



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

**CALL TO ORDER
PLEDGE OF ALLEGIANCE
MINUTES**

ELECTION OF CHAIR AND VICE CHAIR

**REPORTS
NEW BUSINESS**

Item 1 - Ordinance No. 2019-28
Table until September 3, 2019

Vacation Rental License Regulations

Item 2 - Resolution No. 2019-19R
Action Gator Tire

Consider Conditional Use Permit to allow a tire store with eight service bays for vacant parcel located on the north side of Hammock Ridge Road and US Highway 27.

Item 3 - Ordinance No. 2019-29
Hartwood Properties CPA

Consider ordinance to change the future land use from Lake County Regional Office to City of Clermont Master Planned Development for 80+/- acres located 1/4 mile south of Hartwood Marsh Road, east of US Hwy 27.

Item 4 - Ordinance No. 2019-32
Bradshaw North CPA

Consider ordinance to change the future land use from Lake County Wellness Way 1 to City of Clermont Commercial for 16.7 +/- acres located northeast of the intersection of US Hwy 27 and Schofield Road.

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.

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

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



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date			
Tuesday, August 6, 2019			
Agenda Item Name			
Ordinance No. 2019-28 Table until September 3, 2019			
Requested Action			
Recommend tabling to date certain of September 3, 2019 Planning and Zoning Meeting.			
Staff Report			
City staff has been directed to draft an ordinance for short term rentals. Additional time is needed to finalize the draft.			
Additional Analysis			
Fiscal Impact Summary			
Fiscal Impact	Fund Number and Description	Available Budget Amount	
Exhibits Attached (copies of original agreements)			
1.	Vacation Rental Lic Reg 122-360 Legal Ad	Vacation Rental Lic Reg 122-360 Legal Ad.docx	

LEGAL NOTICE

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

ORDINANCE NO. 2019-28

AN ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING THE CODE OF ORDINANCES, CHAPTER 122 ZONING, ARTICLE V SUPPLEMENTARY DISTRICTS, SECTION 360 VACATION RENTAL LICENSE REGULATIONS; PROVIDING FOR CODIFICATION; SEVERABILITY; EFFECTIVE DATE; AND PUBLICATION.

This ordinance will be considered by the Planning & Zoning Commission on Tuesday, July 2, 2019 at 6:30 P.M.

A public meeting to consider the ordinance will be held before the City Council on Tuesday, July 23, 2019 at 6:30 p.m. for final enactment.

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

This ordinance is available for public inspection in the office of the City Clerk, 685 W. Montrose Street, 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 will need a record of the proceedings, and may need to ensure that a verbatim record is made.

Tracy Ackroyd Howe, MMC
City Clerk

Daily Commercial
June 17 and July 8, 2019

AGENDA ITEM

Meeting Date	
Tuesday, August 6, 2019	
Agenda Item Name	
Resolution No. 2019-19R <i>Action Gator Tire</i>	
Requested Action	
Recommend approval of Resolution No. 2019-19R.	
Staff Report	
The applicant, RRB Partners, is requesting a Conditional Use Permit to allow a tire store with eight service bays in the (PUD) Planned Unit Development zoning district. The vacant parcel is located at the northeast corner of Highway 27, on the north side of Hammock Ridge Road and is part of the Tuscany Village PUD (Resolution No. 1532) also known as The Shoppes of Hammock Ridge. The PUD zoning allows C-1 Light Commercial permitted uses and the Future Land Use is Commercial. The Land Development Code, Section 122-204 (12), requires a Conditional Use Permit for any automotive services business in the C-1 zoning. The applicant is proposing a 6,800 square foot tire store with eight service bays. The project will provide an access point on Hammock Ridge Road. The applicant has identified one variance request to allow for a parking deficient of (8) eight spaces instead of the 38 spaces required by the Land Development Code, Section 98-14; the variance request will be presented concurrently with this Conditional Use Permit.	
	
When evaluating a request for a Conditional Use Permit, the Land Development Code, Section 86-144 requires specific development standards be met for granting the request. Staff has reviewed the application as submitted in accordance with the development standards and finds the proposed use does meet the general criteria for granting the requested Conditional Use Permit. The proposed use will not be detrimental to the health, safety and welfare of the surrounding community. Staff finds the proposed development as designed will not have any bay doors facing Highway 27, and no access point off Highway 27, therefore will not be in conflict with the intent of the vision for future development of the Highway 27 Commercial Corridor. Staff recommends approval of the Conditional Use Permit with the conditions contained in Resolution No. 2019-19R.	

Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	CUP RES 2019-19R	CUP RES 2019-19R.pdf
2.	Location Map	Location Map.pdf
3.	concept plan	concept plan.pdf
4.	elevations	elevations.pdf
5.	application	application.pdf
6.	Legal AD	Legal AD.pdf



CITY OF CLERMONT
RESOLUTION NO. 2019-19R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR A TIRE STORE WITH EIGHT SERVICE BAYS IN PLANNED UNIT DEVELOPMENT ZONING DISTRICT.

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held August 6, 2019 recommended approval of this Conditional Use Permit to allow for a tire store with eight service bays, at the following location:

LOCATION:

Action Gator Tire Store at Hammock Ridge
Vacant parcel on the north side of Hammock Ridge Road and US Highway 27
Alternate Key 3913718

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 a tire store and auto services facility in the Planned Unit Development Zoning District, with C-1 permitted uses, the subject parcel is part of the Tuscan Village Planned Unit Development Master Plan (Resolution No. 1532) also known as The Shoppes at Hammock Ridge;

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

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

This application for a Conditional Use Permit to allow for a tire store and with eight automotive service bays in the Planned Unit Development 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.



CITY OF CLERMONT
RESOLUTION NO. 2019-19R

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.

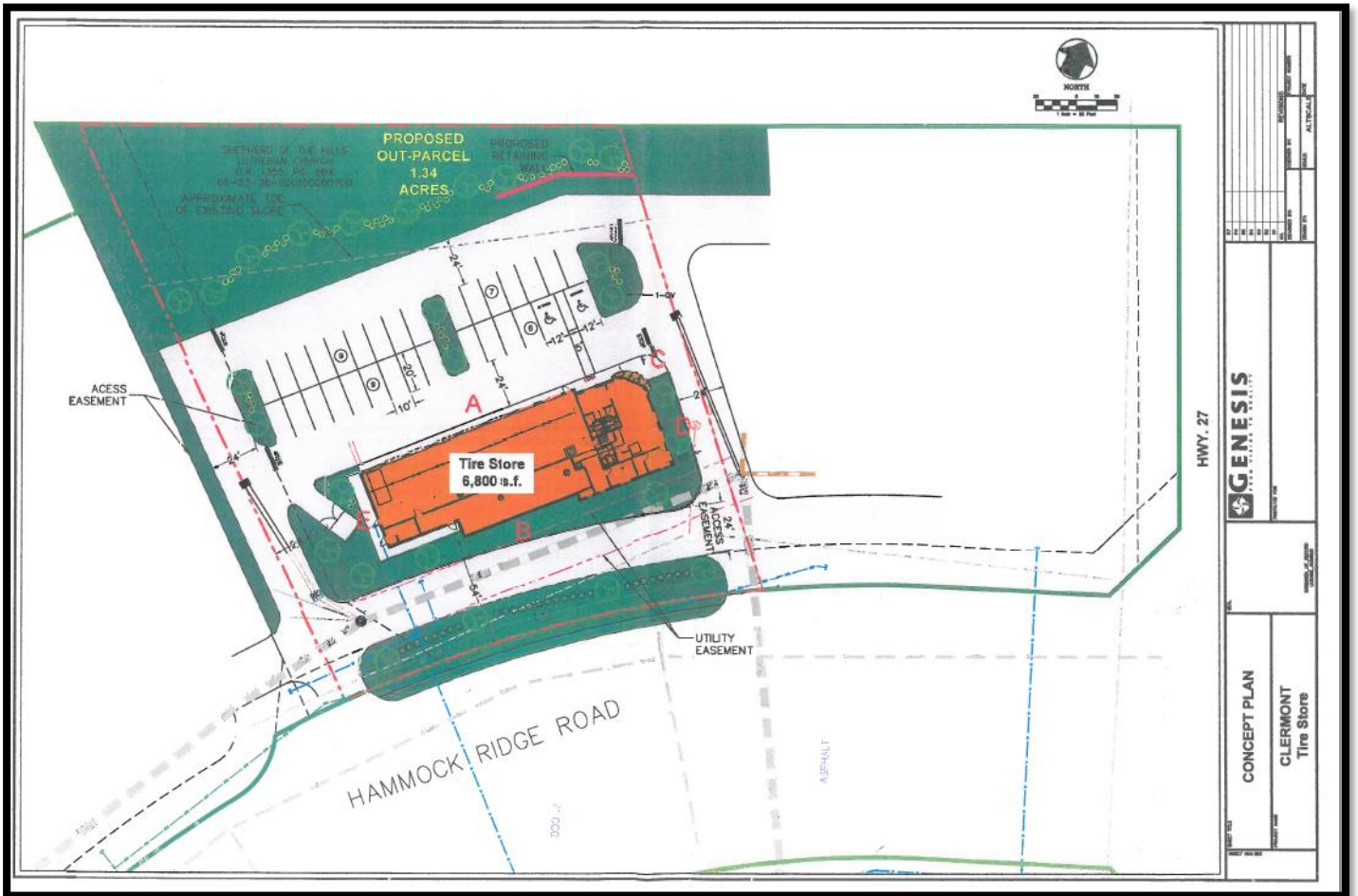


CITY OF CLERMONT
RESOLUTION NO. 2019-19R

SECTION 2. Land Uses and Specific Conditions:

1. This Conditional Use Permit is for a 6,800 square feet tire store with eight (8) service bays located in the Tuscany Village Planned Unit Development Master Plan (Resolution No. 1532), also known as The Shoppes at Hammock Ridge. The Planned Unit Development allows C-1 Light Commercial permitted uses.
2. The property shall be developed in substantial accordance with the Preliminary Conceptual Site Plan (Exhibit A) prepared by Genesis Engineering. 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-1 Light Commercial zoning district. All uses must adhere to the requirements of the Land Development Code.
4. No outside storage of any tires will be allowed. Any tire 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.

Exhibit A – Preliminary Conceptual Site Plan





CITY OF CLERMONT
RESOLUTION NO. 2019-19R

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

CITY OF CLERMONT

Gail L. Ash, Mayor

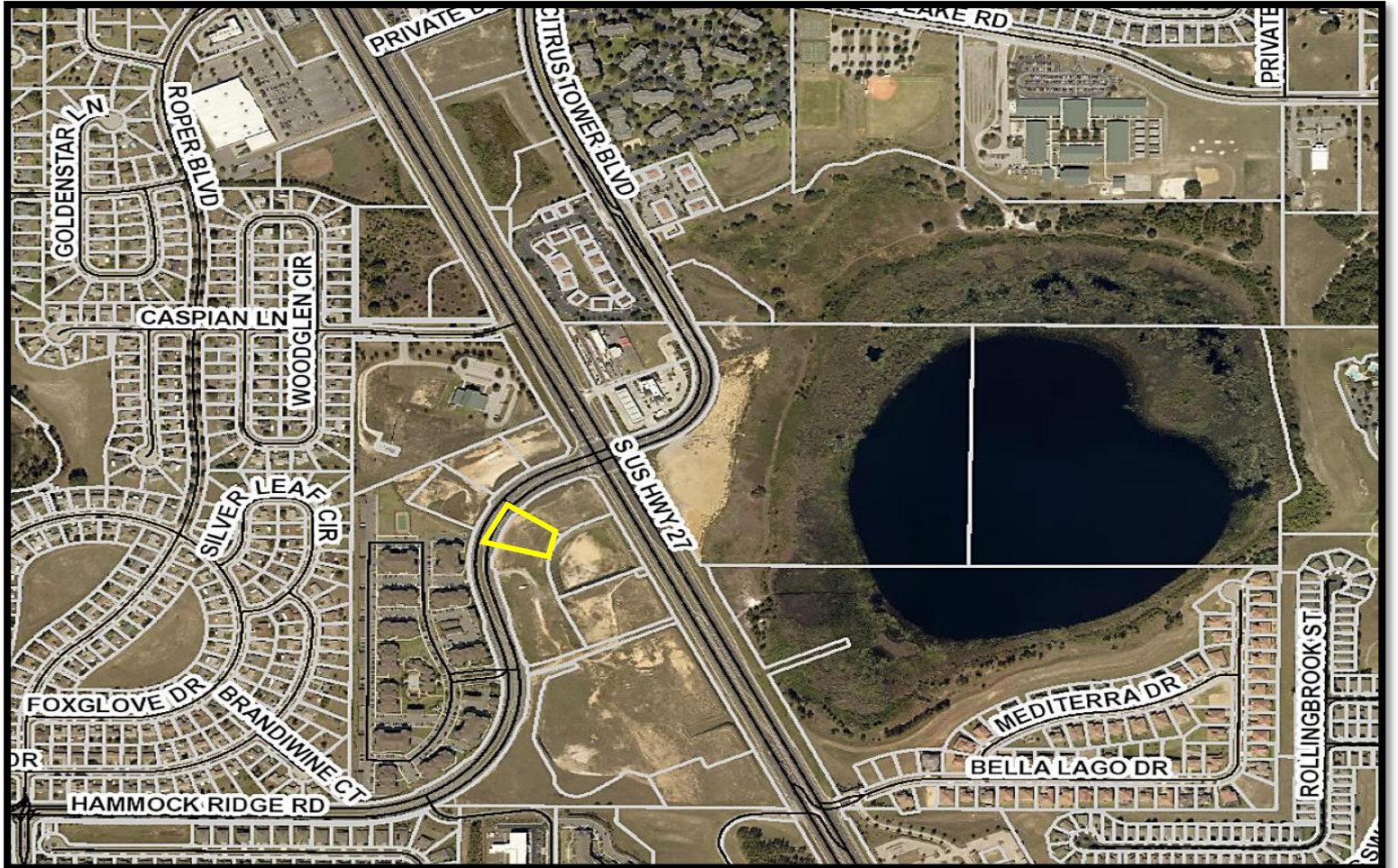
ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

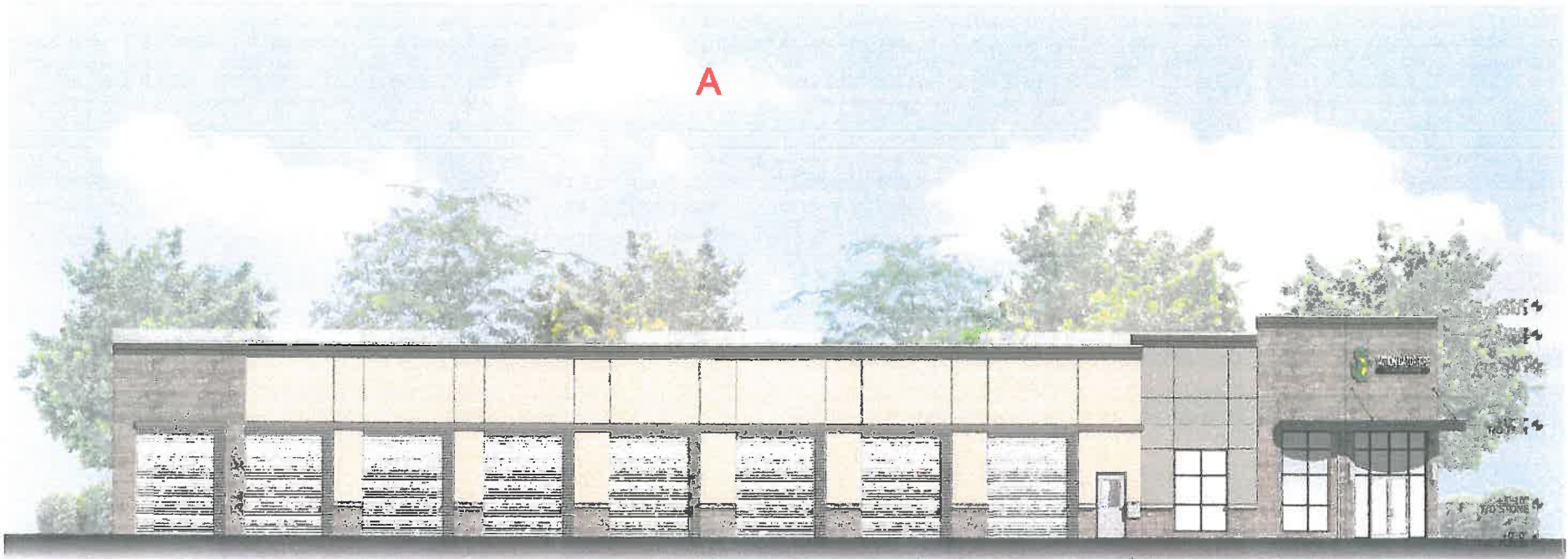
Daniel F. Mantzaris, City Attorney

Location Map

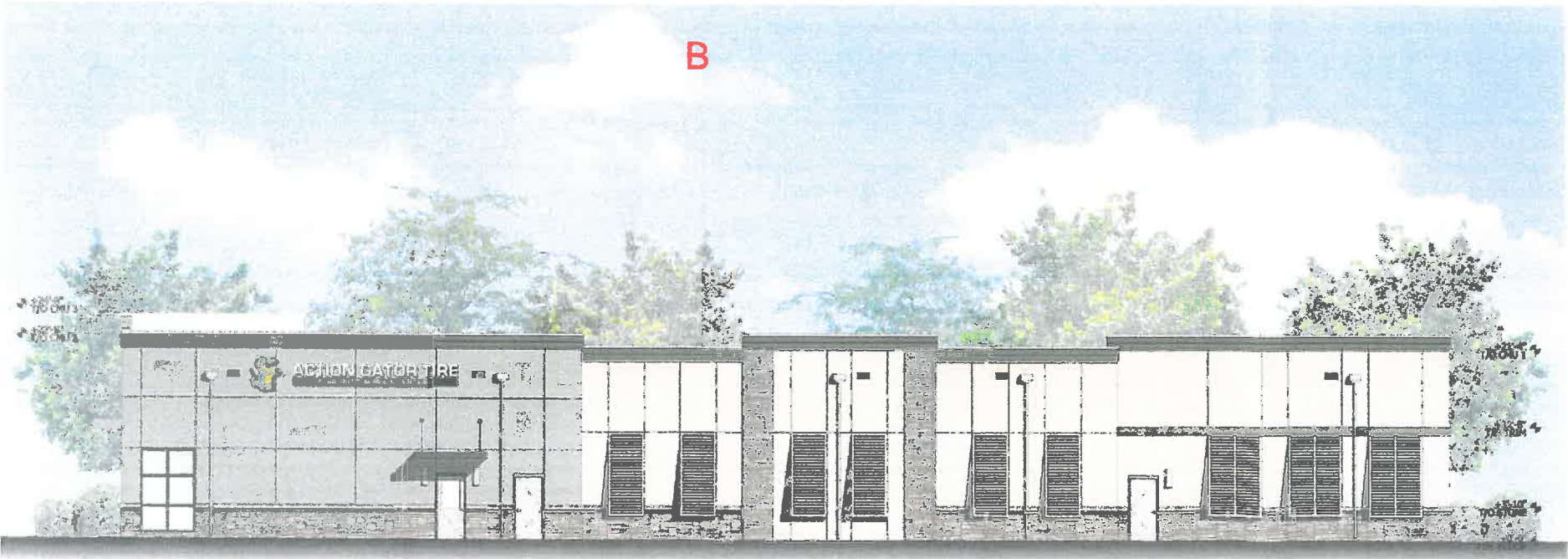


COLOR SWATCHES

			
SW 6148 Wool Skein	SW 6192 Coastal Plain	SW 6151 Quiver Tan	SW 6153 Protégé Bronze



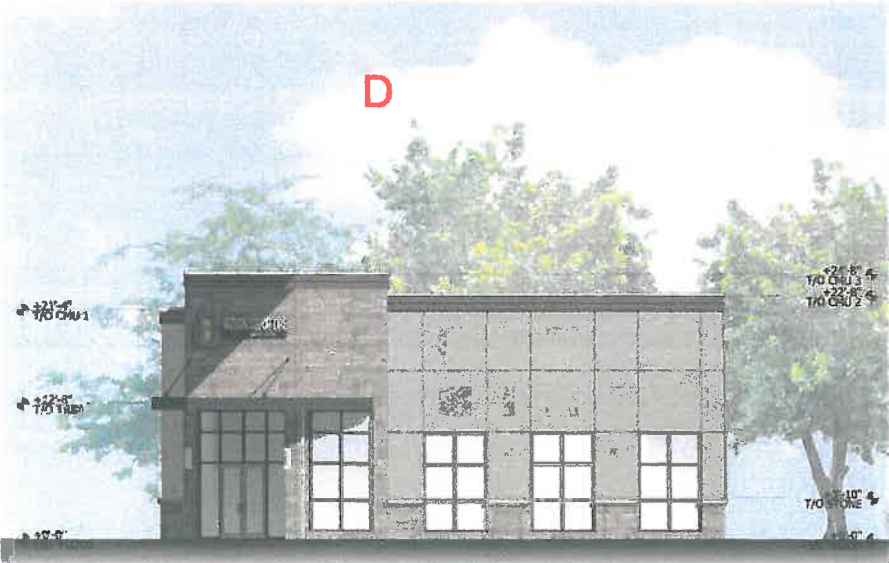
FRONT ELEVATION



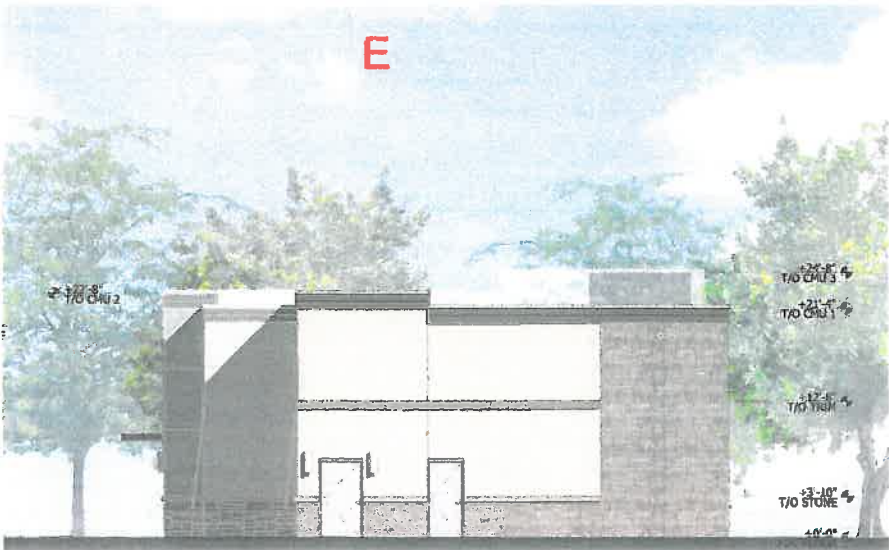
BACK ELEVATION (HAMMOCK RIDGE ROAD)



ENTRY



SIDE ELEVATION



SIDE ELEVATION

SCOTT +
CORMIA

ARCHITECTURE + INTERIORS



ACTION GATOR TIRE
CLERMONT, FLORIDA
MAY, 2019

Cup 1906-0003



received
6/14/19 *jc*

CITY OF CLERMONT
CONDITIONAL USE PERMIT (CUP)
APPLICATION

DATE: _____

FEE: \$845.00

PROJECT NAME (if applicable): Action Gator Tire Store at Hammock Ridge

APPLICANT: RRB Partners

CONTACT PERSON: Beau Blackerby

Address: 155 S Court Avenue Unit 1503

City: Orlando State: FL Zip: 32801

Phone: 850-766-1599 Fax: _____

E-Mail: beaublackerby@gmail.com

OWNER: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____

Address of Subject Property: TBD

General Location: One lot west of Hwy-27 on north side of Hammock Ridge Road.

AH#3913718

Legal Description (include copy of survey): See Attached

Land Use (City verification required): Vacant

Zoning (City verification required): PUD

CITY OF CLERMONT
CONDITIONAL USE PERMIT (CUP)
APPLICATION
Page 2

Advertising Receipt

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

Account Number: 7101866
Order Number: 10089463
Phone: (352) 241-7331
Date: 07/23/19
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 l	07/30/2019	08/20/2019	\$173.52

LEGAL NOTICE

Daily Commercial

Notice is hereby given that the City of Clermont will consider a request for a Conditional Use Permit to allow a tire store with eight service bays in the Planned Unit Development Zoning District, Section 122-311, at the following location:

Ad No: 10089463
July 30, 2019 &
August 20, 2019

LOCATION

Vacant parcel located on the northwest corner of Highway 27 and the north side of Hammock Ridge Road
(Alternate Key - 3913718)

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, August 6, 2019 at 6:30pm.

A public meeting to consider the request will be held before the City Council on Tuesday, August 27, 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

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



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date

Tuesday, August 6, 2019

Agenda Item Name

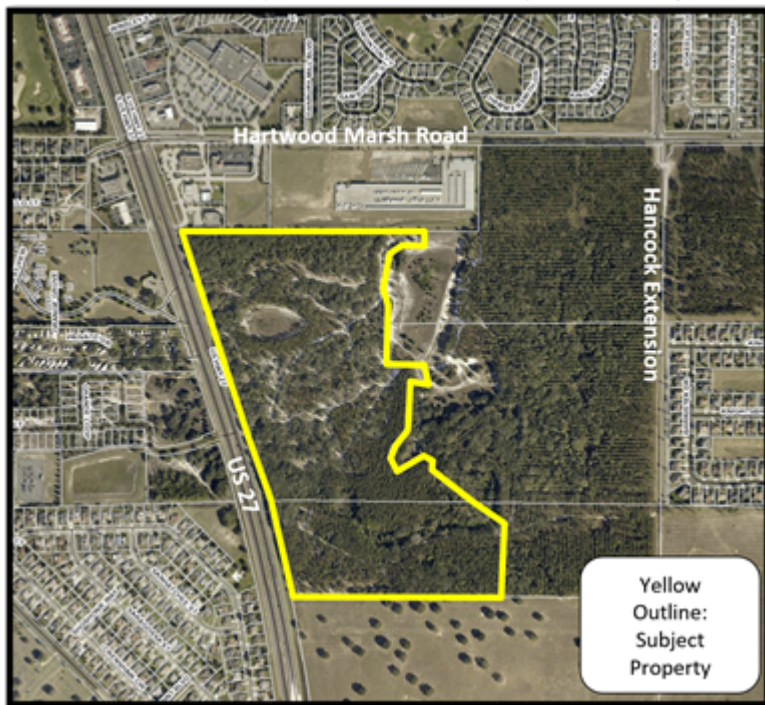
Ordinance No. 2019-29
Hartwood Properties CPA

Requested Action

Recommend approval of Ordinance 2019-29.

Staff Report

The owner, Hartwood Properties LLC, has requested an amendment to the Future Land Use Map. The applicant is requesting the City to designate the property with a future land use category of Master Planned Development. The subject site is 80 +/- acres in size. The property is 1/4 mile south of Hartwood Marsh Road, east of US Hwy 27. A portion of the property has been historically used for agricultural purposes.



The owner applied to the City in 2012 for an annexation, a large-scale comprehensive plan amendment and a rezoning. At that time, the owner requested a future land use of commercial on a portion of the property, 16 +/- acres, and High Density Residential on the remaining 64 +/- acres. The property was annexed into the City on November of 2012, however; the future land use and rezoning was tabled due to the pending Wellness Way Sector Plan. At the December 10, 2013 City Council meeting, the Council denied the final adoption to change the future land use and rezoning. The applicant has modified the plans since this time and has reapplied.

The amendment application is associated with a Planned Unit Development (PUD) rezoning that has been filed with the City. Due to the required review by the State of Florida Department of Economic Opportunity (DEO) for the

amendment to the Comprehensive Plan, this application is being presented to the Planning and Zoning Commission and the City Council to make a recommendation for transmittal. If transmitted, then DEO and other State agencies will review and render their comments prior to a public hearing on the adoption of this amendment. The anticipated adoption hearing will be in October 2019.

