



**CITY OF CLERMONT
PLANNING AND ZONING COMMISSION AGENDA
6:30 PM, Tuesday, December 3, 2019
City Hall – 685 W. Montrose Street, Clermont, FL**

**CALL TO ORDER
PLEDGE OF ALLEGIANCE
MINUTES
REPORTS
NEW BUSINESS**

Item 1 - Ordinance No. 2020-01
Karma Housing Rezoning

Consider ordinance for rezoning from C-1 Light Commercial to Planned Unit Development (PUD) for vacant property located at the corner of State Road 50 and East Avenue.

Item 2 - Ordinance No. 2020-02
Victory Pointe

Consider ordinance to amend (Ordinance 2018-25) Planned Unit Development (PUD) for vacant parcel located northwest of the intersection of Montrose Street and 10th Street.

Discussion of Non-Agenda Items

ADJOURN

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

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

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



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date

Tuesday, December 3, 2019

Agenda Item Name

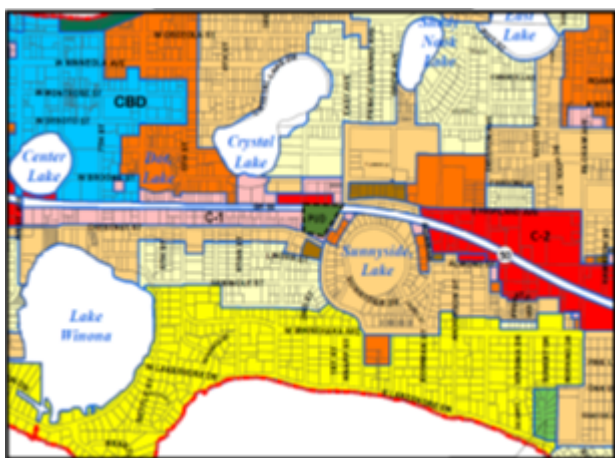
Ordinance No. 2020-01
Karma Housing Rezoning

Requested Action

Recommend approval of Ordinance No. 2020-01.

Staff Report

The applicant, GatorSKtch Inc., is requesting to rezone the subject parcel from C-1 Light Commercial district to Planned Unit Development (PUD). The property is located at the southwest corner of SR 50 and East Avenue and is approximately 3.04 acres, with a Commercial Future Land Use Designation. The property contains three parcels that will be combine to allow for development. The applicant would like to construct a 36-unit multifamily apartment development, and use the existing commercial building in conjunction with the apartments for the leasing office, laundry room, gym, retail store, for the tenants of the multi-family development.



The requested 36 apartment units is the maximum density allowed of 12 units per acre for the Commercial Land Use Designation. The site as designed will provide two access points, one on Chestnut Street as the secondary and the other on Second Street as the primary access. The applicant has not identified any requested code waivers and will develop the site to meet the City's Architectural Standards and Land Development Codes. The applicant has provided a request for an exemption from a Tier 1 Traffic Impact Analysis Report, which will be reviewed by the City's Traffic Engineer Consultant. The applicant will be required to provide school concurrency for the development.

Staff has reviewed the application as submitted and finds the proposed use will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity. The request to change the zoning from C-1 Light Commercial to Planned Unit Development is consistent with the development pattern for the surrounding areas. Therefore, staff recommends approval to rezone the subject property to a Planned Unit Development (PUD) with the conditions contained in Ordinance No. 2020-01.

Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	Ordinance 2020-01-Formatted	Ordinance 2020-01-Formatted.pdf
2.	Karma Housing-Location Map	Karma Housing-Location Map.pdf
3.	Zoning Map	Zoning Map.pdf
4.	9-13-19 Site Plan	9-13-19 Site Plan.pdf
5.	GSC Narrative-9-12-19	GSC Narrative-9-12-19.pdf
6.	KarmaHousingMF_APFLtr_09132019	KarmaHousingMF_APFLtr_09132019.pdf
7.	Tier 1 Exemp. Request - Karma Housing	Tier 1 Exemp. Request - Karma Housing.pdf
8.	Application	Application.pdf
9.	ORDINANCE NO 2020-01-Legal AD	ORDINANCE NO 2020-01-Legal AD.pdf



