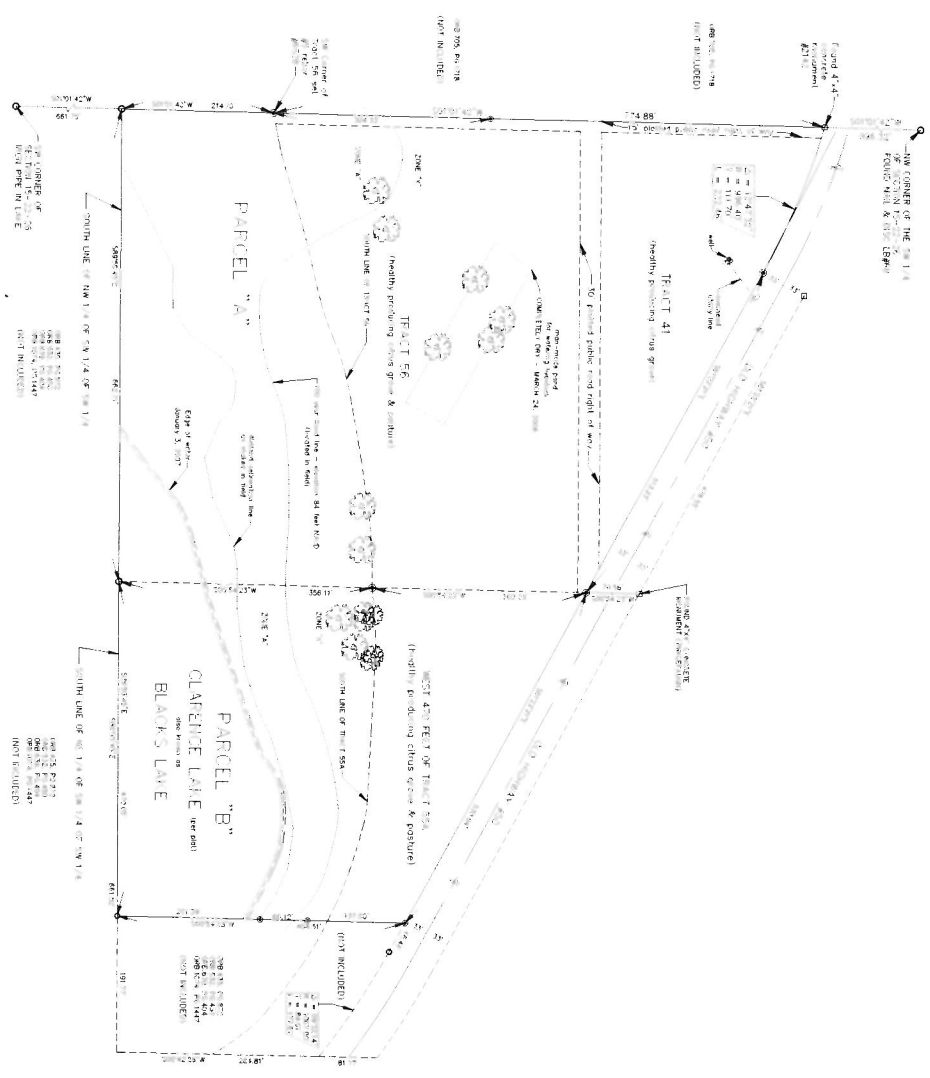
Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