The current Future Land Use designation is Lake County's Regional Office. Lake County's Comprehensive Plan describes the Regional Office Category.

Policy I-1.3.6 Regional Office Future Land Use Category

The Regional Office Future Land Use Category provides for a variety of office uses and limited commercial uses that support office uses. This category is intended to accommodate office development which exhibits a high level of site and building amenities to include extensive landscaping, plazas and pedestrian/employee-friendly gathering areas, central building entrances, enhanced building and site security features, and accessory uses included within the building footprint. This Future Land Use Category shall be located on collector and arterial roadways to minimize traffic on local streets and to provide convenient access to transit facilities, and should be located in proximity to urban residential uses. The total number of multi-family dwelling units shall be no more than one (1) unit per 10,000 square feet of Gross Leasable Area of commercial space. A floor area ratio of up to a maximum 3.0 will be allowed.

The following City of Clermont Comprehensive Plan policy describes the intent of the Master Planned Development Category:

Policy 1.7.2: Planned Development.

The master planned development category is intended to provide for two existing approved developments of regional impact (DRI), King's Ridge DRI and Lost Lake Reserve DRI, the Black West proposed mixed-use development subject to a utility and annexation agreement approved by the City and new master planned, mixed-use projects that shall be applied only upon City Council approval of a development agreement that specifies the allowable types and distribution of land uses and the maximum number/density of residential units, and which demonstrates that public facilities and services meet the requirements of the City's Concurrency Management System. The maximum intensity for office and commercial uses shall be 0.25 FAR; 1.0 FAR for industrial uses; and 0.25 FAR for institutional uses. The FAR shall not be applied to the residential portion of a mixed-use development.

A comparison between the existing Regional Office Future Land Use and the proposed Master Planned Development Category is listed below that was provide by the applicant. Staff concurs with the analysis.

Table 3 shows the change in development potential between the existing and proposed FLUM amendment. The proposed FLUM amendment would slightly decrease the potential residential development and dramatically decrease the potential non-residential development. Thus, there would be no increased impact from what was previously allowed under the Lake County FLU of Regional Office.

Table 3. Net Maximum Development Potential

Future Land Use	Residential Units	Non-Residential sf
Existing FLUM	967	9,671,627
Proposed FLUM	965	875,665
Net Increase (Decrease)	(2)	(8,795,962)

The applicant has requested a rezoning to a Planned Unit Development with up to 600 multi-family dwelling units and up to 120,500 square feet of commercial uses. The PUD will be considered by City Council during the adoption phase of the Comprehensive Plan Amendment to ensure the project is capped at the proposed

development intensity.

The subject property is located entirely within the City of Clermont Utility Service Area. The property is located within the Interlocal Service Boundary Agreement (ISBA) and the Joint Planning Area (JPA) Agreements with Lake County.

Since the project is located within the City's JPA and ISBA boundary, the City can provide adequate public facilities and services, and the proposed Master Planned Development land use is similar to the existing Regional Office, it is logical to support this future land use amendment. The project incorporates residential, commercial, retail, and office uses. With this mix of uses, the most appropriate Future Land Use category is the City's Master Planned Development (MPD) designation. Therefore, staff supports the applicant's request for a change to Master Planned Development.

Additional Analysis

Fiscal Impact Summary

Fiscal Impact

Fund Number and Description

Available Budget Amount

Exhibits Attached (copies of original agreements)

1.	2019-29 Hartwood Properties CPA	2019-29 Hartwood Properties CPA.DOC
2.	Hartwood letter	Hartwood letter.docx
3.	Hartwood Properties Map	Hartwood Properties Map.pdf
4.	site plan	site plan.pdf
5.	transmittal docs	transmittal docs.pdf
6.	Lake Co School App & Affidavit	Lake Co School App & Affidavit.pdf
7.	App & Affidavits	App & Affidavits.pdf
8.	CPA AD Hartwood Properties MPD Master Planned Development	CPA AD Hartwood Properties MPD Master Planned Development.docx



CITY OF CLERMONT
ORDINANCE NO. 2019-29

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: From E 1/4 cor run S 0-25-15 W along E line of SE 1/4 26 ft, Thence N 89-42-0 W 999.95 ft, N 0-18-0 E 26 ft to N line of SE 1/4, N 89-42-0 W along N line of SE 1/4 315.4 ft to NW cor of NE 1/4 of SE 1/4, S 0-20-29 W along W line of NE 1/4 of SE 1/4 644.48 ft to NE cor of S 1/2 of NW 1/4 of SE 1/4, N 89-36-25 W 382.81 ft along N line of S 1/2 of NW 1/4 of SE 1/4 for pob, run S 0-23-35 W 86.68 ft, S 87-41-33 W 82.14 ft, S 80-48-18 W 53.28 ft, S 74-46-16 W 40.33 ft, S 60-09-01 W 42.42 ft, S 44-07-53 W 55.81 ft, S 16-35-39 W 43.95 ft, S 09-45-40 W 49.13 ft, S 02-11-09 W 52.9 ft, S 07-19-12 W 66.15 ft, S 15-51-21 W 43.08 ft, S 30-34-13 E 20.75 ft, S 46-57-10 E 23.08 ft, S 25-48-53 E 31.53 ft, S 10-32-32 E 40.47 ft, S 06-51-20 W 199.46 ft, S 02-32-14 E 197.47 ft, S 45-06-17 E 26.84 ft, S 85-12-21 E 36.97 ft, N 79-46-13 E 30.52 ft, S 88-48-33 E 90.46 ft, S 73-14-47 E 36.84 ft, S 46-19-25 E 35.85 ft, S 32-23-58 E 72 ft



CITY OF CLERMONT
ORDINANCE NO. 2019-29

to the point of curvature of a curve concave NW'ly having a radius of 25 ft & a chord bearing of S 41-37-57 w, run SW'ly along arc of curve thru central angle of 148-03-50 a dist of 64.61 ft to the pt of tangency, N 64-20-08 W 25.4 ft, N 76-04-07 W 30.37 ft, S 68-05-38 W 28.33 ft, S 36-16-47 W 24.84 ft, S 14-54-49 w 44.67 ft, S 03-11-49 W 54.97 ft, S 02-36-01 E 121.76 ft, S 06-27-57 W 101.43 ft, S 20-42-07 W 56.29 ft, S 43-55-27 W 43.91 ft, S 61-30-08 W 44.26 ft, S 28-56-59 W 43.34 ft, S 16-05-04 W 33.97 ft, S 04-17-39 W 27.39 ft, S 21-01-30 E 101.88 ft, S 56-24-53 E 10.66 ft, S 77-06-37 E 14.04 ft, N 70-14-29 E 16.3 ft, N 55-07-08 E 65.04 ft, N 66-47-05 E 81.79 ft, N 25-50-57 E 30.74 ft, N 72-14-43 E 23.58 ft, S 79-19-14 E 22.5 ft, S 57-16-34 E 38.82 ft, S 31-04-08 E 24.54 ft, S 06-26-42 E 28.59 ft, S 18-55-15 W 15.13 ft, S 50-15-49 E to S line of sec, run w'ly along S line of sec to e r/w line of us hwy 27, run NW along E r/w line of us hwy 27 to N line of SW 1/4 of NE 1/4 of SW 1/4, run E'ly along N line of S 1/2 of NE 1/4 of SW 1/4 & N line of S 1/2 of NW 1/4 of SE 1/4 to pob orb 621 pg 51 orb 774 pgs 2445 2447 orb 1427 pg 722 orb 1511 pg 1588 orb 3788 pg 45.

Parcel ID: 09-23-26-000400000600

Parcel 2: From NE cor of sec run S 0-26-49 W 662.26 ft to SE cor of N 1/2 of NE 1/4 of NE 1/4, N 89-32-02 W 1121.46 ft for pob, run N 0-27-58 E 529.08 ft, N 50-15-49 W to N line of sec, W along said N line to E'ly r/w line of us hwy 27, SE'ly along said E'ly r/w line to S line of N 1/2 of N 1/2 of NE 1/4, run E'ly along said S line of N 1/2 of N 1/2 of NE 1/4 to pob orb 1511 pg 1588 orb 3788 pg 45.

Parcel ID: 16-23-26-000100000800

Site contains 80.4 +/- acres.

LOCATION

1/4 mile south of Hartwood Marsh Road, East of US 27
(Alternate Keys 1412251, 3853085)

CHANGE IN FUTURE LAND USE CLASSIFICATION

FROM LAKE COUNTY: REGIONAL OFFICE
TO CITY OF CLERMONT: COMMERCIAL

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.

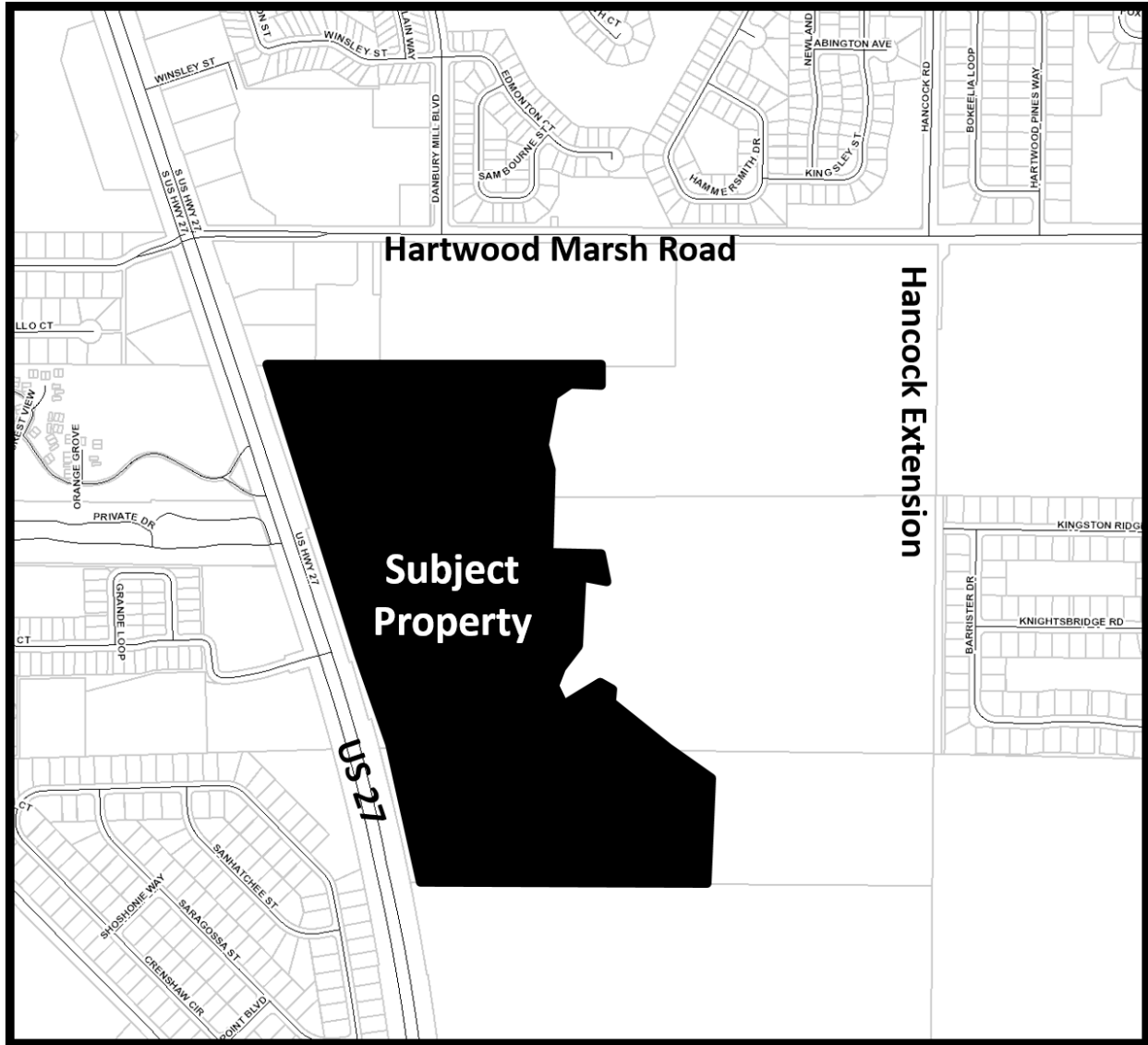
SECTION 3.

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. 2019-29

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, this 22nd day of October, 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



July 18, 2019

Attn: John E. Kruse, Planning Manager
City of Clermont
685 W. Montrose Street
Clermont, Florida 34711

Mr. Kruse:

As discussed, we would like to proceed with the Master Planned Development Future Land Use Designation for Hartwood Marsh. Please let me know if you have any questions or need any additional information.

With kind regards,

A handwritten signature in blue ink, appearing to read 'George M. Kramer'.

George M. Kramer, AICP, LEED AP, Area Manager

Exhibit - Location Map –Hartwood Properties

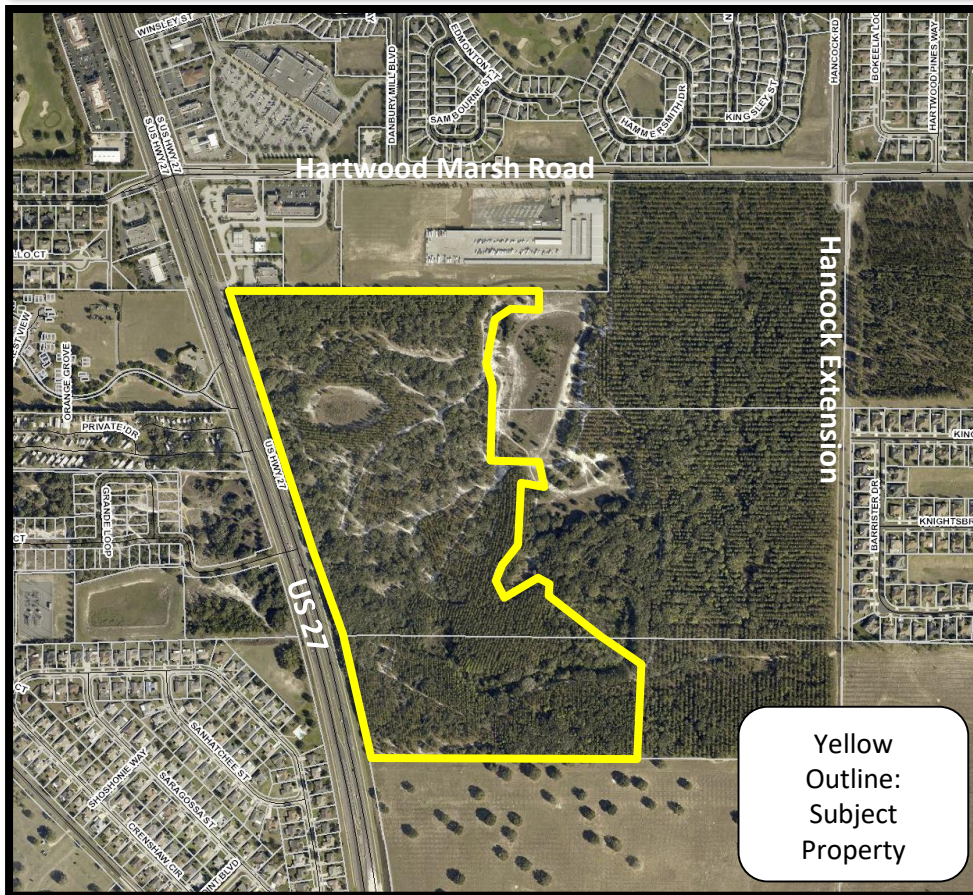


Exhibit – Future Land Use –Hartwood Properties

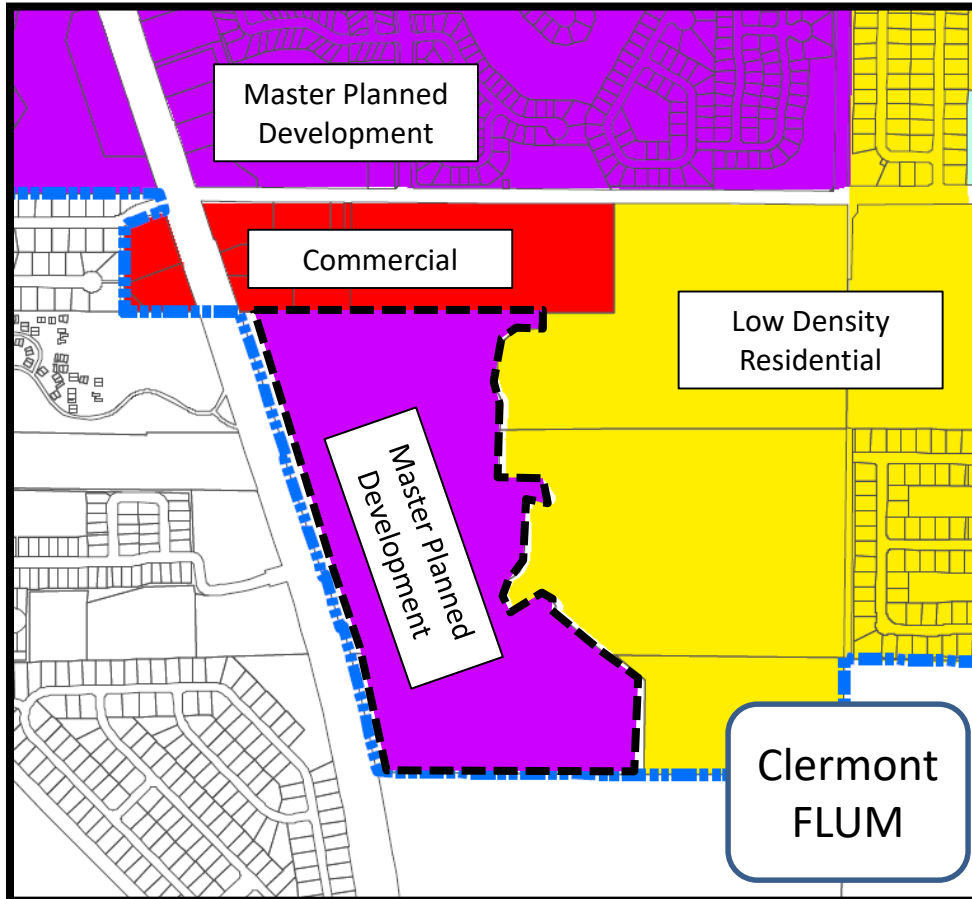
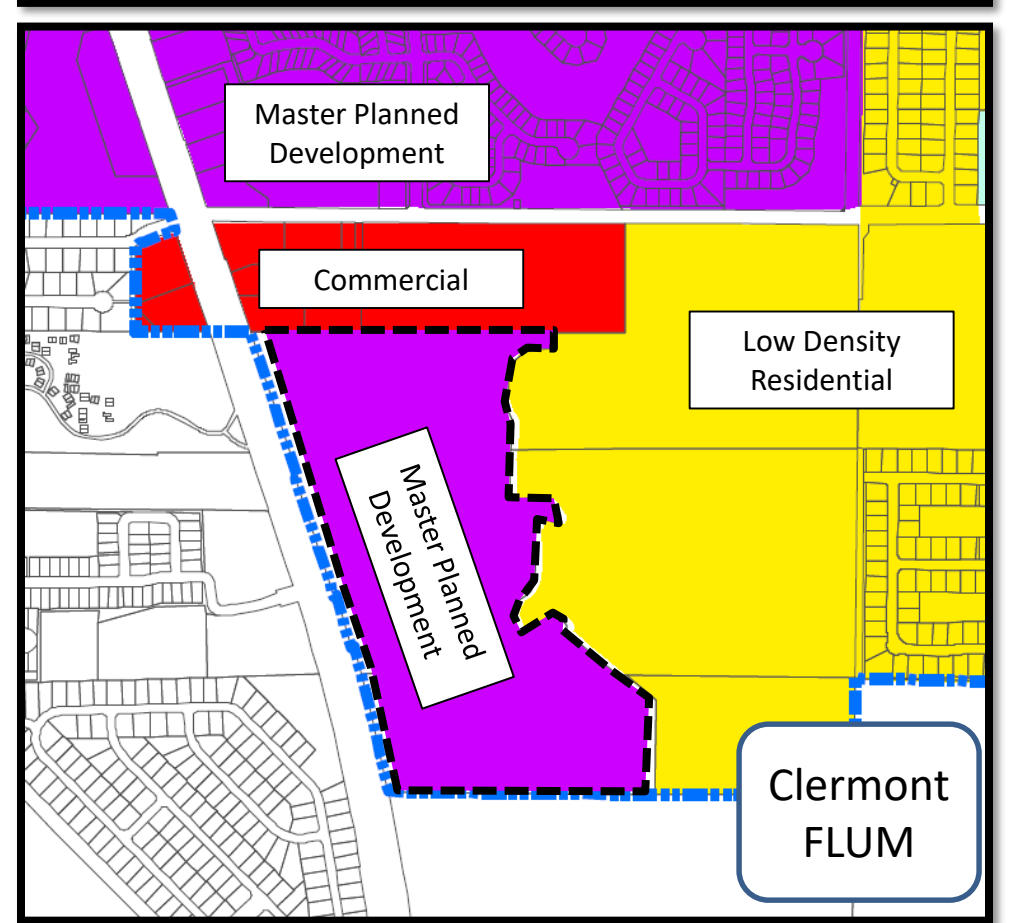
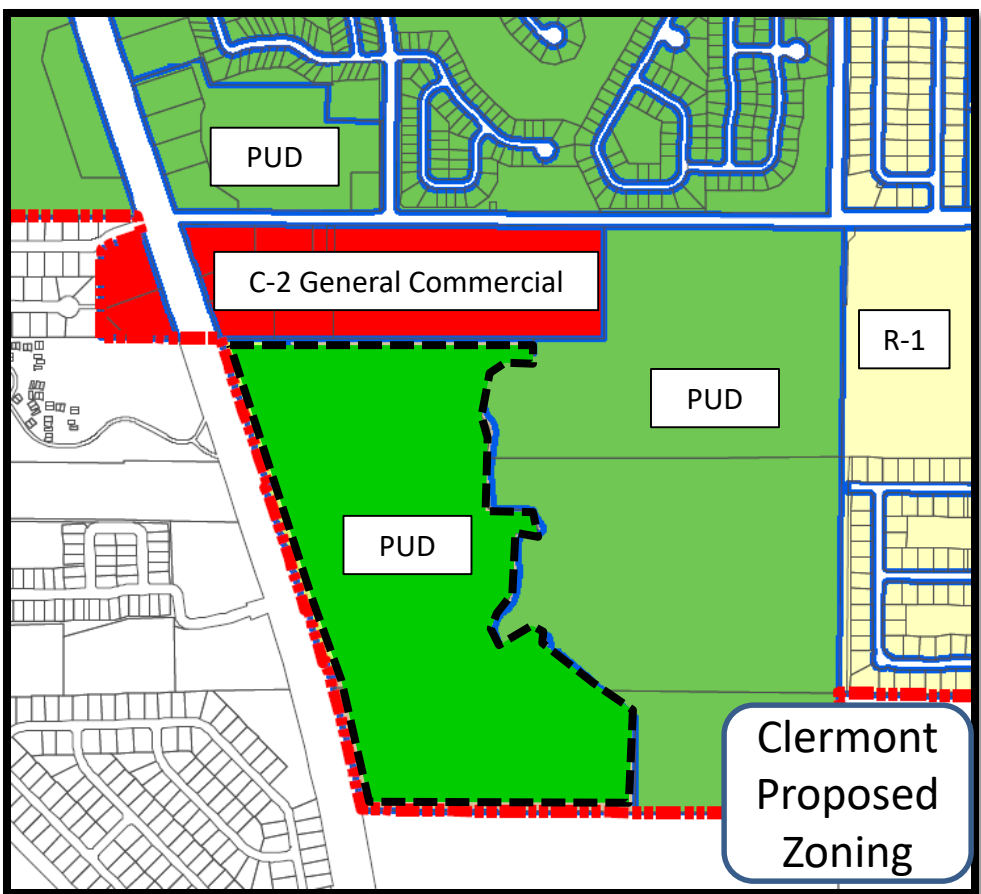
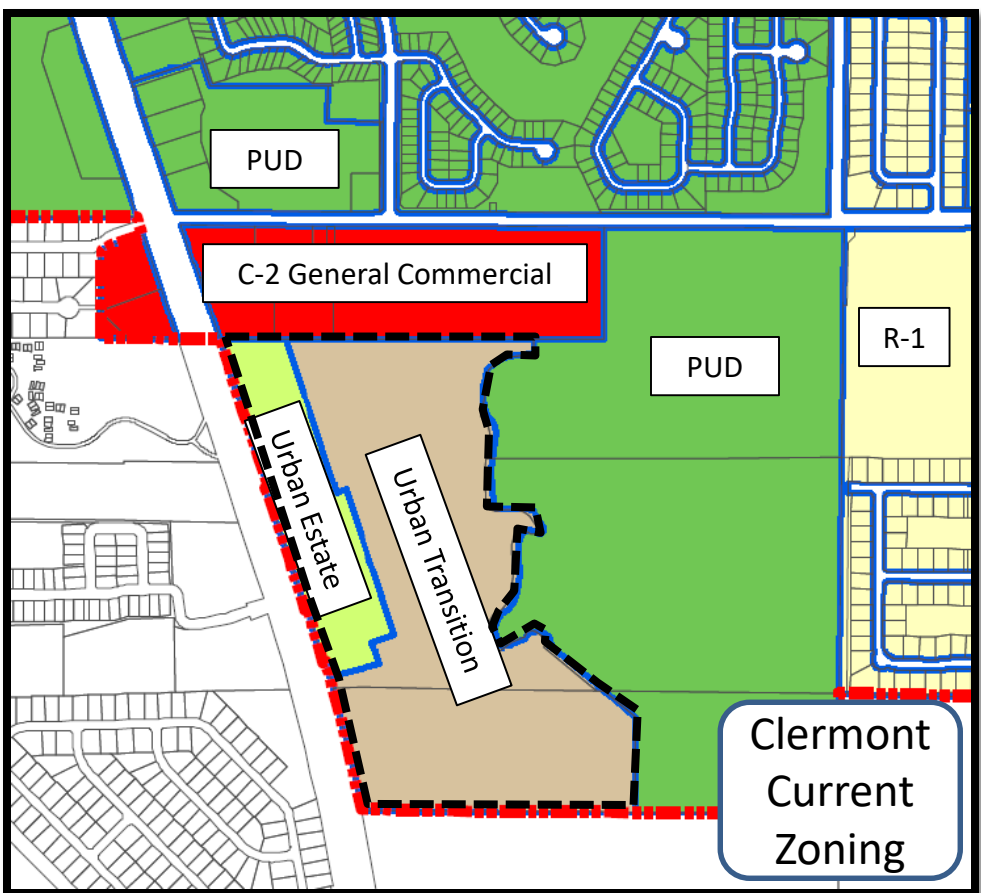


Exhibit - Zoning Map –Hartwood Properties



The map shows a geographical area with a north arrow pointing upwards. A black dot indicates the 'SITE LOCATION'. A label 'L' is present near the bottom center of the map.



