CITY OF CLERMONT
PLANNING AND ZONING COMMISSION AGENDA
6:30 PM, Tuesday, June 4, 2019
City Hall – 685 W. Montrose Street, Clermont, FL

CALL TO ORDER

INVOCATION AND PLEDGE OF ALLEGIANCE

MINUTES

May 7, 2019 Planning & Zoning Minutes

REPORTS

NEW BUSINESS

Item 1 - Ordinance No. 2019-25 *Bella Terra Summergate Comprehensive Plan Amendment*	Consider ordinance to change the future land use from City of Clermont Low Density Residential to City of Clermont Medium Density Residential on 24 acres located southwest of intersection of Southern Pines Loop and Johns Lake Road.
Item 2 - Ordinance No. 2019-27 *Advent Health Campus PUD*	Consider a PUD ordinance for a medical health park campus on 7.5+/- acres located on the southeast corner of SR 50 and Citrus Tower Blvd.
Item 3 - Resolution No. 2019-14R *Take 5 Quick Lube*	Consider Conditional Use Permit to allow for an automotive service center with three service bays for property located at 1900 South 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 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
PLANNING AND ZONING COMMISSION AGENDA
6:30 PM, Tuesday, June 4, 2019
City Hall – 685 W. Montrose Street, Clermont, FL

City of Clermont

MINUTES

PLANNING AND ZONING COMMISSION

May 7, 2019

The meeting of the Planning & Zoning Commission was called to order Tuesday, May 7, 2019, at 6:30 pm by Chairwoman Cuqui Whitehead. Members present were Herb Smith, Ebo Entsuah, Julie Santos, Max Krzyminski, Tony Hubbard and David Colby. Also present for City staff were Attorney D. John Morgerson, Jr., Development Services Director Curt Henschel, Planning Manager John Kruse, Senior Planner Regina McGruder and recording secretary, Lori Crain. Absent was City Attorney Dan Mantzaris.

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. She then asked Attorney Morgerson to introduce himself. He is an attorney with the same law firm that City Attorney Dan Mantzaris is partner with and is sitting in Mantzaris' absence.

MINUTES of the Planning and Zoning Commission meeting held April 2, 2019, were approved as written in favor by vote of all members. Commissioner Smith made the motion and Commissioner Entsuah seconded. Vote passed 7-0.

REPORTS: Commissioner Entsuah reported that he attended the Commissioners' Cup charity softball game between Lake County Sheriff's Office and Clermont Police Department last weekend. It was a great turn-out for the event and money was raised for a local fallen officer's family.

Commissioner Colby congratulated Chairwoman Whitehead who was recognized during the previous weekend's Caribbean Jerk Festival held at the Waterfront. Whitehead was the first Hispanic Woman to be president of the event in previous years.

Commissioner Krzyminski mentioned the Girls on Fire 5k and Mothers' Day Celebration coming up May 11 & 12, 2019, in Clermont.

NEW BUSINESS

ITEM #1 SENNINGER REZONING

REQUEST: To consider ordinance to rezone 12+/- acres from Lake County Industrial to City of Clermont Industrial.

Applicant: Appian Engineering, LLC

Planning Manager Kruse presented staff report.

The applicant, represented by Major Stacy, is requesting a rezoning to the M-1 Industrial District land use from Lake County Industrial for 12+/- acres located south of SR 50, north of CR 455 extension, 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.

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 recommends approval of Ordinance 2019-20 for a rezoning to the M-1 Industrial designation.

Major Stacy, 2221 Lee Rd, Suite 27, Winter Park, FL 32789, stated the applicant agrees with the Staff report and is available for any questions.

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.

Commissioner Entsuah requested clarification between this area and the Wellness Way area. Kruse advised there will be a road eventually connecting the two areas.

Chairwoman Whitehead entertained a motion for item 1. Commissioner Colby moved to approve Ordinance 2019-20; Commissioner Hubbard seconded. All voted in favor. Motion passed 7-0.

ITEM #2 CROSSING CHURCH CONDITIONAL USE PERMIT

REQUEST: To consider Condition Use Permit to allow for master planned church facility in the UE Urban Estates zoning district for property located at 2715 Old Highway 50.

Applicant: Crossings Church

Senior Planner, Regina McGruder presented 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 the 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 on the site.

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.

Kendal Anderson, Pastor, 12248 Lake Valley Dr, Clermont, FL 34711, spoke as the applicant/owner. He's been pastor of the Crossings Church for 13 years. They have been meeting for the last 8-9 year and still currently meet at East Ridge High School. They purchased the area eight years ago. He describes the property and ministry as "Sacred space and community place." Part of Crossings Church dream is to make their campus available for other community organizations to utilize the space. They had to come up with a different site-plan but the current one will work better for them. They've decided they want to have Phase 6 done sooner than initially planned so it is now moved up in priority. Anderson asked if the phases had to be done in original order or if they can be changed. Chairwoman Whitehead replied that this would be up to the City Council to decide. Senior Planner McGruder confirmed this and also that Phases 1-4 are up for approval tonight but will have to come back for Phases 5 & 6.

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.

Commissioner Hubbard asked Anderson how big of a congregation they had. Anderson advised they are still small, currently around 120.

Commissioner Colby asked Anderson to explain the traffic situation. Anderson stated they will be adding a right-hand deceleration lane and a left-hand turn lane coming from the East. Anderson further explained that the City will probably have them loop the driveway around. McGruder confirmed there were concerns when they first came to the City's site-plan review and that they will be required to do a Traffic Study due to the size and number of buildings going on the property.

Chairwoman Whitehead asked if emergency vehicles will be able to get in and out. McGruder answered that was why the loop had to be paved as well as the aisles because if there's ever an emergency there has to be a solid surface for the firetruck.

Commissioner Entsuah asked who the grove in front of the building area belongs to. Anderson answered that the church owns it.

Anderson stated he was told that someone had a question about the church's income and how that worked. He displayed publication 18-28 from IRS that states churches and non-profits or other tax exempts are allowed to participate in income-producing activities and they have to pay taxes on that income unless it meets any of the exceptions. The church meets the first exception that the work is all done by volunteers. They maintain their own grove and do not have to pay taxes. He further stated they are compliant with the IRS.

Chairwoman Whitehead entertained a motion for item 2. Commissioner Hubbard moved to approve Ordinance 2019-13R; Commissioner Smith seconded. All voted in favor. Motion passed 7-0.

Meeting adjourned at 6:56 pm.

_____

Cuqui Whitehead, Chairwoman

ATTEST:

_____

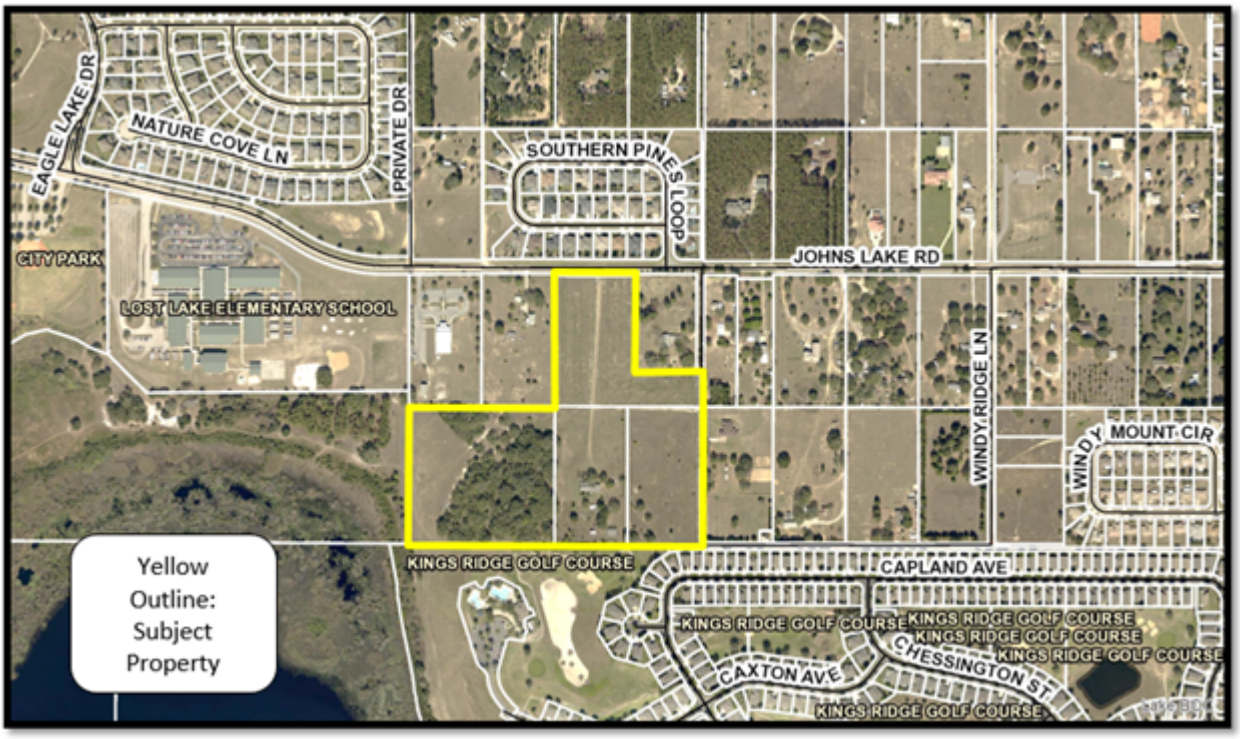
John E. Kruse-Planning Manager

CITY OF CLERMONT

AGENDA ITEM

Meeting Date
Tuesday, June 4, 2019
Agenda Item Name
Ordinance No. 2019-25 *Bella Terra Summergate Comprehensive Plan Amendment*
Requested Action
Recommend approval of Ordinance 2019-25.
Staff Report

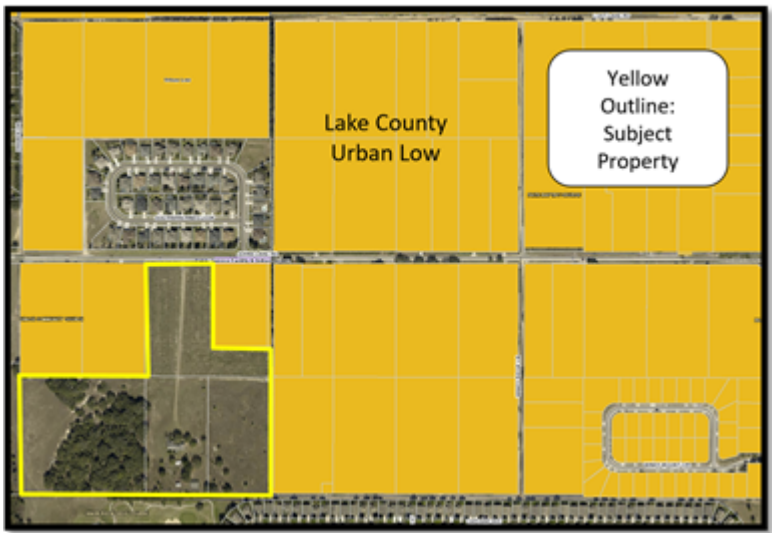
The applicant, Summergate Development, is requesting a Future Land Use change from Low Density Residential to Medium Density Residential on the subject property. The property, approximately 24 acres, is located southwest of the intersection of Southern Pines Loop and Johns Lake Road. This request is being heard concurrently with a request for a rezoning to a Planned Unit Development (PUD) for single-family housing. The property is located within the Interlocal Service Boundary Agreement (ISBA) and the Joint Planning Area (JPA). The City can serve the property with central water and sewer, along with other public services. The property has been historically used for agricultural uses; previously as a citrus grove on some portions along with a single-family home site.



The proposed map amendment will change the future land use from City of Clermont Low Density Residential, which allows up to 3 units per acre, to City of Clermont Medium Density Residential, which allows up to 8 units per acre. The City's Low or Medium Density Residential does not permit commercial or industrial uses. The applicant is requesting up to 96 units on 24 +/- acres, which equates to four (4) units per acre.

In association with the Comprehensive Plan Amendment, the applicant is requesting a rezoning to a Planned Unit Development that would limit the development potential on the property to four (4) units per acre. The surrounding Future Land Use in unincorporated Lake County is Urban Low, which permits up to four (4) dwelling units per acre, as indicated in the policy below.

Lake County's Comprehensive Plan Policy I-1.3.2 Urban Low Density Future Land Use Category: The Urban Low Density Future Land Use Category provides for a range of residential development at a maximum density of four (4) dwelling units per net buildable acre in addition to civic, commercial, and office uses at an appropriate scale and intensity to serve this category.



The City's Comprehensive Plan Policies support the proposed map amendment. These policies include:

Policy 1.1.1: Urban services such as water and sewer shall not be extended outside the Lake County/Clermont Joint Planning Area (JPA) without a companion land use plan amendment modifying the boundary and amending the land uses. An exception may be considered where public health, safety and welfare require a community water system or the extension of water service to ensure safe potable water.
Policy 1.1.3: The City shall encourage infill through the use of higher density and intensity land use designations and mixed-use designations in appropriate locations.
Policy 1.2.1: The City shall consider the compatibility of adjacent future land use categories during the land use plan amendment process. The City shall consider potential maximum densities and intensities and the appropriate transition of uses, densities and intensities.
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 August.

The applicant has indicated that there is an increased demand for smaller lots, 50 to 60 foot wide, and if they were in Lake County unincorporated, they would have the ability to have a density of four (4) dwelling units per acre. Staff is aware that the City limits have been expanded south of this project by several miles and this area will be the geographical center of the City in the very near future. In addition, the demand for more compact lots has been more frequently presented before City Council and has been approved. Therefore, staff recommends approval of the transmittal of the large-scale comprehensive plan amendment to change the future land use from City of Clermont Low Density to the City's Medium Density Residential.

Additional Analysis	
Fiscal Impact Summary	

Fiscal Impact	Fund Number and Description	Available Budget Amount

Exhibits Attached (copies of original agreements)	
1. 2019-25 Bella Terra Summergate CPA	2019-25 Bella Terra Summergate CPA Final.DOC
2. Bella Terra Maps	Bella Terra Maps.pdf
3. maps and site plans	maps and site plans.pdf
4. LSMPO Comments_Bella_Terra_may2019	LSMPO Comments_Bella_Terra_may2019.pdf
5. app & affidavits	app & affidavits.pdf
6. warranty deed & legal desc	warranty deed & legal desc.pdf
7. ad proof	ad proof.pdf

CITY OF CLERMONT

ORDINANCE NO. 2019-25

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

PARCEL 1

The Northeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 33, Township 22 South, Range 26 East, Lake County, Florida, LESS AND EXCEPT the North 470.00 feet of the East 300.00 feet thereof. Also described as Tract 53, in Section 33, Township 22 South, Range 26 East, according to the Plat of Postal Colony Company as recorded in Plat Book 8, Page 31, Public Records of Lake County, Florida.

PARCEL 2

The East 1/2 of the Southeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 33, Township 22 South Range 26 East, Lake County, Florida, together with an easement for ingress and egress over and across the north 30 feet of the above described property.

PARCEL 3

The West 1/2 of the Southeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 33, Township 22 South, Range 26 East, Lake County, Florida.

PARCEL 4

The Southwest 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 33, Township 22 South, Range 26 East, Lake County, Florida.

Parcels 1, 2, 3 and 4 All together containing 24.38 acres more or less.

LOCATION
Southwest of the intersection of Southern Pines Loop and Johns Lake Road
Alternate Keys 3817647, 1095956, 1593085, 2864273

CHANGE IN FUTURE LAND USE CLASSIFICATION
FROM: CITY OF CLERMONT LOW DENSITY RESIDENTIAL
TO: CITY OF CLERMONT MEDIUM DENSITY RESIDENTIAL

SECTION 2.

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

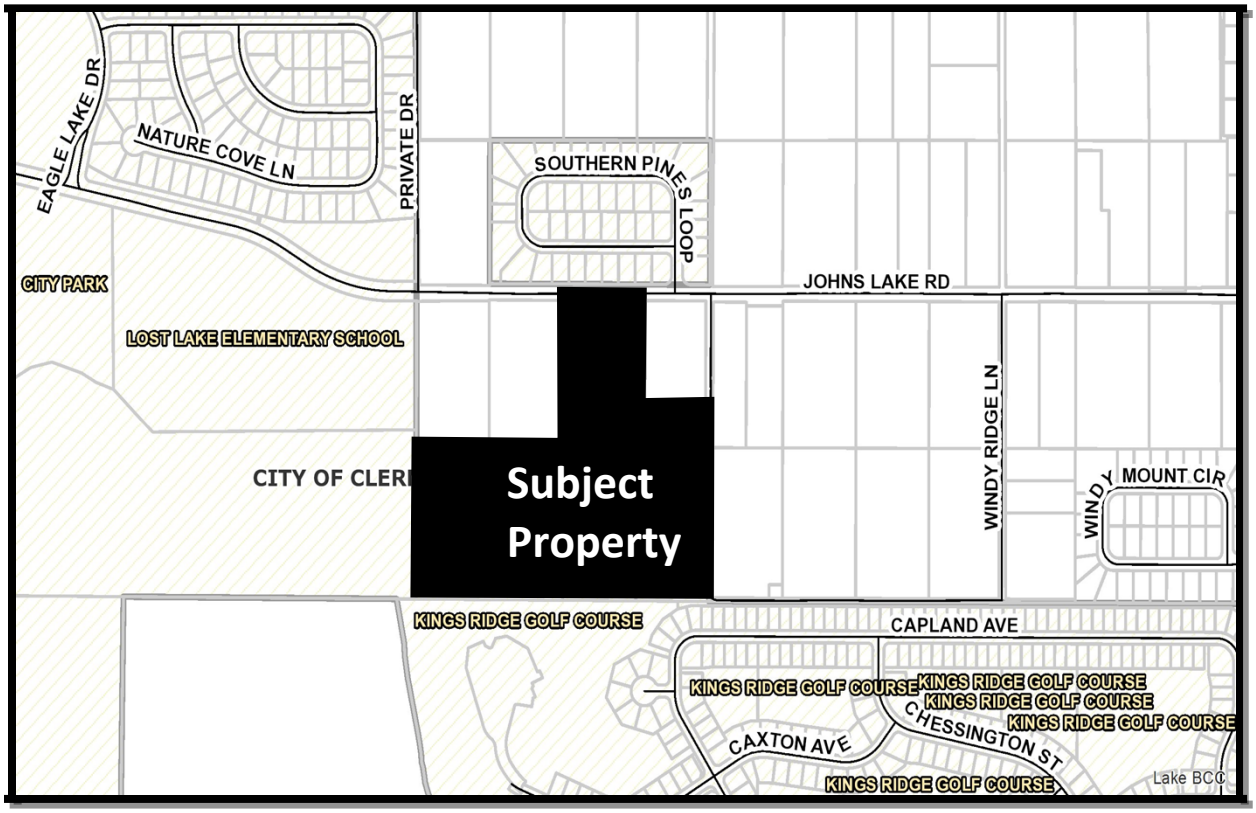
SECTION 3.

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

SECTION 4.

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

Location Map:



CITY OF CLERMONT
ORDINANCE NO. 2019-25

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, this 27th day of August, 2019.

_____
Gail L. Ash, Mayor

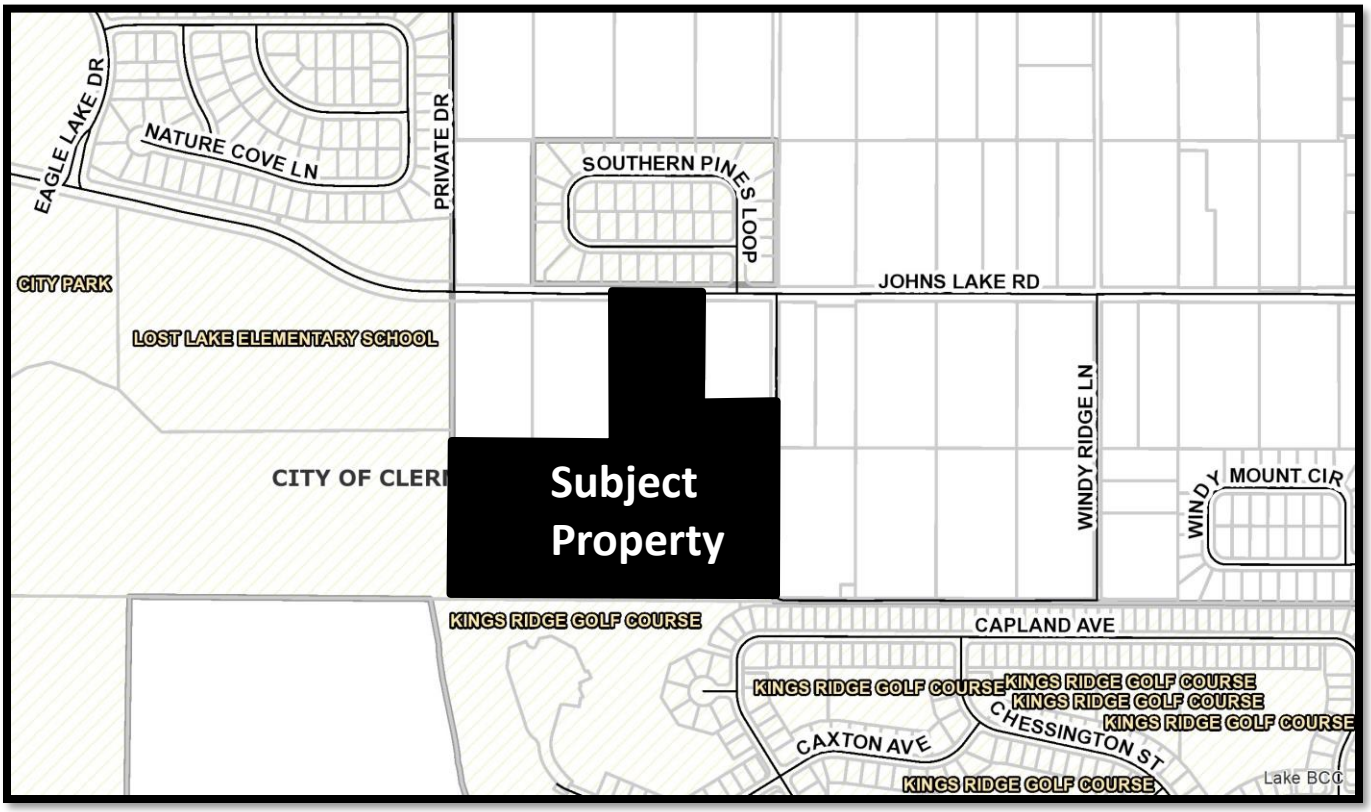
ATTEST:

_____
Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

_____
Daniel F. Mantzaris, City Attorney

Exhibit - Location Map – Bella Terra Summergate Property



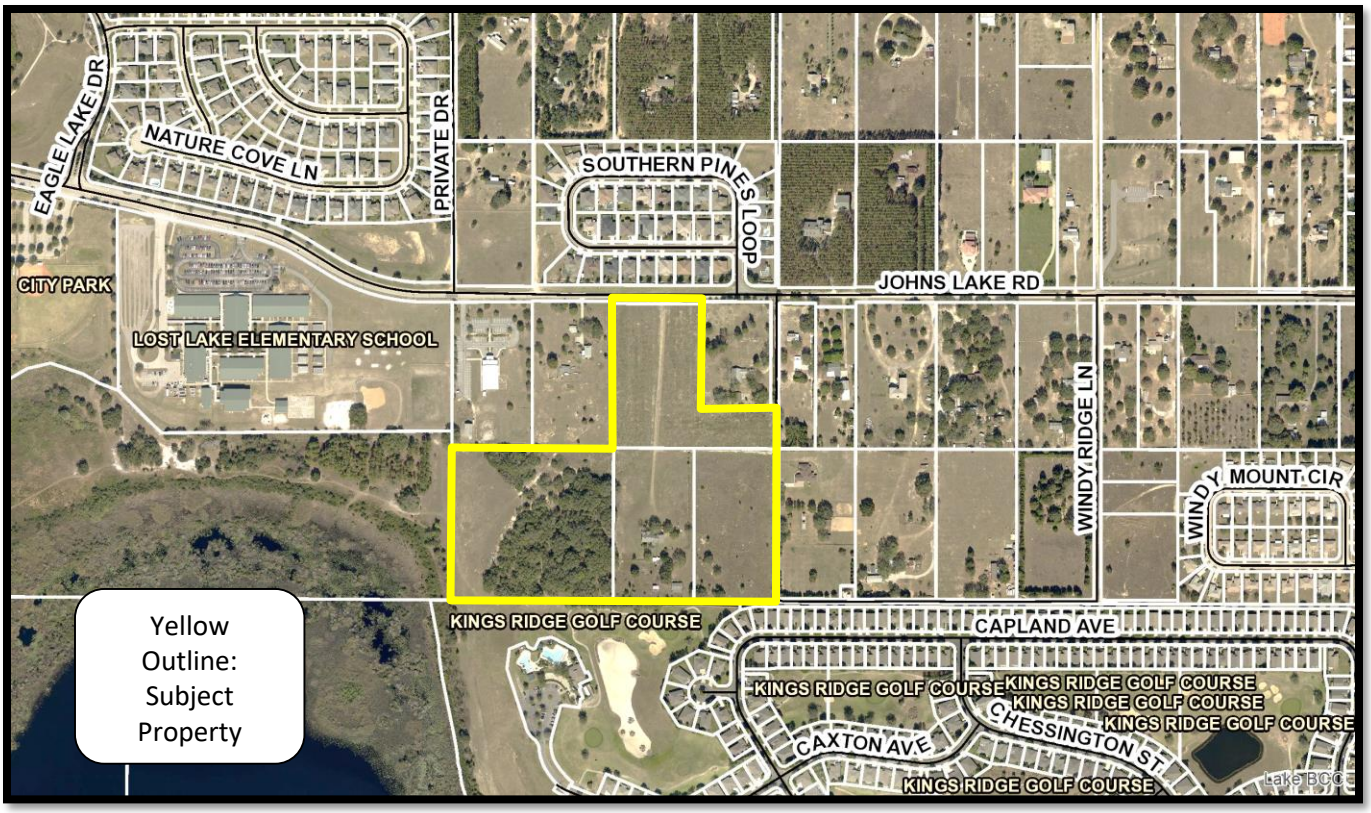
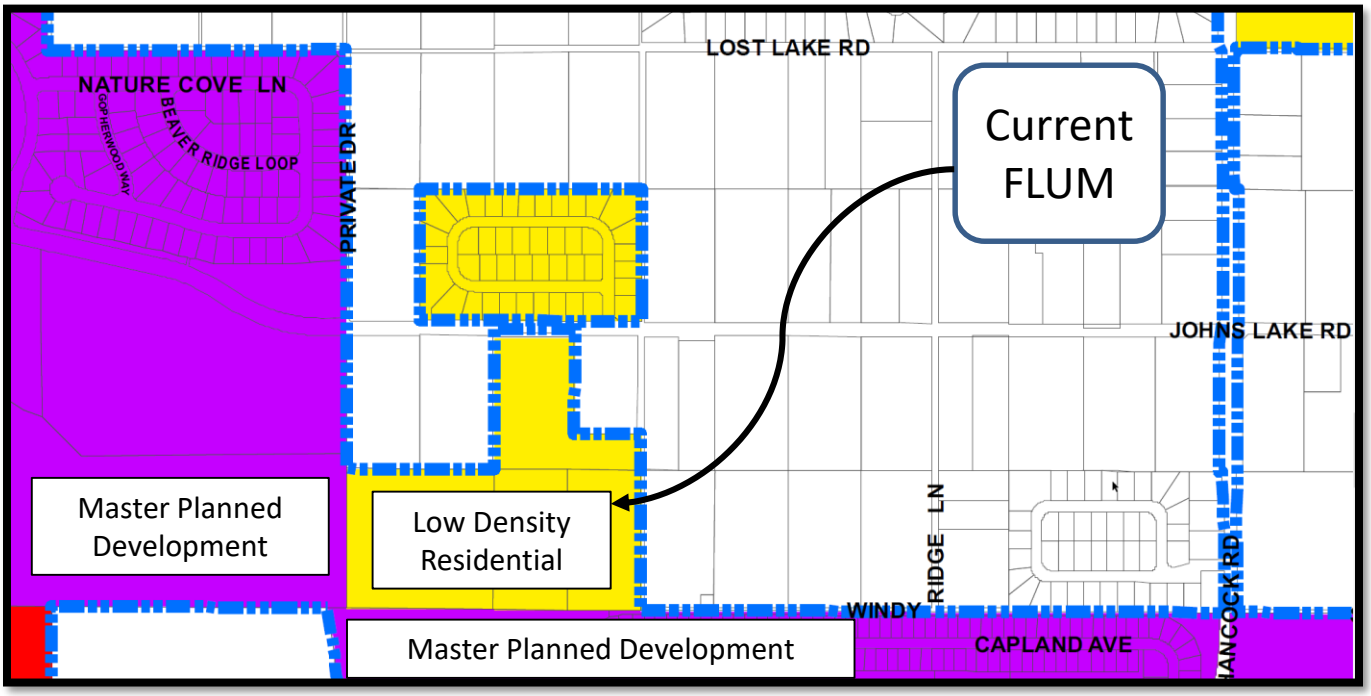


Exhibit – Future Land Use Map – Bella Terra Summergate Property



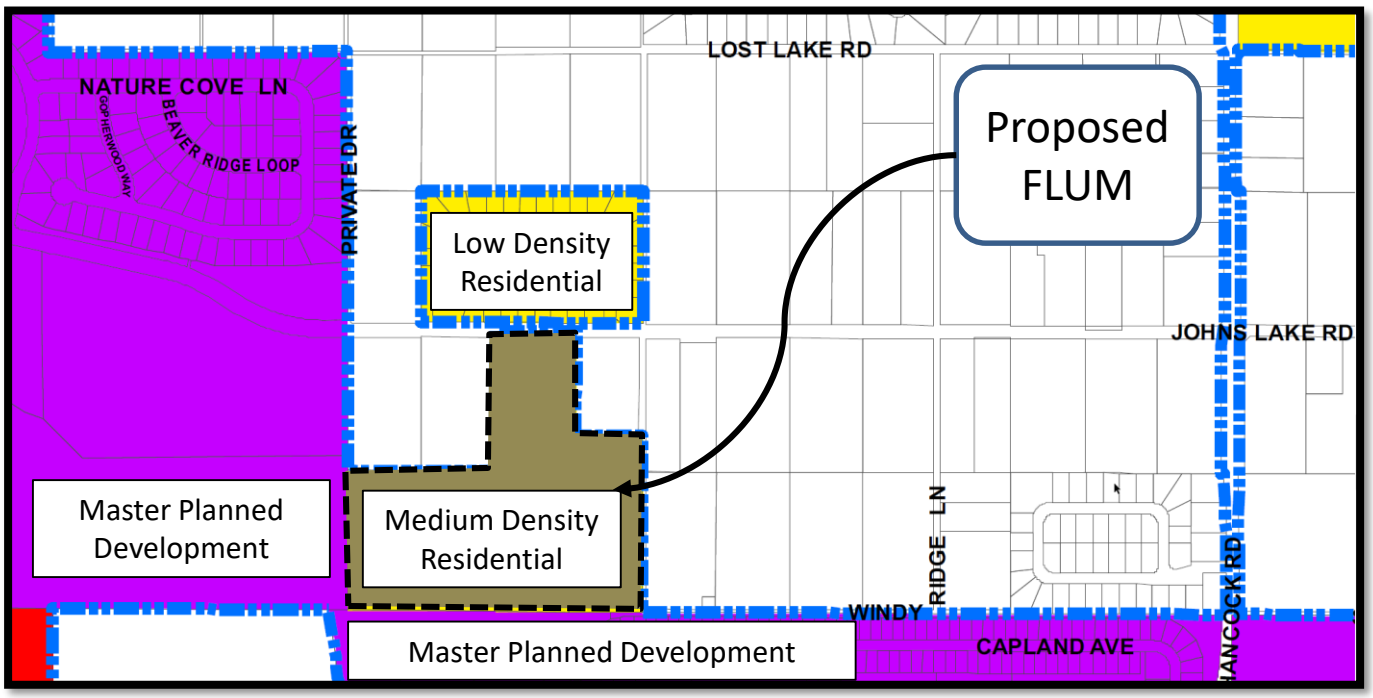
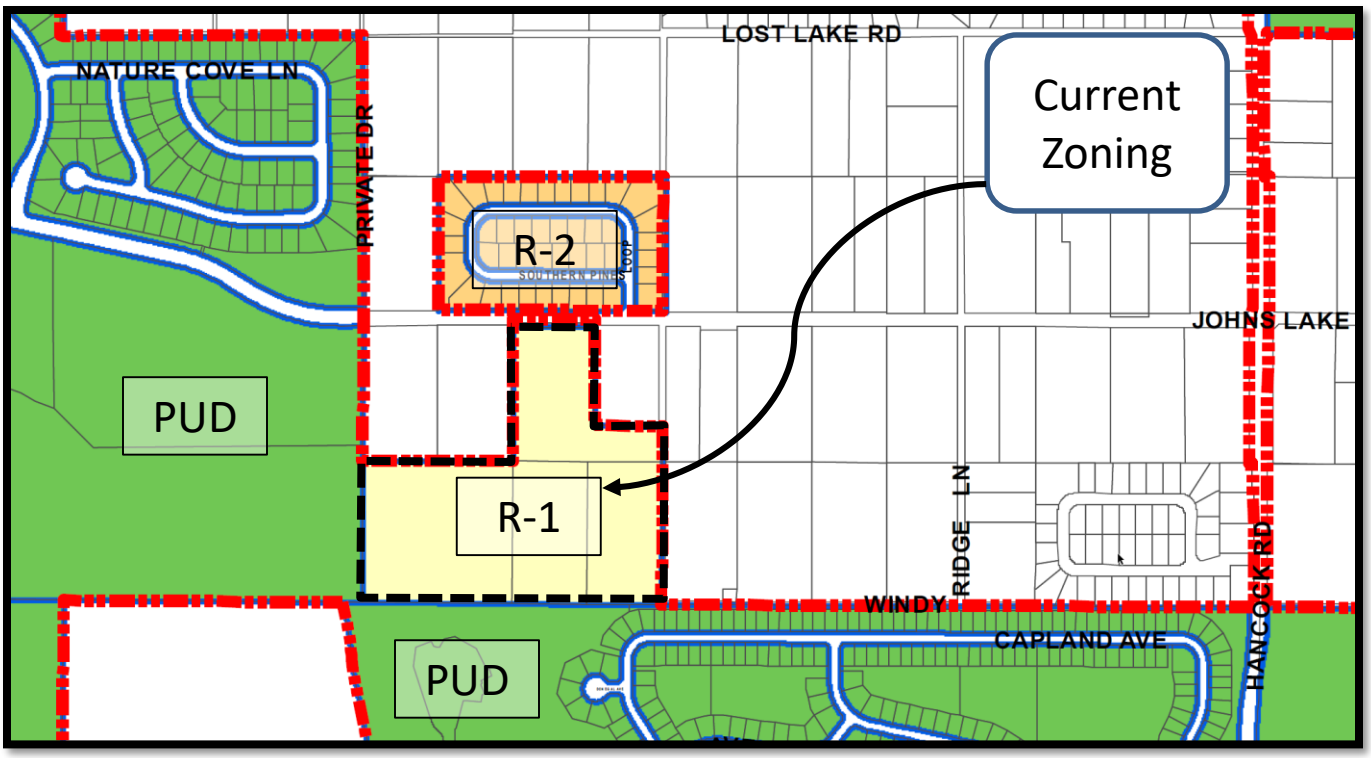
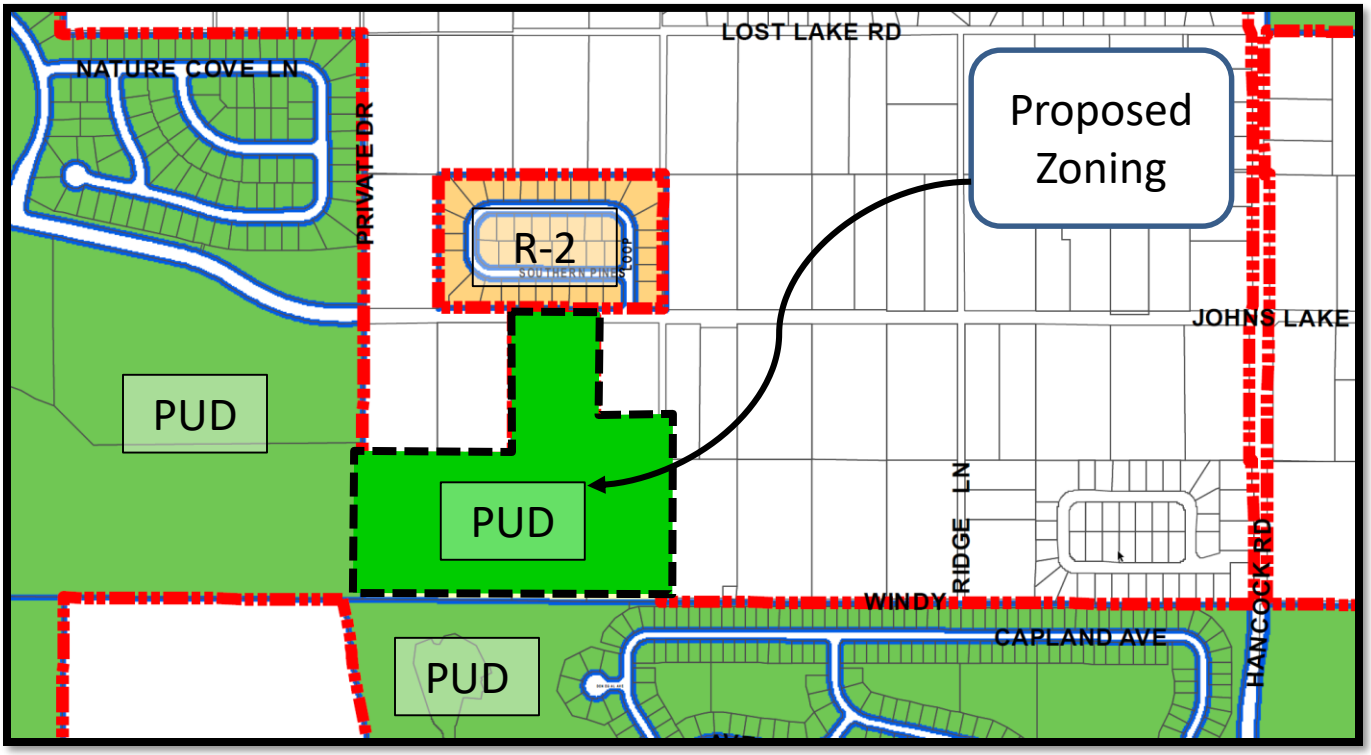


Exhibit – Zoning Map – Bella Terra Summergate Property





LEGAL DESCRIPTION (PER TITLE COMMITMENT):

PARCEL 1

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Parcels 1, 2, 3 and 4 All together containing 24.38 acres more or less.

SCHEDULE B-II

9. Subject to the terms and conditions as set forth in the restrictions, reservations, covenants, easements, conditions and all other matters as shown on the Plat recorded in Plat Book 8, Page 31 of the Public Records of Lake County, Florida. Affects subject property as shown hereon.

10. Subject to the terms and conditions as set forth in Official Records Book 914, Page 1628 of the Official Records of Lake County, Florida. Affects subject property as shown hereon.

11. Subject to the terms and conditions as set forth in Official Records Book 1157, Page 1207 of the Public Records of Lake County, Florida. Affects subject property as shown hereon.

12. Subject to Rights of Way of Johns Lake Road and Windy Ridge Lane. Affects subject property as shown hereon.

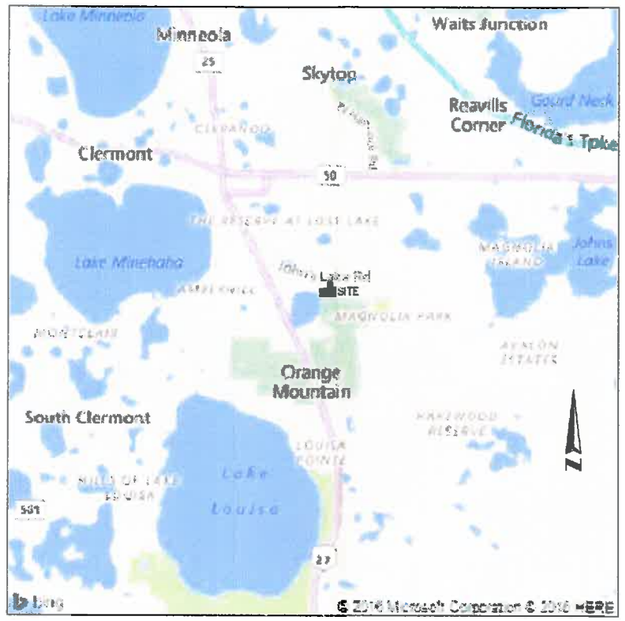
13. Subject to the terms and conditions as set forth in Official Records Book 1325, Page 2197 of the Public Records of Lake County, Florida. Affects subject property as shown hereon.

14. Subject to the terms and conditions as set forth in Official Records Book 1791, Page 796 of the Public Records of Lake County, Florida. Affects subject property as shown hereon.

15. Subject to the terms and conditions as set forth in the Developers Agreement as recorded in Official Records Book 2875, Page 955, and Official Records Book 3748, Page 712 of the Public Records of Lake County, Florida. Affects subject property but not graphically shown hereon.

16. Subject to the terms and conditions as set forth in the Map showing property of Lake Highlands Company as shown on the Plat Recorded in Plat Book 3, Page 24 of the Public Records of Lake County, Florida. Affects subject property as shown hereon.

17. Subject to the terms and conditions as set forth in the Utility Easement as recorded in Official Records Book 1853, Page 1583 of the Public Records of Lake County, Florida. Affects subject property as shown hereon.



VICINITY MAP – NOT TO SCALE

LEGEND:

—o—	Denotes chain link fence	R/W	Denotes right-of-way
——	Denotes wall		Denotes sign
	Denotes fire hydrant		Denotes traffic signal / control box
WV	Denotes water valve		Denotes concrete power pole
MB	Denotes meter box		Denotes wood power pole
	Denotes well		Denotes guy pole
	Denotes dirt road	—•—	Denotes overhead power
	Denotes concrete	←—	Denotes guy wire
	Denotes edge of pavement with concrete curb		Denotes electric box and / riser
	Denotes edge of pavement		Denotes light pole
	Denotes sanitary manhole	GM	Denotes gas marker
	Denotes storm manhole	GV	Denotes gas valve
	Denotes underground drainage pipes		Denotes telephone riser
	Denotes catch basin	MB	Denotes mail box
	Denotes mitered end section	GM	Denotes gas marker
	Denotes centerline	—W—	Denotes underground water line
	Denotes set 1/2" iron rod & cap LB #6723	CMP	Denotes corrugated metal pipe
ORB	Denotes Official Records Book	WV	Denotes water valve
PG	Denotes Page	⊞800	Denotes true point number
PB	Denotes Plat Book	C&G	Denotes curb & gutter
×100.0'	Denotes spot elevation		

NOTES

BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 33-22-26 BEING NORTH 00°29'57" WEST.

LEGAL DESCRIPTIONS SHOWN HEREON WERE PROVIDED BY THE CLIENT.

THERE MAY BE EASEMENTS AND RESTRICTIONS OF RECORD AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THIS SURVEYOR OR SHOWN ON THIS BOUNDARY SURVEY THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE SUBJECT PROPERTY.

THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF TITLE COMMITMENT AGENT FILE NUMBER FL7309-1603435, ISSUED BY ALLIANT NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE DATE AUGUST 20, 2018 AT 6:00 A.M. THOSE INSTRUMENTS INCLUDED IN "SCHEDULE B, SECTION 2", OF THE COMMITMENT HAVE BEEN EXAMINED AND ARE REFLECTED HEREON TO THE EXTENT THEY AFFECT THE LANDS SURVEYED

THERE MAY BE ENVIRONMENTAL ISSUES AND/OR OTHER MATTERS REGULATED BY VARIOUS DEPARTMENTS OF FEDERAL, STATE OR LOCAL GOVERNMENTS AFFECTING THE SUBJECT PROPERTY NOT SHOWN ON THIS SURVEY.

SUBJECT PROPERTY SHOWN HEREON IS IN ZONE X, DEFINED AS ARES DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN AND ZONE AE, DEFINED AS BASE FLOOD ELEVATIONS DETERMINED ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 12069C0590E, MAP REVISED DECEMBER 18, 2012.

THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES LISTED HEREON AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER.

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

UNLESS OTHERWISE NOTED OR SHOWN HEREON, APPARENT AND/OR VISIBLE UNOBSTRUCTED, ABOVE GROUND IMPROVEMENTS WERE LOCATED. UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATIONS AND UTILITIES, WERE NOT LOCATED.

UNLESS OTHERWISE NOTED OR SHOWN HEREON, THERE ARE NO APPARENT AND/OR UNOBSTRUCTED, ABOVE GROUND ENCROACHMENTS. THE DISPOSITION OF ANY POTENTIAL ENCROACHING IMPROVEMENTS SHOWN IS BEYOND PROFESSIONAL PURVIEW AND SUBJECT TO LEGAL INTERPRETATION.

ELEVATIONS AS SHOWN HEREON ARE IN U.S. FEET, NATIONAL GEODETIC VERTICAL DATUM OF 1929, (NGVD 29) AND BASED ON CITY OF CLERMONT ENGINEERING DEPARTMENT VERTICAL DATUM, BENCHMARK DESIGNATED #45, ELEVATION 222.677 AND VERIFIED USING LAKE COUNTY ENGINEERING DEPARTMENT CONTROL POINT LK 178, HAVING A PUBLISHED ELEVATION OF 156.327' NAVD 88 NORTH AMERICAN VERTICAL DATUM OF 1988. AND CONVERTING THE ELEVATION TO NGVD 29 USING THE VERTCON CONVERSION FOR THIS AREA.