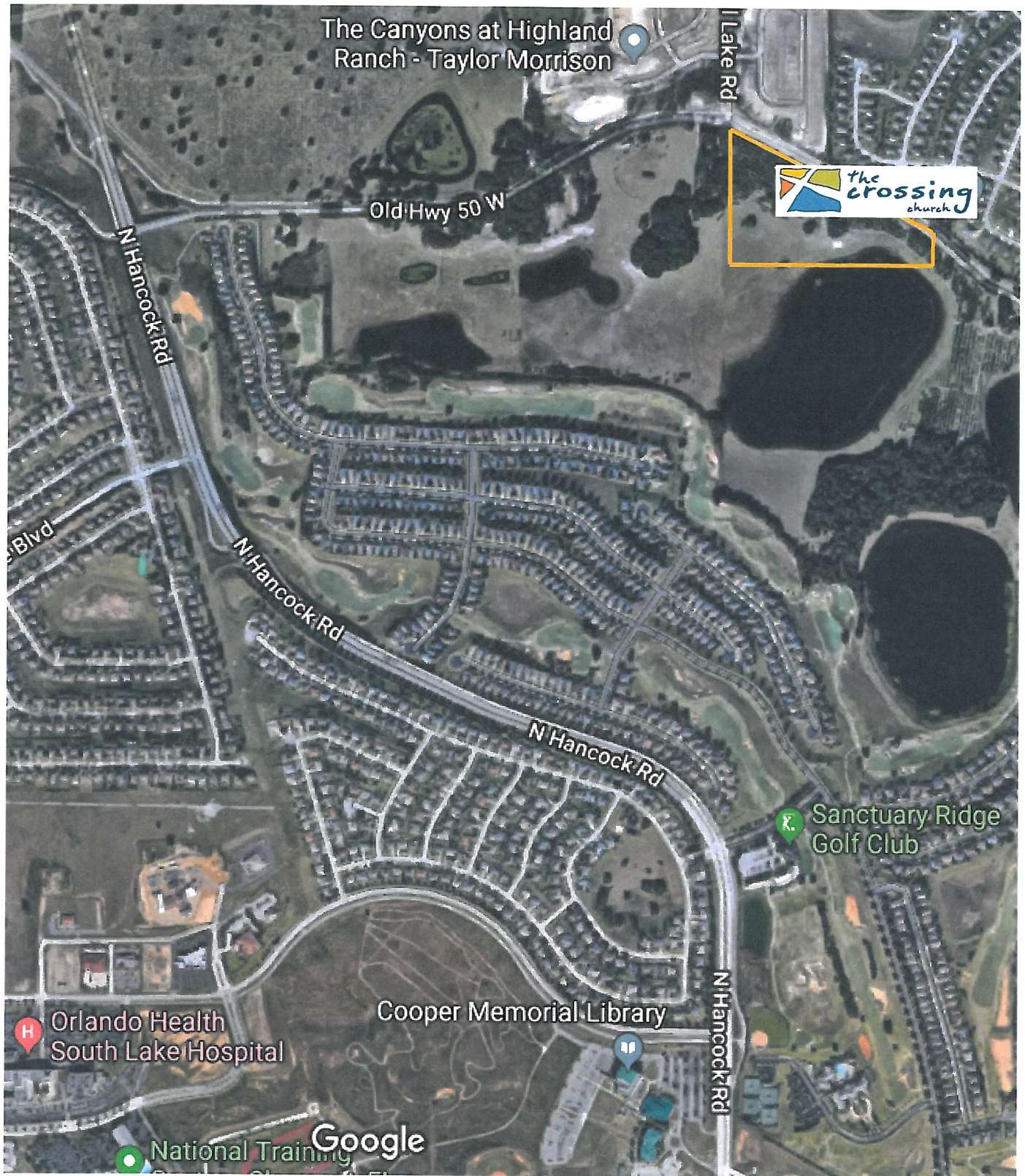
LOCATION MAP



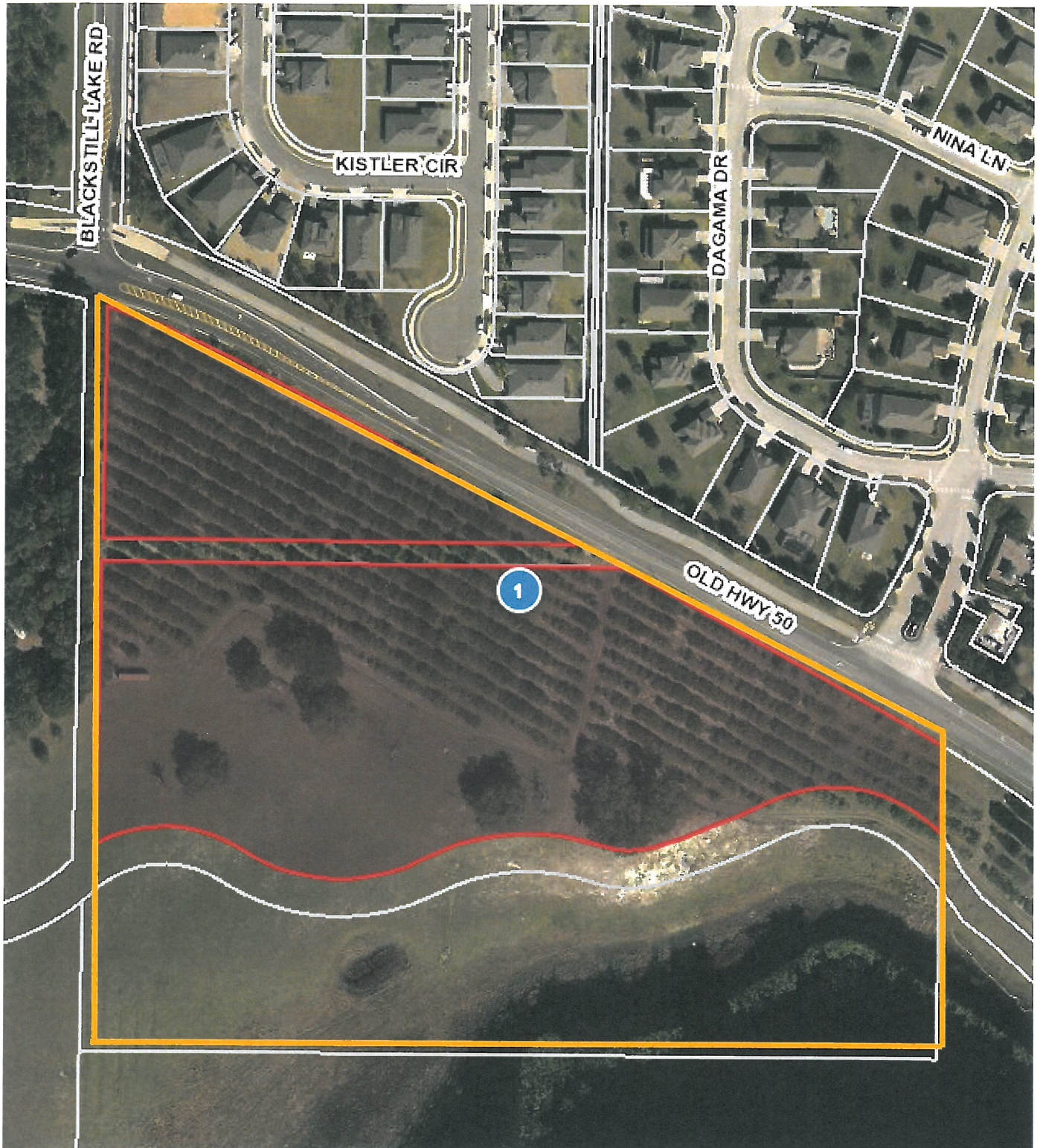
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GENERAL LOCATION

THE CROSSING CHURCH



PROPERTY LOCATION of THE CROSSING CHURCH

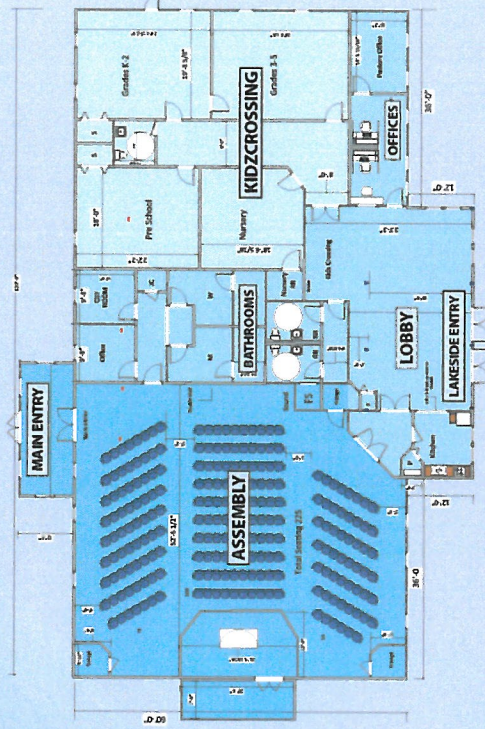


MASTER PLAN PROGRAM



site aerial

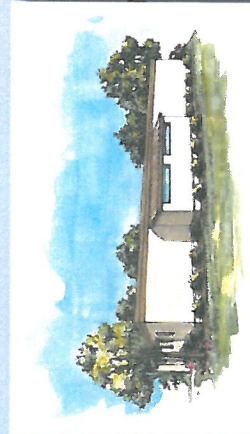
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580 Occupants
 - Phase 3 – Pavilion
1,500 sf
Dock and Beach
 - Phase 4 – Administration Offices
5,000 sf & 25 Parking Spaces
10 Offices & 2 Conference Rooms
 - Phase 5 – Sanctuary Assembly
20,000 sf & 250 Parking Spaces
1,000 Occupants
Chapel and Full Kitchen
 - Phase 6 – Cottage Retreat
2,000 sf & 2 Parking Spaces
- Master Plan Total Building
48,700 sf & 350 Parking Spaces