1615 EDGEWATER DRIVE, STE 200
ORLANDO, FLORIDA 32804
T 407.975.1273
F 407.975.1278
www.smeinc.com

SITE DATA

PARCEL ID: 09-23-26-000400000600 & 16-23-26-000100000800
 SITE ADDRESS: SOUTH HWY 27
 CLERMONT FL 34711
 SITE ACRES: 80.41 AC. (3,502,359 FT²)
 EXISTING ZONING: UT - URBAN TRANSITION

PROPOSED FUTURE LAND USE: MASTER PLAN DEVELOPMENT

ADJACENT ZONING:

NORTH:	PUD - PLANNED UNIT DEVELOPMENT
SOUTH:	CFD - COMMUNITY FACILITY DISTRICT
EAST:	R-6 - URBAN RESIDENTIAL
WEST:	UE - URBAN ESTATE LOW DENSITY RESIDENTIAL

PROPOSED USE: COMMERCIAL / MULTIFAMILY

ADJACENT LAND USE:
NORTH: COMMERCIAL
SOUTH: US HIGHWAY 27 ROW
EAST: WELLNESS WAY 1
WEST: WELLNESS WAY 1

COMMERCIAL TRACT

MAXIMUM FLOOR AREA RATIO: 0.25

PROPOSED FAR:
IMPERVIOUS SURFACE RATIO (ISR): 80%

OPEN SPACE: 20%

PERMITTED USES: C-1 ZONING DISTRICT

MAXIMUM BUILDING HEIGHT: 55 FEET

SETBACKS (C-1 ZONING DISTRICT)
FRONT: 50 FEET (FROM US 27)
25 FEET (FROM OTHER STREETS)
SIDE: 50 FEET (FROM US 27)
25 FEET (FROM OTHER STREETS)
12 FEET INTERIOR SIDE YARD
REAR: 50 FEET (FROM US 27)
25 FEET

PROPOSED COMMERCIAL AREA: 120,500 SQ.FT.

*MINIMUM OF 25 FEET FROM ESTABLISHED HIGH-WATER MARKS.
MINIMUM REQUIRED PARKING PER SECTION 98-14 OF THE LDC.

MULTI-FAMILY RESIDENTIAL TRACTS

MAXIMUM DENSITY: 12 UNITS PER ACRE

PROPOSED DENSITY:
IMPERVIOUS SURFACE RATIO (ISR): 70%

OPEN SPACE: 30%

PERMITTED USES: MULTI-FAMILY RESIDENTIAL DEVELOPMENT, INCLUDING APARTMENTS, TOWNHOMES, AND CONDOMINIUMS, EXCEEDING 12 DWELLING UNITS.

MAXIMUM BUILDING HEIGHT: 55 FEET

SETBACKS (C-1 ZONING DISTRICT)
FRONT: 50 FEET (FROM US 27)
 25 FEET (FROM OTHER STREETS)
SIDE: 50 FEET (FROM US 27)
 25 FEET (FROM OTHER STREETS)
 15 FEET INTERIOR SIDE YARD
REAR: 50 FEET (FROM US 27)
 25 FEET

PROPOSED RESIDENTIAL UNITS: 600 UNITS

*MINIMUM OF 25 FEET FROM ESTABLISHED HIGH-WATER MARKS
MINIMUM REQUIRED PARKING PER SECTION 98-14 OF THE LDC.

TRIP GENERATION

TRIP GENERATION													
Land Use	ITE Code	Intensity	Daily Trip Ends	AM Peak Period				PM Peak Period					
				In		Out		In		Out		Total	
				%	Trips	%	Trips	Total	%	Trips	%		Trips
Low-Rise Housing	220	600DU	4,495	23%	60	77%	202	262	63%	183	37%	108	29%
Shopping Center	820	120.5KSF	6,825	62%	70	38%	43	113	48%	300	52%	324	62%
Subtotal			11,320		130		245	375		483		432	91%
Internal Capture			566		3		3	6		108		108	21%
Pass-By			2,128		23		14	36		65		73	13%
Total			8,626		104		228	333		310		251	56%



A horizontal graphic scale bar with markings at 0, 150, 300, and 600 feet. The bar is divided into four equal segments, each representing 150 feet. The text "GRAPHIC SCALE" is centered below the bar, and "(IN FEET)" is at the right end.

PROJECT NUMBER
527118065

DRAWING NUMBER

C1.1

DRAWING NAME

SITE DEVELOPMENT PLAN

T:\Projects\2018\p8\5271-18-065-Hartwood Marsh-Florida\CAD\SDP - Site Development Plans\5271 18065_C1.0_LAY.dwg-C1.1 CONCEPT PLAN May 16, 2019 csdilla



Future Land Use Amendment and Rezoning Application

HARTWOOD MARSH

PREPARED FOR | Floribra Properties, LLC

PREPARED BY | S & ME, Inc.

MAY 2019



INTRODUCTION

The purpose of this narrative is to supplement applications to amend the future land use (FLU) and rezone two parcels located approximately 660 feet south of the southeast corner of the intersection of US Highway 27 and Hartwood Marsh Road. For the purposes of this document, these parcels are collectively referred to as the Hartwood Marsh property, whose combined area is approximately 80 acres.

The subject parcels of this application were annexed into the City of Clermont in 2013. However, they have yet to receive a City Future Land Use designation. Previously, when under Lake County's jurisdiction, the parcels were designated on the County's Future Land Use Map as Regional Office. In order to provide its past context and compatibility, the Regional Office description from Lake County's Comprehensive Plan 2030, Policy I-1.3.6, is provided below:

The Regional Office Future Land Use Category provides for a variety of office uses and limited commercial uses that support office uses. This category is intended to accommodate office development which exhibits a high level of site and building amenities to include extensive landscaping, plazas and pedestrian/employee-friendly gathering areas, central building entrances, enhanced building and site security features, and accessory uses included within the building footprint. This Future Land Use Category shall be located on collector and arterial roadways to minimize traffic on local streets and to provide convenient access to transit facilities, and should be located in proximity to urban residential uses. The maximum floor area ratio (FAR) is 3.0 and a maximum density of 1 dwelling per 10,000 square feet of commercial space.

The subject parcels are also located directly adjacent to Lake County's Wellness Way, which is a long term economic development focused planned area aimed to encourage fiscally efficient, well-balanced development patterns, and leverage existing resources through mixed-use communities.

The City of Clermont has a similar goal in the Future Land Use Element of its Comprehensive Plan. Goal 1 is stated below:

Ensure that the character, magnitude and location of all land uses provide a system for orderly growth and development that achieves a balanced natural, physical and economic environment and enhances the quality of life of all residents.

Furthermore, Objective 1.1 of this Goal explicitly calls for the discouragement of urban sprawl. This request seeks to advance this objective via a Future Land Use Map (FLUM) amendment and rezoning. To achieve a mixed use development along US 27 with high density residential and commercial/retail and officer uses, this application proposes to change the future land use designation to Commercial on the City's future land use map. Below is Objective 1.9 from the City Comprehensive Plan, which describes the intent of the Commercial designation.

The commercial category is established to assure availability of sufficient office and commercial sites to serve the needs of the existing and projected population. In addition to office and commercial uses, residential uses are allowed, preferably as mixed-use, high-density developments, as well as supportive accessory uses, churches and schools as conditional uses, minor public utilities (i.e., telephone switching stations, lift stations, drainage infrastructure, and similar facilities), parks and open space, municipal facilities and other civic and cultural uses subject to standards and performance criteria set forth in this plan and in the land development regulations. The maximum floor area ratio (FAR) is 0.25 with a maximum density of 12 dwelling units per acre.

This would be similar to the previous Regional Office FLU designation under Lake County and comparable to the Wellness Well designations of the properties near-by. The proposed change to Commercial future land use designation would allow an increase in density and options for commercial, office, and residential

development in the area. The proposed FLUM amendment and rezoning are important to allow the creation of a mixed-use environment, as identified in Objective 1.9, and to foster smart growth along a major corridor, as identified in Objective 1.11 in the Comprehensive Plan. The Hartwood Marsh property is proposed as a Planned Unit Development, allowing for a mixture of land uses that promotes a more sustainable growth pattern.

SITE INFORMATION

The project site consists of two parcels (09-23-26-000400000600, 16-23-26-000100000800) totaling approximately 80 acres, located at the southern end of Clermont's city limits near the intersection of US-27 and Hartwood Marsh Road, shown in **Figures 1 and 2**. The property is surrounded by mixed commercial development to the north and agricultural/undeveloped land to the east and south. However, the area is changing and expected to grow with a surge of recent development activity proximate to the Hartwood Marsh site.

Figure 1. Vicinity Map of Project Site

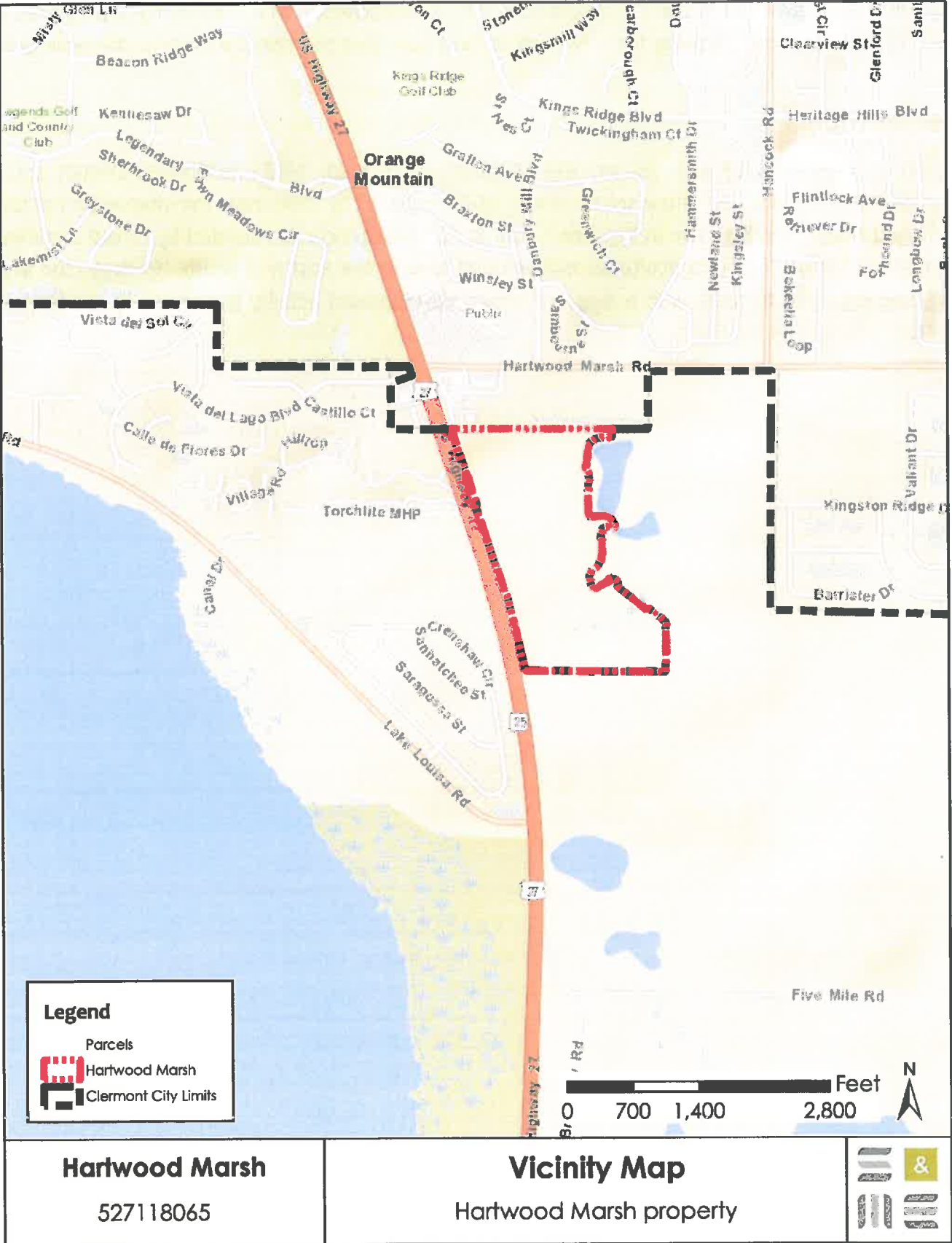
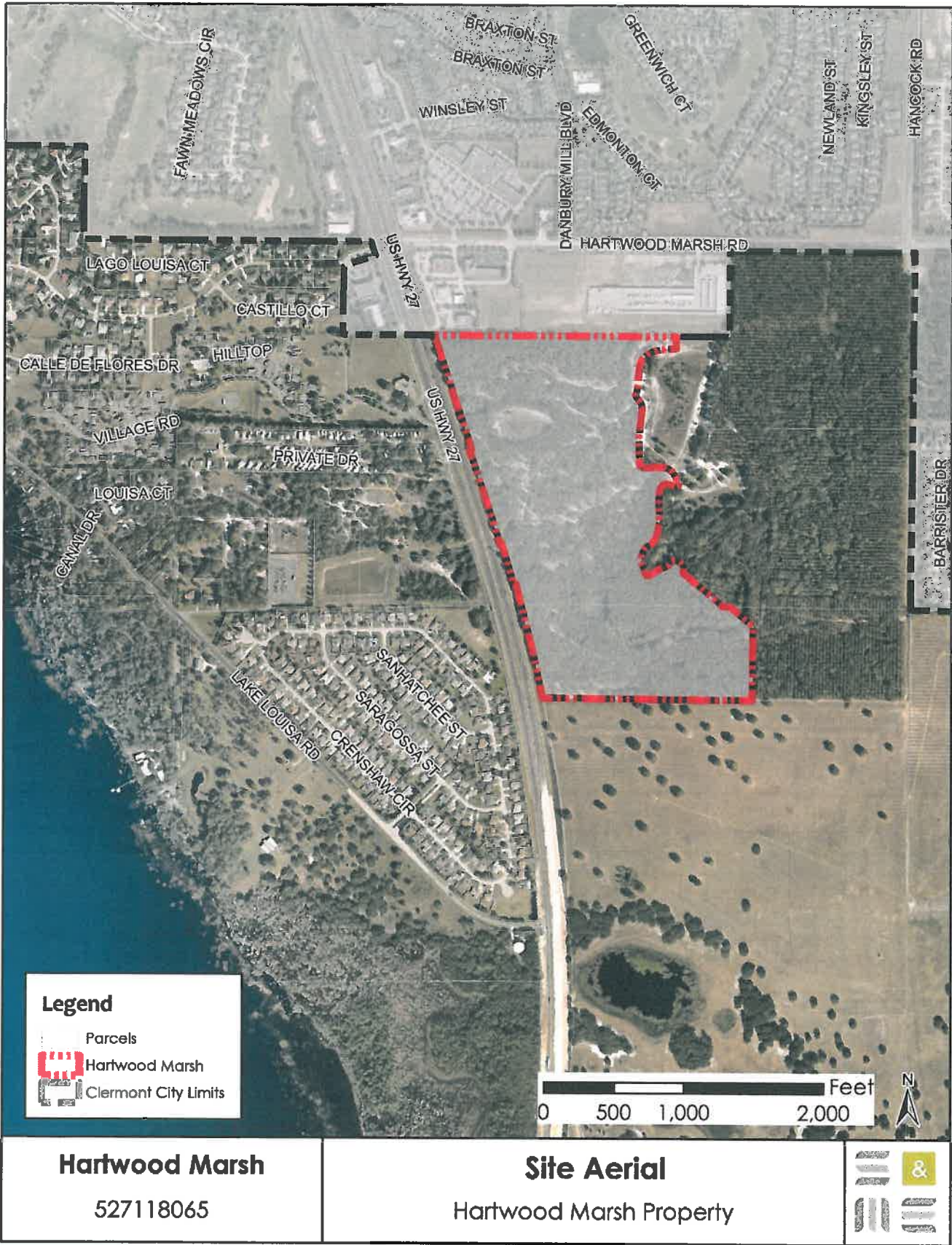
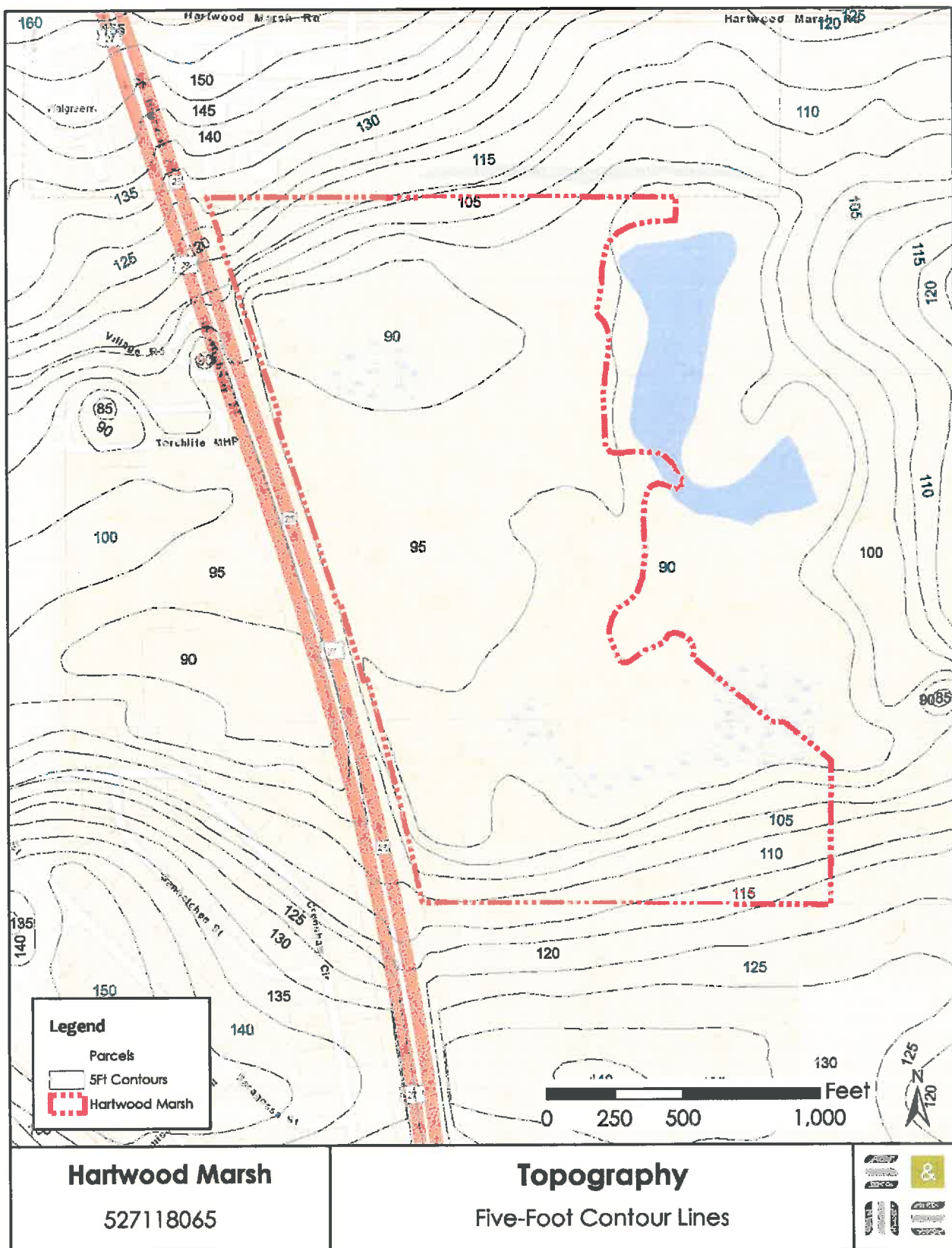


Figure 2. Aerial Location Map of Project Site



ENVIRONMENTAL MAP SERIES

Figure 3. Topography Map



Below is a map showing the floodplains of the site, based on a Letter of Map Revision (LOMR) from 2011.