CITY OF CLERMONT
ORDINANCE NO. 2020-01

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

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

SECTION 1:

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

LEGAL DESCRIPTION

ALL OF LOTS 1 THROUGH 20, BLOCK 8, ELLA VISTA HEIGHTS, ACCORDING TO THE OFFICIAL MAP OF THE CITY OF CLERMONT, AS RECORDED IN PLAT BOOK 8, PAGES 17 THROUGH 23 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LESS THE PART OF LOT 20 CONVEYED TO THE STATE OF FLORIDA AS RECORDED IN O.R. BOOK 624, PAGE 449 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND LESS THE RIGHT OF WAY FOR STATE ROAD 50.

A PARCEL OF LAND LYING IN PORTIONS OF LOTS 1 & 2, PORTIONS OF LOTS 14 & 15, LOTS 16 THROUGH 19, AND PORTIONS OF LOT 20, BLOCK 8, ELLA VISTA HEIGHTS, ACCORDING TO THE OFFICIAL MAP OF THE CITY OF CLERMONT, AS RECORDED IN PLAT BOOK 8, PAGES 17 THROUGH 23 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF BLOCK 8, ELLA VISTA HEIGHTS, ACCORDING TO THE OFFICIAL MAP OF THE CITY OF CLERMONT, AS RECORDED IN PLAT BOOK 8, PAGES 17 THROUGH 23 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE SOUTH 00°35'10" WEST, 10.00 FEET TO A 5/8" IRON ROD AND CAP "S&ME INC FL 8165 GA 1252", LYING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 50 "A.K.A. WEST COLONIAL DRIVE" (80.0' RIGHT-OF-WAY) AND THE EAST RIGHT-OF-WAY LINE OF 2ND STREET (60.0' RIGHT-OF-WAY); THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE OF 2ND STREET AND ALONG SAID SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 50, SOUTH 89°24'50" EAST, 197.75 FEET TO A 5/8" IRON ROD AND CAP "S&ME INC FL 8165 GA 1252" AND THE **POINT OF BEGINNING** THENCE FROM SAID **POINT OF BEGINNING** AND CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 89°24'50" EAST, 100.00 FEET TO A NAIL & DISC "FDOT" AND POINT OF CURVATURE; THENCE CONTINUE ALONG SAID SOUTH RIGHT-OF-WAY LINE AND ALONG SAID CURVE TO THE RIGHT, CONCAVE TO THE SOUTH, FOR A OF 137.77 FEET TO A NAIL & DISC "LB 6892 PLS 5130" LYING ON A NON-TANGENT LINE (RIGHT-OF-WAY CORNER CLIP), SAID CURVE HAS A