ACCORDING TO THE LAKE COUNTY PROPERTY APPRAISERS PUBLIC ACCESS SYSTEM, THE NORTH 40.00 FEET OF THE LEGAL DESCRIPTION PROVIDED FOR PARCEL 1 HAS BEEN LESSED FOR THE RIGHT-OF-WAY OF JOHNS LAKE ROAD,

CERTIFICATION:

TO _____

THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 8, 11 AND 13 OF TABLE A THEREOF.

SIGNATURE: _____

JAMES L. RICKMAN, FLORIDA PROFESSIONAL SURVEYOR AND MAPPER #5633
FOR ALLEN & COMPANY, LICENSED BUSINESS # 6723

ALLEN & COMPANY
Professional Surveyors & Mappers
16 East Plant Street
WINTER GARDEN, FLORIDA * 34787
(407) 654-5355/(407)654-5356 FAX

ALTA/NSPS LAND TITLE
BOUNDARY, TOPOGRAPHIC AND TREE SURVEY
OF
BELLA TERRA
SECTION 33, TOWNSHIP 22 SOUTH, RANGE 26 EAST
LAKE COUNTY, FLORIDA

FOR:

DATE	REVISIONS

JOB # 20180488
DATE: OCTOBER 23, 2018
SCALE: 1 INCH = 100 FEET
CALC BY: CDT
FIELD BY: JS/AB
DRAWN BY: CDT/SEJ
CHECKED BY: JLR

SHEET 1 OF 2

JOHNS LAKE ROAD

ASPHALT

15' UNNAMED PLATTED RIGHT OF WAY (PB 3, PG 24)

FENCE CORNER LIES 21.12' S. & 2.32' E

40' RIGHT OF WAY

15' UNNAMED PLATTED RIGHT OF WAY (PB 3, PG 24)

25' RIGHT OF WAY (ORB 956, PAGE 1691) (ORB 920, PAGE 868)

15' UNNAMED PLATTED RIGHT OF WAY (PB 9, PG 65)

(30' RIGHT OF WAY)

SCALE: 1"= 60'-0"

TRACT 54
LAKE HIGHLANDS COMPANY
PLAT BOOK 3 PAGE 24

W 1/2, NW 1/4, SE 1/4, SW 1/4
NOT INCLUDED
OWNER: CLERMONT BIBLE CHURCH

E 1/2, NW 1/4, SE 1/4, SW 1/4
NOT INCLUDED
OWNER: ACHOR RICHARD R

LESS AND EXCEPT
OWNER: DRESCHER, LEO

300.00'

470.00'

TRACT 52
POSTAL COLONY COMPANY
PLAT BOOK 9 PAGE 65

EAST LINE OF THE SOUTHWEST 1/4, SECTION 33-22-26

LOT COUNT
50' LOTS - 64
60' LOTS - 31

TRACT 53
LAKE HIGHLANDS COMPANY
PLAT BOOK 3 PAGE 24
OWNER: ORTIZ, JOSE & MADELINE

FOUND 5/8" IRON ROD AND CAP #LB68 N. 0.36' & E. 0.02'

FOUND 1/2" IRON ROD & CAP #LB68 N. 0.70' & W. 0.13'
FOUND 1/2" IRON ROD & CAP #LS2142 N. 0.88' & W. 0.33'

FOUND 5/8" IRON ROD AND CAP #LB68

WIRE FENCE 1.12'

WIRE FENCE

RETENTION AREA
1.38 ACRES

TRACT 59
LAKE HIGHLANDS COMPANY
PLAT BOOK 3 PAGE 24
SW 1/4, SE 1/4, SW 1/4
OWNER: ORTIZ, JOSE & MADELINE

TRACT 60
LAKE HIGHLANDS COMPANY
PLAT BOOK 3 PAGE 24
W 1/2, SE 1/4, SE 1/4, SW 1/4
OWNER: ORTIZ, JOSE & MADELINE

E 1/2, SE 1/4, SE 1/4, SW 1/4
OWNER: ORTIZ, JOSE & MADELINE

TRACT 61
POSTAL COLONY COMPANY
PLAT BOOK 9 PAGE 65

30' ACCESS EASEMENT (ORB. 914 , PAGE 1623)

UTILITY EASEMENT (ORB. 1853, PG. 1583)

UTILITY EASEMENT (ORB. 1791, PG. 796)

FOUND 5/8" IRON ROD AND CAP #LB68

4" IRON PIPE (ABANDONED WELL)

FOUND 5/8" IRON ROD AND CAP #LB68

GATE

WELL

ELECTRIC METER

WIRE FENCE

TRACT "A"

15' ACCESS EASEMENT

SOUTH LINE OF THE SOUTHWEST 1/4 SECTION 33-22-26

10' UTILITY EASEMENT (ORB. 1735, PG. 2197)

WELL ON CONCRETE FOUNDATION

APPLICANT:
KPMFranklin Engineers
1363 East Vine Street
Kissimmee, Florida 34744
Phone: 407-846-1216
Attn: Murry Bullion (MBullion@KPMFranklin.com)

CURRENT PROPERTY OWNER:
Jose & Madeline Ortiz
8329 Lake Serene Drive
Orlando, Florida 32836

DEVELOPER:
Summergate Development
2864 Majestic Isle Drive
Clermont, Florida 34711
Phone: 1-352-988-5225
Attn: Jimmy Atkinson (jimmy@summer-gate.com)

PROJECT DESCRIPTION:
To develop the 24.5 acres site located on Johns Lake Road in the City of Clermont Florida into a 95 lot subdivision with all the lots being a minimum of 50' and 60' feet at the building setback line.

DATE	REVISION	
		1
		2
		3
		4
		5

DATE: 3/25/2019
SCALE: 1"=60'-0"
JOB NO:
DESIGN: A. Suarez
DRAWN: A. Suarez
CHECKED: M. Bullion

JOHN'S LAKE PROPERTY

SITE PLAN

ANY REPRODUCTIONS, REVISIONS OR MODIFICATIONS OF THESE DOCUMENTS WITHOUT THE EXPRESSED WRITTEN CONSENT OF FRANKLIN, MARTZ & BELL IS PROHIBITED BY LAW.

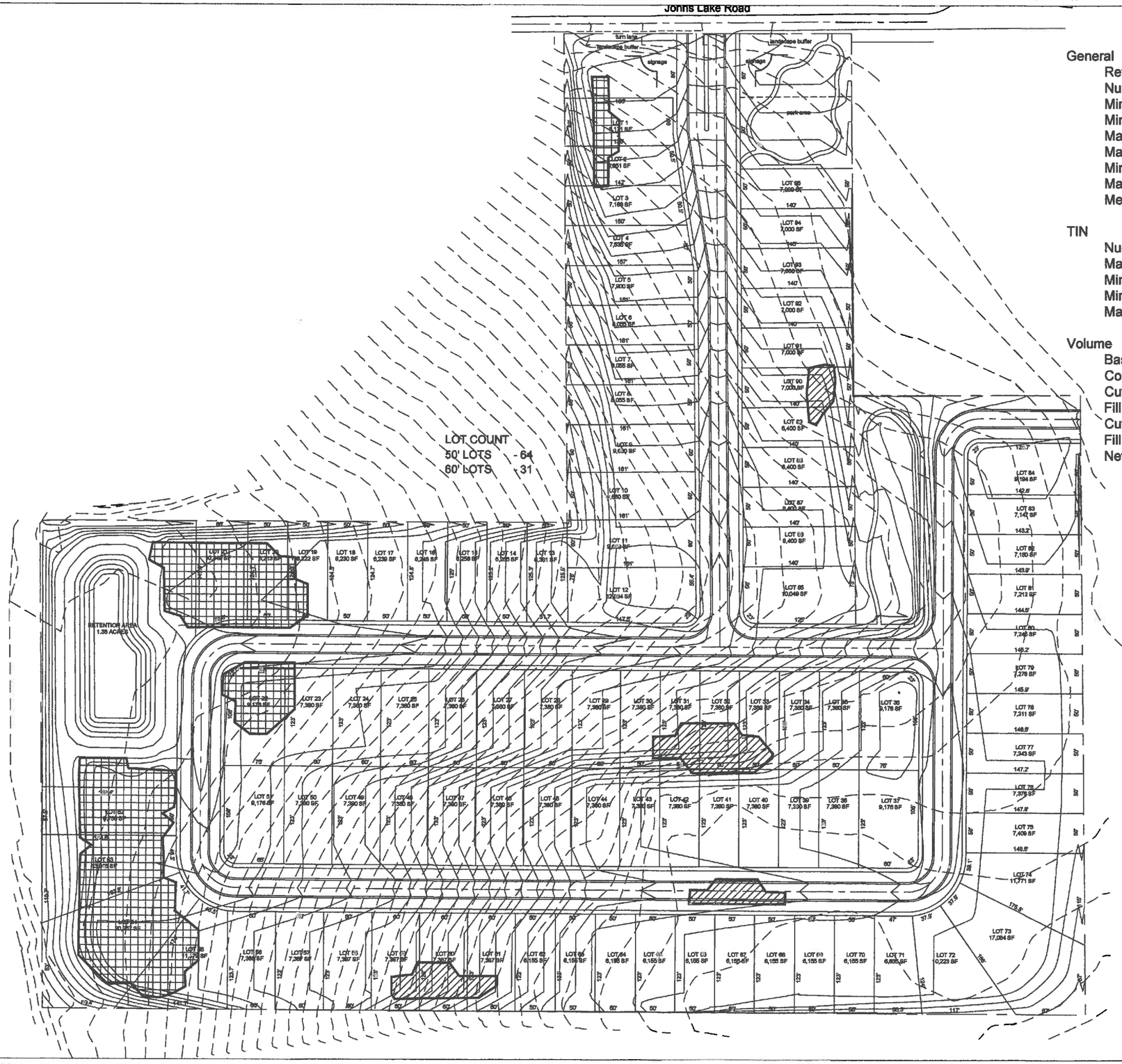
THESE DOCUMENTS AND THEIR CONTENTS ARE THE PROPERTY OF FRANKLIN, MARTZ & BELL AND ARE ISSUED ONLY FOR THE SPECIFIC PROJECT NOTED ON THESE DRAWINGS.

KPMFranklin
ENGINEERS • PLANNERS • SURVEYORS
CERTIFICATE OF AUTHORIZATION No. 28868

SHEET
SP-1

P:\Johns Lake Road- Clermont\Johns Lake Road- Clermont GLD\Design\Site Concepts\50-60 ft lot widths 4-26-19.dwg Plotted: Apr 26, 2019 - 4:41pm by jbrown

Johns Lake Road



General	
Revision number	0
Number of points	79649
Minimum X coordinate	425237.29'
Minimum Y coordinate	1523053.33'
Maximum X coordinate	426549.83'
Maximum Y coordinate	1524285.69'
Minimum elevation	-13.97'
Maximum elevation	15.70'
Mean elevation	-0.04'

TIN	
Number of triangles	156199
Maximum triangle area	1913.31 Sq. Ft.
Minimum triangle area	0.00 Sq. Ft.
Minimum triangle length	0.00'
Maximum triangle length	93.27'

Volume	
Base Surface	EG
Comparison Surface	PG (1)
Cut Factor	1.000
Fill Factor	1.000
Cut volume (unadjusted)	99418.44 Cu. Yd.
Fill volume (unadjusted)	97649.68 Cu. Yd.
Net volume (unadjusted)	1768.76 Cu. Yd.<Cut>

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DATE	REVISION
	1
	2
	3
	4
	5

DATE: 3/25/2019
SCALE: 1"=60'-0"
JOB NO:
DESIGN: A. Suarez
DRAWN: A. Suarez
CHECKED: M. Bulfer

JOHN'S LAKE PROPERTY

GRADING CONCEPT

THESE DOCUMENTS AND THEIR CONTENTS ARE THE PROPERTY OF KPMFRANKLIN. THEY ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF KPMFRANKLIN.

KPMFranklin
ENGINEERS • PLANNERS • SURVEYORS
9990 HAZELTINE NATIONAL DR. SUITE 119
ORLANDO, FLORIDA 32827 (407) 440-0550
CERTIFICATE OF AUTHORIZATION No. 30999

SHEET
EXH-1

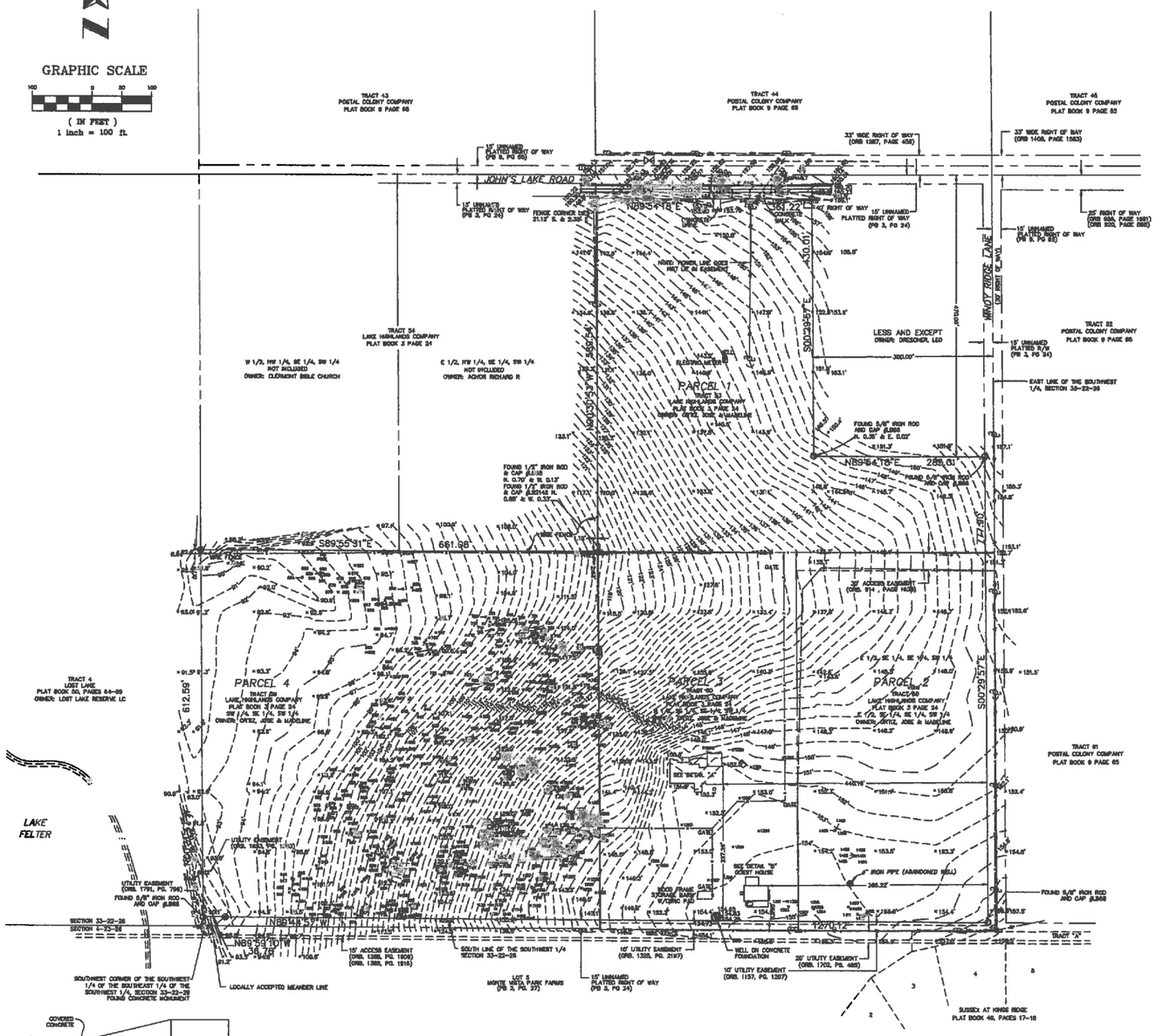
P:\Johns Lake Road– Clermont\Johns Lake Road– Clermont OLD\Design\Site Concepts\50-60 ft lot widths 4-15-19.dwg Plotted: Apr 29, 2019 - 7:33am by jbrown

GRAPHIC SCALE

100 0 50 100

(IN FEET)

1 inch = 100 ft.



TREE POINT TABLE		
POINT	DESCRIPTION/SIZE	
657	Dist. 53'	
658	TWIN OAK 4"	
659	OAK 6"	
660	OAK 8"	
661	OAK 8"	
662	OAK 6"	
663	OAK 9"	
664	OAK 12"	
665	OAK 8"	
666	OAK TWIN 10"-8	
667	OAK TWIN 12"-6"	
668	OAK TWIN 18"	
669	OAK TWIN 7"	
670	OAK 7"	
671	OAK 10"	
672	OAK 8	
673	OAK 8"	
674	OAK 7"	
675	OAK 7"	
676	OAK 7"	
677	OAK 7"	
678	OAK 10"	
679	OAK 3"+	
680	OAK 7"	
681	OAK 7"	
682	OAK 8"	
683	OAK 8"	
684	OAK 8"	
685	OAK 12"	
686	OAK 8"-10"	
687	OAK 14"	
688	OAK 12"	
689	OAK 7"-8"	
690	OAK 10"	
691	OAK 8"	
692	OAK 6"	
693	OAK 6"	
694	OAK 6"	
695	OAK 6"	
696	OAK 6"	
697	OAK 12"+	
698	OAK 6"	
699	OAK 8"	
700	OAK 6"	
701	OAK 6"	
702	OAK 6"	
703	OAK 6"	
704	OAK 6"	
705	OAK 6"	
706	OAK 6"	
707	OAK 6"	
708	OAK 10"	
709	OAK 6"	
710	OAK 6"	
711	OAK 6"	
712	OAK 6"	
713	OAK 6"	
714	OAK 10"	
715	OAK 6"	
716	OAK 6"	
717	OAK 7"	
718	OAK 7"	
719	OAK 6"	
720	OAK 6"	
721	OAK 7"	
722	OAK 7"	
723	OAK 7"	
724	OAK 7"	
725	OAK 6"	
726	OAK 6"	
727	OAK 6"	
728	OAK 6"	
729	OAK 6"	
730	OAK 6"	
731	OAK 6"	
732	OAK 6"	
733	OAK 6"	
734	OAK 6"	
735	OAK 6"	
736	OAK 6"	
737	OAK 6"	
738	OAK 12"	
739	OAK 6"	
740	OAK 6"	
741	OAK 6"	
742	OAK 6"	
743	OAK 6"	
744	OAK 6"	
745	OAK 6"	
746	OAK 6"	
747	OAK 6"	
748	OAK 6"	
749	OAK 6"	
750	OAK 6"	
751	OAK 6"	
752	OAK 6"	
753	OAK 6"	
754	OAK 16"	
755	OAK 7"	
756	OAK 12"	
757	OAK TWIN 12"	
758	OAK 10"	
759	OAK 35"	
760	OAK 13"	
761	OAK 11"	
762	OAK 11"	
763	OAK 7"	
764	OAK 6"	
765	OAK 6"	
766	OAK 6"	
767	OAK 7"	
768	OAK 11"	
769	OAK 10"	
770	OAK 12"	
771	OAK 12"	
772	OAK 14"	
773	OAK 12"	
774	OAK 7"	
775	OAK 10"	
776	OAK 10"	
777	OAK 13"	
778	OAK 11"	
779	OAK 11"	
780	OAK 6"	
781	OAK 6"	
782	OAK 11"	
783	OAK 7"	
784	OAK 12"	
785	OAK 6"	
786	OAK 10"	
787	OAK 7"	
788	OAK 11"	
789	OAK 11"	
790	OAK 13"	

TREE POINT TABLE		
POINT	DESCRIPTION/SIZE	
791	OAK 13"	
792	OAK 10"	
793	OAK 8"	
794	OAK 6"	
795	OAK 10"	
796	OAK 11"	
797	OAK 12"	
798	OAK 13"	
799	OAK 8"	
800	OAK 6"	
801	OAK 6"	
802	OAK 6"	
803	OAK 6"	
804	OAK 6"	
805	OAK 6"	
806	OAK 6"	
807	OAK 6"	
808	OAK 6"	
809	OAK 6"	
810	OAK 6"	
811	OAK 6"	
812	OAK 6"	
813	OAK 6"	
814	OAK 6"	
815	OAK 6"	
816	OAK 6"	
817	OAK 6"	
818	OAK 6"	
819	OAK 6"	
820	OAK 6"	
821	OAK 6"	
822	OAK 7"	
823	OAK 11"	
824	OAK 10"	
825	OAK 6"	
826	OAK 6"	
827	OAK 6"	
828	OAK 6"	
829	OAK 6"	
830	OAK 6"	
831	OAK 6"	
832	OAK 10"	
833	OAK 6"	
834	OAK 6"	
835	OAK 6"	
836	OAK 6"	
837	OAK 6"	
838	OAK 6"	
839	OAK 10"	
840	OAK 10"	
841	OAK 6"	
842	OAK 6"	
843	OAK 6"	
844	OAK 6"	
845	OAK 12"	
846	OAK 10"	
847	OAK 11"	
848	OAK 6"	
849	OAK 6"	
850	OAK 6"	
851	OAK 6"	
852	OAK 7"	
853	OAK 6"	
854	OAK 6"	
855	OAK 6"	
856	OAK 6"	
857	OAK 6"	
858	OAK 6"	
859	OAK 6"	
860	OAK 6"	
861	OAK 6"	
862	OAK 6"	
863	OAK 6"	
864	OAK 10"	
865	OAK 6"	
866	OAK 6"	
867	OAK 6"	
868	OAK 6"	
869	OAK 6"	
870	OAK 6"	
871	OAK 6"	
872	OAK 6"	
873	OAK 6"	
874	OAK 6"	
875	OAK 6"	
876	OAK 6"	
877	OAK 6"	
878	OAK 6"	
879	OAK 6"	
880	OAK 6"	
881	OAK 6"	
882	OAK 6"	
883	OAK 6"	
884	OAK 10"	
885	OAK 6"	
886	OAK 6"	
887	OAK 6"	
888	OAK 6"	
889	OAK 6"	
890	OAK 6"	
891	OAK 6"	
892	OAK 6"	
893	OAK 6"	
894	OAK 6"	
895	OAK 6"	
896	OAK 6"	
897	OAK 6"	
898	OAK 6"	
899	OAK 6"	
900	OAK 6"	
901	OAK 6"	
902	OAK 6"	
903	OAK 6"	
904	OAK 6"	
905	OAK 6"	
906	OAK 6"	
907	OAK 6"	
908	OAK 6"	
909	OAK 6"	
910	OAK 6"	
911	OAK 6"	
912	OAK 6"	
913	OAK 6"	
914	OAK 6"	
915	OAK 6"	
916	OAK 6"	
917	OAK 6"	
918	OAK 6"	
919	OAK 6"	
920	OAK 6"	
921	OAK 6"	
922	OAK 6"	
923	OAK 7"	
924	OAK 6"	
925	OAK 6"	
926	OAK 6"	
927	OAK 6"	
928	OAK 11"	