Figure 4. Floodplain Map

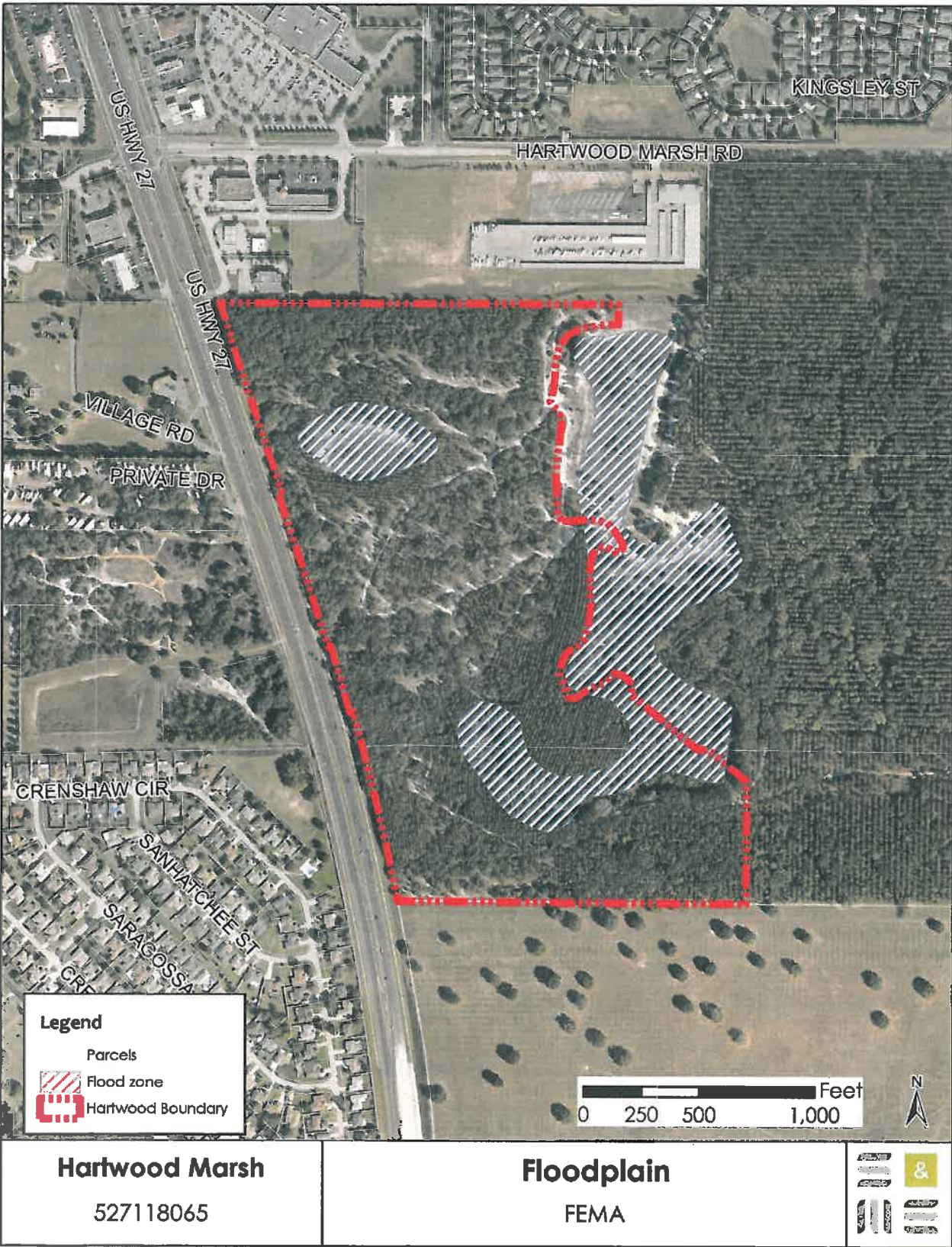


Figure 5. Wetlands Map

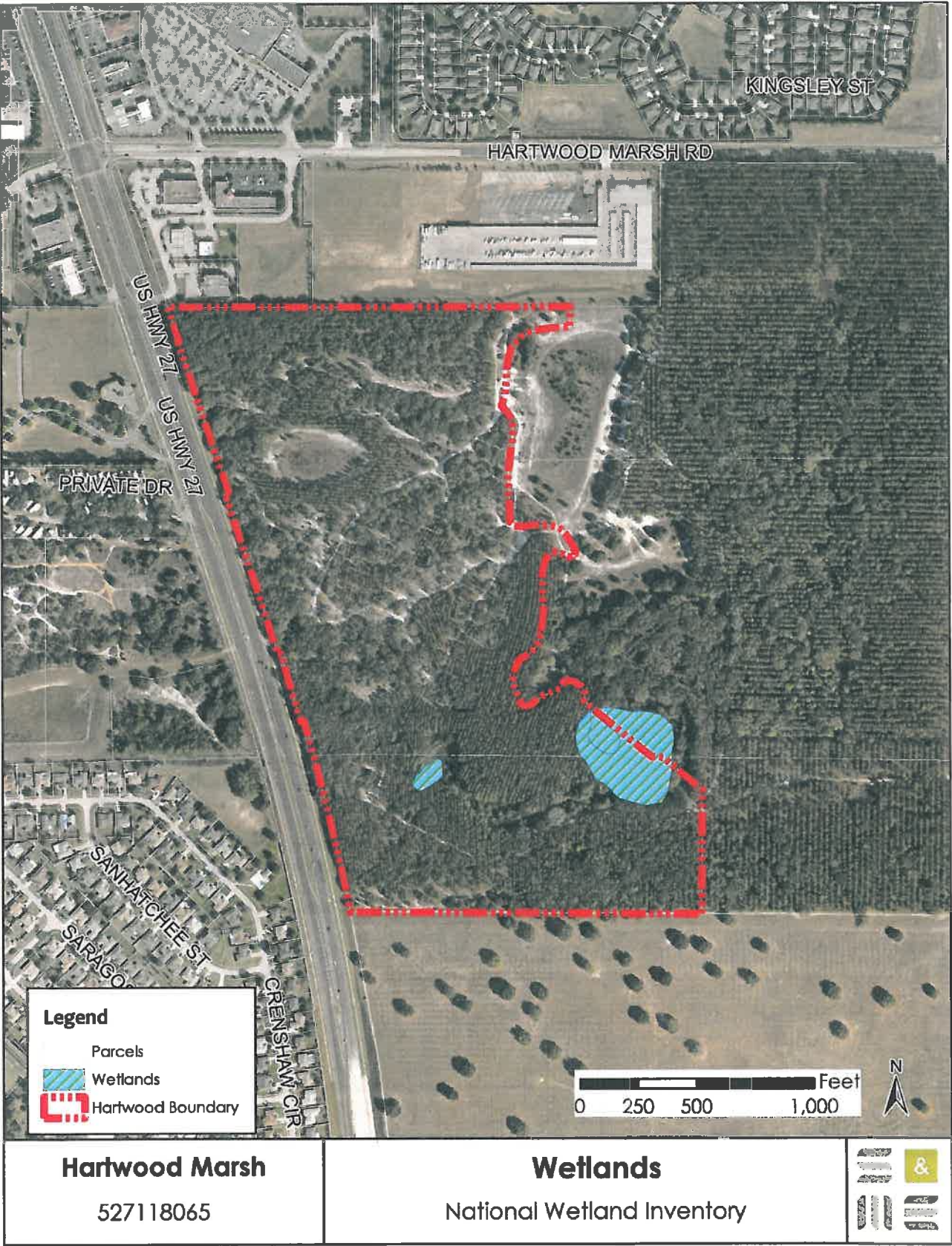


Figure 6. Water Bodies Map

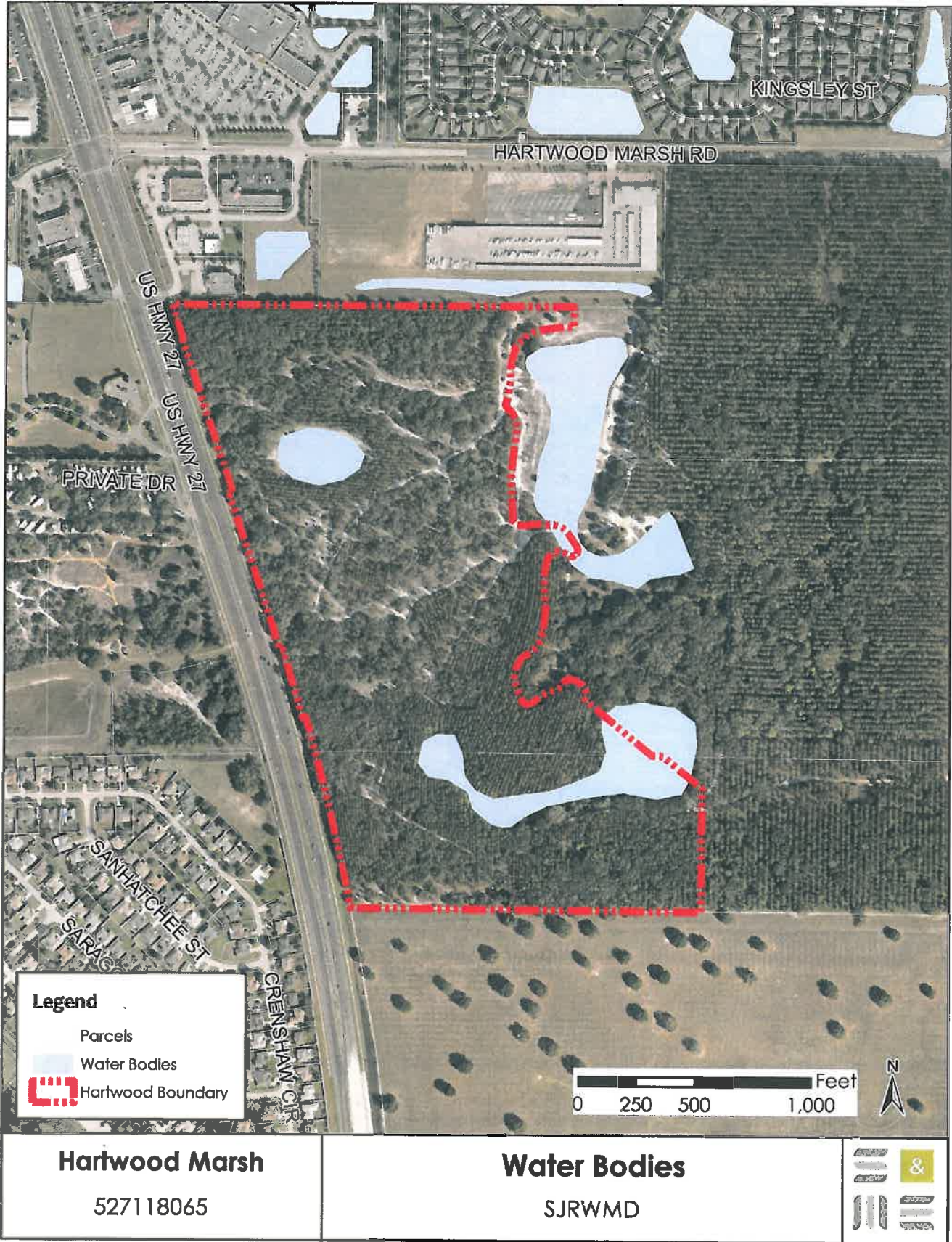
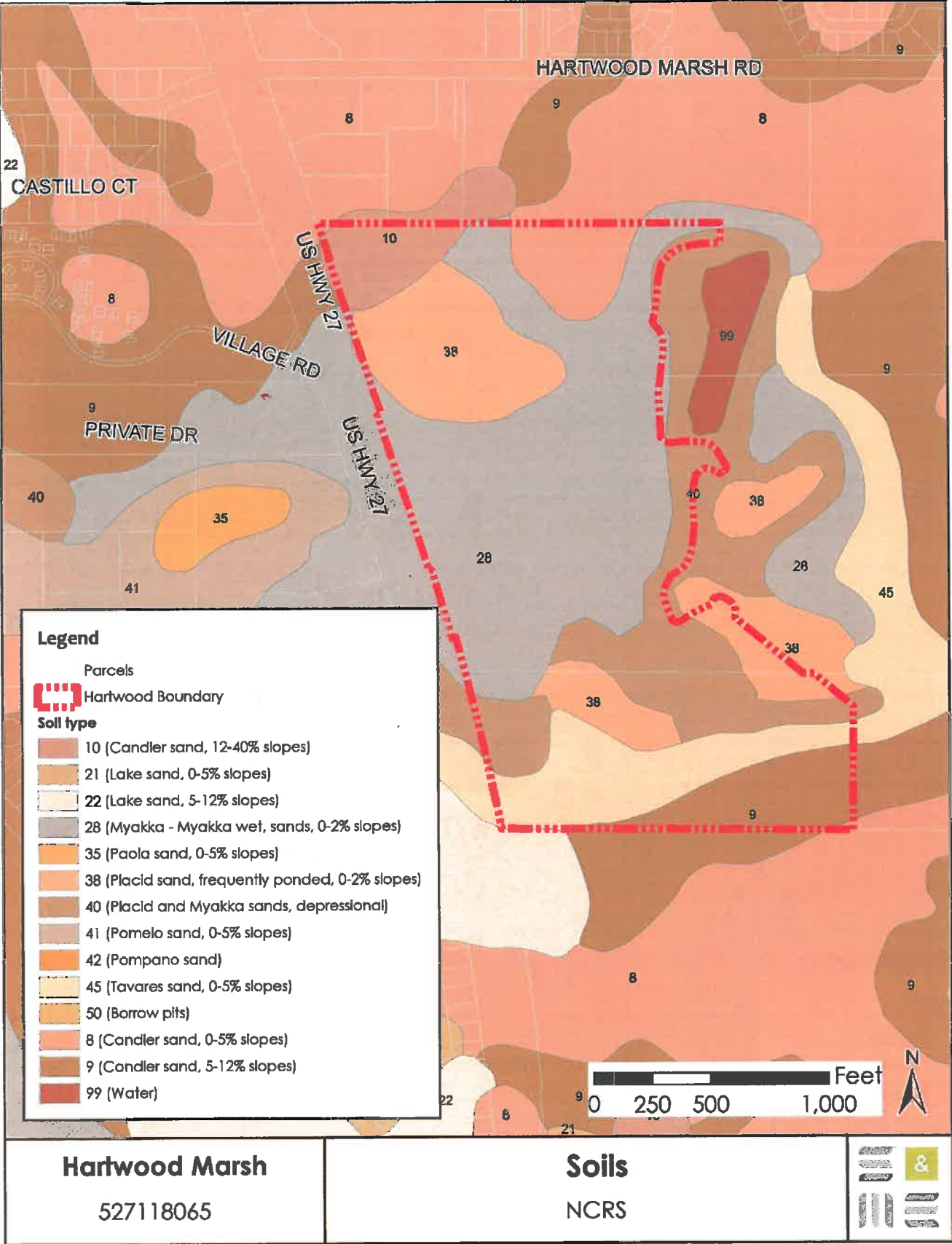


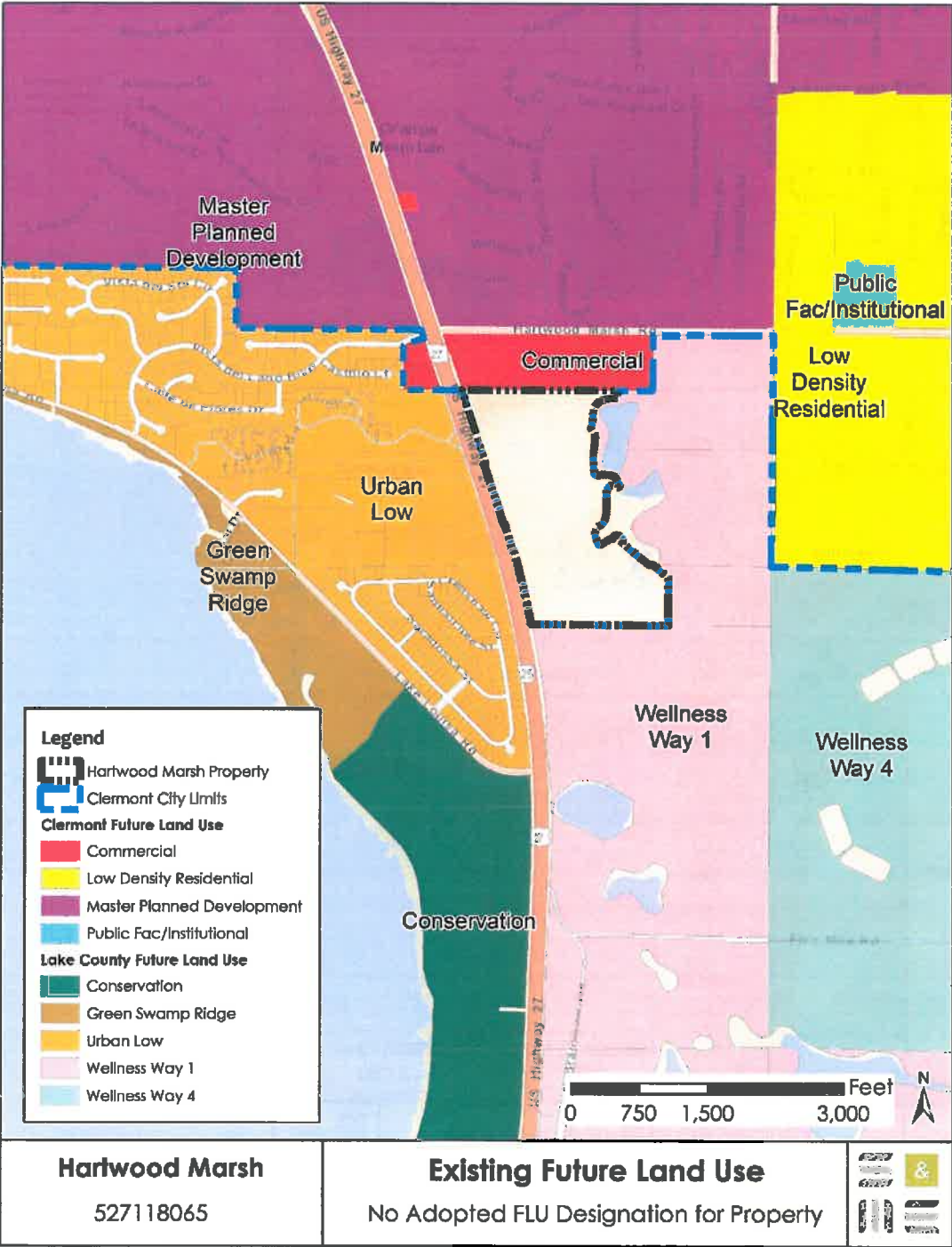
Figure 7. Soils Map



EXISTING FUTURE LAND USE

As shown in **Figure 8**, the parcels have no existing Future Land Use designation, as they were recently annexed in 2013. As stated previously, the parcels were previously designated Regional Office under Lake County and are adjacent to Lake County’s Wellness Way Sector Area. The current lack of designation prevents any guided development, especially to meet the mixed-use and smart growth objectives laid out in the comprehensive plan.

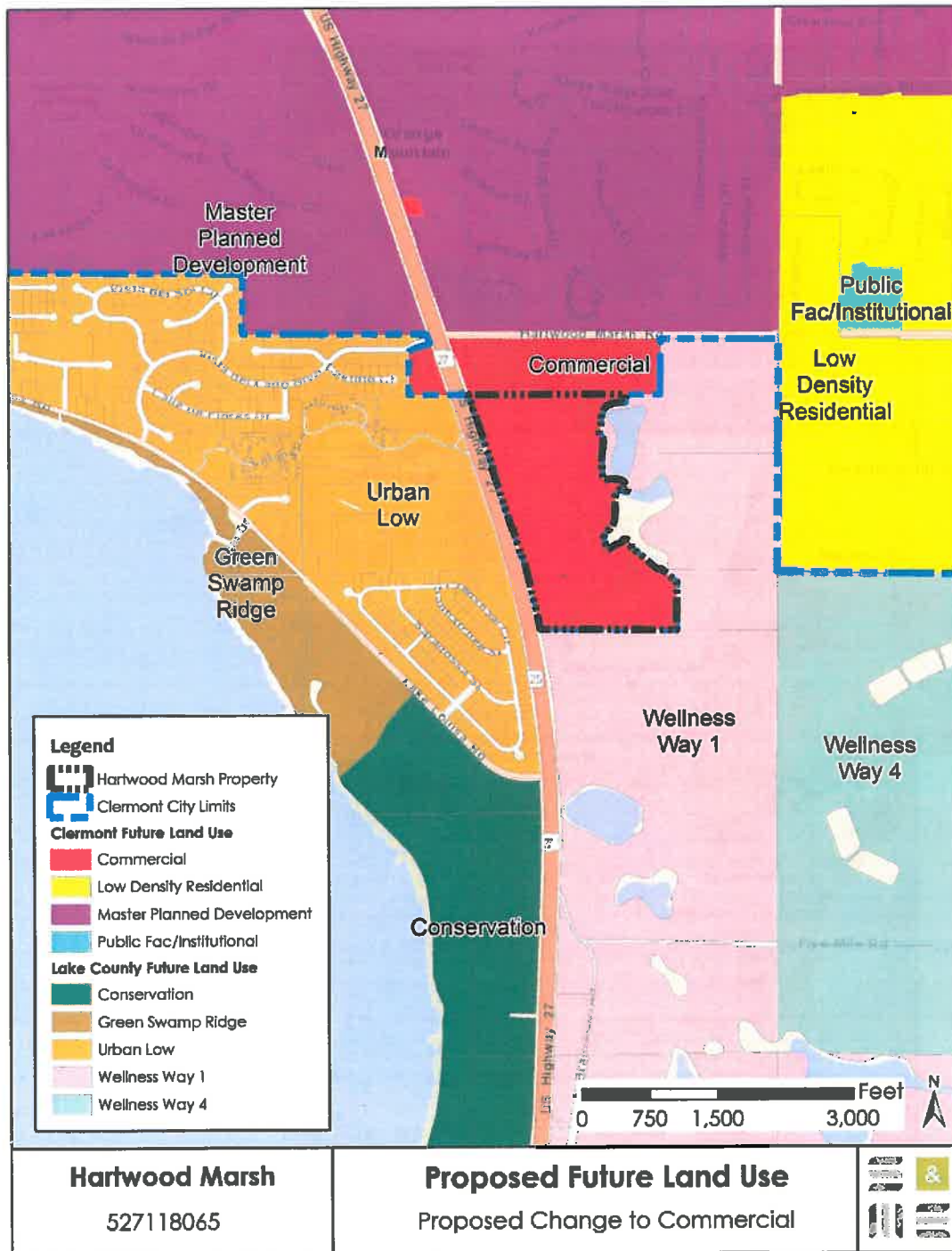
Figure 8. Existing Future Land Use Map



REQUESTED FLUM AMENDMENT

The proposed Future Land Use Map amendment application is to change the future land use designation from no designation to Commercial, which is compatible with Clermont's adjacent Commercial parcels and Lake County's adjacent Wellness Way 1 parcels, as shown in **Figure 9**. This amendment would provide an opportunity for the development of commercial and office buildings, as well as residential units.

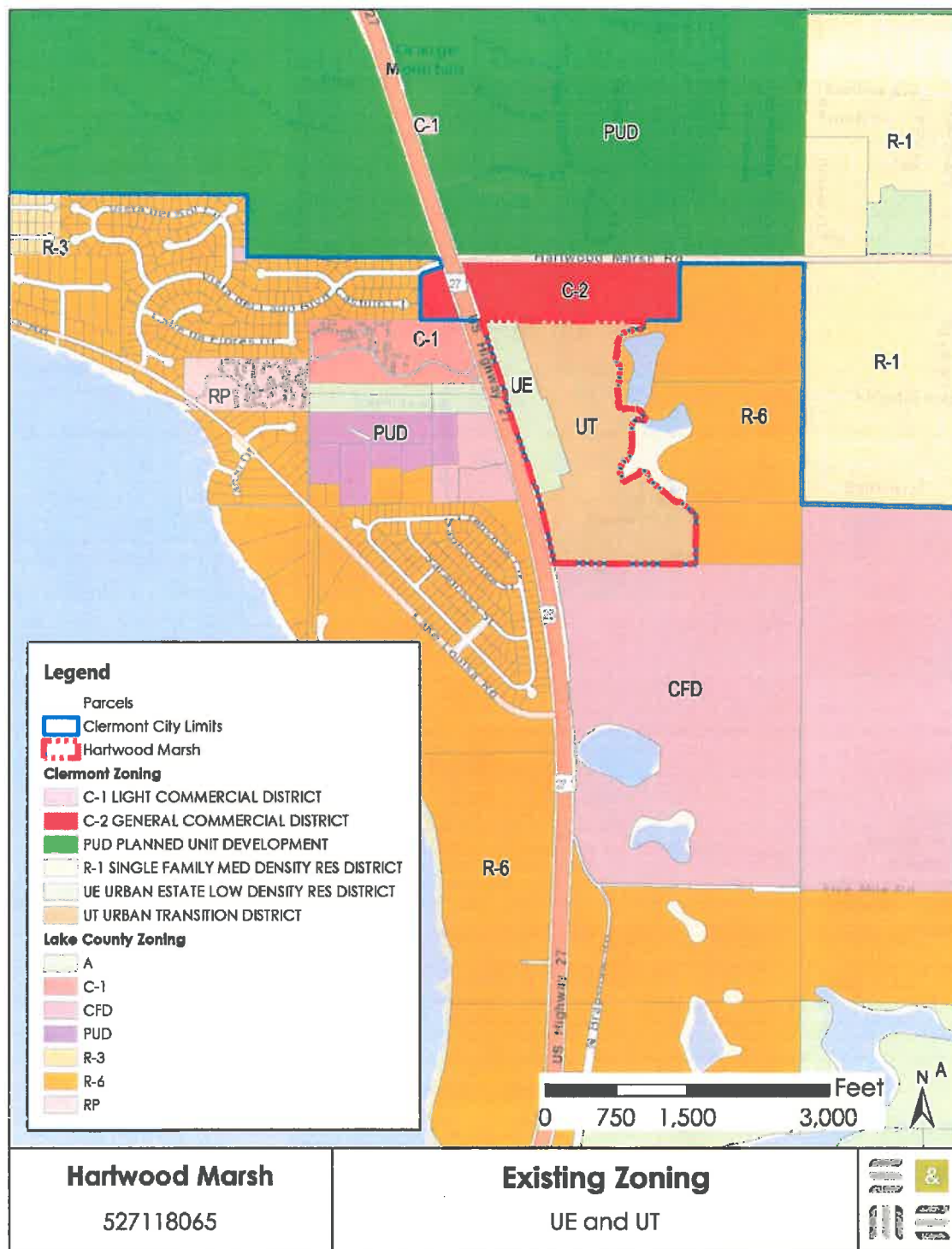
Figure 9. Proposed Future Land Use Map



ZONING

As shown in **Figure 10**, the parcels are currently zoned as Urban Transition District (UT) and Urban Estate Low Density Residential District (UE).

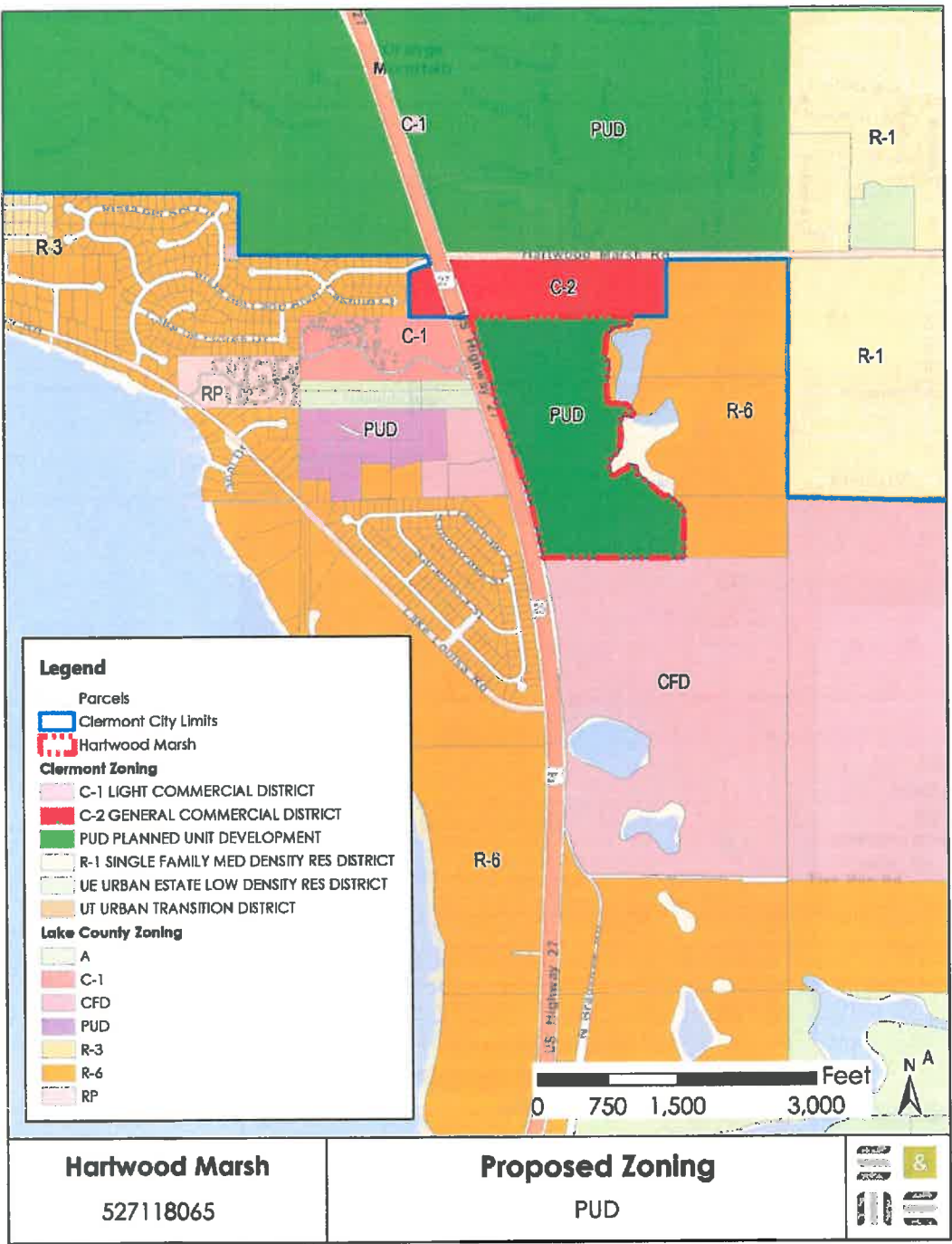
Figure 10. Existing Zoning Map



REQUESTED REZONING

We request that these sites be rezoned to PUD, as such would allow the uses and flexibility needed to develop a mixed-use area. This mixed use development would integrate with both the commercial and residential development in the surrounding area. **Figure 11** includes the proposed amendment to the City's Zoning map.

Figure 11. Proposed Zoning Map



FLUM AMENDMENT IMPACT ASSESSMENTS

As shown in **Table 1**, the previous Future Land Use under Lake County allowed up to 9,671,627 square feet of commercial development given a 3.0 Floor Area Ratio (FAR) and 967 dwelling units. This accounts for the fact that wetlands and water bodies are excluded from net developable acres. The proposed Future Land Use with the City of Clermont, as shown in **Table 2**, would allow up to 12 dwelling units per gross acre and a maximum FAR of 0.25.

Table 1. Existing Future Land Use-None*

Future Land Use	Net Buildable Acres	FAR/Density	Maximum Development
Regional Office [previously under Lake County]	74.01	3.0 FAR 1 Multi-family du/10,000 sf of commercial	9,671,627 sf non-residential 967 dwelling units

*The previous future land use for these parcels was Regional Office under Lake County. It has not received a designation since being annexed into the City of Clermont.

Table 2. Proposed Future Land Use-Commercial

Future Land Use	Gross Acres	FAR/Density	Maximum Development
Commercial	80.41	0.25 12 du/ac	875,665 sf non-residential 965 dwelling units

Table 3 shows the change in development potential between the existing and proposed FLUM amendment. The proposed FLUM amendment would slightly decrease the potential residential development and dramatically decrease the potential non-residential development. Thus, there would be no increased impact from what was previously allowed under the Lake County FLU of Regional Office.

Table 3. Net Maximum Development Potential

Future Land Use	Residential Units	Non-Residential sf
Existing FLUM	967	9,671,627
Proposed FLUM	965	875,665
Net Increase (Decrease)	(2)	(8,795,962)

Transportation

Table 4 below shows current traffic conditions on surrounding road segments within one miles of the site. All segments operate at an adequate level of service (LOS).

Table 4. Level of Service and AADT for Surrounding Roads in 2017 (1 mile radius)

Roadway	Segment	# of Lanes	Area Type	LOS Std.	AADT	Svc. Vol. @ Std.	PM Pk HR Total	PK Hr/Pk Dir	Current LOS
US HWY 27 (SR 25)	Green Cove Blvd to Lake Louisa Rd	4	Urban	E	26,500	1,870	2,385	1,288	C
	Lake Louisa Rd to project site	6	Urban	E	25,500	2,820	2,295	1,239	C
	Project site to Hartwood Marsh Rd	6	Urban	E	25,500	2,820	2,295	1,239	C
	Hartwood Marsh Rd to Johns Lake Rd	6	Urban	E	36,000	2,820	3,240	1,750	C
Hartwood Marsh Rd	US-27 to Hancock Rd	2	Urban	E	14,932	884	1,282	841	E
	Hancock Rd to Flat Lake Rd	2	Urban	E	14,798	884	1,533	853	E
Hancock Rd	Hartwood Marsh Rd to Johns Lake Rd	2	Urban	E	2,281	884	200	110	C
Lake Louisa Rd	E Lake Louisa Rd to US-27	2	Urban	E	13,332	884	1,143	584	D

Using standard ITE generation rates, the maximum amount of total daily and PM peak trips were projected and summarized in **Table 5**, for both the existing and proposed future land uses. **Table 6** compares the projected maximum total trips between the existing and proposed future land uses. With the proposed FLUM amendment, there would be a substantial reduction in potential trips compared to the existing FLU.

Table 5. Trip Generation from Existing and Proposed FLUM Amendments

Future Land Use	Land Use (ITE Code)	Residential (Units)	Non-Res (sf)	Average Daily Trips	PM Peak Hr Trips
Existing FLUM	Commercial (820)	-	9,671,627	134,636	16,010
	Residential: Multifamily (220)	967	-	7,270	445
Proposed FLUM	Commercial (820)	-	875,665	26,291	2,707
	Residential: Multifamily (220)	965	-	7,255	444

Table 6. Existing and Proposed Future Land Use Traffic Impact Comparison

Future Land Use	Average Daily Trips	PM Peak Hour Trips
Existing FLUM	141,906	16,455
Proposed FLUM	33,546	3,151
Net	-108,360	-13,304

Water and Sewer

The proposed FLUM amendment decreases the potential water and sewer demand by approximately 72,650 and 47,148 gallons per day, respectively shown in **Tables 7** and **8**. The City of Clermont provides both water and sewer to the subject property, as shown in **Figure 12**, and the applicant is committed to working with the City to ensure that adequate capacity exists prior to development.