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RADIUS OF 5689.65 FEET, A CENTRAL ANGLE OF 001°23'14", A CHORD BEARING OF SOUTH 88°43'13" EAST, AND CHORD DISTANCE OF 137.76 FEET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE AND SAID ALONG SAID NON-TANGENT LINE (RIGHT-OF-WAY CORNER CLIP), SOUTH 33°33'48" EAST, 28.95 FEET TO A 5/8" IRON ROD "NO IDENTIFICATION", LYING AT THE INTERSECTION OF SAID NON-TANGENT LINE (RIGHT-OF-WAY CORNER CLIP) AND THE NORTHWEST RIGHT-OF-WAY LINE OF EAST AVENUE (80.0' RIGHT-OF-WAY) ALSO LYING IN A NON TANGENT CURVE; THENCE LEAVING SAID NON TANGENT LINE (RIGHT-OF-WAY CORNER CLIP) AND ALONG SAID NORTHWEST RIGHT-OF-WAY LINE AND SAID NON-TANGENT CURVE TO THE RIGHT, CONCAVE TO THE NORTHWEST, FOR A DISTANCE OF 106.39 FEET TO A 5/8" IRON ROD AND CAP "S&ME INC FL 8165 GA 1252", SAID CURVE HAS A RADIUS OF 1919.94 FEET, A CENTRAL ANGLE OF 003°10'30", A CHORD BEARING OF SOUTH 28°11'16" WEST, AND CHORD DISTANCE OF 106.38 FEET; THENCE LEAVING SAID CURVE AND CONTINUING ALONG SAID NORTHWEST RIGHT-OF-WAY, SOUTH 29°46'31" WEST, 200.00 FEET TO A 5/8" IRON ROD AND CAP "S&ME INC FL 8165 GA 1252" AND POINT OF CURVATURE; THENCE ALONG SAID CURVE AND CONTINUING ALONG SAID NORTHWEST RIGHT-OF-WAY TO THE LEFT, CONCAVE TO THE SOUTHEAST, FOR A DISTANCE OF 30.17 FEET TO A 5/8" IRON ROD AND CAP "LS 5130", SAID CURVE HAS A RADIUS OF 868.90 FEET, A CENTRAL ANGLE OF 001°59'22", A CHORD BEARING OF SOUTH 28°46'50" WEST, AND CHORD DISTANCE OF 30.17 FEET; THENCE LEAVING SAID CURVE AND SAID NORTHWEST RIGHT-OF-WAY LINE, NORTH 63°23'31" WEST, 126.95 FEET TO A 5/8" IRON ROD AND CAP "ILLEGIBLE"; THENCE NORTH 13°23'10" EAST, 95.50 FEET TO A 5/8" IRON ROD AND CAP "S&ME INC FL 8165 GA 1252"; THENCE NORTH 00°35'10" EAST, 172.27 FEET TO THE POINT OF BEGINNING.

LOCATION

Vacant property located at the southwest corner of State Road 50 and East Avenue
(Alternate Key – 1619432, 2697431 and 2919761)

From: C-1 Light Commercial
To: Planned Unit Development (PUD)

SECTION 2. General Conditions

This application is for a Planned Unit Development to allow for a multi-family residential Planned Unit Development; be granted subject to the following conditions:

1. The conditions as set forth in this Planned Unit Development shall be legally binding upon any heirs, assigns and successors in title or interest.
2. The property shall be developed in substantial accordance with the Conceptual Site Plan, prepared by GatorSktck, Inc., and identified as Exhibit A. Formal construction plans incorporating all conditions stated in this permit shall be submitted for review and approved by the Site Review Committee prior to the issuance of a zoning clearance or other development permits.



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3. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.

SECTION 3. Land Uses and Specific Conditions

1. A total of up to 36 multi-family dwelling units may be permitted on the site, which is the maximum density permitted of 12 dwelling units per acre by the Comprehensive Plan for Commercial Land Use Designation. The existing on site commercial building shall be used in conjunction with the multifamily development as a multi-purpose building, rental office and retail building, gym and laundry room for the tenants of the apartments.
2. All Building setbacks shall comply with C-1 zoning Land Development Regulations.
3. The maximum building height shall be up to 55 feet, measured at the highest point.
4. The project will provide vehicle access points on Second Street as a primary and Chestnut Street as a secondary vehicular egress/ingress access. The developer will be required to comply with City vehicular and pedestrian circulation requirements. The City Engineer will review any required driveway permits at the time of final Engineering.
5. The maximum height of any retaining walls shall be up to 6 feet in height as allowed by the Land Development Regulations.
6. The project will be required to comply with Clermont Solid Waste requirements for any dumpsters and enclosures to meet the waste demands for the project.
7. The site may be developed to allow two (2), three (3) story apartment buildings with up to 18 units per buildings. The one bedrooms apartments must provide a minimum of 600 square foot of living space and the two bedroom apartments must provide a minimum of 975 square foot of living space for each unit.
8. The buildings shall be constructed to meet the City of Clermont's Architectural Design Standards.
9. Fiber optic conduit and pull boxes may be required to be installed by the developer in the utility easements to extend the City's fiber optic network. The City's Information Technology Director will work with the developer at the time of site plan review to determine the extent of fiber optic conduit. The City will reimburse the developer at 100 percent for all costs including design, permitting, materials, and construction of the fiber optic conduit and pull boxes.