TREE POINT TABLE		
POINT	DESCRIPTION/SIZE	
929	OAK 6"	
930	OAK 6"	
931	OAK 19"	
932	OAK 10"	
933	OAK 6"	
934	OAK 6"	
935	OAK 6"	
936	OAK 6"	
937	OAK 6"	
938	OAK 6"	
939	OAK 10"	
940	OAK 10"	
941	OAK 6"	
942	OAK 6"	
943	OAK 6"	
944	OAK 6"	
945	OAK 12"	
946	OAK 10"	
947	OAK 11"	
948	OAK 6"	
949	OAK 6"	
950	OAK 6"	
951	OAK 6"	
952	OAK 8"	
953	OAK 23"	
954	OAK 7"	
955	OAK 7"	
956	OAK 6"	
957	OAK 6"	
958	OAK 7"	
959	OAK 6"	
960	OAK 11"	
961	OAK TWIN 12"	
962	OAK 6"	
963	OAK 7"	
964	OAK 7"	
965	OAK 6"	
966	OAK 6"	
967	OAK 6"	
968	OAK 6"	
969	OAK 6"	
970	OAK 6"	
971	OAK 6"	
972	OAK 14"	
973	OAK 6"	
974	OAK 6"	
975	OAK 6"	
976	OAK 6"	
977	OAK 6"	
978	OAK 15"	
979	OAK 6"	
980	OAK 6"	
981	OAK 6"	
982	OAK 6"	
983	OAK 6"	
984	OAK 6"	
985	OAK 6"	
986	OAK 6"	
987	OAK 6"	
988	OAK 6"	
989	OAK 7"	
990	OAK 13"	
991	OAK TWIN 12"	
992	OAK 6"	
993	OAK 6"	
994	OAK 6"	
995	OAK 6"	
996	OAK 6"	
997	OAK 6"	
998	OAK 6"	
999	OAK 6"	
1000	OAK 6"	
1001	OAK 6"	
1002	OAK 6"	
1003	OAK 7"	
1004	OAK 6"	
1005	OAK 6"	
1006	OAK 6"	
1007	OAK 6"	
1008	OAK 6"	
1009	OAK 7"	
1010	OAK TWIN 10"-58"	
1011	OAK 6"	
1012	OAK 6"	
1013	OAK 6"	
1014	OAK 6"	
1015	OAK 6"	
1016	OAK 6"	
1017	OAK 6"	
1018	OAK 6"	
1019	OAK 6"	
1020	OAK 7"	
1021	OAK 7"	
1022	OAK 10"	
1023	OAK 6"	
1024	OAK 6"	
1025	OAK 6"	
1026	OAK 6"	
1027	OAK 6"	
1028	OAK 6"	
1029	OAK 6"	
1030	OAK 6"	
1031	OAK 6"	
1032	OAK 6"	
1033	OAK 6"	
1034	OAK 6"	
1035	OAK 6"	
1036	OAK 6"	
1037	OAK 6"	
1038	OAK 6"	
1039	OAK 6"	
1040	OAK 6"	
1041	OAK 6"	
1042	OAK 6"	
1043	OAK 6"	
1044	OAK 6"	
1045	OAK 6"	
1046	OAK 6"	
1047	OAK 6"	
1048	OAK 6"	
1049	OAK 6"	
1050	OAK 6"	
1051	OAK 6"	
1052	OAK 6"	
1053	OAK 6"	
1054	OAK 7"	
1055	OAK 6"	
1056	OAK 6"	
1057	OAK 6"	
1058	OAK 6"	
1059	OAK 6"	
1060	OAK 6"	
1061	OAK 6"	
1062	OAK 6"	
1063	OAK 6"	
1064	OAK 6"	
1065	OAK 6"	
1066	OAK 6"	
1067	OAK 6"	
1068	OAK 6"	
1069	OAK 6"	
1070	OAK 6"	
1071	OAK 6"	
1072	OAK 6"	
1073	OAK 6"	
1074	OAK 6"	
1075	OAK 6"	
1076	OAK 6"	
1077	OAK 6"	
1078	OAK 6"	
1079	OAK 6"	
1080	OAK 6"	
1081	OAK 6"	
1082	OAK 6"	
1083	OAK 6"	
1084	OAK 6"	
1085	OAK 6"	
1086	OAK 6"	
1087	OAK 6"	
1088	OAK 6"	
1089	OAK 6"	
1090	OAK 6"	
1091	OAK 6"	
1092	OAK 6"	
1093	OAK 6"	
1094	OAK 6"	
1095	OAK 6"	
1096	OAK 6"	
1097	OAK 6"	
1098	OAK 6"	
1099	OAK 6"	
1100	OAK 6"	
1101	OAK 6"	
1102	OAK 6"	
1103	OAK 6"	
1104	OAK 6"	
1105	OAK 6"	
1106	OAK 6"	
1107	OAK 6"	
1108	OAK 6"	
1109	OAK 6"	
1110	OAK 6"	
1111	OAK 6"	
1112	OAK 6"	
1113	OAK 6"	
1114	OAK 6"	
1115	OAK 6"	
1116	OAK 6"	
1117	OAK 6"	
1118	OAK 6"	
1119	OAK 6"	
1120	OAK 6"	
1121	OAK 6"	
1122	OAK 6"	
1123	OAK 6"	
1124	OAK 6"	
1125	OAK 6"	
1126	OAK 6"	
1127	OAK 6"	
1128	OAK 6"	
1129	OAK 6"	
1130	OAK 6"	
1131	OAK 6"	
1132	OAK 6"	
1133	OAK 6"	
1134	OAK 6"	
1135	OAK 6"	
1136	OAK 6"	
1137	OAK 6"	
1138	OAK 6"	
1139	OAK 6"	
1140	OAK 6"	
1141	OAK 6"	
1142	OAK 6"	
1143	OAK 6"	
1144	OAK 6"	
1145	OAK 6"	
1146	OAK 6"	
1147	OAK 6"	
1148	OAK 6"	
1149	OAK 6"	
1150	OAK 6"	
1151	OAK 6"	
1152	OAK 6"	
1153	OAK 6"	
1154	OAK 6"	
1155	OAK 6"	
1156	OAK 6"	
1157	OAK 6"	
1158	OAK 6"	
1159	OAK 6"	
1160	OAK 6"	
1161	OAK 6"	
1162	OAK 6"	
1163	OAK 6"	
1164	OAK 6"	
1165	OAK 6"	
1166	OAK 6"	
1167	OAK 6"	
1168	OAK 6"	
1169	OAK 6"	
1170	OAK 6"	
1171	OAK 6"	
1172	OAK 6"	
1173	OAK 6"	
1174	OAK 6"	
1175	OAK 6"	
1176	OAK 6"	
1177	OAK 6"	
1178	OAK 6"	
1179	OAK 6"	
1180	OAK 6"	
1181	OAK 6"	
1182	OAK 6"	
1183	OAK 6"	
1184	OAK 6"	
1185	OAK 6"	
1186	OAK 6"	
1187	OAK 6"	
1188	OAK 6"	
1189	OAK 7"	
1190	OAK 6"	
1191	OAK 6"	
1192	OAK 6"	
1193	OAK 6"	
1194	OAK 6"	
1195	OAK 7"	
1196	OAK 6"	
1197	OAK 6"	
1198	OAK 6"	
1199	OAK 6"	
1200	OAK 10"	
1201	OAK 6"	
1202	OAK 10"	
1203	OAK 6"	
1204	OAK 6"	
1205	OAK 6"	
1206	OAK 6"	
1207	OAK 6"	
1208	OAK 6"	
1209	OAK 10"	
1210	OAK 7"	
1211	OAK 6"	
1212	OAK 10"	
1213	OAK 6"	
1214	OAK 6"	
1215	OAK 6"	
1216	OAK 6"	
1217	OAK 6"	
1218	OAK 6"	
1219	OAK 10"	
1220	OAK 7"	
1221	OAK 7"	
1222	OAK 10"	
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1233	OAK 6"	
1234	OAK 26"-15"-20"	
1235	OAK 13"	
1236	OAK 7"	
1237	OAK 10"	
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1306	OAK TWIN 10"-8"	
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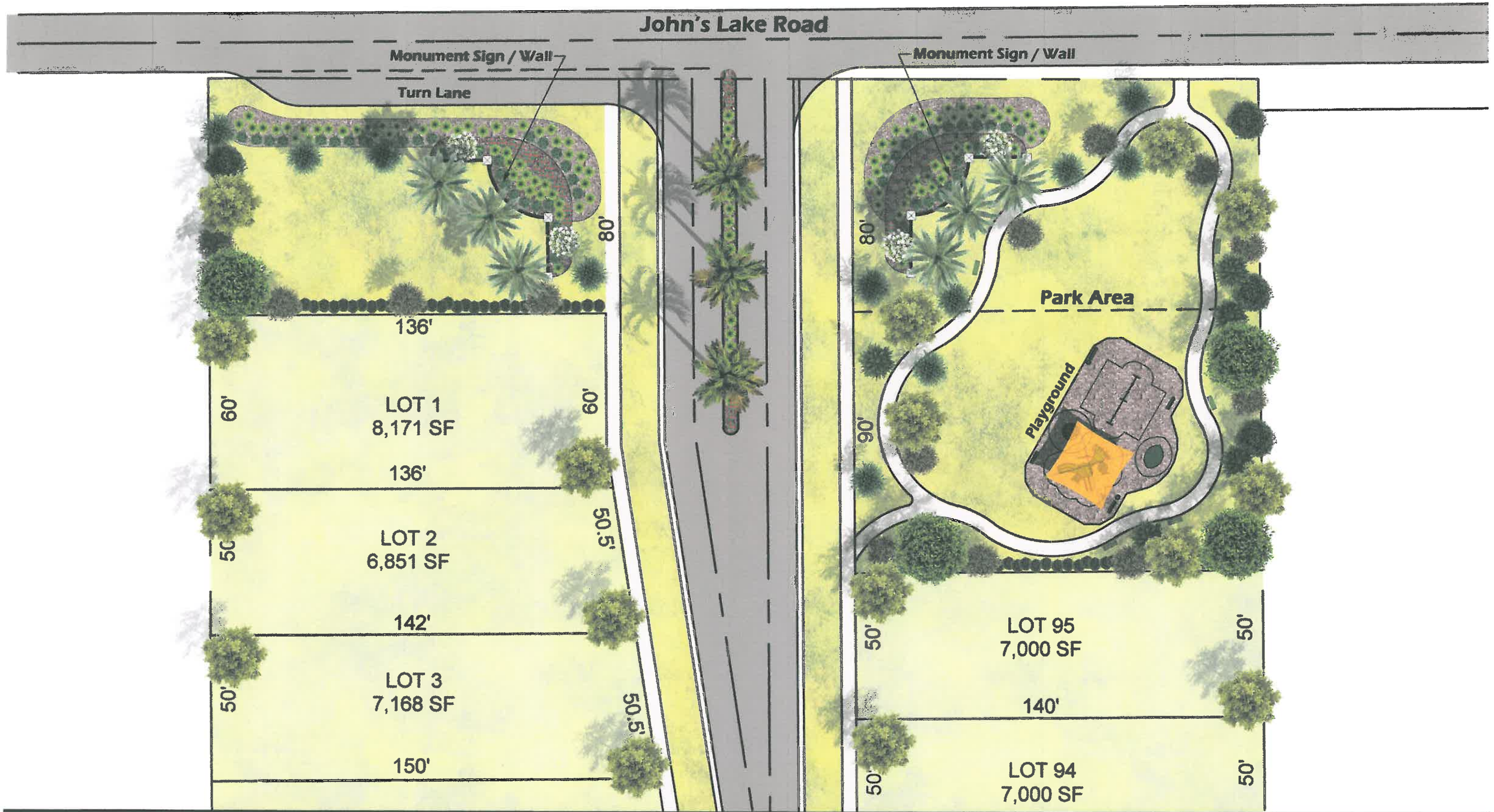
1542	OAK 10"	

TREE POINT TABLE		
POINT	DESCRIPTION/SIZE	
1543	OAK 15"	
1544	OAK 10"	
1545	OAK 15"	
1546	OAK 15"	
1547	OAK 10"	
1548	OAK 6"	
1549	OAK 6"	
1550	OAK 15"	
1551	OAK 15"	
1552	Dead 12"	
1553	OAK 6"	
1554	OAK 30"	
1555	OAK 6"	
1556	OAK 6"	
1557	OAK 6"	
1558	OAK 6"	
1559	OAK 13"	
1560	OAK 6"	
1561	OAK 13"	
1562	OAK 10"	
1563	OAK 6"	
1564	OAK 7"	
1565	OAK 7"	
1566	OAK 10"	
1567	OAK 15"	
1568	OAK 18"+	
1569	OAK 13"	
1570	OAK 13"	
1571	OAK 13"	
1572	OAK 10"	
1573	OAK 6"	
1574	OAK 6"	
1575	OAK 15"	
1576	OAK 10"	
1577	OAK 7"	
1578	OAK 13"



Bella Terra Subdivision - John's Lake Rd. Entry

John's Lake Rd & Windy Ridge Lane - Clermont, FL

SUMMERGATE

KPMFranklin
ENGINEERS · PLANNERS · SURVEYORS

LOT 91
7,000 SF
140'
LOT 92
7,000 SF
140'
LOT 93
7,000 SF
140'
LOT 94
7,000 SF
140'
50'
50'
50

Lake County

Sumter County

Town of Astatula

City of Bushnell

City of Center Hill

City of Clermont

City of Coleman

City of Eustis

City of Fruitland Park

City of Groveland

Town of Howey-in-the-Hills

Town of Lady Lake

City of Leesburg

City of Mascotte

City of Minneola

Town of Montverde

City of Mount Dora

City of Tavares

City of Umatilla

City of Webster

City of Wildwood

Florida Central Railroad

Lake County Schools

Sumter County Schools

Lake-Sumter MPO
Metropolitan Planning Organization

Thursday, May 23, 2019

Mr. John E. Kruse, AICP
Senior Planner
Development Services Dept.
685 W. Montrose St.
Clermont, FL 34711

RE: Bella Terra Traffic Impact Analysis (TIA) Review

Mr. Kruse,

The Lake~Sumter MPO has reviewed the documents submitted for the Bella Terra Development Traffic Impact Analysis (TIA). The Lake~Sumter MPO offers the following Comments:

Observations Regarding the Project:

1. The project TIA Tier 2 traffic study followed the established guidelines based on the Lake~Sumter MPO Traffic Impact Study Methodology.
2. Based on the study area of influence the roadways analyzed were within a one-mile radius of the Project. The study intersections also met the guidelines as per the agreed to Methodology.
3. The trip distribution and assignment of Project trips was based on comments from the MPO concerning existing traffic volumes. The growth rate utilized was 2%.
4. The MPO agrees the Project traffic is projected not to be significant except for Johns Lake Road between Citrus Tower and Hancock Road which is already operating at over capacity.

Comments Regarding Traffic Impacts:

1. The MPO agrees with the study conclusions that the roadway network within the study area will continue to operate at acceptable levels of service. The intersections within the study area will continue to operate at acceptable levels of service.

Should you have any questions please contact me by email at mwoods@lakesumtermpo.com or by phone at (352)315-0170 ext. 2.

Thank You,

MWoods

Michael Woods, Executive Director
Lake~Sumter MPO

Large Scale

Comp1904-0002

received 4/30/19 JL

CITY OF CLERMONT
COMPREHENSIVE PLAN AMENDMENT
Application

DATE: April 29, 2019 FEE: $2,3252.00

Project Name (if applicable): Bella Terra Subdivision

Applicant: Summergate Development

Contact Person: Jim Atkinson

Address: 2864 Majestic Isle Drive

City: Clermont State: FL Zip: 34711

Phone: 507-469-8775 Fax:

E-Mail: jimmy@summer-gate.com

OWNER: Jose and Madeline Ortiz

Address: 8329 Lake Serene Drive

City: Orlando State: FL Zip: 32836

Phone: 407-608-9357 Fax:

E-Mail: jose@morevision.net

General Location: South of Johns Lake Road, West of Windy Ridge Lane, North of Kings Ridge Golf Course, East of Lost Lake Elementary School

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

Property size (in acres or square feet): 24.4+/- acres

Flood hazard area (yes) ____ and approx. acreage ____ (no) x

Existing (Actual) Land Use: One existing SFH with detached garage

Existing Zoning: R-1

Existing Future Land Use: Low Density Residential

Proposed Future Land Use: Medium Density Residentail

Type of development proposed: Single family subdivision

Proposed density (dwelling units/acre) or intensity: 3.9 du/acre

Proposed Zoning District: Planned Unit Development (PUD)

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 current Future Land Use designation allows a maximum denisty of 3 dwelling units per acre, which is lower than the the surround unicorporated land use, which allows up to four dwelling units per acre.

Current market demands are for smaller, not larger lots, especially within city limits.

A PUD Rezoning application has been submitted with this request.

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

CLERMONT
Choice of Champions

APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Jim Atkinson, 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 Low Density Residential to Medium Density Residential 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.

Jim Atkinson
Affiant - Applicant Name (print)

x Jim Atkinson
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by James Milton, FL DL # A325-453-93-011-0
or personally known by me this 30th day of April, 2019.

x Susie Martinez
Notary Public, State of Florida at Large

My Commission Expires:

SUSIE MARTINEZ
MY COMMISSION # FF246628
EXPIRES July 25, 2019
(407) 398-0153 FloridaNotaryService.com

CLERMONT
Choice of Champions

OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Madeline Ortiz, 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 Low Density Resrdentral to Medium Density Resrdentral for the property legally described on the attachment of this application.

3. That the owner of said property has appointed "Jim Atkinson" Summergate Development 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.

Madeline Ortiz
Affiant - Applicant Name (print)

X Madeline Ortiz
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 11 day of March, 2019.

X
Notary Public, State of Florida at Large

Adam Rachiele
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF943881
Expires 12/15/2019

My Commission Expires: 12/15/2019

CLERMONT
Choice of Champions

OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Jose Ortiz, 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 Low Density Residential to Medium Density Residential for the property legally described on the attachment of this application.

3. That the owner of said property has appointed "Jim Atkinson" Summergate Development 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.

Jose Ortiz
Affiant - Applicant Name (print)

X
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 11 day of March, 2019.

Adam Rachiele
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF943881
Expires 12/15/2019

X
Notary Public, State of Florida at Large

My Commission Expires: 12/15/2019

This Warranty Deed

CFN 2003060594
Bk 02320 Pg 1577; (1pg)
DATE: 05/16/2003 10:43:18 AM
JAMES C. WATKINS, CLERK OF COURT
LAKE COUNTY
RECORDING FEES 5.00
TRUST FUND 1.00
DEED DOC 1,400.00

Made this 13th day of May, 2003 by
LEO DRESCHER AND JOAN D. DRESCHER
HUSBAND AND WIFE
hereinafter called the grantor, to
JOSE ORTIZ AND MADELINE ORTIZ
HUSBAND AND WIFE
whose post office address is:
14444 JOHNS LAKE ROAD
CLERMONT, FL 32711

hereinafter called the grantee:
(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of $10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in LAKE County, Florida, viz.

THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA . LESS AND EXCEPT THE NORTH 470.00 FEET OF THE EAST 300.00 feet thereof.
ALSO DESCRIBED AS TRACT 53, IN SECTION 33, TOWNSHIP 22 SOUTH, RANGE 26 EAST, ACCORDING TO THE PLAT OF POSTAL COLONY COMPANY AS RECORDED IN PLAT BOOK 8, PAGE 31, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

Subject to covenants, restrictions, easements of record and taxes for the current year.

Parcel Identification Number: 33-22-26-000300001100
OF SW 1/4

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining
To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple, that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to **December 31, 2002**

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness: (Signature)
Print Name: Gail J Nadeau

Witness: (Signature)
Print Name: Nancy Bayles

Witness: (Signature)
Print Name:

Witness: (Signature)
Print Name:

Leo Drescher
LEO DRESCHER
14444 JOHNS LAKE ROAD, CLERMONT, FL 34711

Joan D. Drescher
JOAN D. DRESCHER
14444 JOHNS LAKE ROAD
CLERMONT, FL 34711

State of Florida
County of ORANGE

The foregoing instrument was acknowledged before me this 13th day of May, 2003, by LEO DRESSCHER AND JOAN D. DRESCHER, HUSBAND AND WIFE,
who is personally known to me or who has produced PHOTO ID as identification.

NOTARY PUBLIC (signature)
Print Name:
My Commission Expires:
Stamp/Seal:

GAIL J NADEAU
MY COMMISSION # DD 001824
EXPIRES February 15, 2005

Prepared by and Returned to
Gail J Nadeau
Sunbelt Title Agency
7509 W. Sand Lake Road
Orlando, FL 32819
File Number 773030374

Incident to the issuance of a title insurance contract.
Warrantydeed
Rev 01/31/2003
tt

This Warranty Deed

CFN 2003052915
Bk 02308 Pg 2467; (1pg)
DATE: 04/30/2003 12:46:40 PM
JAMES C. WATKINS, CLERK OF COURT
LAKE COUNTY
RECORDING FEES 5.00
TRUST FUND 1.00
DEED DOC 1,085.00

Made this 22nd day of April, 2003 by
WILLIAM S SMITH AND FLORENCE L SMITH, HUSBAND AND WIFE

hereinafter called the grantor, to
JOSE L. ORTIZ AND MADELINE ORTIZ, HUSBAND AND WIFE

whose post office address is:
~~2852 LAKE SERENE DRIVE~~ P.O. BOX 692199
ORLANDO, FL 32869

hereinafter called the grantee
(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of **$10.00** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **LAKE** County, Florida, viz:

THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 33, TOWNSHIP 22 SOUTH, RANGE 26 EAST, IN LAKE COUNTY, FLORIDA

Subject to covenants, restrictions, easements of record and taxes for the current year.

Parcel Identification Number: 33-22-26-0003-00000-900
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.
To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to **December 31, 2002**

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness: (Signature)
Print Name: Gail Nadeau

Witness: (Signature)
Print Name: Tammy Boyer

Witness: (Signature)
Print Name: Gail Nadeau

Witness: (Signature)
Print Name:

WILLIAM S SMITH
2268 WOODHILL AVENUE
~~XXX~~ ORLANDO, FL 32825

FLORENCE L SMITH
2268 WOODHILL AVENUE
XXX ORLANDO, FL 32825

State of Florida
County of ORANGE

The foregoing instrument was acknowledged before me this **22nd day of April, 2003**, by **WILLIAM S SMITH AND FLORENCE L SMITH, HUSBAND AND WIFE,**
who is personally known to me or who has produced **PHOTO ID** as identification

NOTARY PUBLIC (signature)
Print Name: Gail Nadeau
My Commission Expires:
Stamp/Seal:

GAIL J. NADEAU
MY COMMISSION # DD 001624
EXPIRES: February 15, 2005

Prepared by and Returned to:
Gail J Nadeau
Sunbelt Title Agency
7625 Sand Lake Road Suite #203
Orlando, FL 32819
File Number: 773020084

Incident to the issuance of a title insurance contract.
Warrantydeed
Rev 01/31/2003
lt

03-339

CFN 2003051035
Bk 02306 Pg 0979; (1pg)
DATE: 04/25/2003 03:34:16 PM
JAMES C. WATKINS, CLERK OF COURT
LAKE COUNTY
RECORDING FEES 5.00
TRUST FUND 1.00
DEED DOC 2,170.00

This Document Prepared By and Return to:

Vicki Burns/SMATHERS & KEMP, P.A.
669 East Highway 50
Clermont, Florida 34711

Parcel ID Number: 3322260003-000-01000
Grantee #1 TIN:
Grantee #2 TIN:

Warranty Deed

This Indenture, Made this 22nd day of April, 2003 A.D. **Between**
MICHAEL J. HURST, an unmarried man

of the County of Lake, State of Florida, **grantor,** and
JOSE ORTIZ and MADELINE ORTIZ, husband and wife

whose address is: 12111 Windy Ridge Lane, Clermont, FL 34711

of the County of Lake, State of Florida, **grantee.**

Witnesseth that the GRANTOR, for and in consideration of the sum of
----------TEN DOLLARS ($10)---------- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Lake State of Florida to wit.