Table 7. Existing and Proposed Water and Sewer Demand

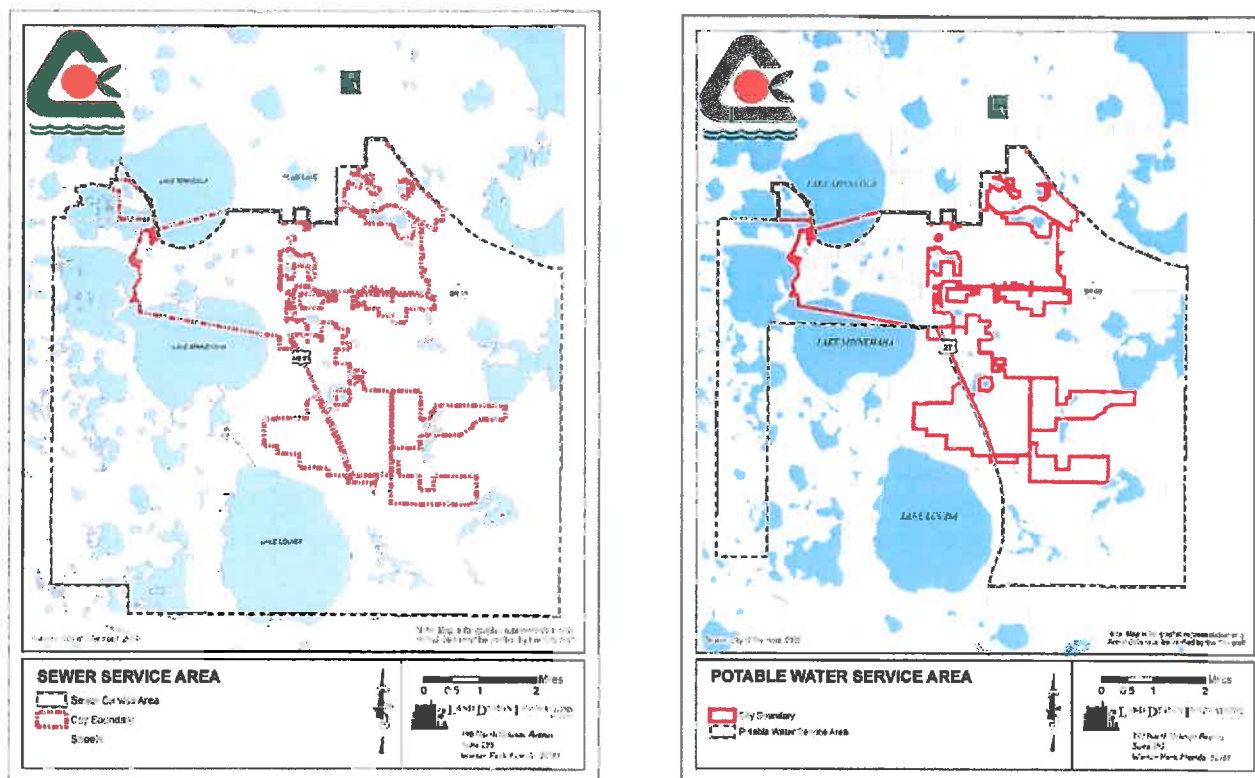
Future Land Use	Service	Adopted LOS gpd/capita	Non-Residential Estimated LOS gpsf	Dwelling Units ¹	Non-Residential SF	Residential Demand	Non-Residential Demand	Total Demand gallons/day
Existing FLUM	Water	185	0.0033	967	9,671,627	492,044	31,916	523,960
	Sewer	70	0.0033	967	9,671,627	186,179	31,916	218,095
Proposed FLUM	Water	185	0.0033	965	875,665	490,842	2,890	493,732
	Sewer	70	0.0033	965	875,665	185,724	2,890	188,614

¹Residential demand calculation based on 2.75 persons per household (Source: US Census Bureau, City of Clermont, 2012-2016)

Table 8. Net Existing and Proposed Water and Sewer Demand

Service	Existing FLUM	Proposed FLUM	Net gallons/day
Potable Water	523,960	493,732	-30,229
Sewer	218,095	188,614	-29,481

Figure 12. Clermont Water Service Area



Schools

Prior to Preliminary Plat approval, the applicant will be required to apply to Lake County Public Schools for a Formal Capacity Determination and address any potential deficits in school capacity. However, this narrative provides preliminary estimates. Because the proposed FLU would reduce the potential dwelling units by 2, the potential student enrollment would drop, albeit marginally. **Table 9** shows the most recent student generation rates, as adopted by the Lake County Public Schools. **Table 10** shows the implication on potential student generation, both for existing and proposed future land uses. **Table 11** compares potential enrollment (PE), for both the current and proposed FLU, to current enrollment and capacity for the elementary, middle, and high school that serve the subject properties. Current enrollment for all three schools exceeds existing capacity. While development under either FLU would add even more students, the growth would be mitigated, albeit marginally, under the proposed FLU. Notably, another K-8 school in Four Corners is already planned to open in 2021, which would provide relief. Nonetheless, the applicant is committed to working with the City of Clermont and the Lake County School Board to assure adequate capacity is in place and/or excess capacity can be mitigated.

Table 9. Student Generation Rates (SGR), 2017

	SGR ES	SGR MS	SGR HS	SGR Total
Single Family	0.152	0.074	0.102	0.328
Multi Family	0.143	0.063	0.077	0.283
Mobile Home	0.097	0.047	0.062	0.206

Source: Lake County Public Schools, 2017 School Concurrency Management Report

Table 10. Existing and Proposed Future Land Use Student Generation Comparison

	Use	Units	Students			
			ES	MS	HS	Total
Existing	Multi-family	967	138.3	60.9	74.5	273.7
Proposed	Multi-family	965	138.0	60.8	74.3	273.1
Net	Multi-family	-2	-0.3	-0.1	-0.2	-0.6

Table 11. Lake County School Capacity, 2017

School	Existing Capacity	Current Enrollment	Existing FLU Potential Enrollment (PE)	Existing FLU PE Percent of Capacity	Proposed FLU Potential Enrollment (PE)	Proposed FLU Potential Enrollment (PE)	Difference in Percents
Lost Lake Elementary	986	1,056	1,194.3	121.17%	1,194.0	121.14%	-0.03%
Windy Hill Middle	1,149	1,397	1,457.9	126.89%	1,457.8	126.88%	-0.01%
East Ridge High	2,242	2,393	2,467.5	110.08%	2,467.3	110.07%	-0.01%
Total	4,376	4,846	5,119.7	116.99%	5,119.1	116.98%	-0.01%

*The 2017 Concurrency Report from the Lake County Public Schools shows the capacity of all three schools. However, the capacity for Lost Lake Elementary and East Ridge High are aggregated with other schools. To estimate the individual school's capacity, the total capacity for its group was divided by the number of schools in its group.

POTENTIAL CONCEPT DESIGN

In order to better illustrate the proposed FLUM amendment and rezoning of this property, a conceptual design displaying the mixed use nature of it is shown in **Figure 13**. This design offers one mixed use development scenario in order to depict potential uses, densities, and intensities of development. It does not reflect an intended development to be constructed.

The concept design shows 100,000 square feet of commercial uses, storm water and greenspace amenities, and 600 multi-family residential dwelling units. Ultimately, this concept design is intended to show that the parcels would be well-suited for a mixed-use development and could accommodate a large amount of commercial and multi-family residential resources.

CONCLUSION

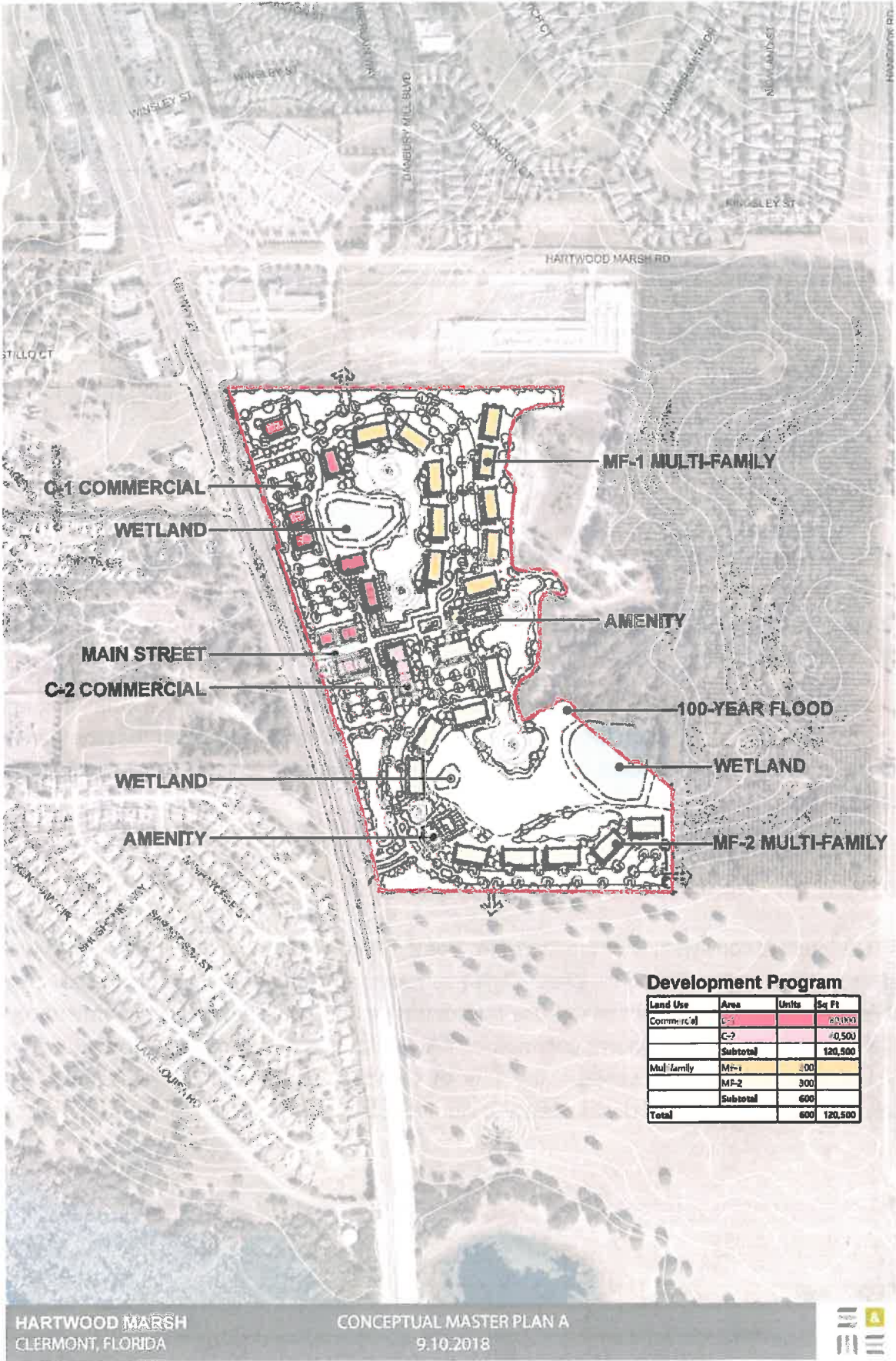
The proposed FLUM amendment is consistent with the Clermont Comprehensive Plan and will advance the vision of high-quality, mixed-use development. The site's proximity to surrounding residential and commercial areas makes this property an ideal location for a vibrant mixed-use community center. The proposed FLUM amendment and rezoning action is also compatible with adjacent commercial, residential, and mixed-use land uses. Rezoning and changing the FLU of this property will position the City of Clermont to achieve desirable mixed-use development, ultimately creating a commercial destination and vibrant community for both visitors and residents of Clermont.

APPENDIX

Wetlands/floodplain/topo map

Soils map

Figure 13. Conceptual Design





**Lake County School District
School Concurrency Application
& Service Provider Form**

Growth Planning Dept.
201 West Burleigh
Blvd.
Tavares, FL 32778
(352) 253-6690
Fax: (352) 253-6691

Instructions: Submit one copy of the completed application and applicable fee(s) for each new residential project requiring a concurrency determination of school capacity. A determination will be provided within thirty (30) working days of receipt of a complete application. A determination is not transferable and is valid for one year from date of issuance. Once the Development Order is issued, the concurrency determination shall be valid for the life of the Development Order upon verification of a final development order.

Please check (✓) type of application (one only):

☐ Concurrency Capacity Reservation (site plan, subdivision, plat) ☐ Exemption ☐ Amendment ☐ Equivalency
☒ Adequate School Facilities Determination (Comp Plan, Zoning) ☐ Letter of No Impact ☐ Time Extension

Fees: Concurrency Capacity Reservation ≤ 90 DU (\$800) ≥ 91 DU (\$1000);
Adequate School Facilities Determination (\$500)
Amendment (\$500); Adequacy (\$500); Time Extension (\$300)

PART 1: PROJECT INFORMATION

Include a copy of the site/subdivision plan, last recorded warranty deed and consent form or agent authorization

Project Name: (please include AKA's) Hartwood Marsh
Municipality: City of Clermont
Parcel Identification Number (PIN): 09-23-26-0004-000-00600; 16-23-26-0001-000-00800
Alternate Keys: 1412251; 3853085
Location / Address Of Subject Property: US-27, 700' south of Hartwood Marsh Rd, east edge

DEVELOPMENT REQUEST:

Project Data	Type and Number of Units
Recently Annexed: ☒ Y or N	Single Family
Project Acreage: 80.41	Multi-Family 600
Total Number of Units: 600	Mobile Home
Will the Project be Phased? ¹ (Y/N): Y	Age Restricted (Adults Only) ²
Concurrency Service Area (CSA): 14	

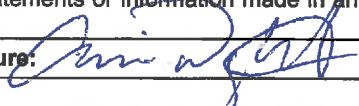
¹ If applicable, please attach a Phasing Plan showing the number and type of units to receive certificate of occupancy yearly.

² A Restrictive Covenant is required for age-restricted communities.

OWNERSHIP/AGENT INFORMATION: NOTE: If an agent, please include an agent authorization/consent form

Owner's Name: Hartwood Properties LLC	
Agent's Name: Chris Dougherty, S&ME, Inc.	
Mailing Address: 1615 Edgewater Dr. Suite 200, Orlando, FL 32803	
Telephone Number: 407-975-1273	Fax Number: 407-975-1278
Contact Email Address: cdougherty@smeinc.com	

I hereby certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge.

Owner/Agent Signature: 	Date: 5/2/19
--	--------------

PART 2: TO BE COMPLETED BY LOCAL GOVERNMENT REVIEW

Date Application Filed:	Petition/Project Number:
Reviewed By:	Reviewers Title:

Government Representative Signature:	Date:
--------------------------------------	-------

PART 3: TO BE COMPLETED BY SCHOOL DISTRICT

Date & Time Received:	Case Number:
I verify that the project complies with the adopted Level of Service (LOS) for Schools	I verify that the project will comply with the adopted Level of Service (LOS) for Schools subject to the attached conditions
I cannot verify that the project will comply with the adopted Level of Service (LOS) for Schools	Payment Received:
District Representative:	Date:



AGENT AUTHORIZATION

Before me, the undersigned authority, personally appeared Holly Collins, VP
and has authorized S&ME, Inc. to act as its agent to represent them in
obtaining the necessary approvals from the Lake County School Board regarding School
Concurrency and any other similar items that may arise dealing with property owned by
Hartwood Properties, LLC in Lake County, Florida.

Holly Collins Affiant (Owner's Signature)

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 13th day of May, 2019
By Holly Collins who is personally known to me or has
produced _____ as identification and who did ___ or did not ___ take an oath.

Gennives Brown
Notary Public (signature)

(SEAL)
My Commission expires _____
 **GENNIVES BROWN**
Commission # GG 281409
Expires February 23, 2023
Bonded Thru Budget Notary Services

COMP1905-0002



CITY OF CLERMONT
COMPREHENSIVE PLAN AMENDMENT
Application

DATE: May 6, 2019

FEE: \$2,325.00

Project Name (if applicable): Hartwood Marsh Mixed Use PD

Applicant: S&ME

Contact Person: Chris Dougherty

Address: 1615 Edgewater Drive, Suite 200

City: Orlando State: FL Zip: 32804

Phone: 407-975-1273 Fax: 407-975-1278

E-Mail: cdougherty@smeinc.com

OWNER: Hartwood Properties LLC

Address: P.O. Box 617138

City: Orlando State: FL Zip: 32861

Phone: 407-370-9100 Fax: _____

E-Mail: _____

General Location: Along the east side of US 27, due south of Hartwood Marsh Road by approximately 680 feet.

Legal Description (include copy of survey): See attached

Property size (in acres or square feet): _____

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

Existing (Actual) Land Use: Vacant

Existing Zoning: Urban Transition and Urban Estate

Existing Future Land Use: N/A

Proposed Future Land Use: Commercial

Type of development proposed: Mixed-use with multi-family and general retail/commercial along US 27.

Att# 1412251



Proposed density (dwelling units/acre) or intensity: FLU density: 12 du/acre. FAR: 0.25

Proposed Zoning District: Planned Unit Development

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

See attached

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

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

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

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

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



APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Chris Dougherty, S&ME, Inc., who being

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

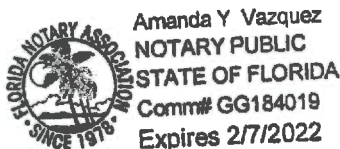
1. That he (she) affirms and certifies that he (she) understands and will comply with all ordinances, regulations and policies of Lake County, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his (her) knowledge and belief, and further, that this application 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 None to Master Planned Development 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.

Chris Dougherty
Affiant - Applicant Name (print)

X [Signature]
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 6th day of May, 2019.



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

My Commission Expires: 2/7/2022



OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF ~~LAKE~~ ORANGE

Before me, the undersigned authority personally appeared Holly Collins, Vice Pres. of Hartwood Properties, LLC, 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 None to Master Planned Development for the property legally described on the attachment of this application.
3. That the owner of said property has appointed S&ME, Inc. 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.

Holly Collins
Affiant - Applicant Name (print)

X Holly Collins
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 13th day of May, 2019.

X Gennives Brown
Notary Public, State of Florida at Large

My Commission Expires: _____



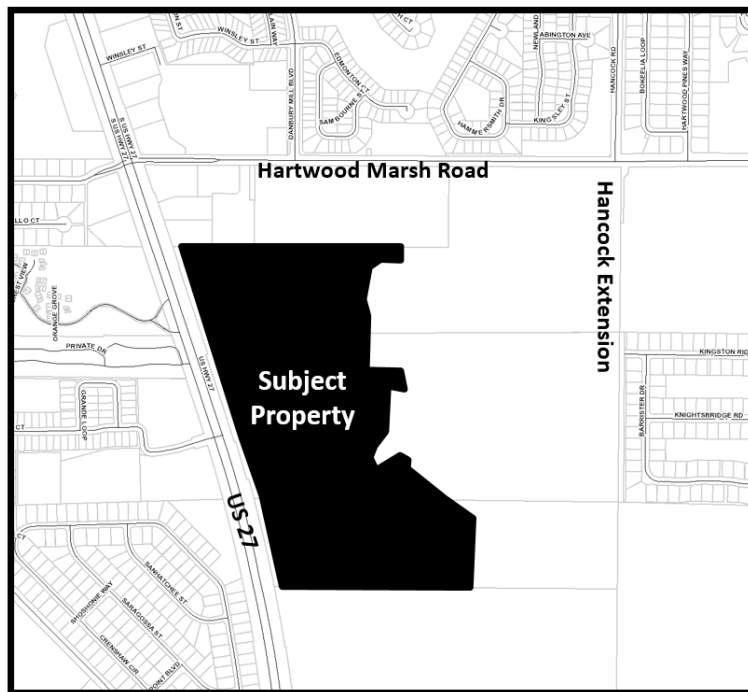
GENNIVES BROWN
Commission # GG 281409
Expires February 23, 2023
Bonded Thru Budget Notary Services

CITY OF CLERMONT

NOTICE OF PROPOSED AMENDMENT TO COMPREHENSIVE PLAN ORDINANCE NO. 2019-29

The City of Clermont will hold public hearings on Tuesday, August 6, 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, August 13, 2019 at 6:30 p.m. before the City Council to consider introduction of the ordinance and transmittal of the proposed amendment. The map amendment would change the Future Land Use designation for the parcel below from Lake County Regional Office to City of Clermont Master Planned Development.

The City of Clermont will hold a public hearing on Tuesday, October 22, 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:

1/4 mile south of Hartwood Marsh Road, East of US 27
Alternate Keys 1412251, 3853085
80.4 +/- Acres

Ordinance #2019-29:

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

Daily Commercial
July 22 and October 7, 2019



AGENDA ITEM

Meeting Date	
Tuesday, August 6, 2019	
Agenda Item Name	
Ordinance No. 2019-32 Bradshaw North CPA	
Requested Action	
Recommend approval of Ordinance 2019-32.	

Staff Report

The owner, BLR-Shell Pond/Floribra-Shell Pond, has requested an amendment to the Future Land Use Map to designate the property with a future land use category of Commercial. The subject site is 16.7 +/- acres in size. The property is located northeast of the intersection of US Hwy 27 and Schofield Road. This request is being heard concurrently with requests for annexation and a rezoning to C-2 General Commercial. The property is located within the Interlocal Service Boundary Agreement (ISBA) and the Joint Planning Area (JPA). A portion of the property has been historically used for agricultural purposes.



The current Future Land Use designation in Lake County is Wellness Way 1. The Wellness Way Area Plan allows for the following land use intensities:

Future Land Use Category Summary Table Maximum Density Allocation Table

Future Land Categories	Use	Minimum Density/Net Buildable Acre	Maximum Density/Net Buildable Acre	Minimum Average FAR	Maximum Average FAR
Town Center		6.00 (d.u)	25.00 (d.u)	0.30	2.00
Wellness Way 1		3.00 (d.u)	20.00 (d.u)	0.25	2.00
Wellness Way 2		2.50 (d.u)	15.00 (d.u)	0.20	2.00
Wellness Way 3		2.00 (d.u)	10.00 (d.u)	0.15	2.00
Wellness Way 4		0.00	0.00	N/A	N/A

The applicant desires to develop the property for commercial uses, which include a 140-room hotel with up to 32,800 square feet of commercial uses. The City's Commercial Future Land Use allows up to 0.25 Floor Area Ratio (FAR) and up to 12 units per acre, under Policy 1.9.2. This is comparable to what is permissible under Wellness Way 1 in Lake County.

Staff is able to support the request for the comprehensive plan change since the subject property meets the requirements for voluntary annexation, the City is capable of serving the property, it is not in conflict with the City's Comprehensive Plan, and the property can be developed in a similar fashion under Lake County's Wellness Way 1. Therefore; staff recommends approval of the large-scale comprehensive plan amendment to change the future land use from Lake County Wellness Way 1 to the City's Commercial.

Additional Analysis	
----------------------------	--

Fiscal Impact Summary	
------------------------------	--

Fiscal Impact	Fund Number and Description	Available Budget Amount

Exhibits Attached (copies of original agreements)	
--	--

1.	2019-32 Bradshaw North CPA	2019-32 Bradshaw North CPA.DOC
2.	Bradshaw North Maps	Bradshaw North Maps.pdf
3.	location map	location map.pdf
4.	transmittal doc	transmittal doc.pdf
5.	App & affidavits	App & affidavits.pdf
6.	Ord 2019-32 Legal Ad Proof	Ord 2019-32 Legal Ad Proof.pdf



CITY OF CLERMONT
ORDINANCE NO. 2019-32

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: That part of land lying between US Hwy 27 & Bradshaw Rd & N of the following described line: from N 1/4 cor of sec run S 01-24-28 E 706.60 ft, S 86-06-56 E 150.17 ft for POB, cont S 86-06-56 E 228.09 ft to the point of terminus ORB 1569 Pgs 1160 1169 ORB 3788 Pg 48.

Parcel ID: 21-23-26-000100000600



CITY OF CLERMONT
ORDINANCE NO. 2019-32

Parcel 2: N 1/2 of sec lying E'ly of US Hwy 25 & W'ly of Bradshaw Rd r/w & lying S of following described line: from N 1/4 cor run S 01deg 24min 28sec E 706.60 ft, S 86deg 06min 56sec E 150.17 ft for POB, cont S 86deg 06min 56sec E 228.09 ft to the point of terminus ORB 2051 Pg 1403.

Parcel ID: 21-23-26-000100000100

Site contains 16.7 +/- acres.

LOCATION

Northeast of the US 27 & Schofield Road Intersection, East of US 27
(Alternate Keys 1594511, 3853224)

CHANGE IN FUTURE LAND USE CLASSIFICATION

FROM LAKE COUNTY: WELLNESS WAY-1
TO CITY OF CLERMONT: COMMERCIAL

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.

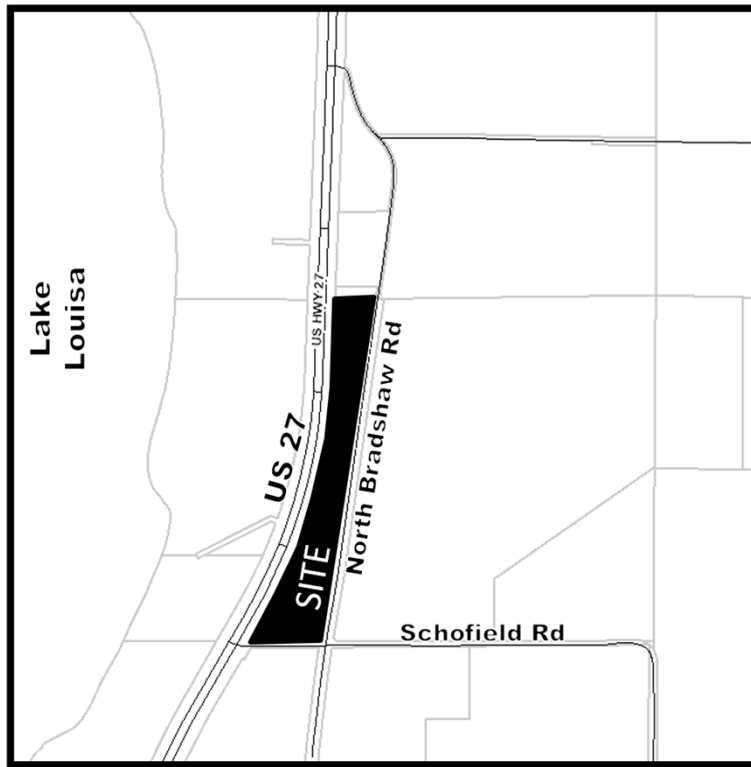
SECTION 3.

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. 2019-32

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, this 22nd day of October, 2019.