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10. School concurrency shall be met before final site plan approval in accordance with the Comprehensive Plan and Land Development Code.
11. Any Level of Service (LOS) traffic capacity deficiencies identified in the Transportation Impact Analysis must be mitigated by the property owner/applicant before issuance of any zoning clearance or development permits.
12. The project shall be developed according to the C-1 Light Commercial zoning designation in the Land Development Code, unless expressly stated above.
13. Sidewalks and pedestrian cross access shall be designed and constructed to meet ADA requirements and provide pedestrian safety for this project. Sidewalks are required for all rights of way.
14. Street lighting is required for this project to provide pedestrian safety. A photometric plan that includes the location and foot candle at ground level will be reviewed during final site plan approval.

SECTION 4.

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

SECTION 5.

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

SECTION 6.

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

SECTION 7.

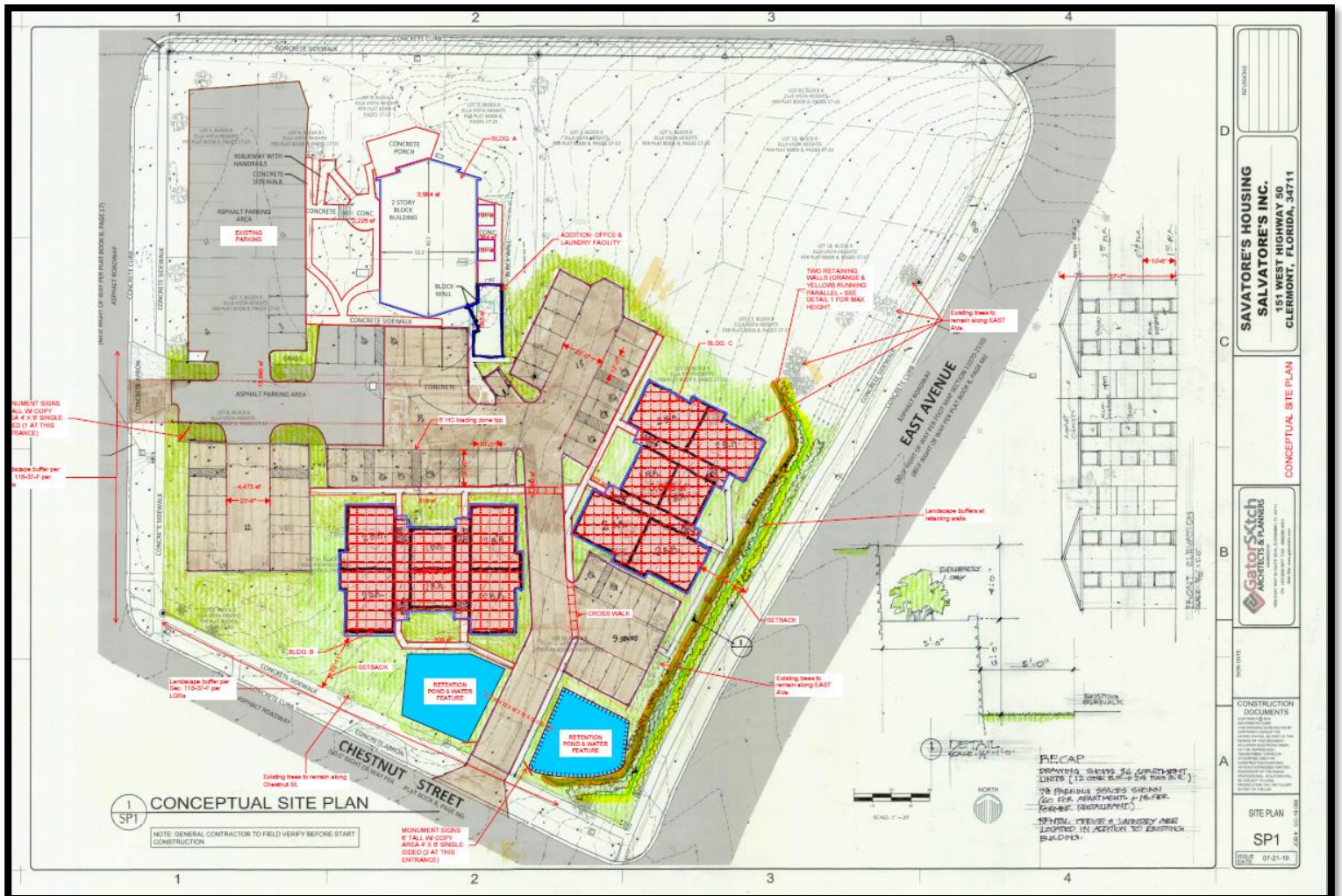
This Ordinance shall be published as provided by law, and it shall become law and take effect upon its Second Reading and Final Passage.