The West 1/2 of the Southeast 1/4 of the Southeast 1/4 of the Southwest 1/4, in Section 33, Township 22 South, Range 26 East, Lake County, Florida.

Subject to easements and restrictions of record, if any, and taxes accruing subsequent to December 31, 2002.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness
Printed Name: Karla Babcock

Witness
Printed Name: Susanne L. Payne

MICHAEL J. HURST (Seal)
P.O. Address: 12111 Windy Ridge Lane, Clermont, FL 34711

STATE OF Florida
COUNTY OF Lake

The foregoing instrument was acknowledged before me this 22nd day of April, 2003 by
MICHAEL J. HURST, an unmarried man

he is personally known to me or he has produced his Florida driver's license as identification.

OFFICIAL NOTARY SEAL
KARLA M MCBRADY
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC938386
MY COMMISSION EXP. MAY 18 2004

Printed Name:
Notary Public
My Commission Expires:

© Display Systems, Inc., 2000 (863) 763-5555 Form FLWD-1

This Warranty Deed

CFN 2003069894
Bk 02334 Pg 1456; (1pg)
DATE: 06/06/2003 02:44:07 PM
JAMES C. WATKINS, CLERK OF COURT
LAKE COUNTY
RECORDING FEES 5.00
TRUST FUND 1.00
DEED DOC 805.00

Made this 4th day of June, 2003 by
EDWARD E. MIZELLE AND MARY SUSAN MIZELLE, HUSBAND AND WIFE

hereinafter called the grantor, to
JOSE ORTIZ AND MADELIN ORTIZ, HUSBAND AND WIFE

whose post office address is:
~~XXX~~ 8329 LAKE SERENE DRIVE
ORLANDO, FL 32836

hereinafter called the grantee:
(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of **$10.00** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **LAKE** County, Florida, viz:

The East 1/2 of the Southeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 33, Township 22 South, Range 26 East, Lake County, Florida, together with an easement for ingress and egress over and across the North 30 feet of the above described property.

Subject to covenants, restrictions, easements of record and taxes for the current year.

Parcel Identification Number: 33-22-26-0030000-001600
F SE1/4 OF SW 1/4

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.
To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to **December 31, 2002**

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness: (Signature)
Print Name:

Witness: (Signature) TAMMY BAYER
Print Name:

Witness: (Signature)
Print Name:

Witness: (Signature)
Print Name:

EDWARD E. MIZELLE
6405 WYNGLOW LANE
~~FL~~ ORLANDO, FL 32818

MARY SUSAN MIZELLE
6405 WYNGLOW LANE
~~FL~~ ORLANDO, FL 32818

State of Florida
County of ORANGE

The foregoing instrument was acknowledged before me this 4th day of June, 2003, by **EDWARD E. MIZELLE AND MARY SUSAN MIZELLE, HUSBAND AND WIFE,** who is personally known to me or who has produced < - type of ID> as identification.

NOTARY PUBLIC (signature)
Print Name:
My Commission Expires:
Stamp/Seal:

GAIL J NADEAU
MY COMMISSION # DD 041824
EXPIRES February 15, 2005

Prepared by and Returned to:
Gail J Nadeau
Sunbelt Title Agency
7509 W. Sand Lake Road
Orlando, FL 32819
File Number: 773030541
Incident to the issuance of a title insurance contract.
Warrantydeed
Rev. 01/31/2003

MD

PARCEL 1

The Northeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 33, Township 22 South, Range 26 East, Lake County, Florida, LESS AND EXCEPT the North 470.00 feet of the East 300.00 feet thereof. Also described as Tract 53, in Section 33, Township 22 South, Range 26 East, according to the Plat of Postal Colony Company as recorded in Plat Book 8, Page 31, Public Records of Lake County, Florida.

PARCEL 2

The East 1/2 of the Southeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 33, Township 22 South Range 26 East, Lake County, Florida, together with an easement for ingress and egress over and across the north 30 feet of the above described property.

PARCEL 3

The West 1/2 of the Southeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 33, Township 22 South, Range 26 East, Lake County, Florida.

PARCEL 4

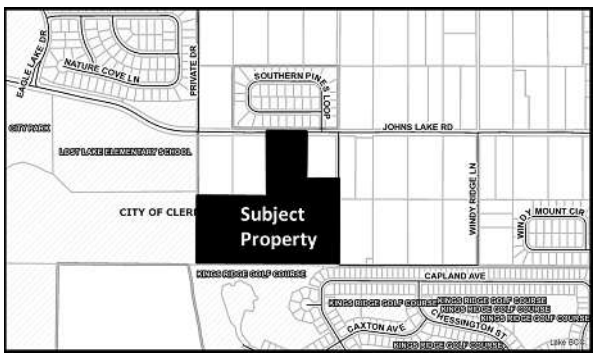
The Southwest 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 33, Township 22 South, Range 26 East, Lake County, Florida.

Parcels 1, 2, 3 and 4 All together containing 24.38 acres more or less.

CITY OF CLERMONT
NOTICE OF PROPOSED AMENDMENT
TO COMPREHENSIVE PLAN
ORDINANCE NO. 2019-25

The City of Clermont will hold public hearings on Tuesday, June 4, 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, June 11, 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 City of Clermont Low Density Residential to City of Clermont Medium Density Residential.

The City of Clermont will hold a public hearing on Tuesday, August 27, 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:
Southwest of the intersection of Southern Pines Loop and Johns Lake Road
Alternate Key 3817647, 1095956, 1593085, 2864273

Ordinance #2019-25:
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

D048651 - May 20, 2019

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

PLEASE READ CAREFULLY • SUBMIT CORRECTIONS ONLINE

LF-D048651 (100%)

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

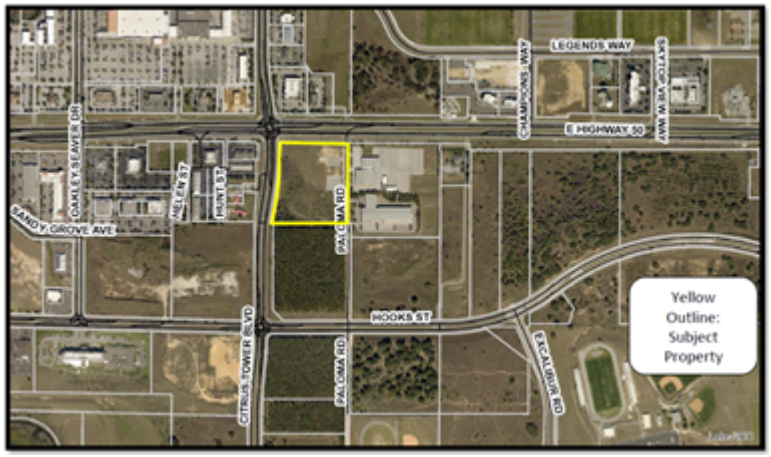
PROOF CREATED AT: 5/13/2019 11:40:33 AM
NEXT RUN DATE: 05/20/19
PROOF DUE: 05/17/19 12:59:55

CITY OF CLERMONT

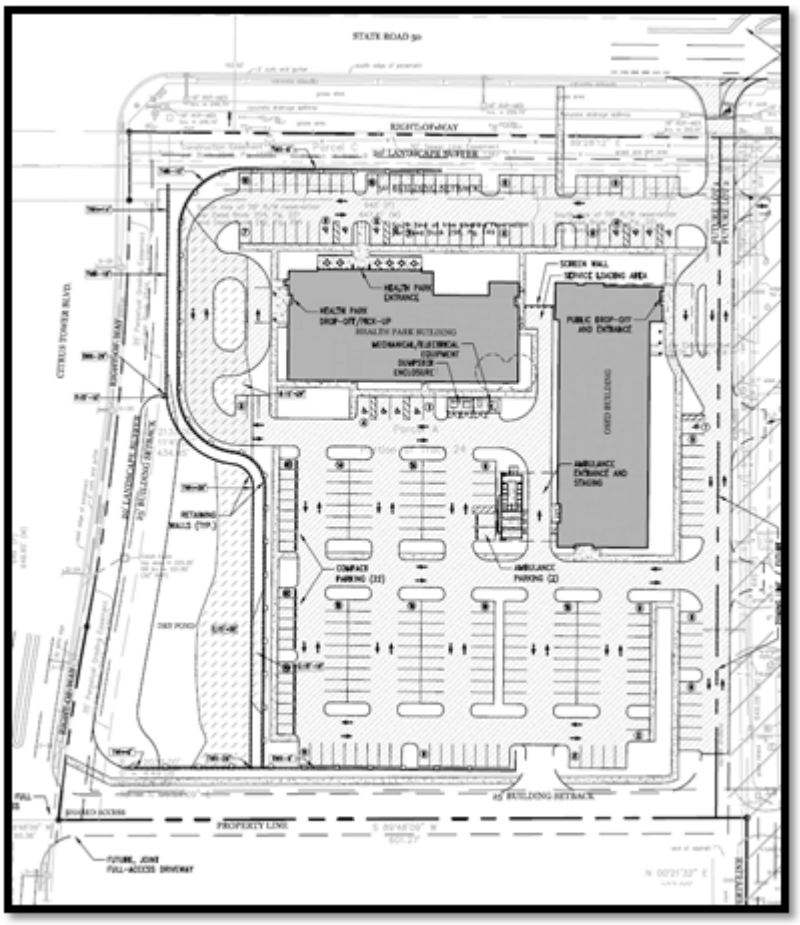
AGENDA ITEM

Meeting Date
Tuesday, June 4, 2019
Agenda Item Name
Ordinance No. 2019-27 *Advent Health Campus PUD*
Requested Action
Recommend approval of Ordinance 2019-27
Staff Report

The applicant, Klima Weeks Civil Engineering, is requesting a rezoning from C-2 General Commercial to a Planned Unit Development (PUD) for a Medical Health Park Campus on 7.5 +/- acres. The property is located southeast of the intersection of State Road 50 and Citrus Tower Boulevard. The property is the vacant portion of land next to the former Don Mealy Chevrolet Dealership.



The applicant has provided Exhibit A - PUD Site Development Plan showing the proposed layout of the site. The project will consist of two primary buildings, an off-site emergency department and a medical office building. The total square footage of all the buildings collectively will not exceed 60,000 square feet.



Staff has reviewed the PUD Development Plan, which allows development the flexibility to the Land Development Code. The applicant has requested several waivers to the Land Development Code.

These waivers include the following:

1. Allow retaining wall heights up to 28 feet in height in order to deal with the extreme grades on the western portion of the site, particularly with the construction and balance of the stormwater pond.
2. Allow elevation changes over fifteen feet (15') with a maximum of up to 38 feet over no more than 7.5% of the project area.
3. Provide for no internal landscape buffers within the PUD.
4. Allow parking lot median divider less than 8 feet wide in rear parking lot to facilitate the alignment of the drive isles.
5. Allow interior parking islands less than 10 feet in width and less than 300 square feet in area along the parking area directly north of the buildings.
6. Allow maximum building height of 55 feet, with architectural features/spires located no more than 62 feet in height, measured at the highest point.
7. Allow a third ground sign up to 120 square feet located on the retaining wall at the intersection of State Road 50 and Citrus Tower Boulevard, similar in design to Exhibit B – Elevations.

Staff has reviewed the request and finds the proposal meets the intent of Section 122-315, Review Criteria for a PUD. There is a mixture of commercial and office uses, including medical facilities similar to the one being proposed, within a half-mile of the project location. The site has access to an arterial roadway, SR 50, and accessible through a major collector, Citrus Tower Boulevard, which are major transportation facilities. The

applicant is in the process of finalizing a traffic impact analysis that has been coordinated through Lake-Sumter Metropolitan Planning Organization. A condition has been placed in the PUD that requires the applicant to assist with additional traffic improvements, if warranted, thorough their proportional share. These may include turn lane(s), sign and signal modifications. This will be coordinated through the City with Lake County, Lake-Sumter Metropolitan Planning Organization and Florida Department of Transportation reviewing as well. Public utilities are readily available and the City can provide all services. The proposal does not influence school concurrency and provides opportunities for job creation.

Staff has reviewed the applicant's proposal and supports the proposed use at this location since it is compatible with the uses in the area. Staff has added a condition that an additional 30% landscaping material shall be required along the retaining walls to enhance the site. The applicant is requesting several waivers, however; a majority of the waivers have been requested before in other PUD developments. Therefore, staff recommends approval of Ordinance 2019-27 for a Planned Unit Development to allow for a health park, including an Off-Site Emergency Department (OSED) and medical office building (Health Park) as depicted in Exhibit A – PUD Site Development Plan.

Additional Analysis	

Fiscal Impact Summary	

Fiscal Impact	**Fund Number and Description**	**Available Budget Amount**

Exhibits Attached (copies of original agreements)	
1. Ord. 2019-27 Formatted	Ord. 2019-27 Formatted.docx
2. Exhibit A - PUD Site Development Plan	Exhibit A - PUD Site Development Plan.pdf
3. Exhibit B - Elevations	Exhibit B - Elevations.pdf
4. Advent Health Campus Maps	Advent Health Campus Maps.pdf
5. Rezoning App	Rezoning App.pdf
6. Owner Authorization	Owner Authorization.pdf
7. Legal Ad	SPZ-plans19051412080.pdf

CITY OF CLERMONT

ORDINANCE NO. 2019-27

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

Tract 24 of Section 28, Township 22 South, Range 26 East, according to the Plat of LAKE HIGHLANDS COMPANY, filed March 2, 1914 and recorded in Plat Book 2, Page 28, Public Records of Lake County, Florida, LESS the South 107 feet thereof and less and except the following: R/W Parcel #C-10 as described in Statutory Warranty Deed to Lake County recorded in O.R. Book 2544, Page 2352, Public Records of Lake County, Florida.

AND

That portion of the 30.00 wide platted Right of Way lying North of Tract 24 of Section 28, Township 22 South, Range 26 East, and lying North of vacated Paloma Road, to be bound on the West by the East right of way line of Citrus Tower Boulevard and bound on the East by the northerly projection of the East line of Tract 24, all according to the Plat of LAKE HIGHLANDS COMPANY, filed March 2, 1914, and recorded in Plat Book 2, Page 28, Public Records of Lake County, Florida.

AND

That portion of Tract 9, Section 28, Township 22 South, Range 26 East, according to the plat of LAKE HIGHLANDS COMPANY, filed March 2, 1914 and recorded in Plat Book 2, Page 28, Public Records of Lake County, Florida, LYING SOUTH OF THE SOUTH RIGHT OF WAY OF STATE ROAD 50; LESS AND EXCEPT R/W Parcel #C13 as described in the deeds to Lake County, Florida, recorded in O.R. Book 2544, Page 2358 and O.R. Book 2546, Page 1682, Public Records of Lake County, Florida.

ALL LESS the East 27.00 feet thereof.

LOCATION
Vacant property located at the southeast corner of Citrus Tower Boulevard
and State Road 50 intersection
Western portion of Alternate Key 1648254

From: General Commercial (C-2)
To: Planned Unit Development (PUD)

SECTION 2. General Conditions

This application for a Planned Unit Development to allow for a health park, including an Off-Site Emergency Department (OSED) and medical office building (Health Park); 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 Exhibit A - Planned Unit Development Site Development Plan prepared by Klima Weeks, Sheet C100. 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.

SECTION 3. Land Uses and Specific Conditions

1. The project may consist of up to 60,000 square feet of Off-Site Emergency Department (OSED) and medical office buildings (Health Park) along with other C-2 General Commercial uses. In addition, medical and dental laboratories, medical clinics, business offices ancillary to medical uses, restaurants and cafes ancillary to medical uses, outdoor dining/seating areas, pharmacies and other uses that are similar and compatible to a health campus may be permitted uses.

2. Building Setbacks

From State Road 50	50 feet from the property line
From Citrus Tower Boulevard	25 feet from the property line
South property line	25 feet from the property line
East property line/internal to Planned Unit Development	12 feet from the property line

3. Landscape Setbacks

From State Road 50	20 feet from the property line
From Citrus Tower	20 feet from the property line
South property line	10 feet from the property line**
East property line	10 feet from the property line
Internal to Planned Unit Development	None

**Except if shared access drive is provided with property owner to the south.

4. All landscape buffers along retaining walls shall have an additional 30 percent more plant material, which includes trees and shrubs, to enhance the site.

5. Maximum building height will be 55 feet, with architectural features/spires located no more than 62 feet, measured at the highest point.

6. The project may have elevation changes greater than 15 feet in height over the project site through the use of cut and fill and will not exceed 7.5% of the overall site. The maximum cut or fill will be limited to 38 feet, mainly due to the extreme topography and with the construction and balance of the proposed stormwater pond. These changes will be submitted to the City Engineer at the time of final engineering.

7. Individual retaining wall height up to 28 feet in height are allowed to deal with the changing grades on the site, particularly with the construction of the stormwater pond. The retaining walls may be stair stepped but will not exceed an over all height of 38 feet.

8. A modified parking lot median divider less than 8 feet wide in the rear parking lot will be permitted to facilitate the alignment of the drive isles.

8. Interior parking islands less than 10 feet in width and less than 300 square feet in area will be permitted in the parking area directly north of the buildings.

9. The developer shall submit a traffic impact analysis to the City for review and approval with assistance from Lake County, Lake-Sumter Metropolitan Planning Organization and Florida Department of Transportation. If it is determined that additional traffic improvements are warranted, the developer will assist in the improvements through their proportional share. These may include turn lane(s), sidewalks, sign and signal modifications. Off-site improvements may be eligible for transportation impact fee credits to the extent allowed pursuant to Lake County Code.

10. The buildings shall be constructed in a manner that closely resembles the architectual style and elevations as presented in Exhibit B – Elevations and shall meet the City of Clermont's Architectural Standards.

11. A third ground sign up to 120 square feet may be located on the retaining wall at the intersection of State Road 50 and Citrus Tower Boulevard, similar in design to Exhibit B – Elevations.

12. The project shall be developed according to the C-2 General Commercial zoning designation in the Land Development Code, unless expressly stated above.

SECTION 4.

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

SECTION 5.

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 6.

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

Location map:

CITY OF CLERMONT
ORDINANCE NO. 2019-27

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

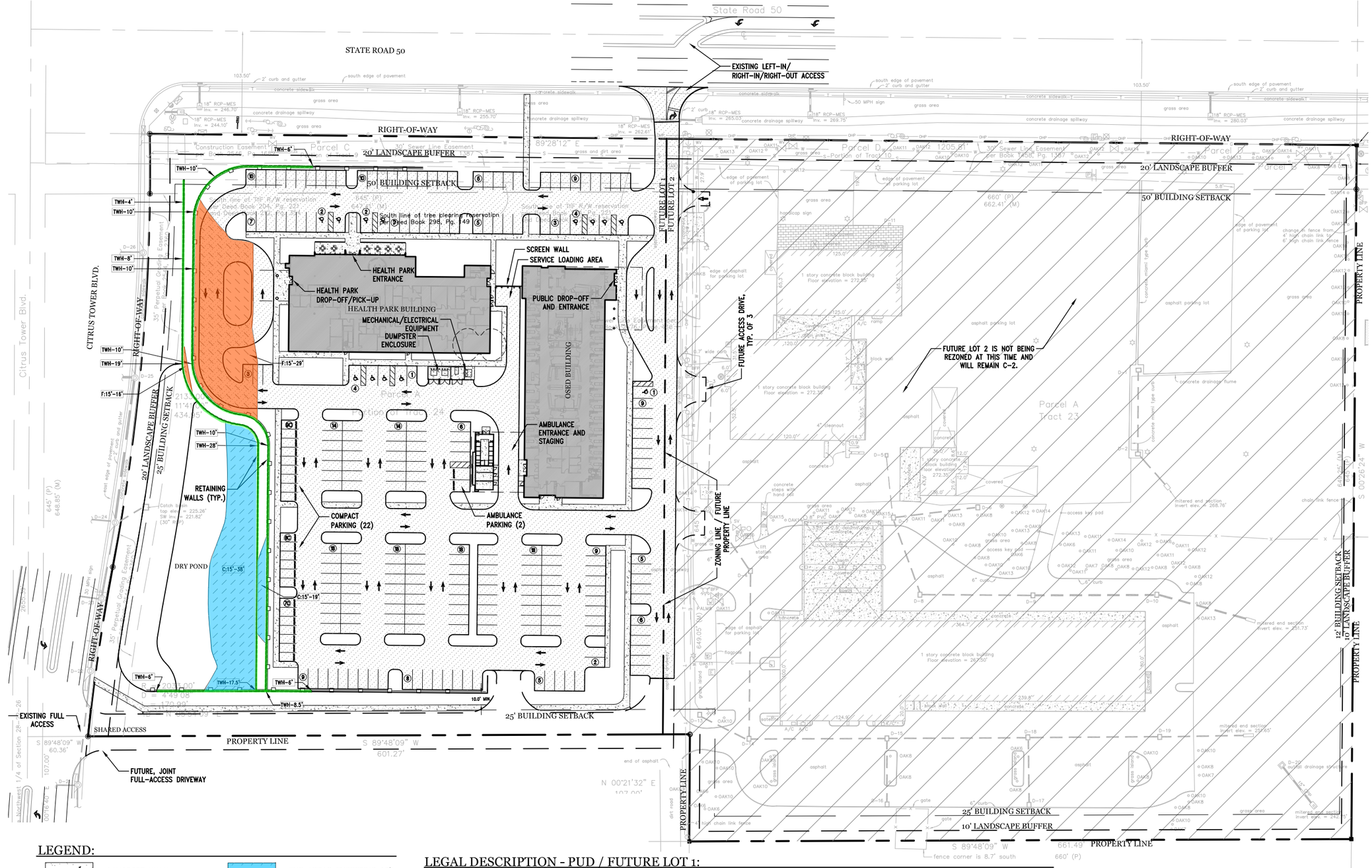
ATTEST:

_____
Tracy Ackroyd Howe, MMC, City Clerk

Approved as to form and legality:

_____
Daniel F. Mantzaris, City Attorney

Exhibit A



GENERAL INFORMATION:

PHASING:

THE PROPOSED PUD/FUTURE LOT 1 WILL BE DEVELOPED IN ONE PHASE.