CITY OF CLERMONT

Gail L. Ash, Mayor

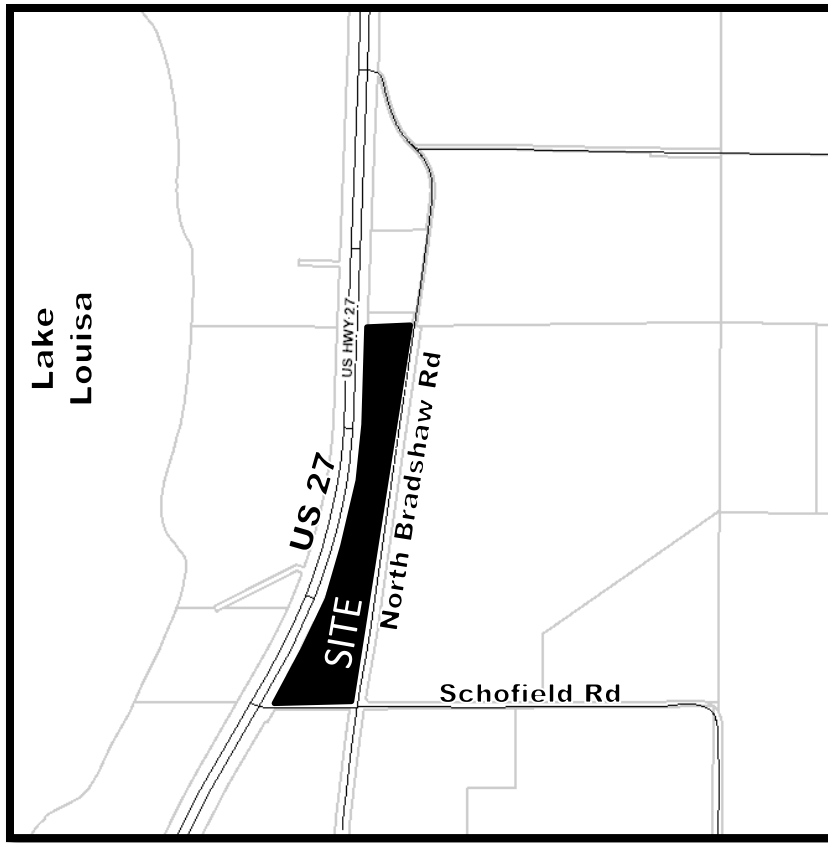
ATTEST:

Tracy Ackroyd Howe, City Clerk

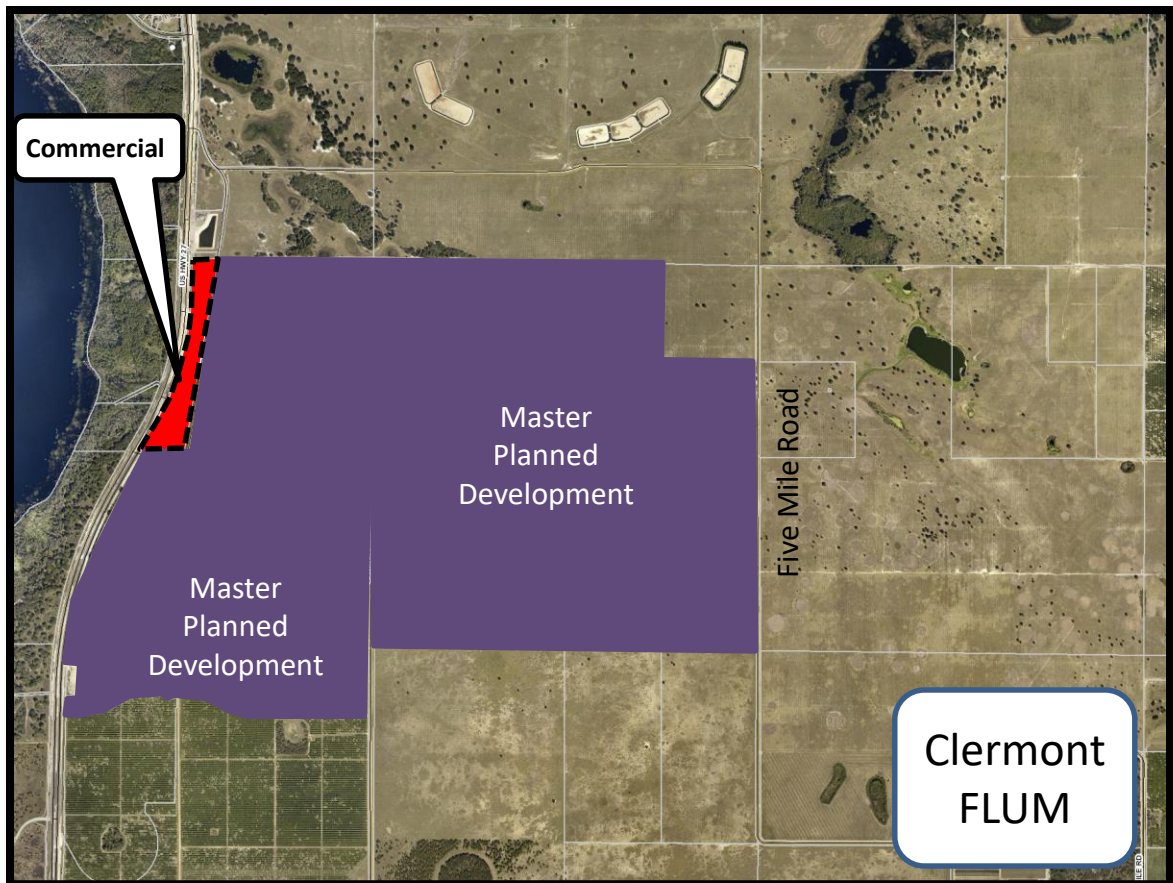
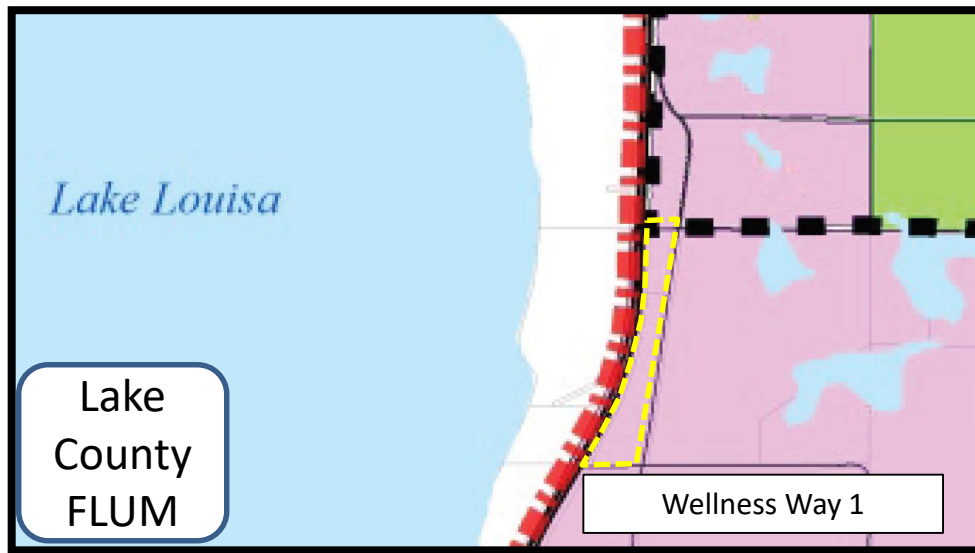
Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

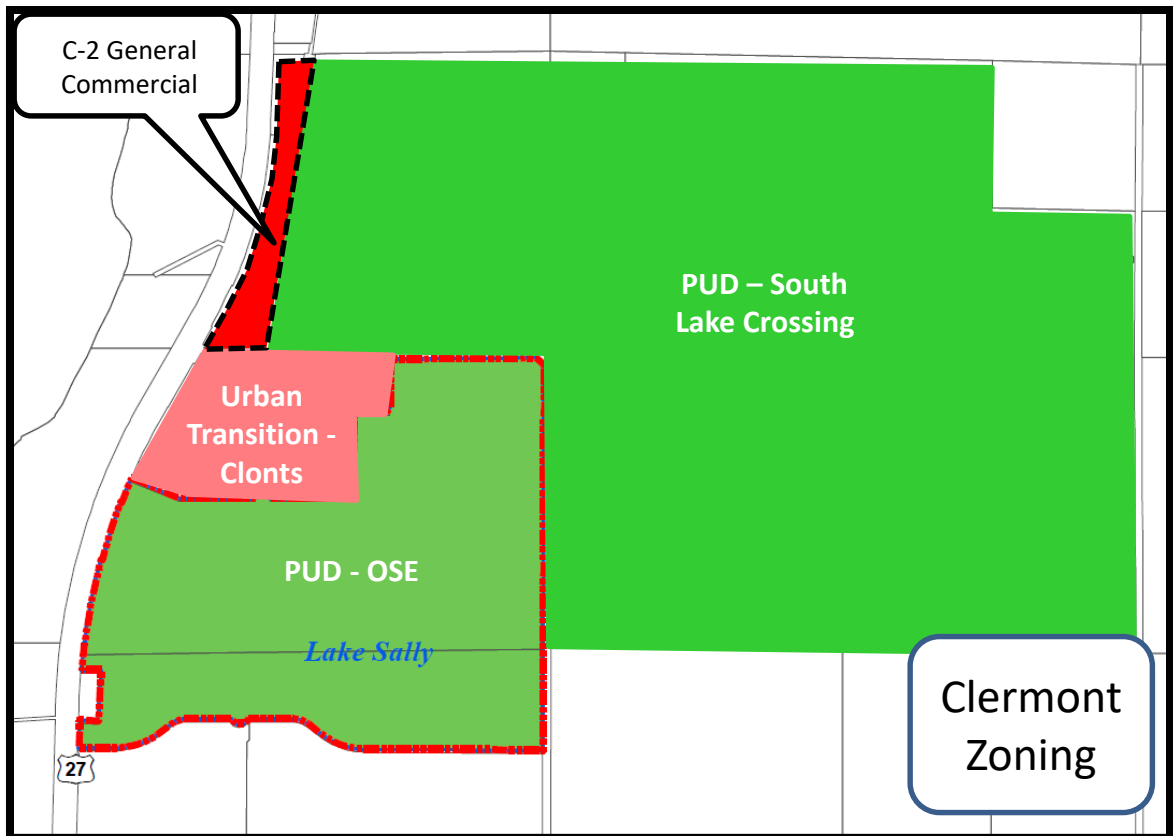
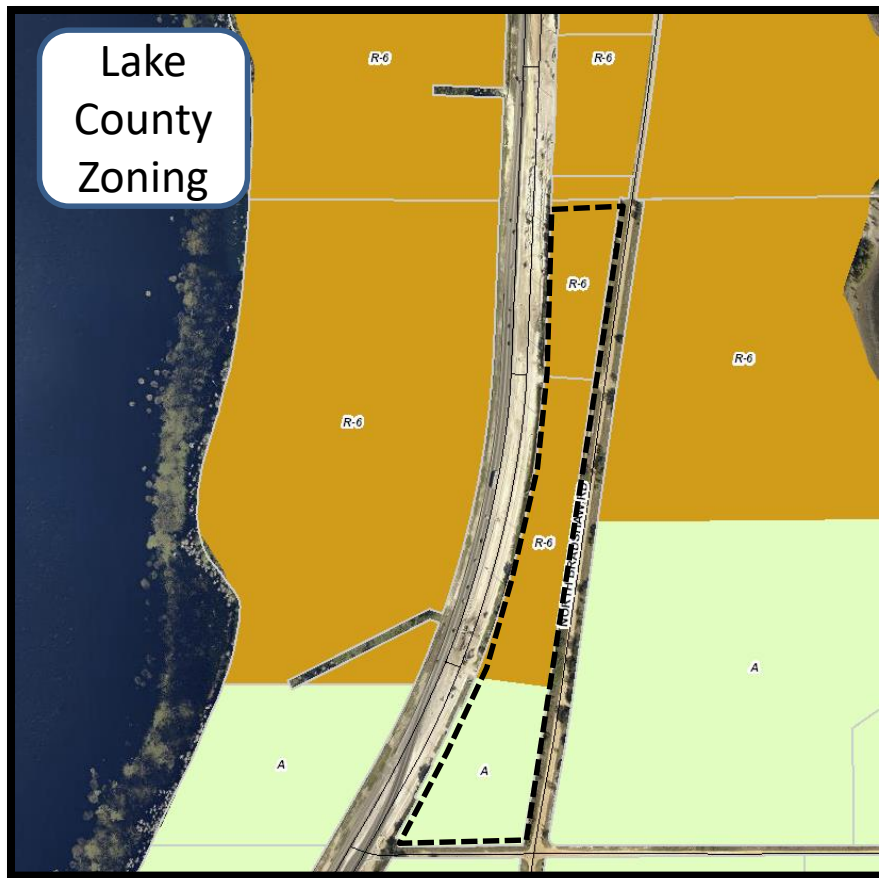
Exhibit - Location Map – Bradshaw North Property



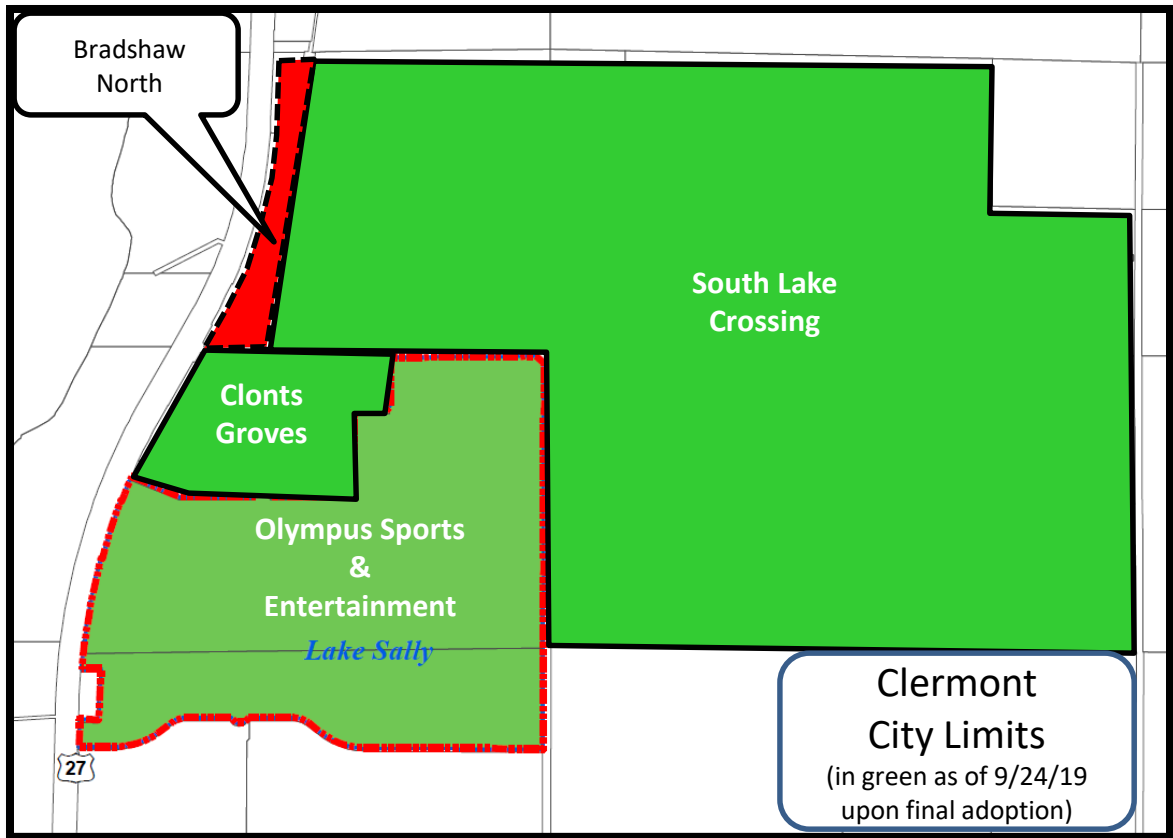
Future Land Use Map–Bradshaw North Property



Zoning Map—Bradshaw North Property



City Limits Map – Wellness Way





**BRADSHAW NORTH
PLANNED
DEVELOPMENT
LAKE COUNTY, FLORIDA**

SITE DATA

PARCEL ID: 21-23-26-0001-0000-0100 & 21-23-26-0001-0000-0600
 SITE ADDRESS: SOUTH HWY 27
 CLERMONT FL 34711
 SITE ACREAGE: 16.69 AC. (727,016 FT²)
 EXISTING ZONING: R-6 - URBAN RESIDENTIAL & A - AGRICULTURE DISTRICT

ADJACENT ZONING:

NORTH:	R-6 - URBAN RESIDENTIAL
SOUTH:	A - AGRICULTURE DISTRICT
EAST:	R-6 - URBAN RESIDENTIAL & A - AGRICULTURE DISTRICT
WEST:	A - AGRICULTURE DISTRICT

PROPOSED FUTURE
LAND USE: COMMERCIAL

PROPOSED USE: COMMERCIAL / HOTEL

ADJACENT LAND USE:

NORTH:	WETLAND
EAST:	PASTURE / WETLAND
SOUTH:	WELLNESS WAY 1
WEST:	US HIGHWAY 27 ROW

COMMERCIAL TRACT

MAXIMUM FLOOR AREA RATIO: 0.25

PROPOSED FAR:
IMPERVIOUS SURFACE RATIO (ISR): 80%

OPEN SPACE: 20%

PERMITTED USES: C-1 ZONING DISTRICT

MAXIMUM BUILDING HEIGHT: 55 FEET

SETBACKS (C-1 ZONING DISTRICT)

FRONT: 50 FEET (FROM US 27)
25 FEET (FROM OTHER STR)

SIDE: 50 FEET (FROM US 27)
25 FEET (FROM OTHER STR)
12 FEET INTERIOR SIDE YARD

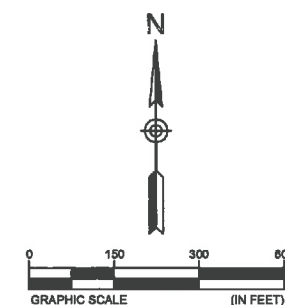
REAR: 50 FEET (FROM US 27)
25 FEET

PROPOSED COMMERCIAL AREA: 32

PROPOSED HOTEL UROOMS: 14

TRIP GENERATION

Land Use	ITE Code	AM Peak Period						PM Peak Period								
		Daily Trip			In			Out			In			Out		
		Intensity	Ends	% Trips	Intensity	Ends	% Trips	Total	% Trips	Total	% Trips	Total	% Trips	Total		
Hotel	310	140Rooms	1,154	59%	38	41%	27	65	51%	40	49%	39	7			
Shopping Center	820	32.8KSF	2,817	62%	19	38%	12	31	48%	114	52%	124	23			
Subtotal			3,971		57		39	96		154		163	31			
Internal Capture																
Pass-By			1,350		19		13	33		52		55	10			
Total			2,621		38		26	63		102		108	20			



PROJECT NUMBER
527118066

DRAWING NUMBER

C1.0

DRAWING NAME

SITE DEVELOPMENT PLAN



Annexation, Future Land Use Amendment, and Rezoning Application

BRADSHAW NORTH

PREPARED FOR | Floribra Properties, LLC

PREPARED BY | S & ME, Inc.

MAY 2019



INTRODUCTION

This narrative supplements applications to annex, change the Future Land Use (FLU) of, and rezone two parcels located in unincorporated Lake County along the east side US 27, which is referred to as the Bradshaw North property.. This property comprises approximately 16.7 acres and is within the City's Interlocal Service Boundary Agreement Area (ISBA). The property is also located in the northwestern section of the Wellness Way Service Area (WWSA) of unincorporated Lake County. However, to maximize the potential of the undeveloped property, we are requesting annexation into the City of Clermont, followed by a Future Land Use Map (FLUM) amendment and rezoning. This change would allow the City of Clermont to further the goals of its comprehensive plan.

The property is currently located within Wellness Way, as shown in **Figure 1**. The following paragraphs describe the objectives and policies laid out in the County's Comprehensive Plan, established in 2015:

The South Lake Sector Planning Area, or Wellness Way, has been recognized as an area for significant potential economic development in southeast Lake County. The Area consists of 15,481 acres in Southeast Lake County, south of State Road 50 and East of US-Highway 27.

Most of the area was previously zoned for agricultural uses. The Wellness Way Area is intended to encourage economic development, fiscally efficient and well-balanced development patterns, and leverage existing resources.

The Sector Area maps show the Wellness Way Area divided into five zones, each decreasing in intensity and density, based on the anticipated development pattern: Town Center, Wellness Way 1, Wellness Way 2, Wellness Way 3, and Wellness Way 4. These zones are intended to depict the desired density and intensity of development, form, and open space networks within the area. Figure 1 shows the Wellness Way Area Plan Map and Future Land Use (FLU) designations.

This vision is consistent with the goals and objectives of the City of Clermont's Comprehensive Plan, established in 2009. Goal 1 in the Future Land Use Element of this Plan is stated below:

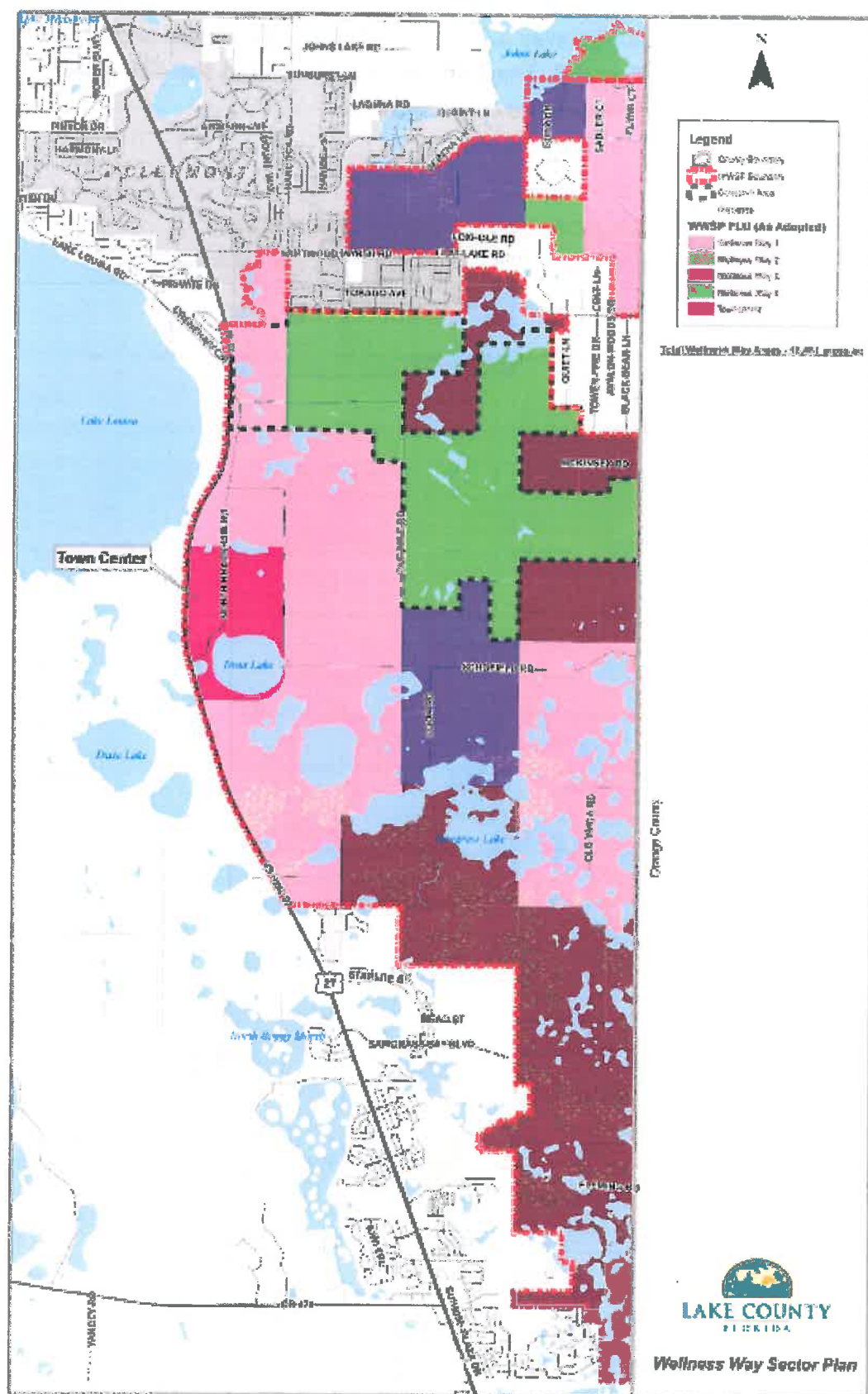
Ensure that the character, magnitude and location of all land uses provide a system for orderly growth and development that achieves a balanced natural, physical and economic environment and enhances the quality of life of all residents.

In consideration of this goal, along with the location and shape of the property, we seek to have the future land use of the property changed to Commercial, as defined by the City of Clermont. Objective 1.9 of the the Future Land Use Element of the City's Comprehensive Plan describes the goal of the Commercial Land Use category as follows:

The commercial category is established to assure availability of sufficient office and commercial sites to serve the needs of the existing and projected population. In addition to office and commercial uses, residential uses are allowed, preferably as mixed-use, high-density developments, as well as supportive accessory uses, churches and schools as conditional uses, minor public utilities (i.e., telephone switching stations, lift stations, drainage infrastructure, and similar facilities), parks and open space, municipal facilities and other civic and cultural uses subject to standards and performance criteria set forth in this plan and in the land development regulations.

Because the Commercial FLU allows a mixture of land uses, it is generally consistent with the goals of the Wellness Way Plan and the City's Comprehensive Plan. Due to the frontage along US 27 and the shape of the property, the Commercial designation

Figure 1. Wellness Way Area Map



SITE INFORMATION

The project site consists of two parcels (21-23-26-000100000100, 21-23-26-000100000600) totaling approximately 16.7 acres, located between US Highway 27 and North Bradshaw Road, and bordered by Schofield Rd to the south, shown in **Figures 2 and 3**. They also are located within the City of Clermont’s Interlocal Service Boundary Agreement area (ISBA), as shown in **Figure 4**.

Figure 2. Vicinity Map of Project Site

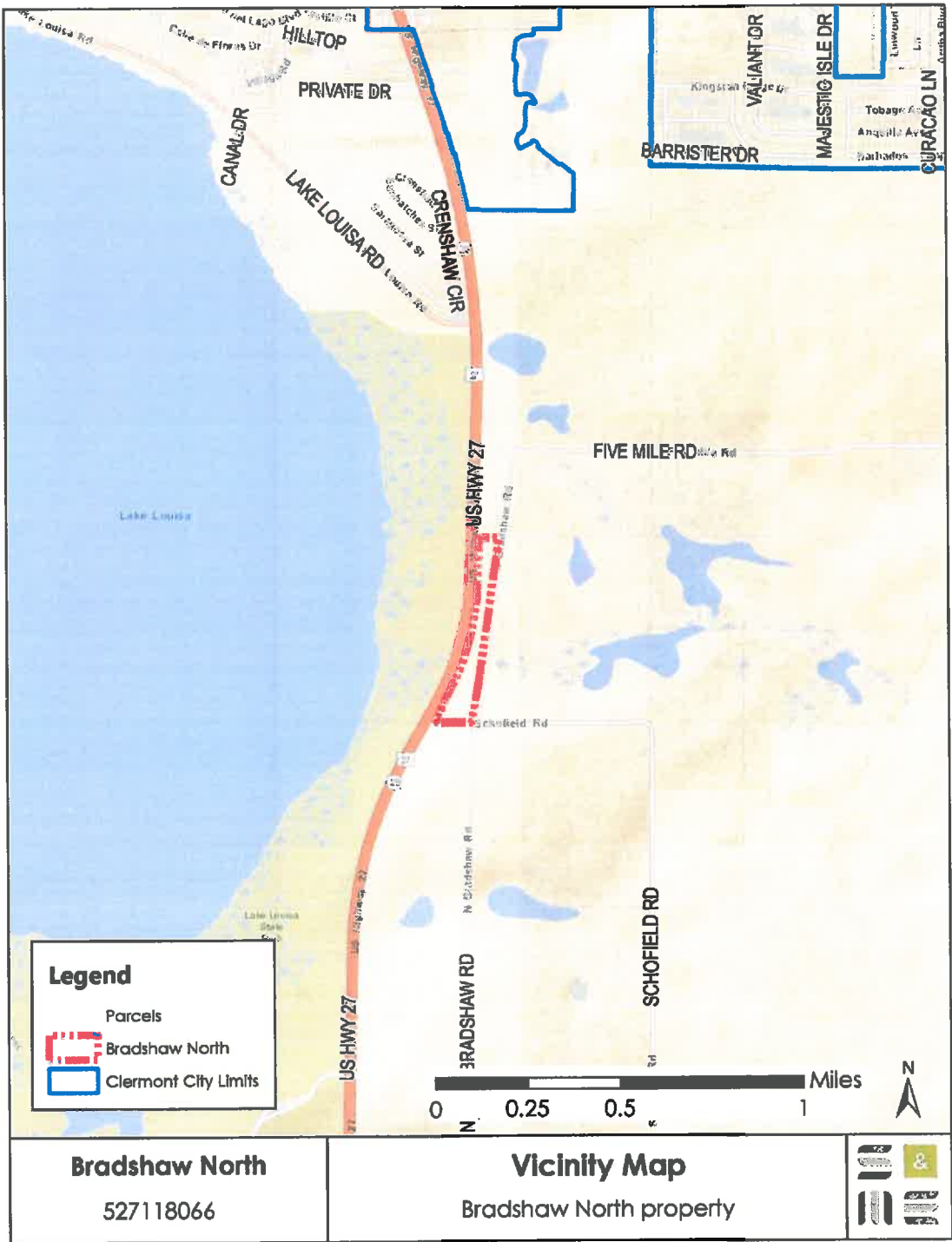


Figure 3. Aerial Location Map of Project Site



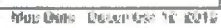


Figure 5. Topography Map

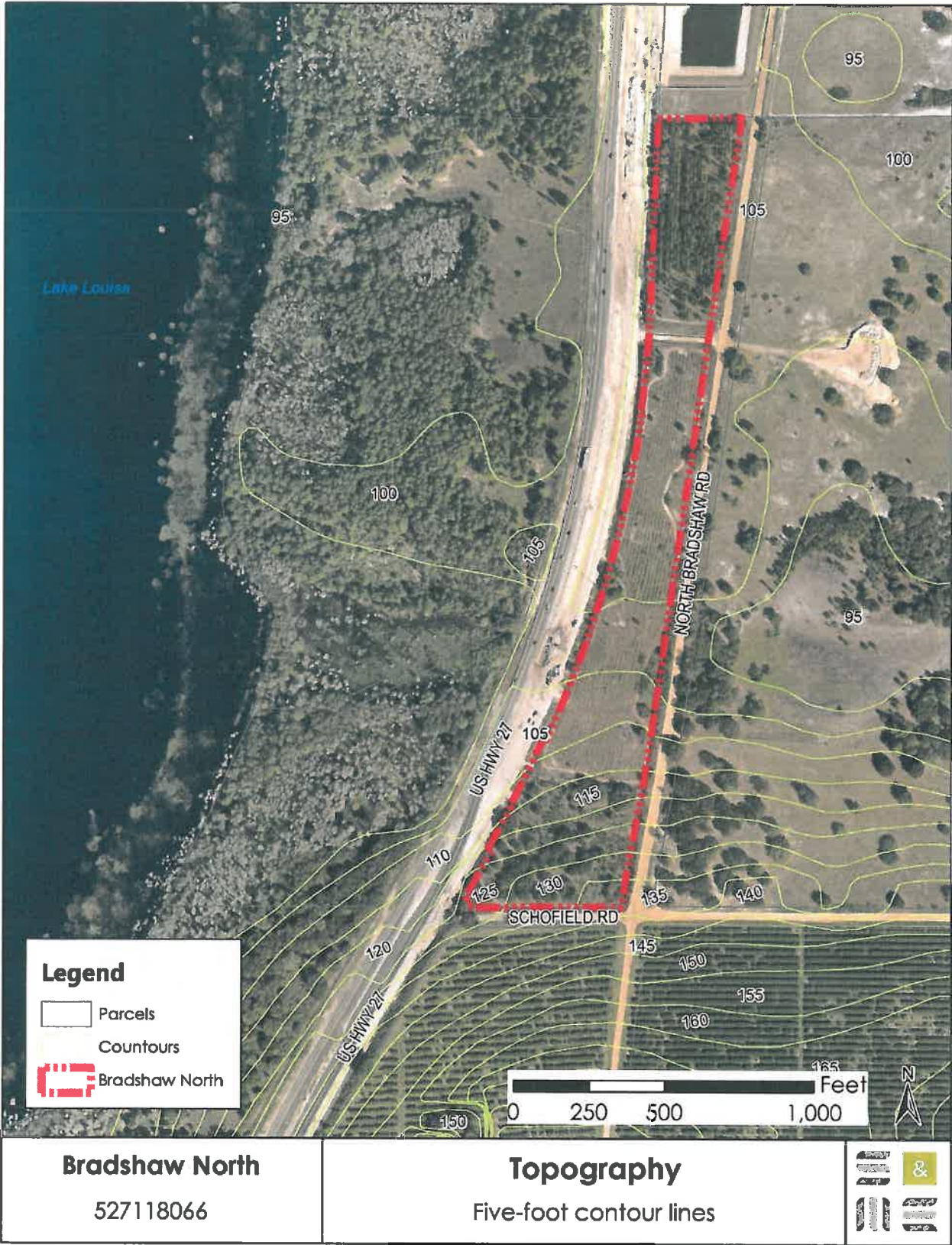


Figure 6. Floodplain Map

While floodplains surround the site on both the east and west sides, no floodplains are present on the site.