phase one floor plan



groveside (front) elevation



west elevation



lakeside (rear) elevation

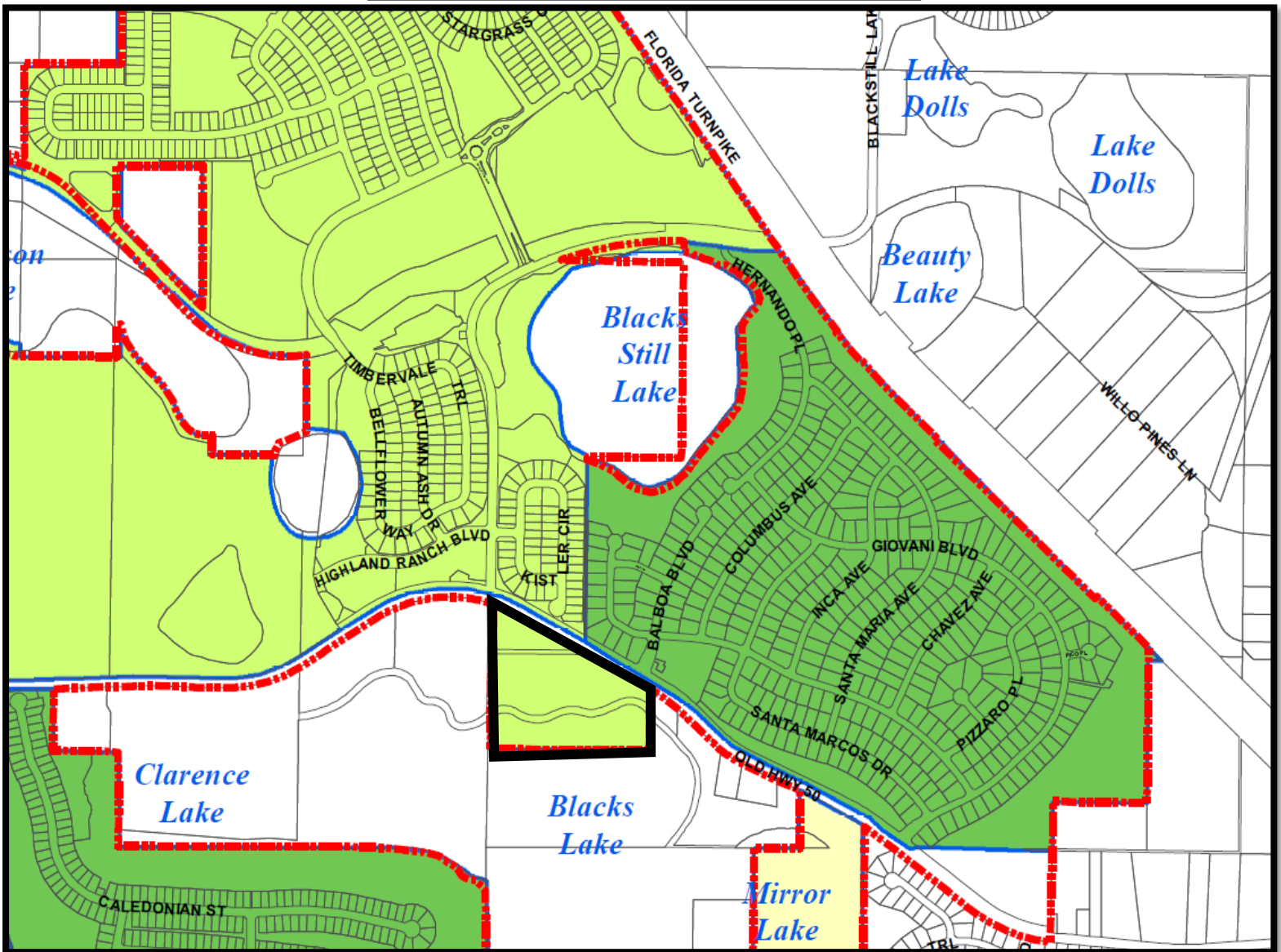


east elevation



Our DREAM is to help people meet and follow Jesus by creating **SACRED SPACE** where their spirits are renewed and **COMMUNITY PLACE** where their lives are transformed.