PROPERTY INFORMATION:

FUTURE LOT 1 AREA:	321,141 SF (7.37 AC)
FUTURE LOT 2 AREA:	477,778 SF (10.97 AC)
TOTAL AREA:	798,919 SF (18.34 AC)
MAX. IMPERVIOUS SURFACE RATIO:	0.80
MAX. BUILDING HEIGHT:	55'
MAX. FAR:	3.0

PROPOSED FAR: 56,858 / 321,141 = 0.18

BUILDING SETBACKS:

	REQUIRED:
FRONT YARD (SR 50):	50.0'
SIDE YARD (CITRUS TOWER BLVD)	25.0'
SIDE YARD (EAST):	12.0'
REAR YARD (SOUTH):	25.0'
INTERNAL TO PUD:	12.0'

LANDSCAPE BUFFERS:

	REQUIRED:
FRONT (SR 50):	20.0'
SIDE (CITRUS TOWER BLVD):	20.0'
SIDE (EAST):	10.0'
REAR (SOUTH):	10.0'**
INTERNAL TO PUD:	NONE

***EXCEPT WHERE SHARED ACCESS DRIVE IS PROVIDED**

NORTH

0' 25 50 100

GRAPHIC SCALE IN FEET

WAIVERS REQUESTED:

1. WALLS OVER 6 FT IN HEIGHT. REFER TO PLAN AND LEGEND FOR LOCATIONS AND HEIGHTS OF WALLS GREATER THAN 6 FT.
2. MORE THAN 15 FT CHANGE IN GRADE. REFER TO PLAN AND LEGEND FOR AREAS EXCEEDING 15 FT. THESE AREAS ARE 7.1% OF THE PUD LAND AREA.
3. NO INTERNAL BUFFERS WITHIN PUD.
4. PARKING LOT MEDIAN DIVIDER LESS THAN 8 FT WIDE IN REAR PARKING LOT TO FACILITATE ALIGNMENT OF DRIVES.
5. INTERIOR PARKING ISLANDS LESS THAN 10 FT WIDE AND 300 SF AT HEALTH PARK BUILDING ENTRANCE.
6. 62' HEIGHT OF TOP OF ARCHITECTURAL FEATURES/ SPIRES.
7. THIRD GROUND SIGN OF 120 SF OR LESS, TO BE LOCATED ON SITE WALL AT INTERSECTION OF STATE ROAD 50 AND CITRUS TOWER BLVD.

FUTURE LAND USE:

SUBJECT PROPERTY:	EXISTING – COMMERCIAL PROPOSED – COMMERCIAL (NO CHANGE)
NORTH:	COMMERCIAL
WEST:	COMMERCIAL
SOUTH:	REGIONAL COMMERCIAL (UNINCORPORATED LAKE)
EAST:	REGIONAL COMMERCIAL (UNINCORPORATED LAKE)

ZONING:

SUBJECT PROPERTY:	EXISTING – C-2 PROPOSED – PUD
NORTH:	C-2
WEST:	C-1 AND R-3
SOUTH:	R-6 (UNINCORPORATED LAKE)
EAST:	C-1 (UNINCORPORATED LAKE)

PARKING CALCULATIONS:

PER CITY OF CLERMONT, SEC. 98-14

MEDICAL OFFICE:	1 SPACE PER EVERY 200 SQ.FT.
HOSPITAL:	1 SPACE PER EVERY 4 BEDS + 1 SPACE PER DOCTOR + 1 SPACE PER EVERY 4 EMPLOYEES
MEDICAL OFFICE:	(1 SPACE/200 SQ.FT.) * 38,858 SQ.FT. OF BUILDING = 195 SPACES REQUIRED.
HOSPITAL:	(1 SPACE/4 BEDS) * 24 BEDS + (1 SPACE/1 DOCTOR) * 1 DOCTORS + (1 SPACE/4 EMPLOYEES) * 23 EMPLOYEES = 13 SPACES REQUIRED.
TOTAL REQUIRED:	195 + 13 = 208 SPACES
PROVIDED:	219 STANDARD + 22 COMPACT + 13 ADA = 254 SPACES

PERMITTED USES:

ALL USES PERMITTED IN C-2 ZONING, PLUS MEDICAL AND DENTAL LABORATORIES, HOSPITALS (INCLUDING FREE-STANDING EMERGENCY DEPARTMENTS), MEDICAL CLINICS, BUSINESS OFFICES ANCILLARY TO MEDICAL USES, RESTAURANTS AND CAFES ANCILLARY TO MEDICAL USES, OUTDOOR DINING/SEATING AREAS, PHARMACIES, OTHER USES WHICH ARE SIMILAR AND COMPATIBLE.

LEGEND:

- CONCRETE WALK
- ASPHALT PAVEMENT
- FUTURE LOT 2 – (NOT INCLUDED IN REZONING REQUEST)
- CUT AREAS EXCEEDING 15'
- FILL AREAS EXCEEDING 15'
- TWH - ##' — WALL HEIGHTS OVER 6' (REQUIRING WAIVER) ARE NOTED
- C/F - #'-#' — CUT OR FILL DEPTH RANGE WHERE GREATER THAN 15'

LEGAL DESCRIPTION - PUD / FUTURE LOT 1:

TRACT 24 OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, ACCORDING TO THE PLAT OF LAKE HIGHLANDS COMPANY, FILED MARCH 2, 1914 AND RECORDED IN PLAT BOOK 2, PAGE 28, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LESS THE SOUTH 107 FEET THEREOF AND LESS AND EXCEPT THE FOLLOWING: R/W PARCEL #C-10 AS DESCRIBED IN STATUTORY WARRANTY DEED TO LAKE COUNTY RECORDED IN O.R. BOOK 2544, PAGE 2352, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

AND

THAT PORTION OF THE 30.00 WIDE PLATTED RIGHT OF WAY LYING NORTH OF TRACT 24 OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, AND LYING NORTH OF VACATED PALOMA ROAD, TO BE BOUND ON THE WEST BY THE EAST RIGHT OF WAY LINE OF CITRUS TOWER BOULEVARD AND BOUND ON THE EAST BY THE NORTHERLY PROJECTION OF THE EAST LINE OF TRACT 24, ALL ACCORDING TO THE PLAT OF LAKE HIGHLANDS COMPANY, FILED MARCH 2, 1914, AND RECORDED IN PLAT BOOK 2, PAGE 28, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

AND

THAT PORTION OF TRACT 9, SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, ACCORDING TO THE PLAT OF LAKE HIGHLANDS COMPANY, FILED MARCH 2, 1914 AND RECORDED IN PLAT BOOK 2, PAGE 28, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING SOUTH OF THE SOUTH RIGHT OF WAY OF STATE ROAD 50; LESS AND EXCEPT R/W PARCEL #C13 AS DESCRIBED IN THE DEEDS TO LAKE COUNTY, FLORIDA, RECORDED IN O.R. BOOK 2544, PAGE 2358 AND O.R. BOOK 2546, PAGE 1682, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

ALL LESS THE EAST 27.00 FEET THEREOF.

AdventHealth

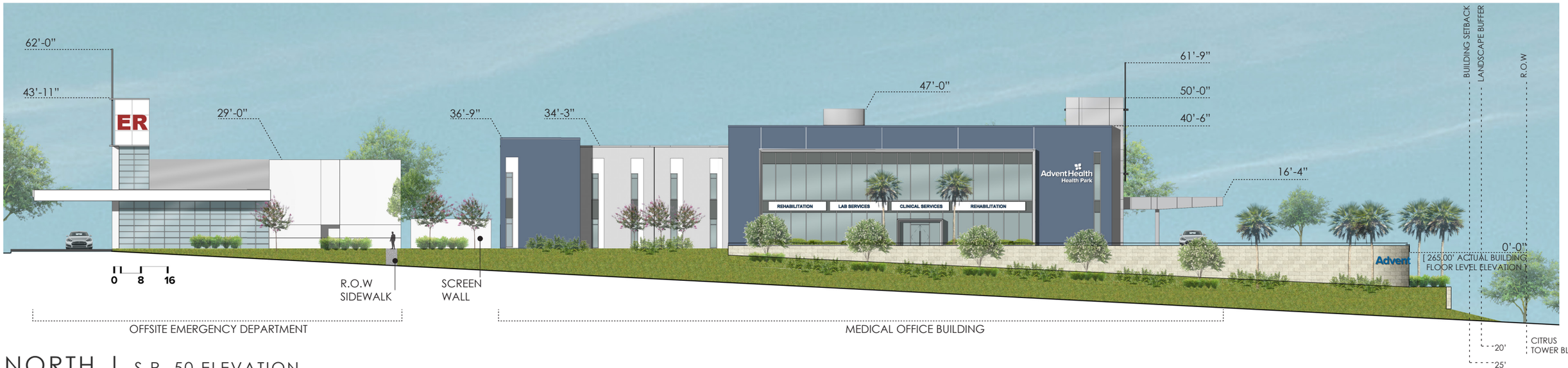
HEALTH PARK CAMPUS
CLERMONT, FL

JAMISON COMMERCIAL PARTNERS | Austin | LITTLE DIVERSIFIED ARCHITECTURAL CONSULTING | Hunton Brady ARCHITECTS | Klima Weeks CIVIL ENGINEERING

PUD SITE DEVELOPMENT PLAN

C100

Exhibit B



NORTH | S.R. 50 ELEVATION

SOUTH

AdventHealth HEALTH PARK CAMPUS
CLERMONT, FL

04.30.19

JAMISON COMMERCIAL PARTNERS | Austin | LITTLE DIVERSIFIED ARCHITECTURAL CONSULTING | Hunton Brady ARCHITECTS | Klima Weeks CIVIL ENGINEERING

Exhibit B

EAST

AdventHealth HEALTH PARK CAMPUS
CLERMONT, FL

04.30.19

JAMISON COMMERCIAL PARTNERS | Austin | LITTLE DIVERSIFIED ARCHITECTURAL CONSULTING | Hunton Brady ARCHITECTS | Klima Weeks CIVIL ENGINEERING

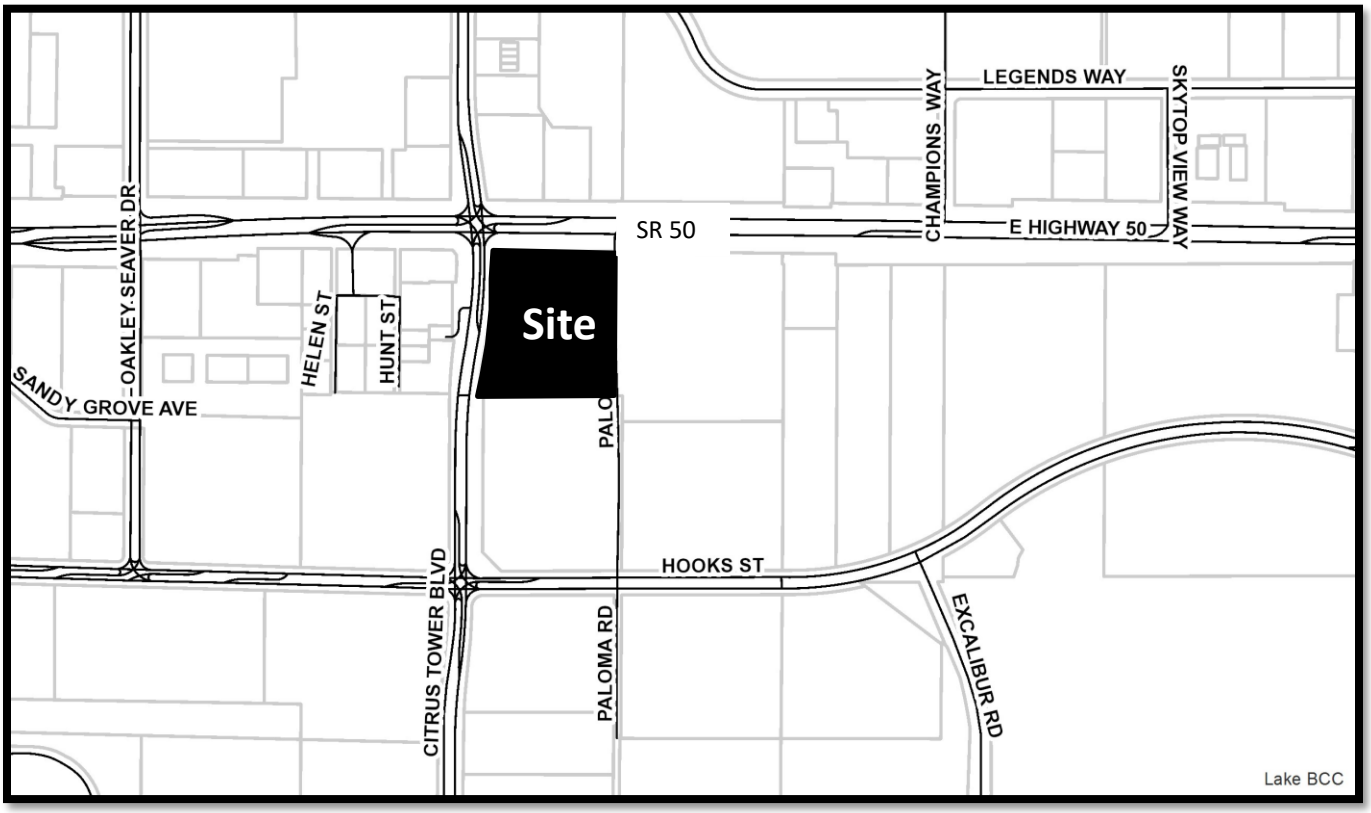
Exhibit B

WEST | CITRUS TOWER BLVD ELEVATION

AdventHealth HEALTH PARK CAMPUS
CLERMONT, FL 04.30.19

JAMISON COMMERCIAL PARTNERS | Austin | LITTLE DIVERSIFIED ARCHITECTURAL CONSULTING | HuntonBrady ARCHITECTS | Klima Weeks CIVIL ENGINEERING

Exhibit - Location Map – Advent Health Campus



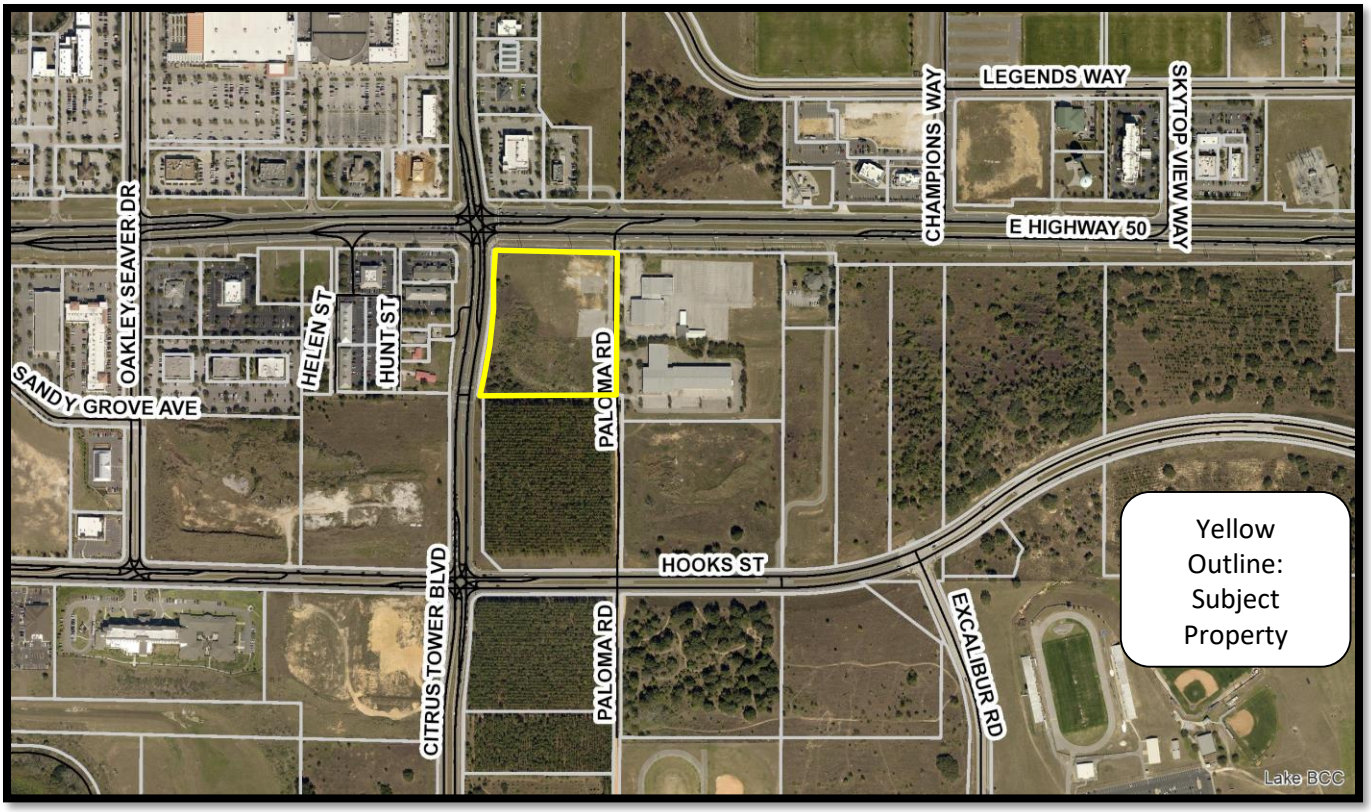
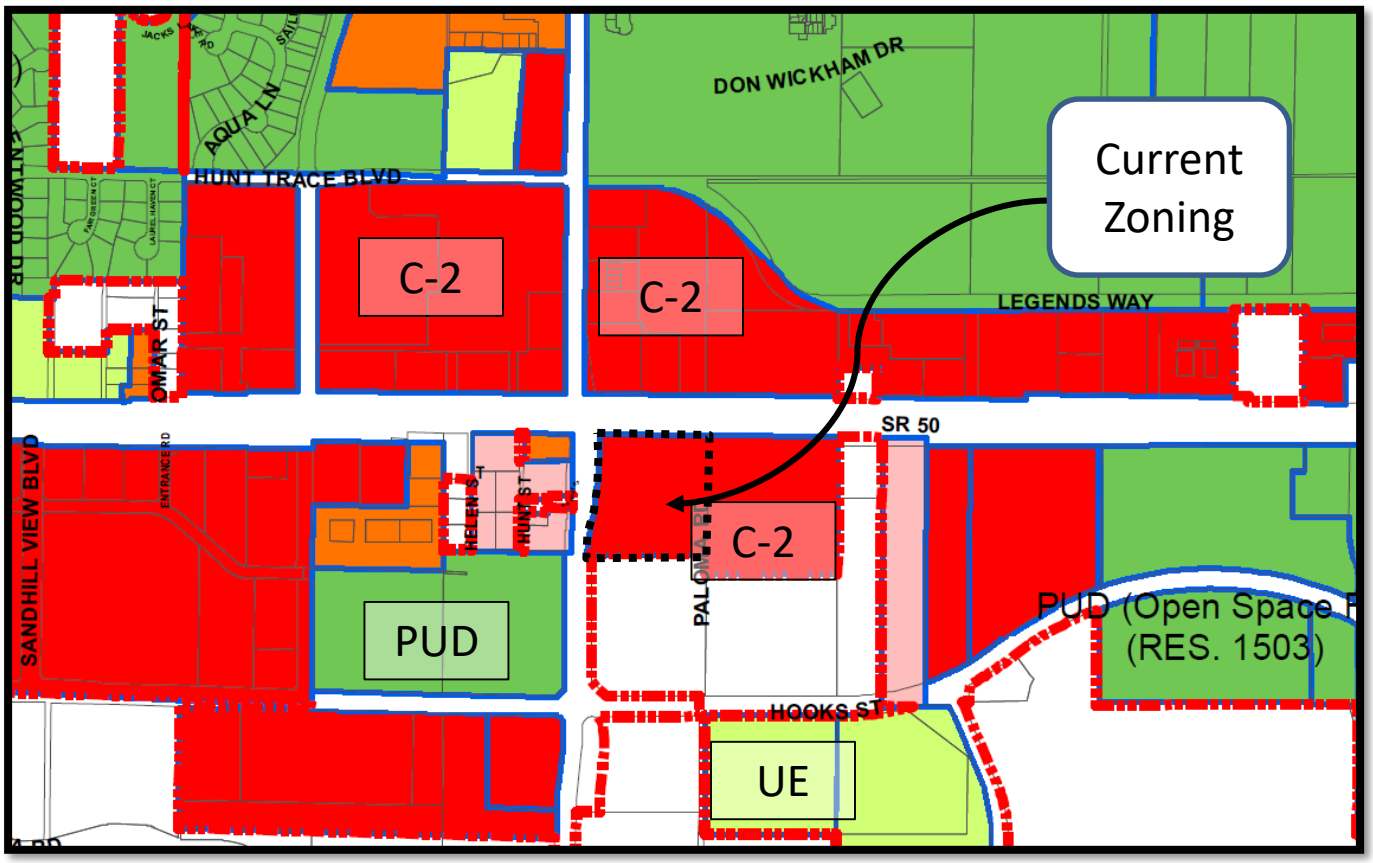
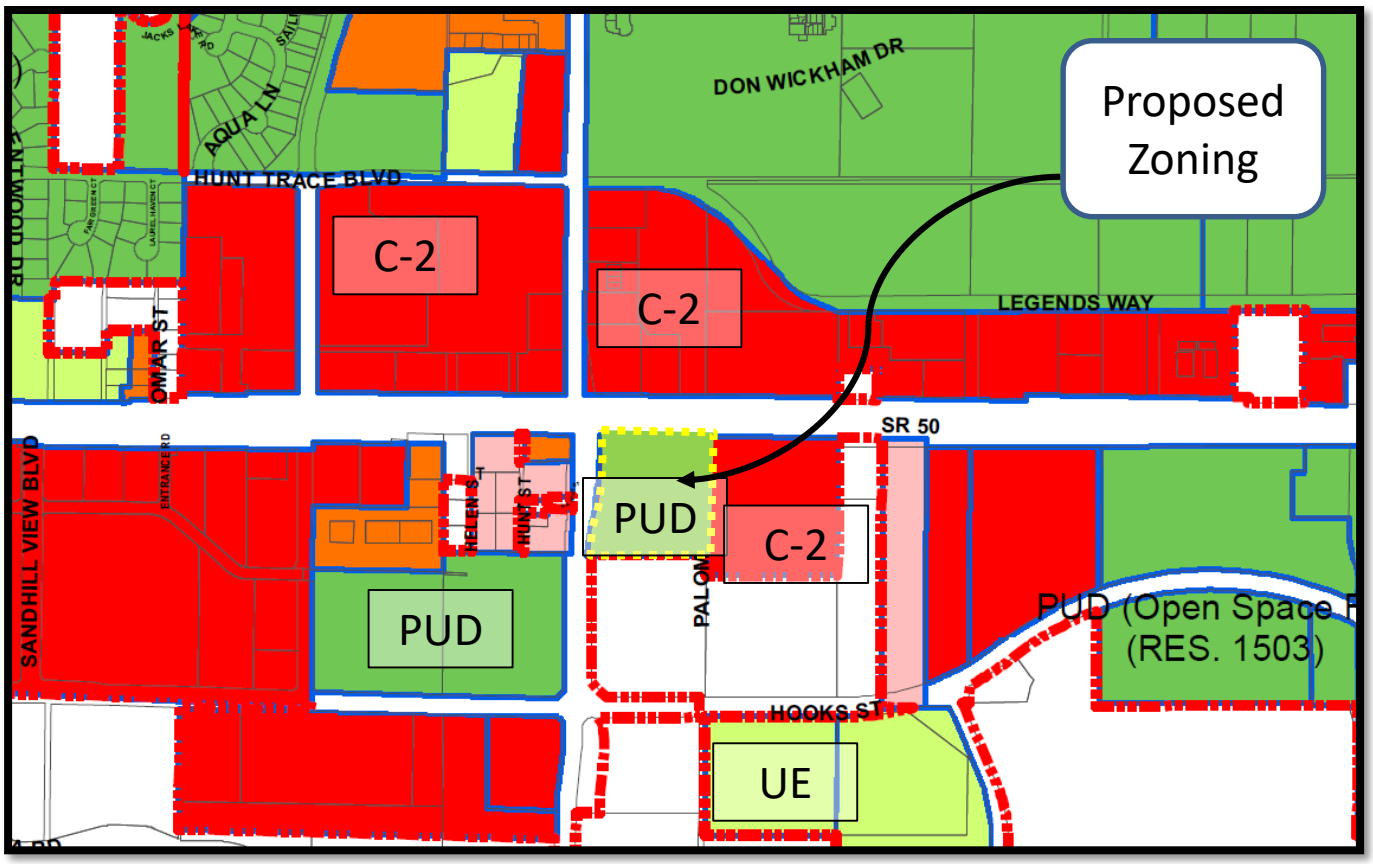


Exhibit - Zoning Map – Advent Health Campus





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: April 22, 2019

FEE: $542.00
+ cost of advertisement

PROJECT NAME (if applicable): Advent Health - Health Park Campus

APPLICANT: Klima Weeks Civil Engineering, Inc.