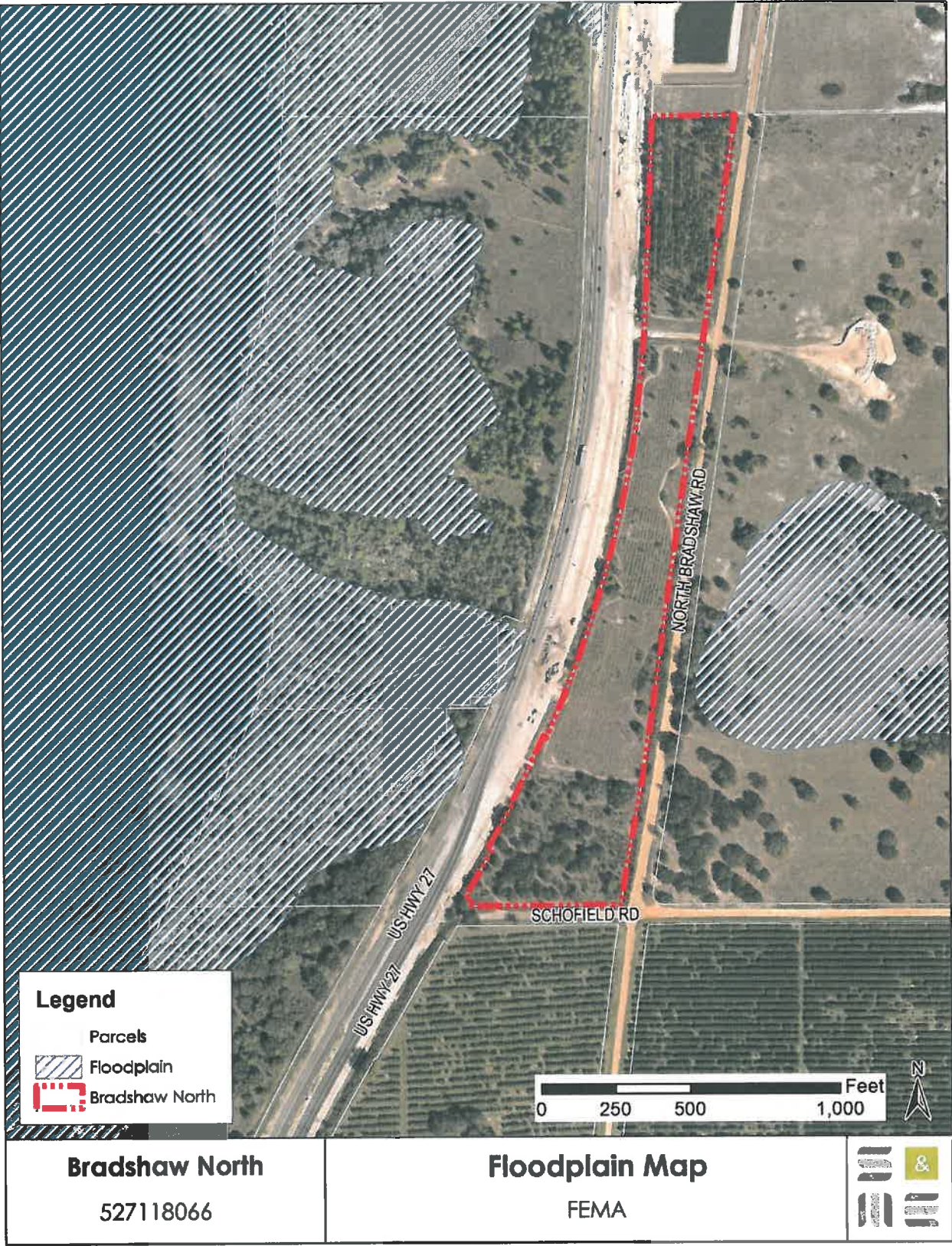


Figure 7. Wetlands Map

While wetlands exist nearby, no wetlands are present on the site.

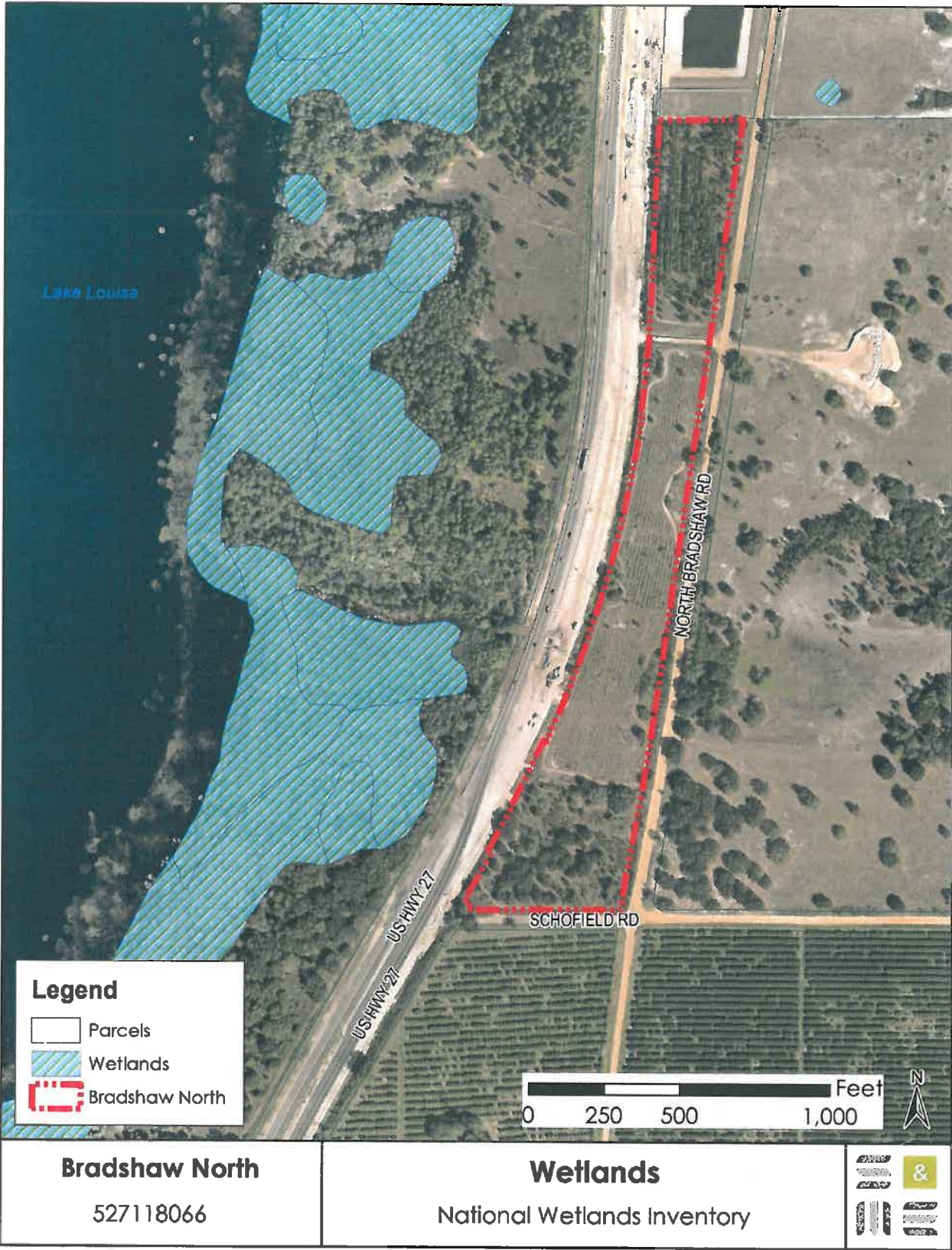


Figure 8. Water Bodies Map

The property is directly east of Lake Louisa, and a swamp marsh exists to the east of the property. However, no water body exists on the site.

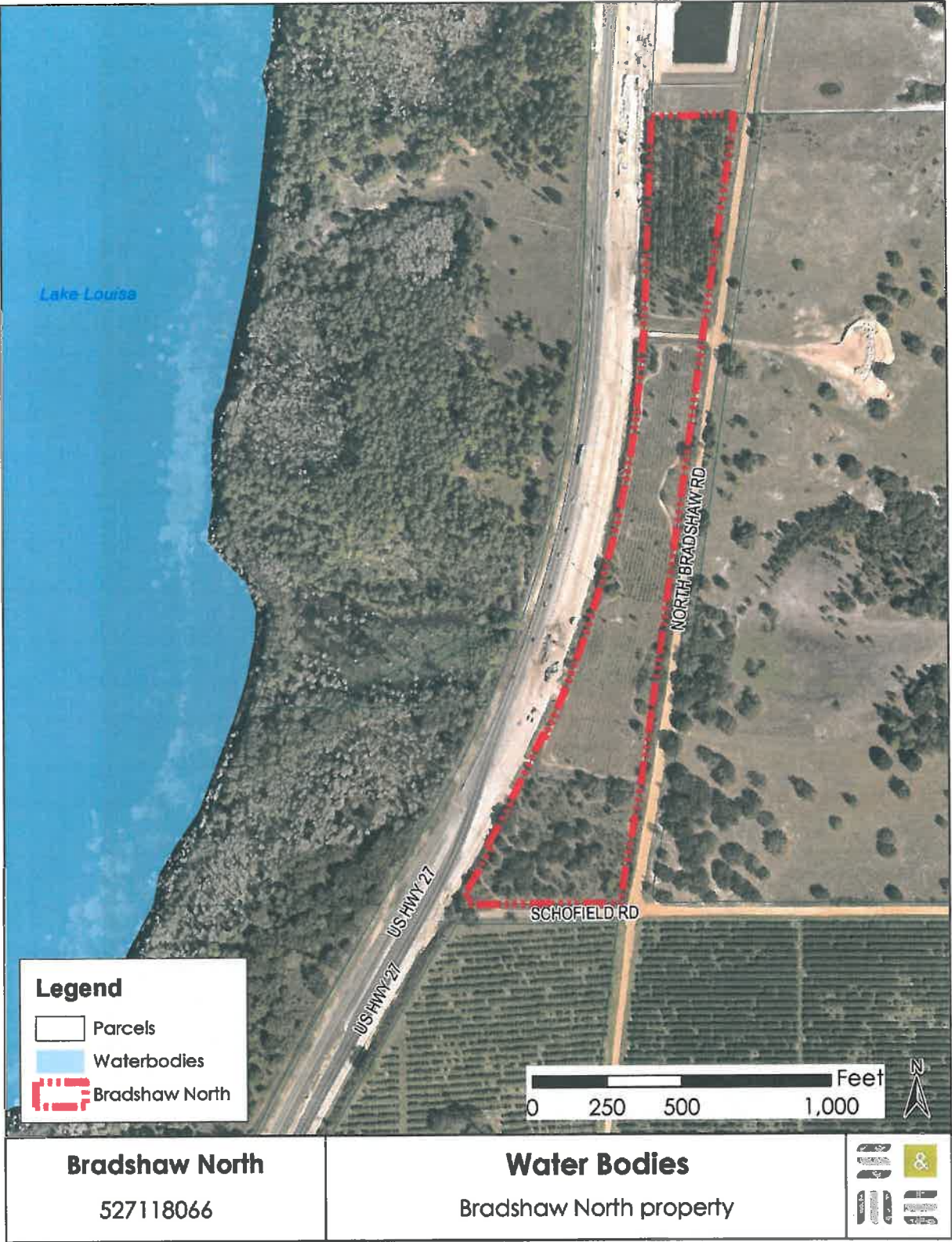
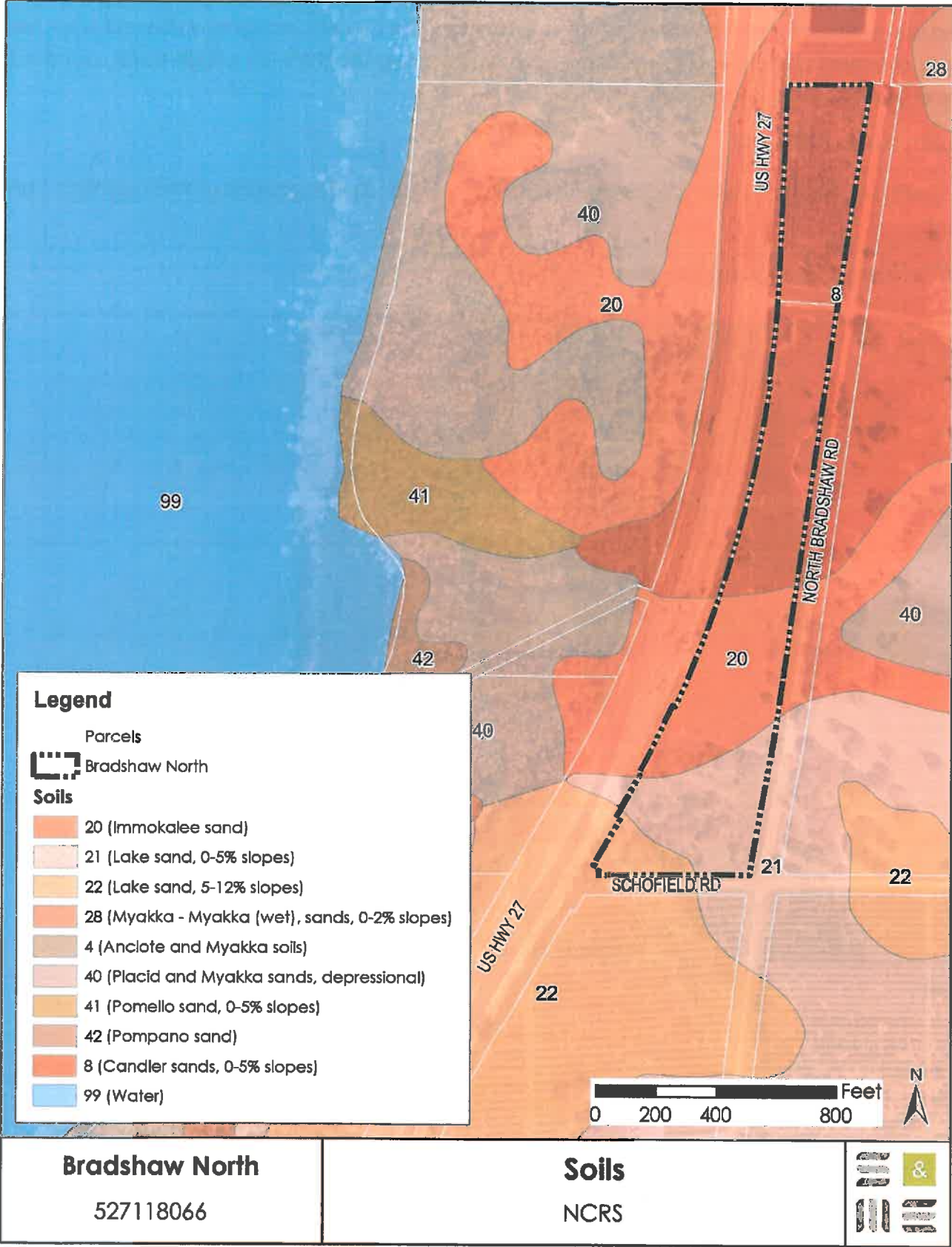


Figure 9. Soils Map



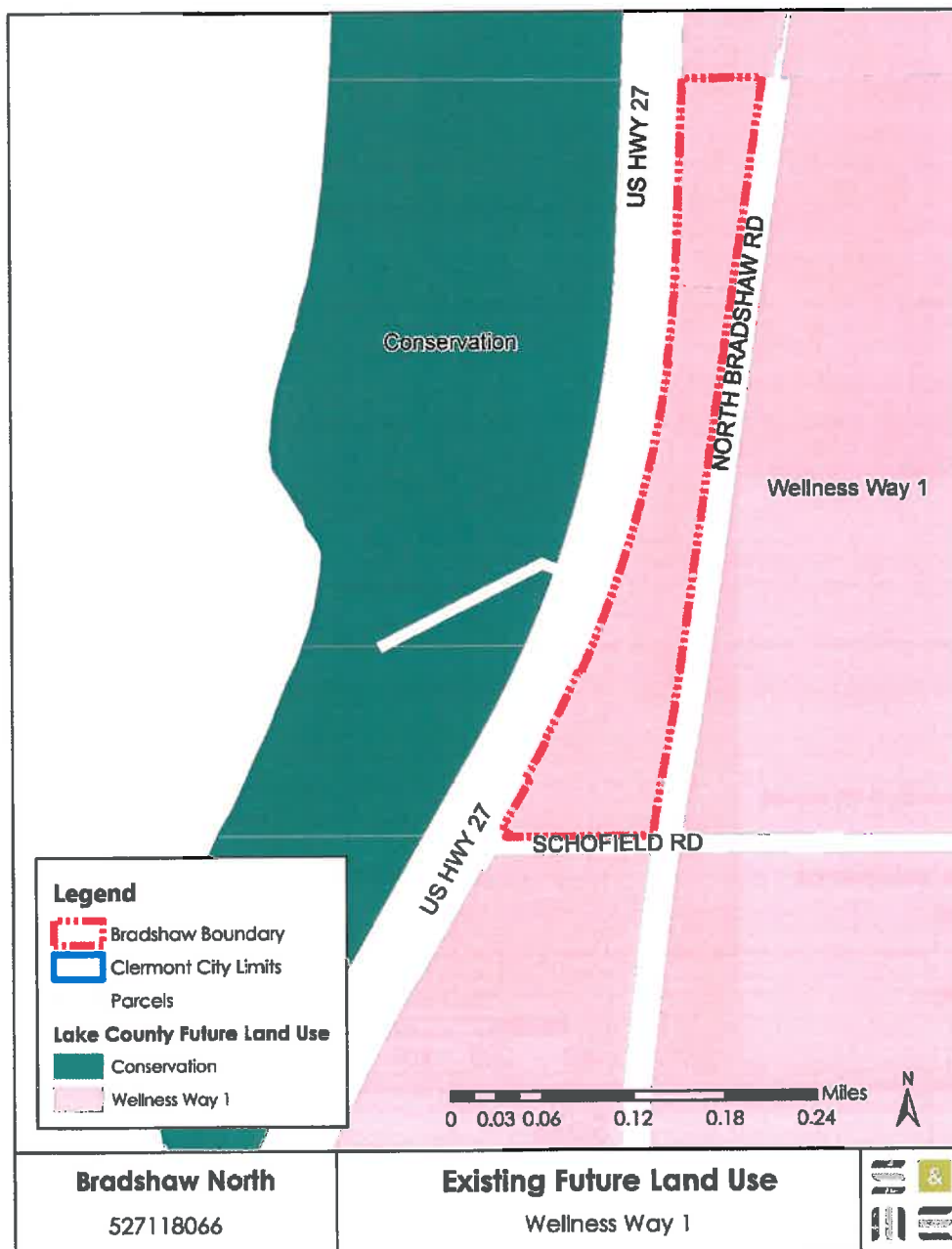
ANNEXATION REQUEST

These parcels are a logical annexation for the City of Clermont because they are located within the ISBA, Water, and Sewer service areas. By annexing these properties, the City of Clermont can benefit from having high-quality commercial and possibly residential properties along US-HWY 27, a high-traffic corridor that can create access to activity in this area.

EXISTING FUTURE LAND USE

As shown in **Figure 10**, these parcels have an existing Future Land Use designation of Wellness Way 1 under Lake County.

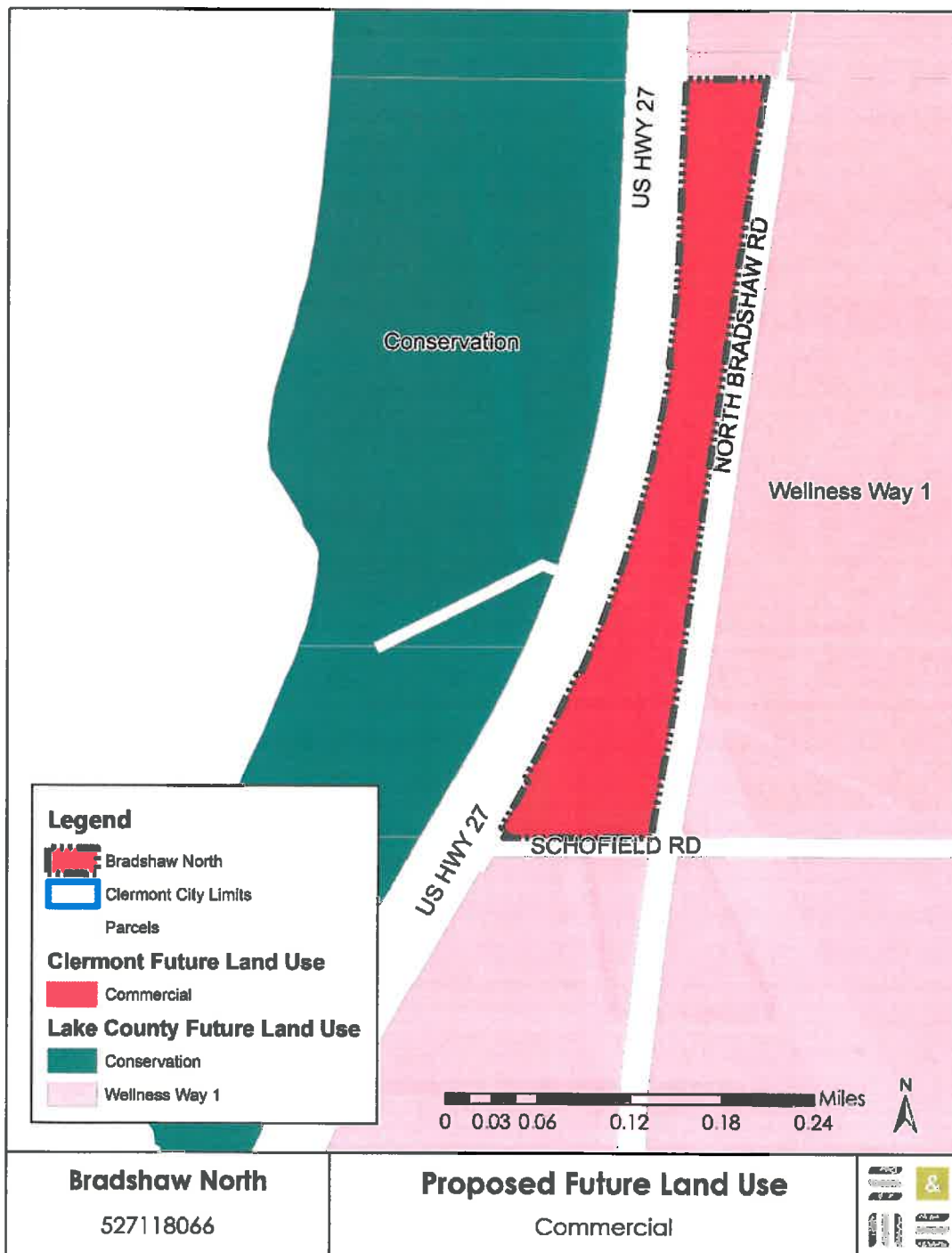
Figure 10. Existing Future Land Use Map



REQUESTED FLUM AMENDMENT

This application recommends the subject parcels be re-designated as Commercial, as shown in **Figure 11**. This amendment would provide the opportunity for the development of medium-intensity commercial buildings that could include retail and residential uses. Because of the mixture of uses, this amendment would be consistent with the City of Clermont's smart growth goals and be compatible with the surrounding mixed-use development that is planned to take place in Wellness Way.