Location map:



CITY OF CLERMONT
ORDINANCE NO. 2020-01

Conceptual Site Plan Exhibit A:





CITY OF CLERMONT
ORDINANCE NO. 2020-01

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this _____ day of _____, 2020.

CITY OF CLERMONT

Gail L. Ash, Mayor

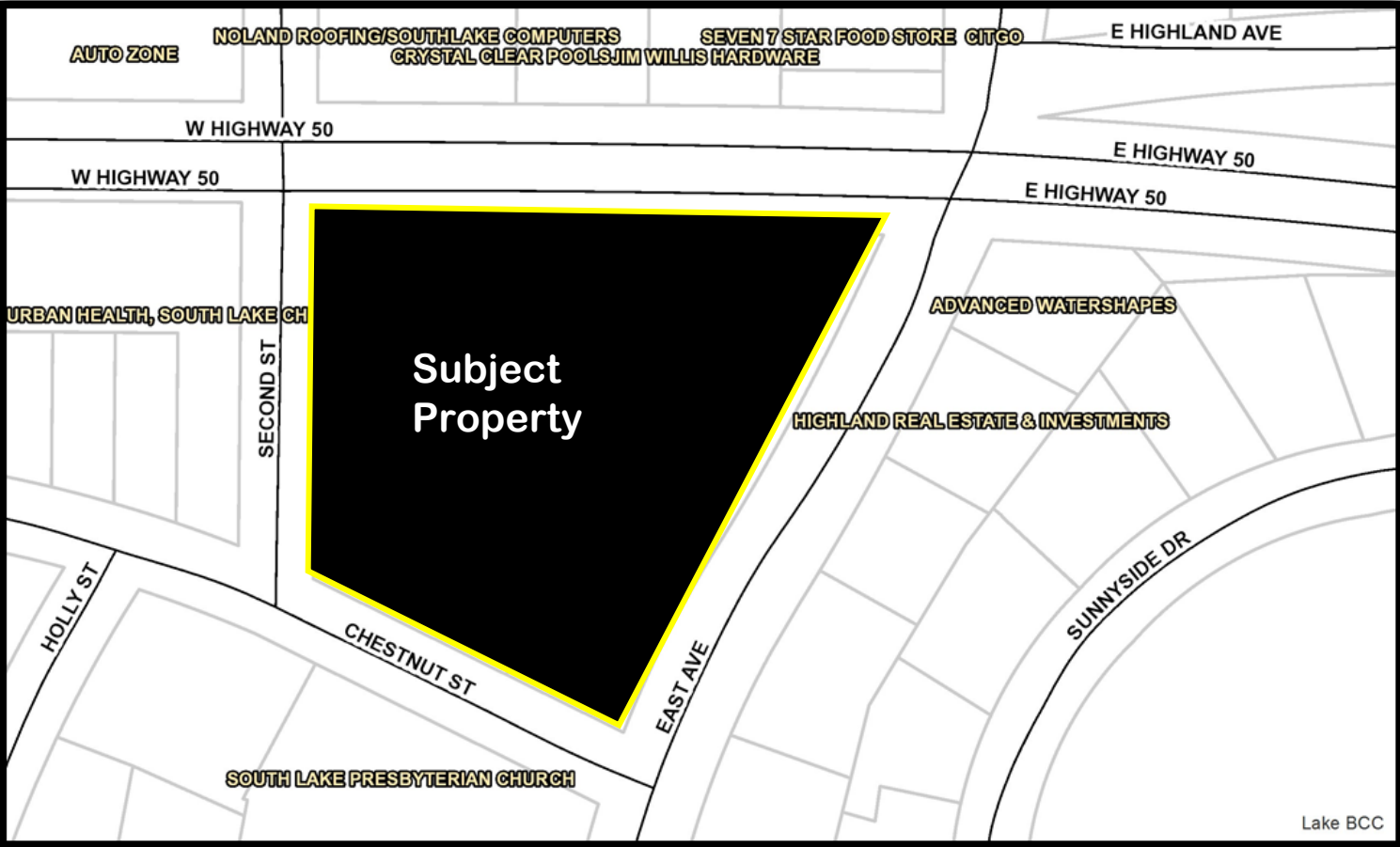
ATTEST:

Tracy Ackroyd Howe, MMC, City Clerk

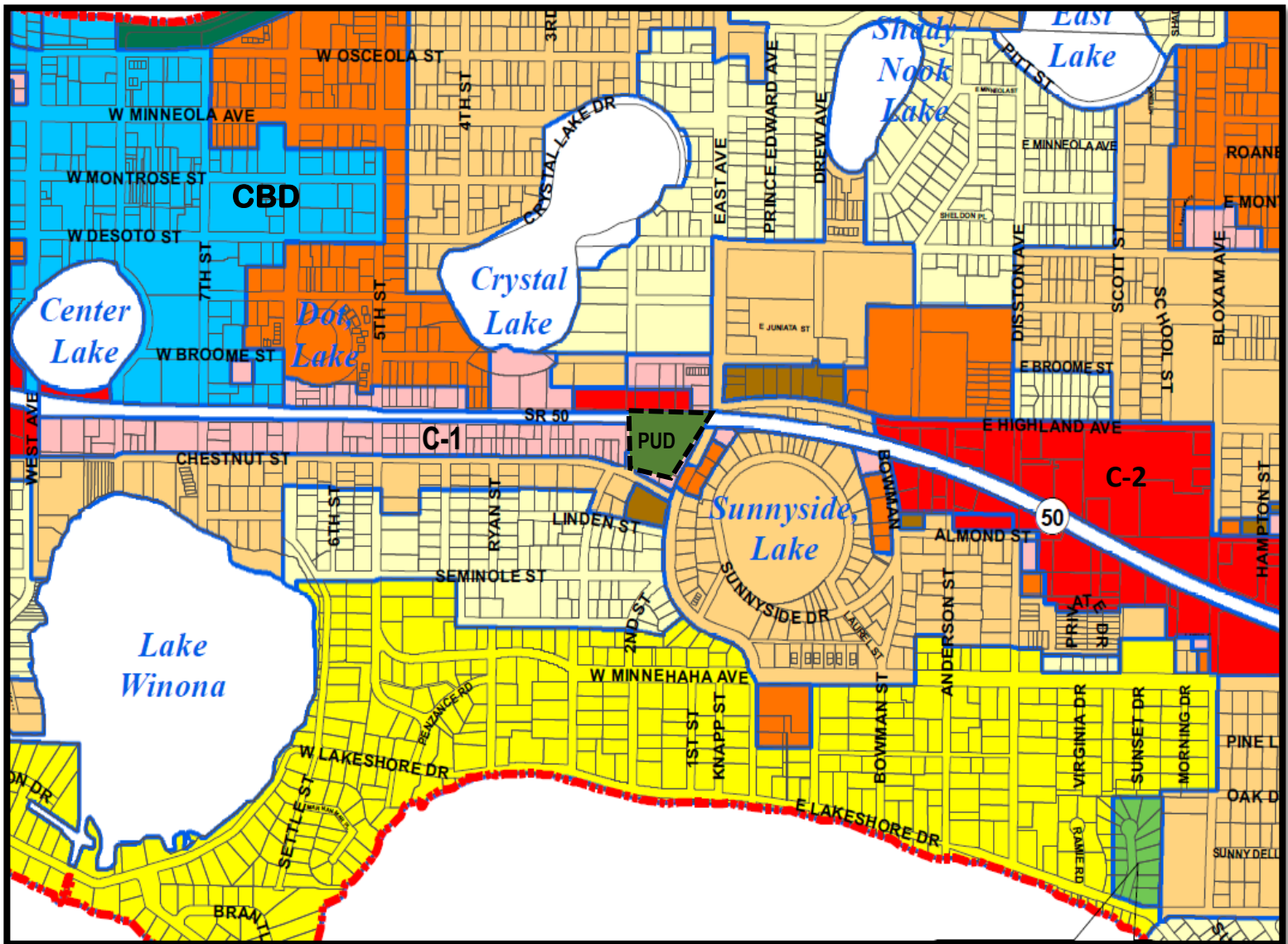
Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Location Map