CONTACT PERSON: Selby Weeks, P.E.

Address: 385 Douglas Avenue, Suite 2100

City: Altamonte Springs State: FL Zip: 32714

Phone: 407-478-8750 Fax: _____

E-Mail: sweeks@klimaweeks.com

OWNER: BMR Clermont, LLC

Address: c/o Tracy Seidle, PO Box 17308

City: Sarasota State: FL Zip: 34276

Phone: _____ Fax: _____

Address of Subject Property: 14138 SR 50, Clermont, FL 34711

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

Acreage: 16.74 Land Use: Commercial
(City verification required)

Present Zoning: C-2 (see attached) 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?

We are proposing to redevelop the western, primarily undeveloped, portion of the above-referenced site to a health park, including an off-site emergency department (OSED) and medical office building (health park) with associated pavement areas, pedestrian hardscape, utilities and stormwater management.

Selby G. Weeks, P.E.
Applicant Name (print)

X _____
Applicant Name (*signature*)

Tracy A. Seidle, Manager
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

PARCEL A:

Tracts 23 and 24 of Section 28, Township 22 South, Range 26 East, according to the Plat of LAKE HIGHLANDS COMPANY, filed March 2, 1914 and recorded in Plat Book 2, Page 28, Public Records of Lake County, Florida, INCLUDING vacated Paloma Road lying between Tracts 23 and 24, LESS the West 1/2 of the South 107 feet thereof.

Less and except the following:

The South 107 feet of Tract 24, Section 28, Township 22 South, Range 26 East, according to the Plat of Lake Highlands Company, as recorded in Plat Book 2, Page 28, Public Records of Lake County, Florida.

Further, less and except the following:

R/W Parcel #C-10 as described in Statutory Warranty Deed to Lake County recorded in O.R. Book 2544, Page 2352, Public Records of Lake County, Florida.

TOGETHER WITH:

PARCEL B:
That portion of the 30.00 wide platted Right of Way lying North of Tracts 23 and 24 of Section 28, Township 22 South, Range 26 East, and lying North of vacated Paloma Road, to be bound on the West by the East right of way line of Citrus Tower Boulevard and bound on the East by the northerly projection of the East line of Tract 23, all according to the Plat of LAKE HIGHLANDS COMPANY, filed March 2, 1914, and recorded in Plat Book 2, Page 28, Public Records of Lake County, Florida.

PARCEL C:

That portion of Tract 9, Section 28, Township 22 South, Range 26 East, according to the plat of LAKE HIGHLANDS COMPANY, filed March 2, 1914 and recorded in Plat Book 2, Page 28, Public Records of Lake County, Florida, LYING SOUTH OF THE SOUTH RIGHT OF WAY OF STATE ROAD 50; LESS AND EXCEPT R/W Parcel #C13 as described in the deeds to Lake County, Florida, recorded in O.R. Book 2544, Page 2358 and O.R. Book 2546, Page 1682, Public Records of Lake County, Florida.

PARCEL D:

That portion of Tract 10, Section 28, Township 22 South, Range 26 East, according to the plat of LAKE HIGHLANDS COMPANY, filed March 2, 1914 and recorded in Plat Book 2, Page 28, Public Records of Lake County, Florida, LYING SOUTH OF THE SOUTH RIGHT OF WAY OF STATE ROAD 50.

CLERMONT
Choice of Champions

DEVELOPMENT SERVICES
352-394-4083

November 16, 2018

Klima Weeks
385 Douglas Ave Ste 2100
Altamonte Springs, FL 32714

Re: AK#1648254

The above listed property is zoned C-2 (General Commercial) and the Future Land Use is Commercial
The Zoning designation is consistent with the Future Land Use Designation.
Please see attached Permitted and CUP uses under the C-2 Zoning Regulations.

If you should have any further questions, please contact me at 352-241-7301.

Thank you,

Lisa Widican
Community Development Manager
City of Clermont

Sec. 122-223. - Permitted uses.

(a) *Generally.* Permitted uses in the C-2 district are as follows:

(1) Retail businesses: Any retail business or service, including the sale of goods and services for resale, as long as it is incidental to and in conjunction with a retail business.

(2) Personal service establishments, such as but not limited to beauty shops or barber shops, tailor or dressmaking shops, shoe repair, music, dancing and photographic studios and dry cleaning establishments. Permanent makeup service may be allowed as an accessory use; with a business tax receipt and with medical supervision, within an existing salon, beauty shop, barber shop, medical office, or similar use. Such service shall be limited to the face area and would consist of cosmetic permanent makeup for eyeliner, eyebrow and mouth/lip liner definition.

(3) Professional offices, doctors' offices, banks, loan companies, insurance and real estate offices, and similar businesses.

(4) Recreation facilities, theaters, including drive-ins, bowling alleys, skating rinks, billiard halls, miniature golf courses, driving ranges and tourist attractions.

(5) Restaurants and lounges.

(6) Buildings, structures or uses maintained or operated by the City.

(7) No retail establishment may occupy more than 100,000 square feet.

(8) Lodges and clubs.

(9) Laundries.

(10) Hotels and motels.

(11) Convenience stores and gas stations.

(12) Shopping centers; Any group of businesses with shared parking or in which the total land area of the development is less than ten acres.

(13) Nursery schools, kindergartens or child care centers; provided the outdoor play area is enclosed by a fence at least four feet high and all state requirements are met.

(b)

Floor space. Any business establishment or structure proposing to occupy more than 20,000 square feet of floor space shall require a conditional use permit. The floor area ratio for any structure shall not exceed that identified by policies of the adopted comprehensive plan.

(c) *Uses to be enclosed; outdoor storage.* All uses must be conducted within a completely enclosed building; except for outdoor storage, which must be screened from a public street and adjacent property.

(d) *Sidewalk use.* Restaurant or food service business establishments may utilize the outside private sidewalk area adjacent to the business for patron use, to include non-fastened small tables and chairs or benches during business hours only.

Businesses which utilize this type of sidewalk use shall maintain at least a four-foot wide open area for passage from one property to the next, from the inside of any curb toward the business front, and in accordance with the Americans with Disabilities Act. Where such four-foot open space is not available, table or chairs shall not be allowed. All such uses shall be approved by the applicable City administrator. Number and size limitations are as follows:

(1) Limited to 50 percent of restaurant frontage as approved by the development services department.

(2) Maximum number of tables and chairs; four tables with a maximum of four chairs each.

(3) Maximum table width; four feet.

(4) Umbrellas may be utilized provided they adhere to the four-foot clearance for Americans with Disabilities Act access and do not have any advertising.

(e) Restaurants or similar food service business establishments with larger outdoor seating area available that can be isolated may be permitted with the following provisions:

(1) Site plan approval is required by the site review committee. Location and any separation from other uses; sidewalks, parking, and landscape for example, must be demonstrated and maintained.

(2) Outdoor seating cannot exceed more than half the total square feet or number of seats, whichever is less, of the indoor seating area.

(3) All sidewalks and pedestrian access areas shall maintain Americans with

Disabilities Act accessibility.

(4) No advertising shall be permitted on table umbrellas or fencing material unless approved by the city administrative official.

(5) Required landscaping must be maintained in accordance with the city Land Development Code.

(Code 1998, § 122-223; Ord. No. 281-C, § 1(ch. 7), 11-8-1994; Ord. No. 292-C, § II, 4-13-1999; Ord. No. 299-C, § 2, 6-27-2000; Ord. No. 2010-05-C, § 2, 3-23-2010; Ord. No. 2013-04, § 2, 2-26-2013; Ord. No. 2016-27, § 2, 6-28-2016)

Sec. 122-224. - Conditional uses.

(a) Conditional uses in the C-2 district are as follows:

(1) Manufacturing, provided such manufacturing employs not more than five persons and is incidental, complementary to, and in conjunction with a retail business or service.

(2) Residential storage warehouses where storage facility uses are exclusively for storing excess personal property generally stored in residential accessory buildings. This shall not include the storage of manufacturing or commercial products.

(3) Shopping centers; any group of businesses with shared parking or in which the total land area of the development is ten acres or more.

(4) Agricultural service operations.

(5) Public or semipublic facilities or structures not operated by the city and not listed as a permitted use.

(6) Utility facilities; such as electric transformers, gas regulator stations, and so forth.

(7) Recreational vehicle parks.

(8) Hospitals, clinics, and nursing homes.

(9) Automobile and truck repair garages; and painting, welding and body shops.

(10) Dwelling units, provided that the requirements of the R-3 zone are met, mobile home parks per article V of this chapter, and planned unit developments per article IV of this chapter.

(11)

Kennels or veterinary clinics, provided that all animal services and confinement areas; including runs, are in air conditioned and sound-attenuated buildings.

(12) Churches, funeral homes and cemeteries.

(13) Retail establishments more than 100,000 square feet.

(14) Private schools.

(15) Bus terminals, major equipment sales, manufactured housing sales, travel trailer and recreational vehicle sales.

(16) Bed and breakfast inns.

(17) Automobile and truck services, carwashes, and automobile, truck, boat and farm equipment sales.

(b) In case of uncertainty of the classification of any use, uses may be permitted which; after consideration by the planning and zoning commission and approval of the city council, are not more obnoxious to the district than the uses provided in this section. All conditional uses must be provided per chapter 86, article III, division 3.

(Code 1998, § 122-224; Ord. No. 281-C, § 1(ch. 7), 11-8-1994; Ord. No. 292-C, § III, 4-13-1999; Ord. No. 294-C, § 2, 9-28-1999; Ord. No. 299-C, § 2, 6-27-2000; Ord. No. 333-C, § 4, 3-23-2004; Ord. No. 2013-04, § 2, 2-26-2013; Ord. No. 2016-27, § 2, 6-28-2016)

Cash Register Receipt

City of Clermont

Receipt Number
R17502

DESCRIPTION	ACCOUNT	QTY	PAID
PermitTRAK			$55.00
18-4216 Address: 14138 STATE ROAD 50 CLERMONT F Apn: 1648254			$55.00
ZONING VERIFICATION LETTER FEE			$55.00
ZONING VERIFICATION LETTER FEE	10329-32903	0	$55.00
TOTAL FEES PAID BY RECEIPT: R17502			**$55.00**

Date Paid: Friday, November 16, 2018

Paid By: klima weeks

Cashier: LW

Pay Method: CHECK 12545

CRW SYSTEMS

BMR CLERMONT, LLC
P.O Box 17308
Sarasota, FL 34276

April 24, 2019

RE: Agent Authorization for **Clermont Health Park**
Parcel ID: 09-22-26-120502300000, Alternate Key: 1648254

To Whom It May Concern:

This letter shall serve as Owner's Authorization for **Selby G. Weeks, P.E. of Klima Weeks Civil Engineering, Inc.** to submit and process any permits or approvals required for the development of the subject property through the following agencies:

- City of Clermont
- Lake County
- St. Johns River Water Management District
- Florida Department of Transportation
- Florida Department of Environmental Protection

Please do not hesitate to contact me with any questions.

Sincerely yours,

Signature of Owner — Date: 4-25-19

Tracy Seidle - BMR Clermont LLC
Printed Name

Manager
Corporate Title

NOTARY PUBLIC

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 25 day of APRIL, 2019, by TRACY SEIDLE, of ABOVE, on behalf of the corporation. He/she is personally known to me or has produced FL. D/LICENSE as identification and did not take an oath.

Notary Public

John Drinkell
5020 Clark Rd
Sarasota, FL 34233

JOHN DRINKELL
MY COMMISSION # GG089323
EXPIRES July 12, 2021

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: 10087612
Phone: (352) 241-7331
Date: 05/14/19
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	05/20/2019	06/10/2019	$341.20

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. 2019-27
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:
Vacant property located at the southeast corner of Citrus Tower Boulevard and SR 50 intersection
Portion of AK 1648254
16.74 +/- Acres

LEGAL DESCRIPTION

Tract 24 of Section 28, Township 22 South, Range 26 East, according to the Plat of LAKE HIGHLANDS COMPANY, filed March 2, 1914 and recorded in Plat Book 2, Page 28, Public Records of Lake County, Florida, LESS the South 107 feet thereof and less and except the following: R/W Parcel #C-10 as described in Statutory Warranty Deed to Lake County recorded in O.R. Book 2544, Page 2352, Public Records of Lake County, Florida.

AND

That portion of the 30.00 wide platted Right of Way lying North of Tract 24 of Section 28, Township 22 South, Range 26 East, and lying North of vacated Paloma Road, to be bound on the West by the East right of way line of Citrus Tower Boulevard and bound on the East by the northerly projection of the East line of Tract 24, all according to the Plat of LAKE HIGHLANDS COMPANY, filed March 2, 1914, and recorded in Plat Book 2, Page 28, Public Records of Lake County, Florida.

AND

That portion of Tract 9, Section 28, Township 22 South, Range 26 East, according to the plat of LAKE HIGHLANDS COMPANY, filed March 2, 1914 and recorded in Plat Book 2, Page 28, Public Records of Lake County, Florida, LYING SOUTH OF THE SOUTH RIGHT OF WAY OF STATE ROAD 50; LESS AND EXCEPT R/W Parcel #C13 as described in the deeds to Lake County, Florida, recorded in O.R. Book 2544, Page 2358 and O.R. Book 2546, Page 1682, Public Records of Lake County, Florida.

ALL LESS the East 27.00 feet thereof.

From: C-2 General Commercial
To: PUD Planned Unit Development

This request will be considered by the Planning & Zoning Commission on Tuesday, June 4, 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: 10087612
May 20, 2019 &
June 10, 2019

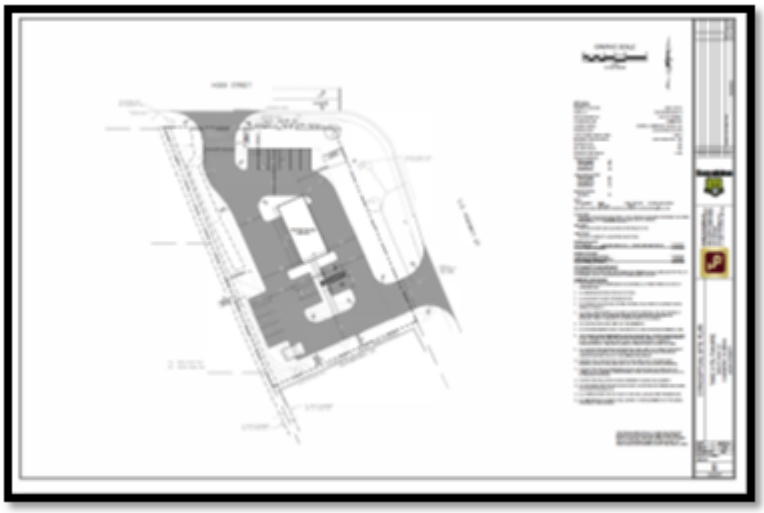
Payment Info	
Ad Price	$341.20
Tax	$0.00
Sub Total	$341.20
Prepaid Amount	$0.00
Balance Due	$341.20

CITY OF CLERMONT

AGENDA ITEM

Meeting Date
Tuesday, June 4, 2019
Agenda Item Name
Resolution No. 2019-14R *Take 5 Quick Lube*
Requested Action
Recommend denial of Resolution No. 2019-14R.
Staff Report

The applicant, Tannath Design, Inc., is requesting a Conditional Use Permit for an automotive oil change services facility in the C-2 General Commercial zoning district. Section 122-224 of the Land Development Code permits this type of use with a Conditional Use Permit. The property is located at the southwest corner of Hooks Street and US Highway 27. The property is approximately .80+/- acre and was previously used as convenience store with gas pumps. The existing building will be demolished, and the site will be redeveloped to allow a 1,620 square foot automotive oil change service center with three service bays.



The proposed project site layout is planning ingress and egress from Hooks Street and Highway 27. The applicant will be required to coordinate the permit process with Lake County and FDOT. The hours of operation will be 7 AM to 7 PM, seven days a week. The applicant has not identified any variances required and will redevelop the site to meet the City's Architectural Design Standards and Land Development Code.

Staff has reviewed the application in accordance with the Land Development Code and finds the proposed automotive service use is not compatible with the existing adjacent residential use located to the rear (west) of subject property. The proposed auto service center will be located at a very busy high traffic intersection within the City and may generate additional traffic impacts to the busy intersection.

When evaluating a request for a conditional use permit, Section 86-144 of the Land Development Code requires that specific development standards and provisions are met. Staff has reviewed the proposed automotive oil change facility with the required standards and finds the proposed use does not meet the general criteria for granting the

conditional use permit. The areas of concern from the proposed automotive facility are: 1) the intensity and character of the development is not compatible with the surrounding development and the proposed use is usually associated with excessive noise and having high traffic generations 2) the view and aesthetics does not appear to blend in and complement the existing development pattern in the area. The proposed use may be considered undesirable at the particular location. Therefore, staff recommends denial of the request for a conditional use permit for an automotive oil change services facility in the C-2 General Commercial zoning district.

Additional Analysis	

Fiscal Impact Summary	

Fiscal Impact	**Fund Number and Description**	**Available Budget Amount**

Exhibits Attached (copies of original agreements)	
1. FINAL CUP RES 2019-14R	FINAL CUP RES 2019-14R.pdf
2. Location Map	Location Map.pdf
3. Zoning Map	Zoning Map.pdf
4. New Site Plan	New Site Plan.pdf
5. Building Elevation	Building Elevation.pdf
6. application	application.pdf
7. Legal AD	Legal AD.pdf

CITY OF CLERMONT
RESOLUTION NO. 2019-14R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR AN AUTOMOTIVE AND OIL CHANGE SERVICE CENTER WITH THREE SERVICE BAYS IN THE C-2 GENERAL COMMERCIAL ZONING DISTRICT.

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held on June 4, 2019 recommended denial of this Conditional Use Permit to allow for an automotive service center with three service bays, at the following location:

LOCATION:
1900 South US Highway 27
Alternate Key 1622956

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

WHEREAS, the applicant has applied for a Conditional Use Permit to allow an automotive and oil change service center with three service bays in the C-2 General Commercial Zoning District, 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 an automotive and oil change service center with three service bays in the C-2 General Commercial zoning district, be granted subject to the following conditions:

SECTION 1. General Conditions

1. This Resolution shall inure to the benefit of, and shall constitute a covenant running with the land and the terms, conditions, and provisions hereof, and shall be binding upon the present owner and any successor in title or interest, and shall be subject to each and every condition herein set out.

2. Upon approval of the resolution the aforementioned property shall only be used for the purposes described herein. No further expansion of the use or additions to this project shall be permitted except as approved by another Conditional Use Permit. Any other proposed use shall be specifically authorized by amendment and approval of the City of Clermont City Council.

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. Prior to the issuance of any permits, the applicant shall be required to submit formal site plans for review and approval by the City of Clermont Site Review Committee. The site plans shall meet all submittal requirements and comply with the conditions of this Resolution, applicable City Codes, Regulations, Ordinances, and provide compliance with the adopted City Comprehensive Plan, as amended.

5. No business can occupy any portion of the building unless the proposed business has applied for and obtained a Local Business Tax Receipt from the Development Services Department.

6. The Conditional Use Permit must be executed and processed through the office of the City Clerk within 90 days of its date of grant by the City Council or the permit shall become null and void.

7. 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.

8. The structure shall be inspected by the Fire Marshal for life safety requirements. All requirements must be met prior to any Certificate of Occupancy being issued.

9. The structure shall be inspected by the City Building Inspector and all building code violations must be corrected prior to a Certificate of Occupancy being issued.

10. If any of the stated conditions are violated, the applicant understands and agrees that the City Council may revoke this Conditional Use Permit by resolution.

11. This permit shall become null and void if substantial work has not begun within two (2) years of the date of issuance of this Conditional Use Permit.

SECTION 2. Land Uses and Specific Conditions

1. This Conditional Use Permit is for a 1,620 square feet automotive and oil change service center with three (3) service bays located in the C-2 General Commercial zoning district.

2. The property shall be developed in substantial accordance with the Preliminary Conceptual Site Plan prepared by Tannath Designs, Inc. dated 5/1/2019 (Exhibit A). The conceptual plan submitted with the Conditional Use Permit application is not an approved site plan. 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 site will be developed to meet the City's Architectural Standards and Land Development Code.

3. The site may also be used for any permitted use in the C-2 General Commercial zoning district. All uses must adhere to the requirements of the Land Development Code.