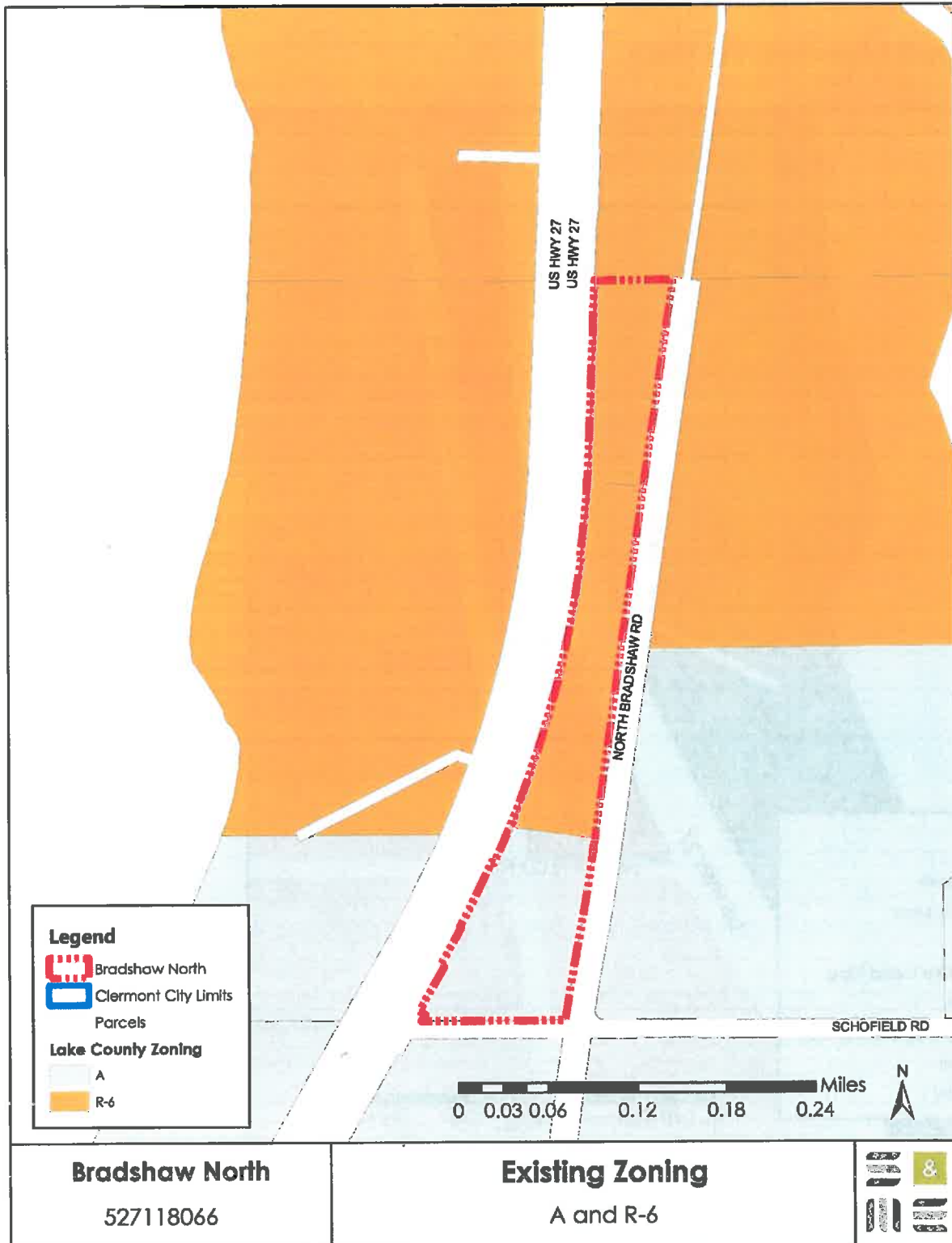
Figure 11. Proposed Future Land Use Map



ZONING

As shown in **Figure 12**, these parcels are currently zoned as Urban Residential District (R-6) and (A) Agriculture under Lake County.

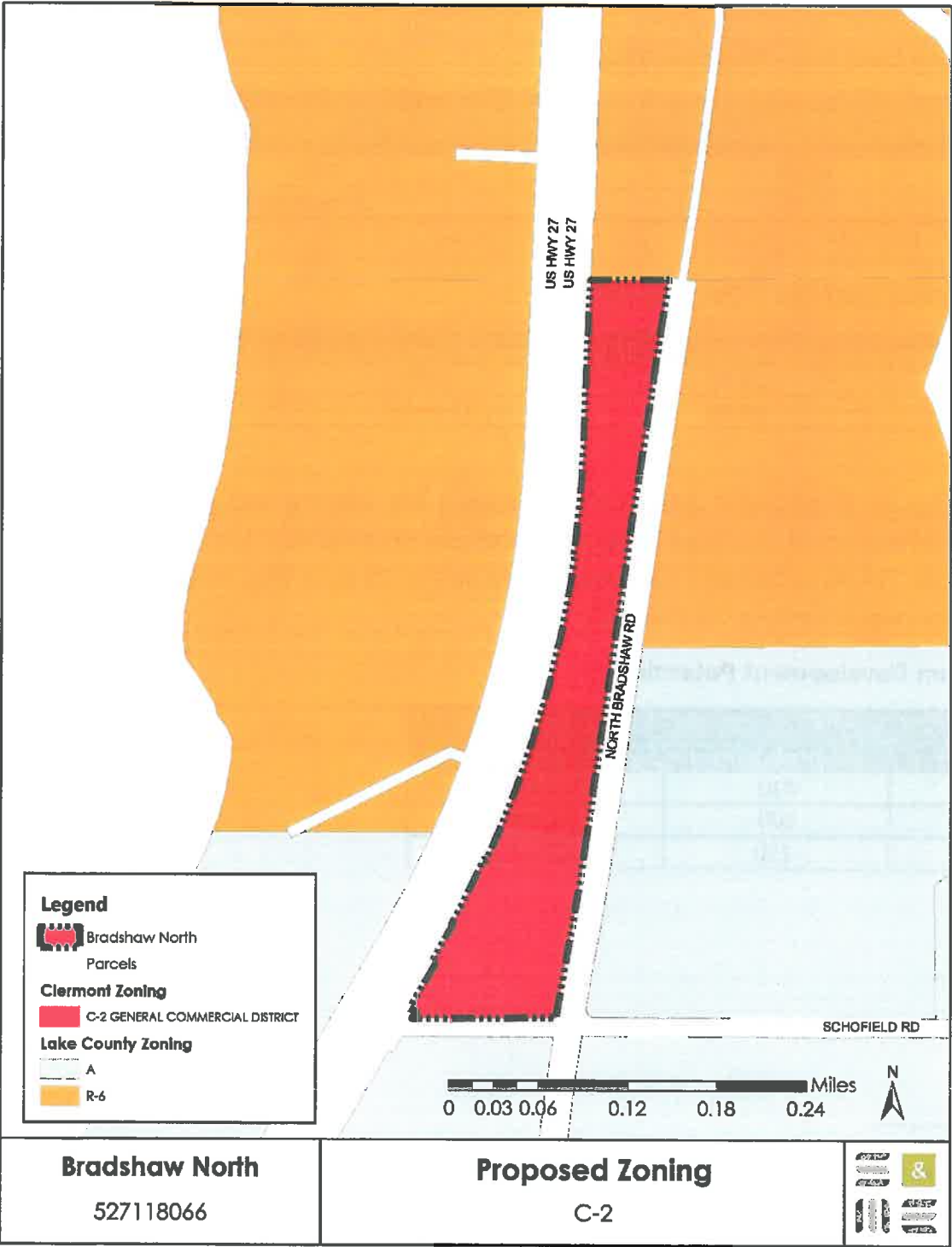
Figure 12. Existing Zoning Map



REQUESTED REZONING

This application recommends these sites be rezoned to C-2, which allows the uses needed to develop a Commercial area. The proposed rezoning to C-2 would position the subject properties to become a commercial hub for the area and integrate into the planned development that will occur in Wellness Way. **Figure 13** includes the proposed amendment to the City’s Zoning map.

Figure 13. Proposed Zoning Map



FLUM AMENDMENT IMPACT ASSESSMENTS

The existing Lake County Future Land Use of Wellness Way 1 has a maximum residential density of 20 dwelling units (du) per net buildable acre and a maximum non-residential intensity of a 2.0 floor area ratio (FAR), per Policy 1-8.2.1.2¹. For Wellness Way, a *net buildable acre* is defined as the gross acreage minus acreage from wetlands, water bodies, and required open space. For the Bradshaw North property, there is only the open space requirement to subtract, which is 30%. The proposed Clermont Future Land Use would allow up to 12 dwelling units per acre and a maximum FAR of 0.25, all based on gross acreage. Development density and intensity calculations for the existing and proposed FLU's are shown in **Tables 1 and 2**.

Table 1. Existing Future Land Use – Wellness Way 1

Use	Gross Acres	Net Buildable Acres (NBA)	FAR/Density	Max development
Non-Residential	16.70	11.69	2.00	1,018,436 sf
Residential	16.70		20 du/NBA	410 du

Table 2. Proposed Future Land Use – Commercial

Use	Site Acres	FAR/Density	Max development
Non-Residential	16.70	0.25	181,863 sf
Residential	16.70	12 du/ac	200 du

Table 3 shows the change in potential development between the existing and proposed FLU's. The proposed FLUM amendment would significantly decrease potential development both with residential and non-residential land uses. The reduction with residential would be slightly more than half, whereas with non-residential, the reduction would be by more than 80%.

Table 3. Net Maximum Development Potential

Future Land Use	Residential Units	Non-Residential Square Feet
Existing FLU	410	1,018,436
Proposed FLU	200	181,863
Net	-210	-836,573

¹ Its preceding policy, 1-8.2.1.1, lists a maximum residential capacity of 1.85 du per net acre. However, this appears inconsistent with Policy 1-8.2.1.2, which lists the minimum density of 3.0 du per net buildable acre. Notably, the term *net acre* differs from *net buildable acre* in that it includes required open space. However, even when accounting for this denominator difference, the maximum capacity from 1-8.2.1.1 falls below the minimum density in 1-8.2.1.2. Considering this inconsistency, we simply apply the maximum density allowed in Policy 1-8.2.1.2.

Transportation

Table 4 below shows current traffic conditions on surrounding major road segments within 1 mile of the site.

Table 4. Level of Service and AADT for Surrounding Roads in 2017

Roadway	Segment	# of Lanes	Area Type	LOS Std.	AADT	Svc. Vol. @ Std.	PM Pk HR Total	PK Hr/Pk Dir	Current LOS
US HWY 27 (SR 25)	Green Cove Blvd to project site	4	Urban	E	26,500	1,870	2,385	1,288	C
	Project site to Lake Louisa Rd.	4	Urban	E	26,500	1,870	2,385	1,288	C
	Lake Louisa Rd to Hartwood Marsh Rd	6	Urban	E	25,500	2,820	2,295	1,239	C
Lake Louisa Rd	Hammock Ridge Rd to US-27	2	Urban	E	3,775	884	325	180	C

Using standard ITE generation rates, the maximum amount of total daily and PM peak trips were projected and summarized in **Table 5**, for both the existing and proposed future land uses. The current Lake County FLU of Wellness Way 1 encourages a mixture of land uses. Thus, the maximum non-residential square footage was divided evenly between four uses, and the maximum dwelling units was divided evenly between single family and multi-family. **Table 6** then compares the projected maximum total trips between the existing and proposed future land uses. With the proposed FLUM amendment, both daily and PM peak hour trips would be reduced by more than half.

Table 5. Existing and Proposed Future Land Use Traffic Impacts

Future Land Use	Land Use (ITE Code)	Residential (Units)	Non-Res (sf)	Average Daily Trips	PM Peak Hr Trips
Existing FLUM	Commercial (820)	-	254,609*	11,350	1,085
	Office (710)	-	254,609*	2,627	277
	Industrial (110)	-	254,609*	1,263	160
	Public/Institutional (520)	-	254,609*	4,970	349
	Residential: Single Family (210)	205	-	2,013	150
	Residential: Multifamily (220)	205	-	1,509	94
Proposed FLUM	Commercial (820)	-	181,863	9,029	846
	Residential: Multifamily (220)	200	-	1,471	109

Table 6. Existing and Proposed Future Land Use Traffic Impact Comparison

Future Land Use	Average Daily Trips	PM Peak Hour Trips
Existing FLUM	23,732	2,115
Proposed FLUM	10,500	955
Net	-13,232	-1,160

Water and Sewer

The proposed FLUM amendment may increase potential water and sewer demand by approximately 100,622 and 38,222 gallons per day, respectively shown in **Tables 7** and **8**. The City of Clermont provides both water and sewer to the subject property, as shown in **Figure 14**, and the applicant is committed to working with the City to ensure that adequate capacity exists prior to development.

Table 7. Existing and Proposed Water and Sewer Demand

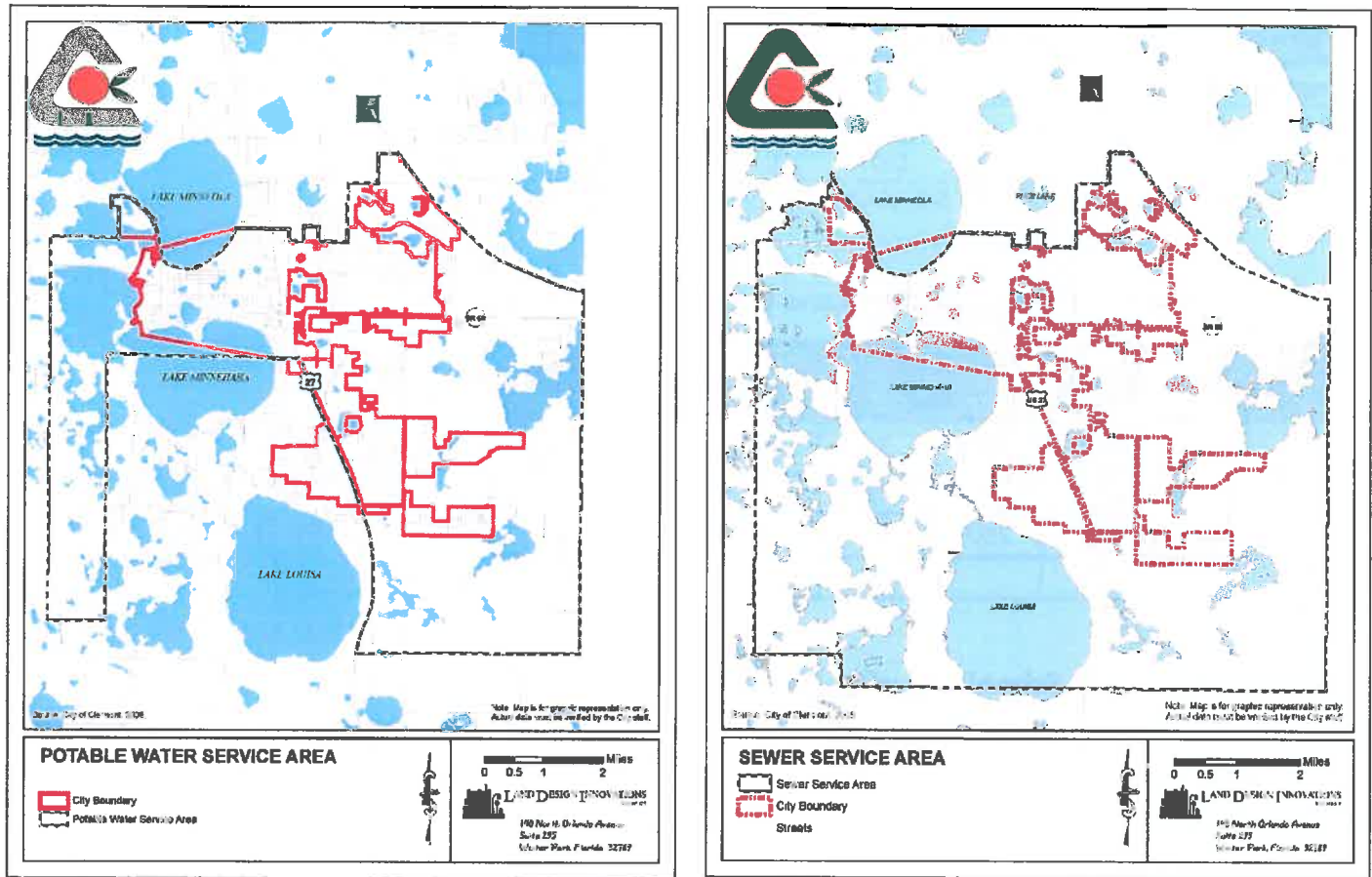
Future Land Use	Service	Adopted LOS gpd/capita	Non-Residential Estimated LOS gpsf	Dwelling Units ¹	Non-Residential SF	Residential Demand	Non-Residential Demand	Total Demand gallons/day
Existing FLUM	Water	185	0.0033	410	1,018,436	208,573	3,361	211,934
	Sewer	70	0.0033	410	1,018,436	78,919	3,361	82,280
Proposed FLUM	Water	185	0.0033	200	181,863	101,954	600	102,554
	Sewer	70	0.0033	200	181,863	38,577	600	39,117

¹Residential demand calculation based on 2.75 persons per household (Source: US Census Bureau, City of Clermont, 2012-2016)

Table 8. Net Existing and Proposed Water and Sewer Demand

Service	Existing FLUM	Proposed FLUM	Net gallons/day
Potable Water	211,934	102,554	-109,380
Sewer	82,280	39,177	-43,103

Figure 14. Clermont Water and Sewer Service Area



Schools

Prior to Preliminary Development Plat approval, the applicant will be required to apply to Lake County Public Schools for a Formal Capacity Determination and address any potential deficits in school capacity. However, this narrative provides preliminary estimates. Because the proposed future land use would reduce the potential developed units by more than half, the resulting potential school enrollment would reduce by almost 70. **Table 9** shows the most recent student generation rates, as adopted by the Lake County Public Schools. **Table 10** shows the implication on potential student generation, both for existing and proposed future land uses. **Table 11** compares potential enrollment (PE), for both the current and proposed FLU, to current enrollment and capacity for the elementary, middle, and high school that serve the subject properties. Current enrollment for all three schools exceeds existing capacity. While development under either FLU would add even more students, the growth would be mitigated under the proposed FLU. Notably, another K-8 school in Four Corners is already planned to open in 2021, which would provide relief. Nonetheless, the applicant is committed to working with the City of Clermont and the Lake County School Board to assure adequate capacity is in place and/or excess capacity can be mitigated.

Table 9. Student Generation Rates (SGR), 2017

	SGR Total	SGR ES	SGR MS	SGR HS
Single Family	0.328	0.152	0.074	0.102
Multi Family	0.283	0.143	0.063	0.077
Mobile Home	0.206	0.097	0.047	0.062

Source: Lake County Public Schools, 2017 School Concurrency Management Report

Table 10. Existing and Proposed Future Land Use Student Generation

	Use	Units	Students			
			ES	MS	HS	Total
Existing	Single Family	205	31	15	21	67
	Multi-family	205	29	13	16	58
Proposed	Multi-family	200	29	13	15	57
Net			-32	-15	-21	-69

Table 11. Lake County School Capacity, 2017

School	Existing Capacity	Current Enrollment	Existing FLU PE	Existing FLU PE Percent of Capacity	Proposed FLU PE	Proposed FLU PE Percent of Capacity	Difference in Percents
Lost Lake Elementary	986*	1,056	1,116	113%	1,085	110%	-3%
Windy Hill Middle	1,149	1,397	1,425	124%	1,410	123%	-1%
East Ridge High	2,242*	2,393	2,430	108%	2,408	107%	-1%
Total	4,376	4,846	4,971	114%	4,903	112%	-2%

*The 2017 Concurrency Report from the Lake County Public Schools shows the capacity of all three schools. However, the capacity for Lost Lake Elementary and East Ridge High are aggregated with other schools. To estimate the individual school's capacity, the total capacity for its group was divided by the number of schools in its group.

POTENTIAL CONCEPT DESIGN

In order to illustrate the effects of the proposed FLUM amendment and rezoning of these parcels, the applicant has prepared a purely conceptual design of the potential of this site under the proposed Future Land Use designation and zoning, shown in **Figure 10**. This design simply offers one development scenario in order to depict potential uses, densities, and intensities of development. It does not reflect an intended development to be constructed.

The concept design shows 32,800 square feet of commercial uses, a storm water retention pond onsite, as well as a potential hotel with 140 units. In the C-2 zone, a hotel would only be allowed with a conditional use permit. Ultimately, this concept design is intended to show that the parcels would be well-suited for commercial development and could accommodate a relatively large amount of space for commercial resources, even on a narrow parcel.

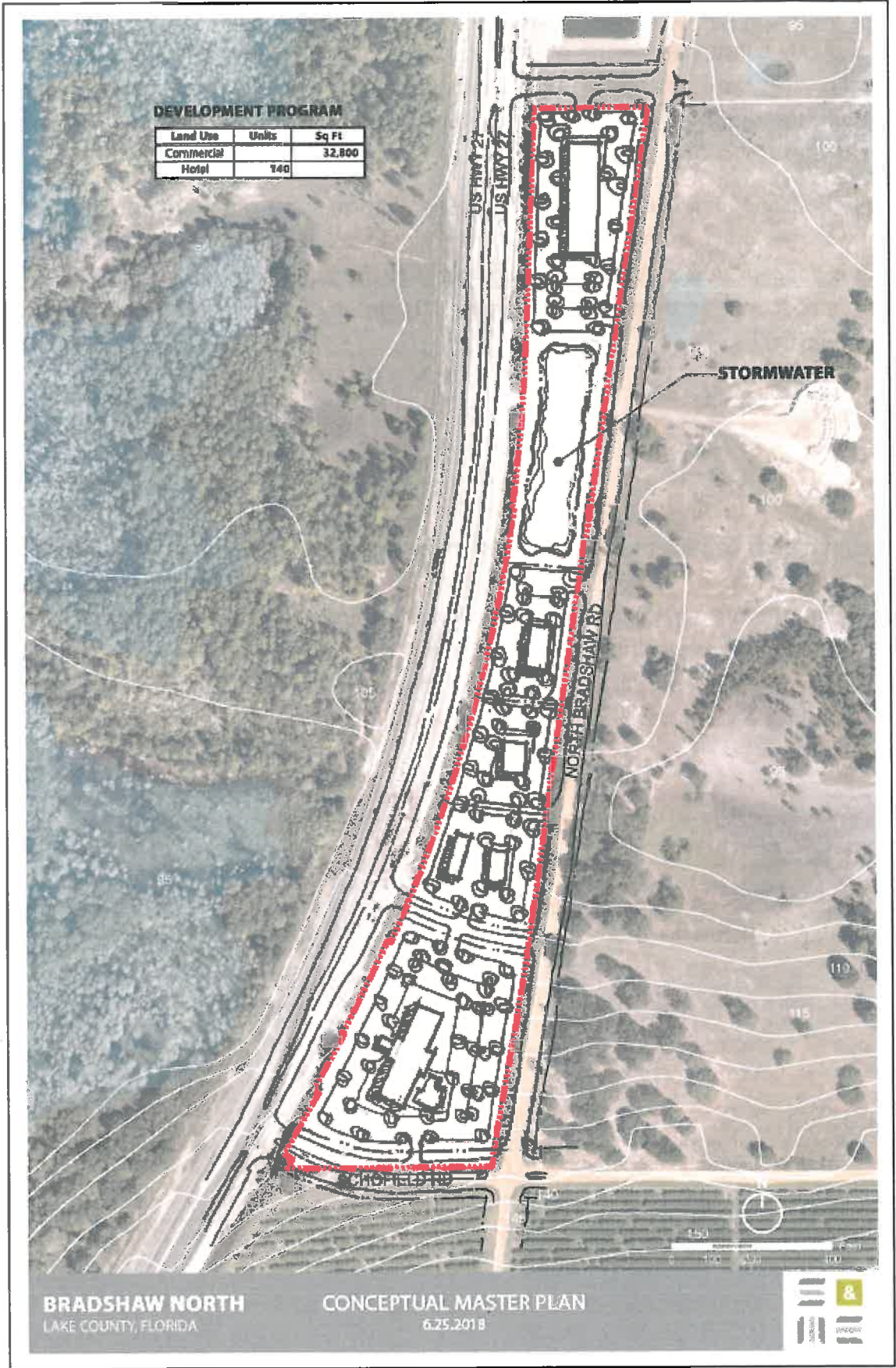
CONCLUSION

The proposed FLUM amendment is consistent with the Clermont Comprehensive Plan and will advance the vision of smart growth and commercial growth along US HWY 27. The site's proximity to surrounding residential areas makes this property an ideal location for a vibrant commercial hub. The proposed FLUM amendment and rezoning action is also compatible with the adjacent mixed-use land uses. Annexing, rezoning and changing the FLU of this property will position the City to achieve desirable commercial development, ultimately creating a commercial destination for visitors and residents from Clermont and throughout Central Florida.

APPENDIX MAPS

Soils; topo; utility; wetlands; roads; schools; floodplain

Figure 10. Conceptual Design





**CITY OF CLERMONT
COMPREHENSIVE PLAN AMENDMENT
Application**

DATE: May 6, 2019

FEE: \$2,325.00

Project Name (if applicable): Bradshaw North

Applicant: S&ME

Contact Person: Chris Dougherty

Address: 1615 Edgewater Drive, Suite 200

City: Orlando State: FL Zip: 32804

Phone: 407-975-1273 Fax: 407-975-1278

E-Mail: cdougherty@smeinc.com

OWNER: BLR - Shell Pond LLC

Address: P.O. Box 617138

City: Orlando State: FL Zip: 32861

Phone: 407-370-9100 Fax: _____

E-Mail: _____

General Location: 8635 U.S. Highway 27, Clermont, FL 34711
Bordered by N Bradshaw Rd to the east and Schofield Rd to the south.

Legal Description (include copy of survey): See attached

Property size (in acres or square feet): 16.7 acres

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

Existing (Actual) Land Use: Vacant

Existing Zoning: R-6; A

Existing Future Land Use: Wellness Way 1

Proposed Future Land Use: Commercial

Type of development proposed: Commercial retail; hotel



Proposed density (dwelling units/acre) or intensity: 12 du/acre and FAR 0.25

Proposed Zoning District: C-2

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).

See attached

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

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

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

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

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



APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

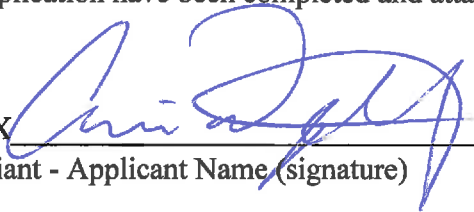
Before me, the undersigned authority personally appeared

Chris Dougherty, S&ME, Inc., 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 None to Master Planned Development 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.

Chris Dougherty
Affiant - Applicant Name (print)

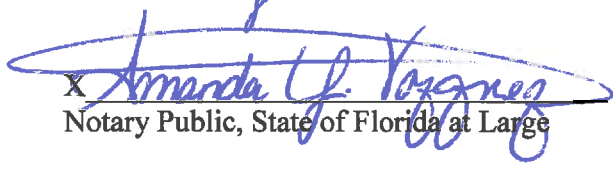
X 
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 10th day of May, 2019.



Amanda Y Vazquez
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG184019
Expires 2/7/2022

X 
Notary Public, State of Florida at Large

My Commission Expires: 2/7/2022



OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF ~~LAKE~~ **ORANGE**

Before me, the undersigned authority personally appeared

Holly Collins, Vice President of Floribra-Shell Pond, LLC and BLR-Shell Pond, LLC, 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 None to Master Planned Development for the property legally described on the attachment of this application.
3. That the owner of said property has appointed S&ME, Inc. 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.

Holly Collins
Affiant - Applicant Name (print)

X Holly Collins
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 13th day of May, 2019.

X Gennives Brown
Notary Public, State of Florida at Large

My Commission Expires: _____



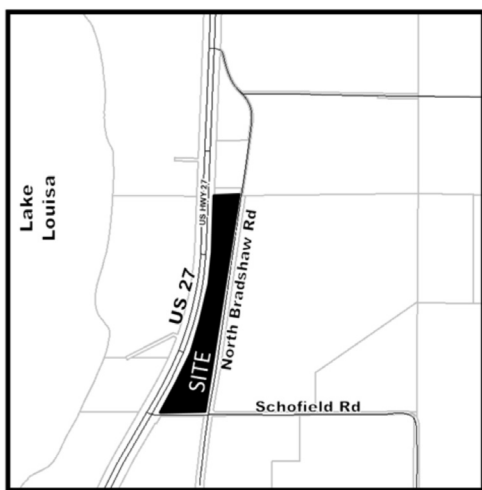
GENNIVES BROWN
Commission # GG 281409
Expires February 23, 2023
Bonded Thru Budget Notary Services

CITY OF CLERMONT

NOTICE OF PROPOSED AMENDMENT TO COMPREHENSIVE PLAN ORDINANCE NO. 2019-32

The City of Clermont will hold public hearings on Tuesday, August 6, 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, August 13, 2019 at 6:30 p.m. before the City Council to consider introduction of the ordinance and transmittal of the proposed amendment. The map amendment would change the Future Land Use designation for the parcel below from Lake County Wellness Way 1 to City of Clermont Commercial.

The City of Clermont will hold a public hearing on Tuesday, October 22, 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:

Northeast of the US 27 & Schofield Road Intersection, East of US 27
Alternate Keys 1594511, 3853224
16.7 +/- Acres

Ordinance #2019-32:

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