Clermont Zoning Map

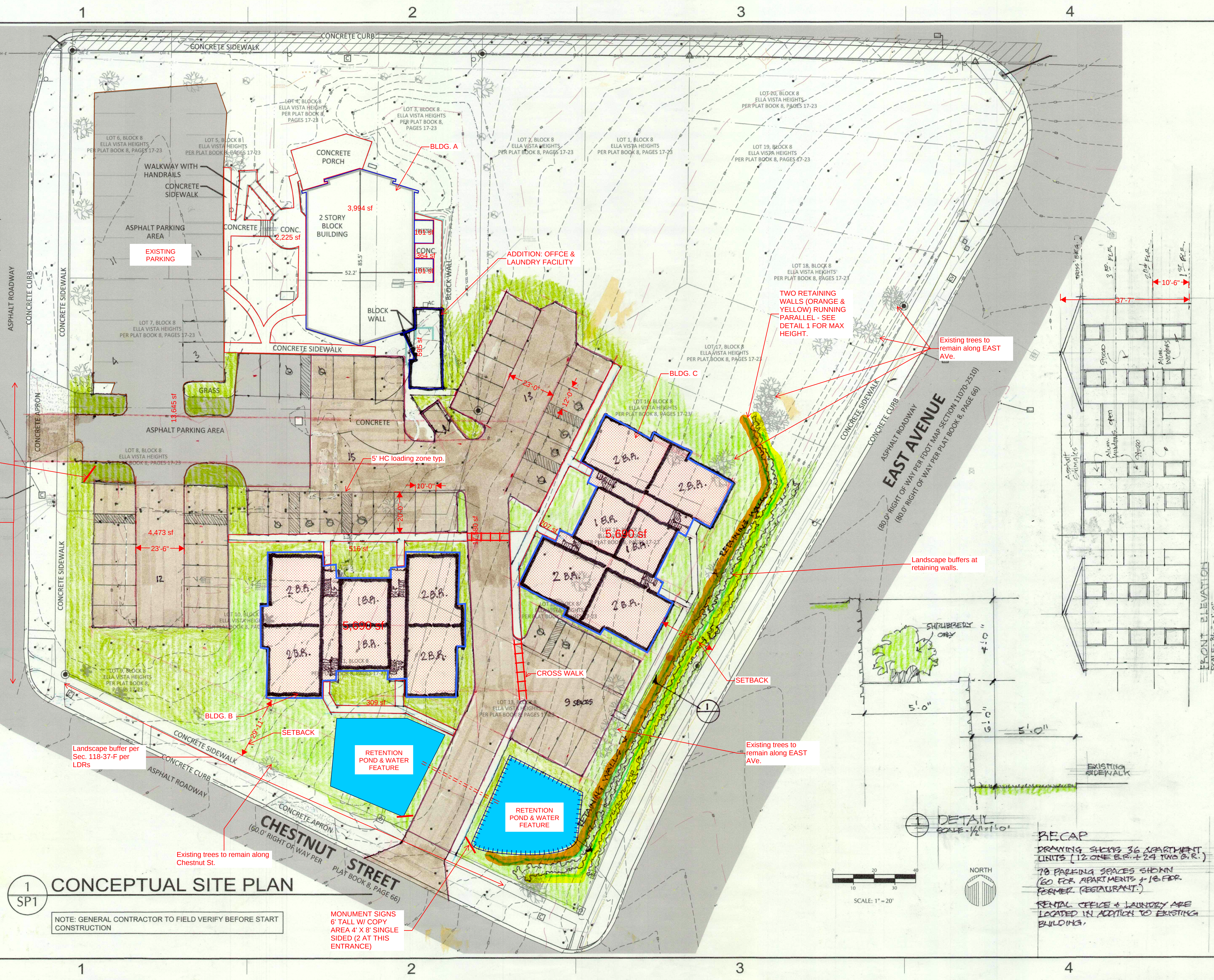


Legend

City Limits

Zoning Designations

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



1
SP1

CONCEPTUAL SITE PLAN

NOTE: GENERAL CONTRACTOR TO FIELD VERIFY BEFORE START CONSTRUCTION

MONUMENT SIGNS
6' TALL W/ COPY
AREA 4' X 8' SINGLE
SIDED (2 AT THIS
ENTRANCE)

MONUMENT SIGNS
6' TALL W/ COPY
AREA 4' X 8' SINGLE
SIDED (1 AT THIS
ENTRANCE)

Landscape buffer per
Sec. 118-37-F per
LDRs

Landscape buffer per
Sec. 118-37-F per
LDRs

Existing trees to remain along
Chestnut St.

ADDITION: OFFICE &
LAUNDRY FACILITY

TWO RETAINING
WALLS (ORANGE &
YELLOW) RUNNING
PARALLEL - SEE
DETAIL 1 FOR MAX
HEIGHT.

Existing trees to
remain along EAST
Ave.

DETAIL
SCALE: 1/2" = 1'-0"

RECAP
DRAWING SHOWS 36 APARTMENT
UNITS (12 ONE B.R. + 24 TWO B.R.)
78 PARKING SPACES SHOWN
(60 FOR APARTMENTS + 18 FOR
FORMER RESTAURANT)
RENTAL OFFICE & LAUNDRY ARE
LOCATED IN ADDITION TO EXISTING
BUILDING.

REVISIONS

SAVATORE'S HOUSING
SALVATORE'S INC.
151 WEST HIGHWAY 50
CLERMONT, FLORIDA, 34711

CONCEPTUAL SITE PLAN

GatorSketch
ARCHITECTS & PLANNERS
A28002310
1000 EAST HWY 50 SUITE 201A, CLERMONT, FL 34711