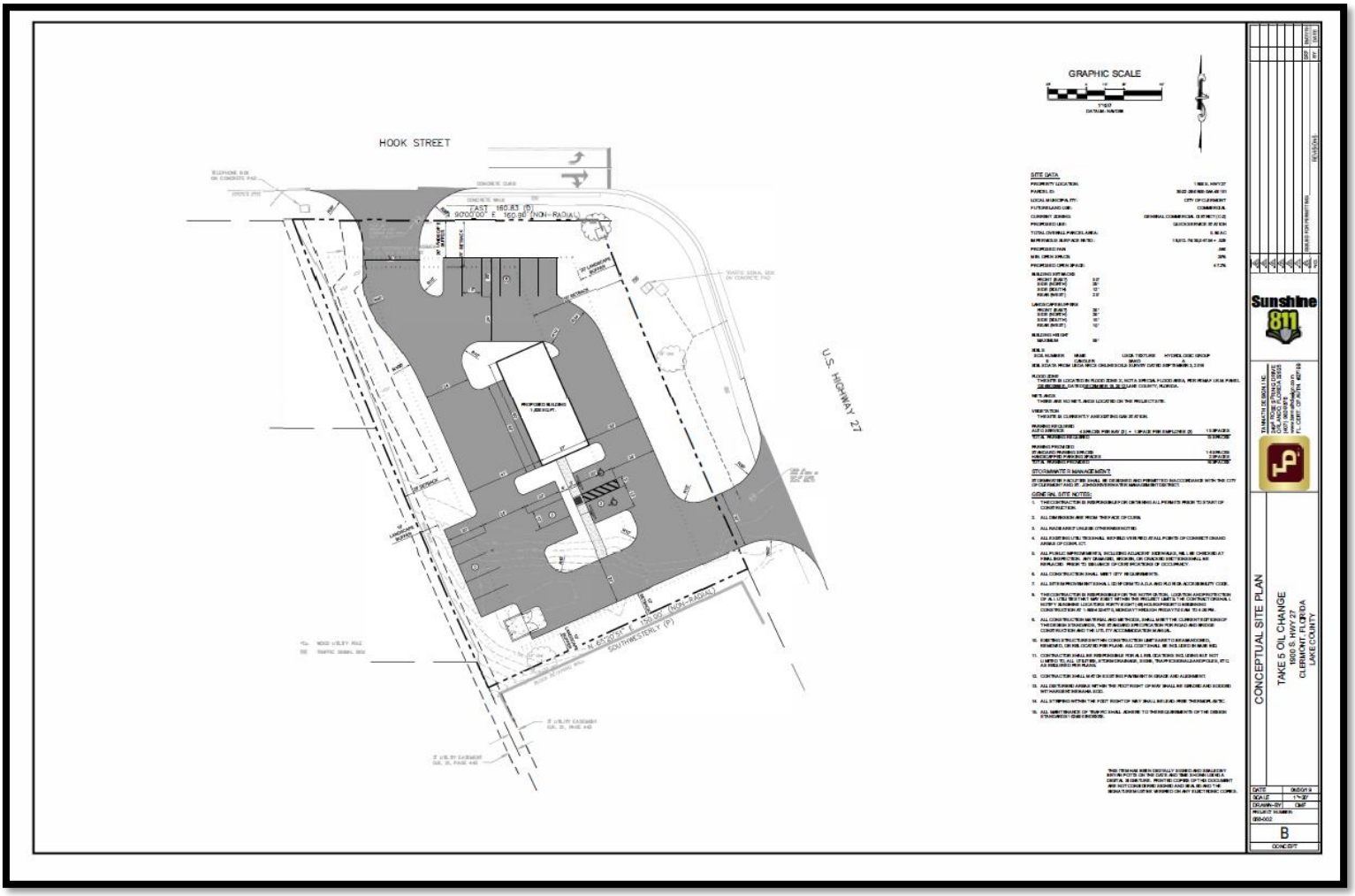
4. No outside storage will be allowed. Any outside storage shall be completely enclosed and screened from public view and any public streets. All enclosures shall be designed to be compatible and complement the architecture color and materials of the primary building.

5. All service bays shall be designed not to face US Highway 27. Automotive service areas shall be completely screened from public view and public streets with walls and landscaping. No outside auto service operations shall be permitted.

6. In the event the operation of the use as authorized herein results in three (3) documented violations of City Code Chapter 34, Article II, "Noise" as may be amended or revised, in any thirty (30) consecutive-day period as verified by staff, this Conditional Use Permit shall be presented to the City Council for consideration of further conditions or revocation of this Conditional Use Permit.

7. The use as authorized herein shall be limited to operation Monday through Sunday during the hours of 7:00 a.m. to 7:00 p.m. and Sunday during the hours of 9:00am to 5:00pm.

Exhibit A – Preliminary Conceptual Site Plan



CITY OF CLERMONT
RESOLUTION NO. 2019-14R

DONE AND RESOLVED 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

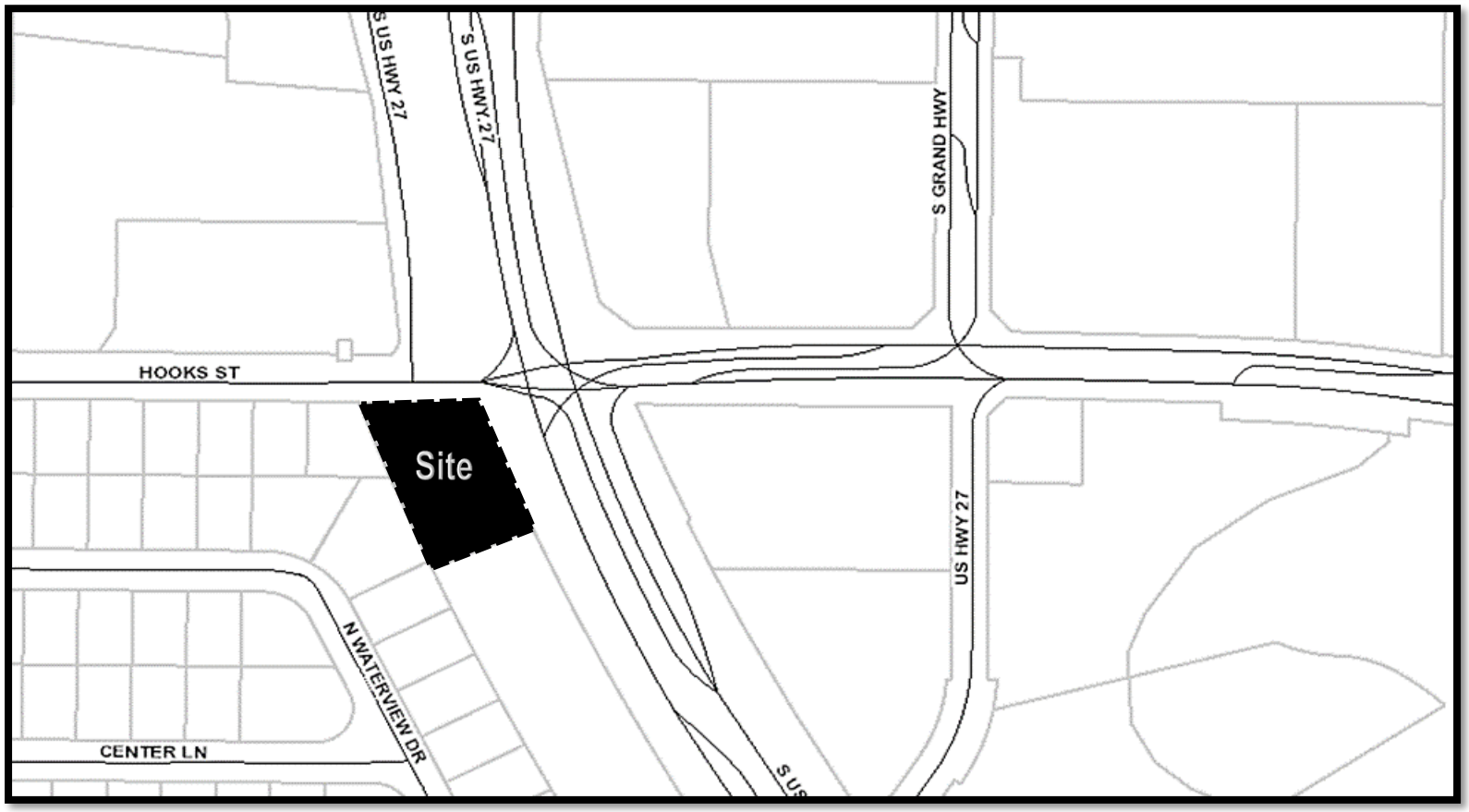
ATTEST:

_____
Tracy Ackroyd Howe, City Clerk

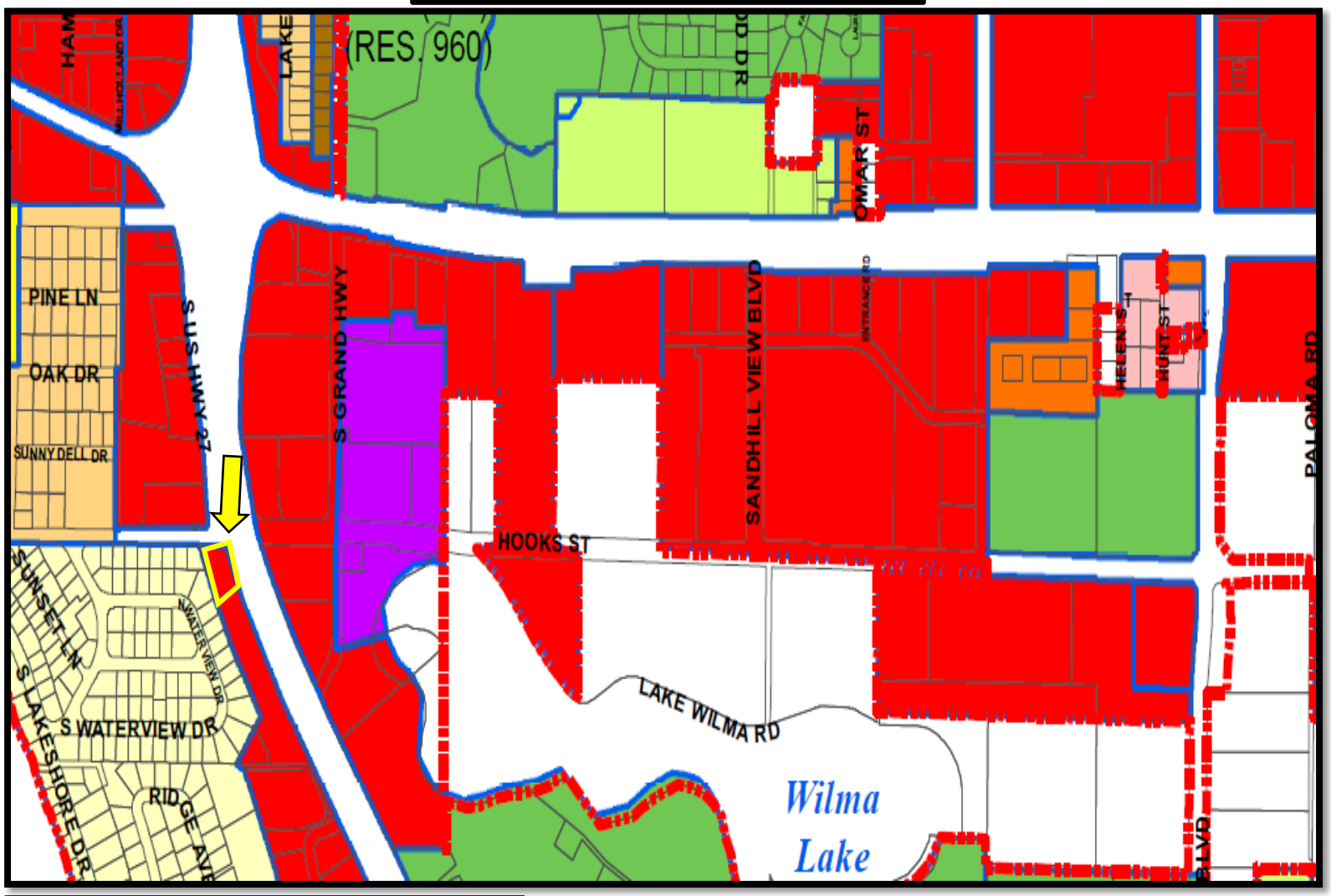
Approved as to form and legality:

_____
Daniel F. Mantzaris, City Attorney

Location Map



Clermont Zoning Map

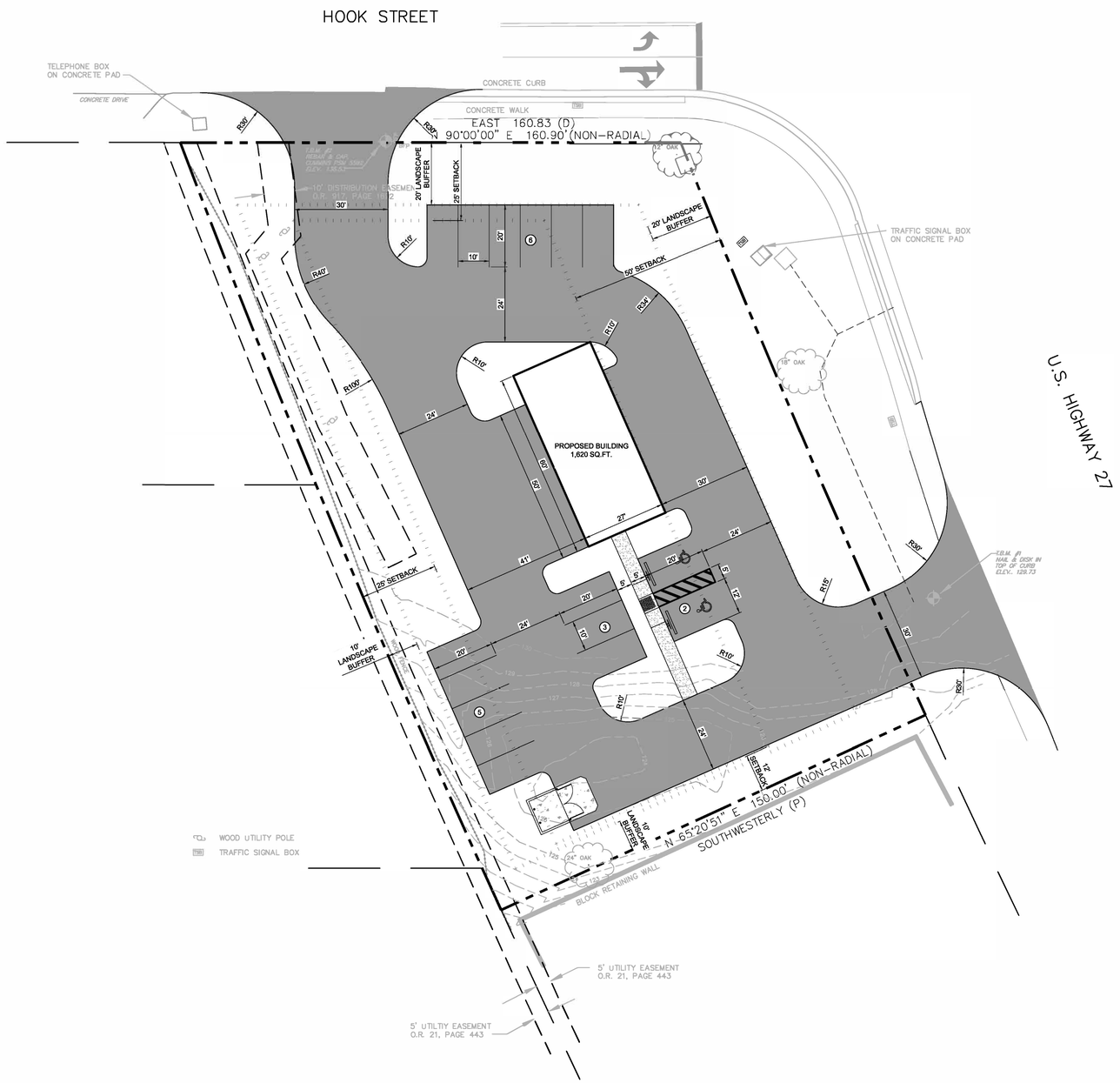


Legend

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



GRAPHIC SCALE

20' 0 10' 20' 40'

1"=20'
DATAUM: NAVD88

SITE DATA

PROPERTY LOCATION:	1900 S. HWY 27
PARCEL ID:	30-22-26-0800-0AA-00101
LOCAL MUNICIPALITY:	CITY OF CLERMONT
FUTURE LAND USE:	COMMERCIAL
CURRENT ZONING:	GENERAL COMMERCIAL DISTRICT (C-2)
PROPOSED USE:	QUICK SERVICE STATION
TOTAL OVERALL PARCEL AREA:	0.80 AC
IMPERVIOUS SURFACE RATIO:	18,512.74/ 35,047.54 = .528
PROPOSED FAR:	.046
MIN. OPEN SPACE:	20%
PROPOSED OPEN SPACE:	47.2%

BUILDING SETBACKS

FRONT (EAST)	50'
SIDE (NORTH)	25'
SIDE (SOUTH)	12'
REAR (WEST)	25'

LANDSCAPE BUFFERS

FRONT (EAST)	20'
SIDE (NORTH)	20'
SIDE (SOUTH)	10'
REAR (WEST)	10'

BUILDING HEIGHT

MAXIMUM	55'

SOILS

SOIL NUMBER	NAME	USDA TEXTURE	HYDROLOGIC GROUP
9	CANDLER	SAND	A

SOILS DATA FROM USDA NRCS ONLINE SOILS SURVEY DATED SEPTEMBER 3, 2018

FLOOD ZONE
THE SITE IS LOCATED IN FLOOD ZONE X, NOT A SPECIAL FLOOD AREA, PER FEMA F.I.R.M. PANEL 12069C0590 E, DATED DECEMBER 18, 2012 LAKE COUNTY, FLORIDA.

WETLANDS
THERE ARE NO WETLANDS LOCATED ON THE PROJECT SITE.

VEGETATION
THE SITE IS CURRENTLY AN EXISTING GAS STATION.

PARKING REQUIRED

AUTO SERVICE	4 SPACES PER BAY (3) + 1 SPACE PER EMPLOYEE (3)	15 SPACES
TOTAL PARKING REQUIRED		15 SPACES

PARKING PROVIDED

STANDARD PARKING SPACES	14 SPACES
HANDICAPPED PARKING SPACES	2 SPACES
TOTAL PARKING PROVIDED	16 SPACES

STORMWATER MANAGEMENT:

STORMWATER FACILITIES SHALL BE DESIGNED AND PERMITTED IN ACCORDANCE WITH THE CITY OF CLERMONT AND ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.

GENERAL SITE NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS PRIOR TO START OF CONSTRUCTION.
2. ALL DIMENSION ARE FROM THE FACE OF CURB.
3. ALL RADII ARE 3' UNLESS OTHERWISE NOTED.
4. ALL EXISTING UTILITIES SHALL BE FIELD VERIFIED AT ALL POINTS OF CONNECTION AND AREAS OF CONFLICT.
5. ALL PUBLIC IMPROVEMENTS, INCLUDING ADJACENT SIDEWALKS, WILL BE CHECKED AT FINAL INSPECTION. ANY DAMAGED, BROKEN, OR CRACKED SECTIONS SHALL BE REPLACED PRIOR TO ISSUANCE OF CERTIFICATIONS OF OCCUPANCY.
6. ALL CONSTRUCTION SHALL MEET CITY REQUIREMENTS.
7. ALL SITE IMPROVEMENTS SHALL CONFORM TO A.D.A AND FLORIDA ACCESSIBILITY CODE.
8. THE CONTRACTOR IS RESPONSIBLE FOR THE NOTIFICATION, LOCATION AND PROTECTION OF ALL UTILITIES THAT MAY EXIST WITHIN THE PROJECT LIMITS. THE CONTRACTOR SHALL NOTIFY SUNSHINE LOCATORS FORTY-EIGHT (48) HOURS PRIOR TO BEGINNING CONSTRUCTION AT 1-800-432-4770, MONDAY THROUGH FRIDAY 7:00 AM TO 4:30 PM.
9. ALL CONSTRUCTION MATERIAL AND METHODS, SHALL MEET THE CURRENT EDITIONS OF THE DESIGN STANDARDS, THE STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION AND THE UTILITY ACCOMMODATION MANUAL.
10. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED, OR RELOCATED PER PLANS. ALL COST SHALL BE INCLUDED IN BASE BID.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS AND POLES, ETC. AS REQUIRED PER PLANS.
12. CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT.
13. ALL DISTURBED AREAS WITHIN THE FDOT RIGHT OF WAY SHALL BE GRADED AND SODDED WITH ARGENTINE BAHIA SOD.
14. ALL STRIPING WITHIN THE FDOT RIGHT OF WAY SHALL BE LEAD-FREE THERMOPLASTIC.
15. ALL MAINTENANCE OF TRAFFIC SHALL ADHERE TO THE REQUIREMENTS OF THE DESIGN STANDARDS 102-600 INDEXES.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY BRYAN POTTS ON THE DATE AND TIME SHOWN USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

NO.	REVISIONS	BY	DATE
	ISSUED FOR PERMITTING	BRP	05/01/19

Sunshine 811

TANNATH DESIGN, INC.
2494 ROSE SPRING DRIVE
CLERMONT, FLORIDA 32825
(407) 982-9678
www.tannathdesign.com
FL. CERT. OF AUTH. #27199

CONCEPTUAL SITE PLAN

TAKE 5 OIL CHANGE
1900 S. HWY 27
CLERMONT, FLORIDA
LAKE COUNTY

DATE	04/30/19
SCALE	1"=20'
DRAWN-BY	CMF
PROJECT NUMBER:	068-002

B

CONCEPT

TAKE
5
FASTEST OIL CHANGE ON THE PLANET!

received 5-2-19 jk

- no legal desc.
+ no prop card
- no elevation page + bldg

CONDITIONAL USE PERMIT (CUP)
APPLICATION

DATE: 05/01/2019

FEE: $845
+ cost of advertisement

PROJECT NAME (if applicable): Take 5 Oil Change

APPLICANT: Bryan Potts, P.E.

CONTACT PERSON: Bryan Potts, P.E.

Address: 2494 Rose Spring Drive

City: Orlando State: Florida Zip: 32825

Phone: 407-982-9878 Fax:

E-Mail: bpotts@tannathdesign.com

OWNER: Alan Charron, Manager of Shoppes of Venice II LLC

Address: 2345 W. Sand Lake Road, STE 100

City: Orlando State: FL Zip: 32809

Phone: 407-383-1778 Fax:

Address of Subject Property: 1900 S. US Hwy 27, Clermont, FL 34711 #1622956

General Location: Southwest corner of Hook Road and US Hwy 27

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

Land Use (City verification required): Commercial

Zoning (City verification required): General Commercial District (C-2)

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.

We are proposing to build a 1,620 SQ. FT. automotive service center with bays.

3 Bays

Bryan Potts, P.E.
Applicant Name (print)

X _____
Applicant Name (*signature*)

Alan Charron
Owner Name (print)

X _____
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

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: 10087878
Phone: (352) 241-7331
Date: 05/23/19
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	05/28/2019	06/18/2019	**$158.92**

LEGAL NOTICE

Notice is hereby given that the City of Clermont will consider a request for a Conditional Use Permit to allow for an automotive service center with three service bays in the C-2 General Commercial Zoning District, at the following location:

LOCATION
1900 South US Highway 27
(Alternate Key - 1622950)

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, June 4, 2019 at 6:30pm.

A public meeting to consider the request will be held before the City Council on Tuesday, June 25, 2019 at 6:30pm. In the Clermont City Hall located at 685 West Montrose Street.

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

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

Tracy Ackroyd Howe, MMC
City Clerk

Ad No: 10087878
May 28, 2019 &
June 18, 2019

Payment Info	
Ad Price	**$158.92**
Tax	**$0.00**
Sub Total	**$158.92**
Prepaid Amount	**$0.00**
Balance Due	**$158.92**

TRIAL MODE − a valid license will remove this message. See the keywords property of this PDF for more information.