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

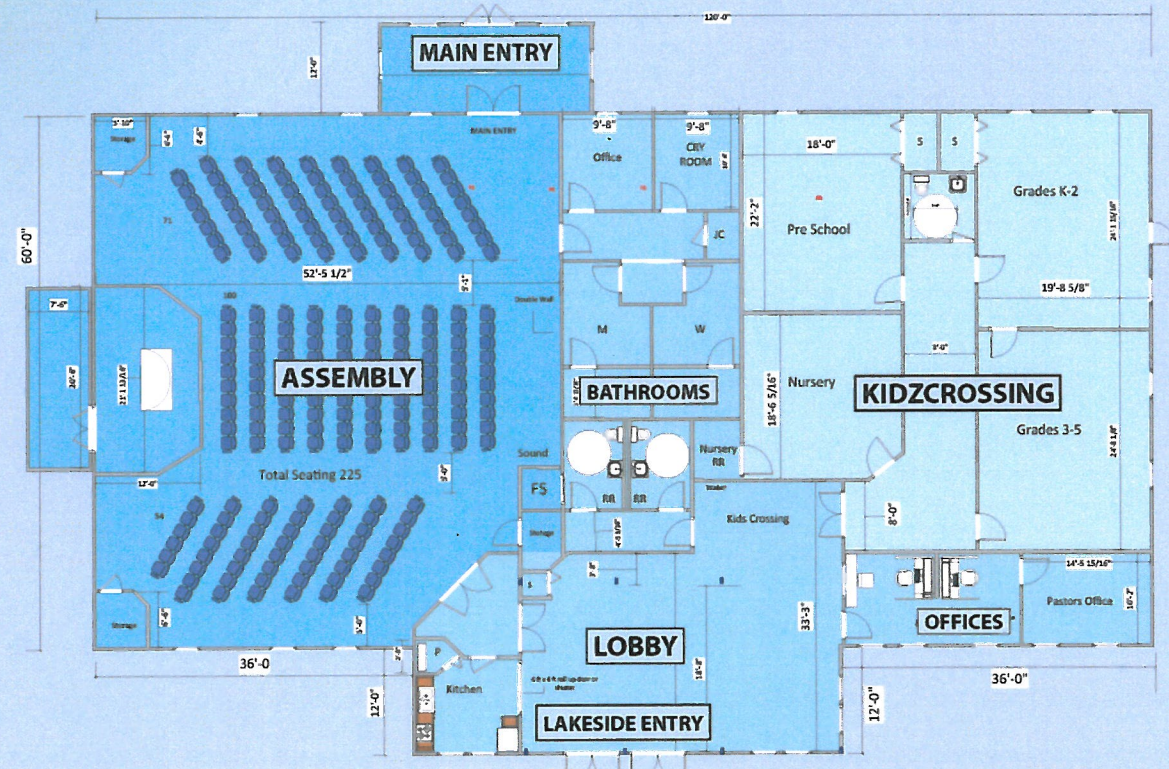
MASTER PLAN PROGRAM



site aerial

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Chapel and Full Kitchen
- Phase 6 -- Cottage Retreat
2,000 sf & 2 Parking Spaces

Master Plan Total Building
48,700 sf & 367 Parking Spaces



phase one floor plan

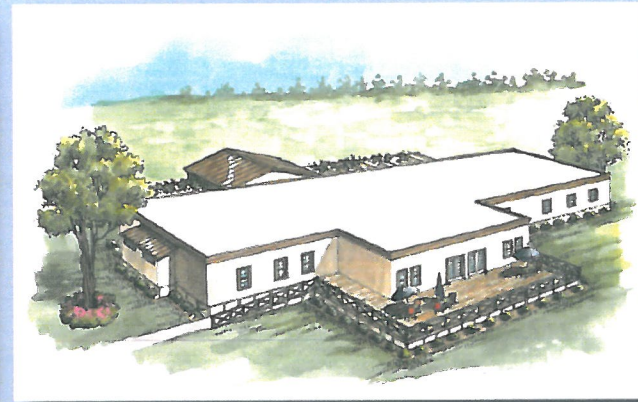
EXHIBIT A



groveside (front) elevation



west elevation



lakeside elevation



east elevation



Our DREAM is to help people meet and follow Jesus by creating **SACRED SPACE** where their spirits are renewed and **COMMUNITY PLACE** where their lives are transformed.



CITY OF CLERMONT
CONDITIONAL USE PERMIT (CUP)
APPLICATION

#1453275

DATE: 3-20-19

FEE: \$845.00
~~\$1,000.00~~

PROJECT NAME (if applicable): The Crossing Church at the Grove

APPLICANT: The Crossing Church

CONTACT PERSON: Pastor Kendal Anderson

Address: P.O. Box 121688

City: Clermont State: Florida Zip: 34711-1688

Phone: (352) 241-9909 Fax: _____

E-Mail: Kendal@TheCrossingChurch.org

OWNER: The Crossing Church

Address: P.O. Box 121688

City: Clermont State: Florida Zip: 34711-1688

Phone: (352) 241-9909 Fax: _____

Address of Subject Property: Annexed into City Ordinance 2013-08

General Location: Old Hwy. 50, South of the Verde Ridge Subdivision

Old Hwy. 50, South of the Verde Ridge Subdivision

Legal Description (include copy of survey): _____

Section 15, Township 22 South, Range 26 East

Lake County Plat Book 3, Page 52

Land Use (City verification required): Public Facilities / Institutional Land Use

Zoning (City verification required): UE Urban Estate

02/02/2015



CITY OF CLERMONT
CONDITIONAL USE PERMIT (CUP)
APPLICATION

Page 2

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

The Crossing Church currently worships on Sundays at East Ridge H.S. Auditorium. They are ready to make the first improvements to 'The Grove,' their 18-acre, lake-front property that has a producing grapefruit grove. They plan to keep the grove operational, serving as a landscape buffer along Old Hwy 50. The buildings will be situated to take advantage of beautiful lake views and to preserve several majestic oak trees. The desire is for grass parking to minimize the extent of pavement & its negative heat effect. Storm water drainage will be managed by improving a centrally located pond under existing mature trees. The architecture will be reminiscent of a Spanish mission style, which has historical precedence in Florida. The 20-year phased building plan includes a Sanctuary, Multi-Purpose Recreational Building, Day Care, Administrative Offices, Wedding Pavilion, Cottage Retreat, and Dock & Beach, totaling 48,700 sf with 367 parking spaces. The Crossing's vision is to meet needs through meaningful community partnerships, using its facilities to provide a dynamic faith-based community center, and to develop The Grove into an oasis of spiritual rest and renewal.

Kendal Anderson

Applicant Name (print)

x Kendal Anderson

Applicant Name (signature)

Pastor Kendal Anderson/The Crossing Church

Owner Name (print)

x Kendal Anderson

Owner Name (signature)

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

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

City of Clermont

Development Services Department

685 W. Montrose St.

P.O. Box 120219

Clermont, FL. 34712-0219

(352) 394-4083 Fax: (352) 394-3542

02/02/2015

Daily Commercial

Advertising Receipt

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

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

Account Number: 7101866
Order Number: 10087046
Phone: (352) 241-7331
Date: 04/23/19
Ad Taker: liana.rickman

Ad Classification: LEGAL NOTICES

Description	Start	End	Total
LEGAL NOTICE Notice is hereby given that the City of Clermont will consider a	04/30/2019	05/21/2019	\$174.76

LEGAL NOTICE

April 30, 2019 &
May 21, 2019

Notice is hereby given that the City of Clermont will consider a request for a Conditional Use Permit to allow a church facility in the UE Urban Estate Zoning District, at the following location:

LOCATION

2715 Old Highway 50
(AK 1453275 & 3880865)

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, May 7, 2019 at 6:30pm.

A public meeting to consider the request will be held before the City Council on Tuesday, May 28, 2019 at 6:30pm.

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

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

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

Tracy Ackroyd Howe, MMC
City Clerk

Ad No: 10087046

Payment Info	
Ad Price	\$174.76
Tax	\$0.00
Sub Total	\$174.76
Prepaid Amount	\$0.00
Balance Due	\$174.76