PH: (407) 608-5677 FAX: (888) 599-4814
Web Site: www.gatorsketch.com

SIGN DATE

CONSTRUCTION
DOCUMENTS
COPYRIGHT © 2019
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THIS DRAWING IS PROTECTED BY
COPYRIGHT LAWS OF THE
UNITED STATES. NO PART OF THIS
DESIGN OR THIS DOCUMENT
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TRANSMITTED, COPIED OR
OTHERWISE USED FOR
CONSTRUCTION PURPOSES
WITHOUT EXPRESSED WRITTEN
PERMISSION OF THE DESIGN
PROFESSIONAL. VIOLATORS WILL
BE SUBJECT TO LEGAL
PROSECUTION TO THE FULLEST
EXTENT OF THE LAW.

A

SITE PLAN
SP1
ISSUE
DATE 07-21-19

JOB # GC-19-008



Narrative response per City Request dated August 6, 2019.

The intent is to Re-zone the three lots from C1 to PUD.

Add two 3 story apartment buildings with 18 units each. One Bedroom apartments are 600 sqft and the two bedroom apartments are 975 sqft.

3.04 acres x 12 units per acre = 36 units. (This is a conditional use item for the PUD)

To keep the existing Commercial building and use. Add space to this building for office, maintenance and laundry spaces.

Demo the existing building (1200 sqft on the south side of the property – alternate key 2697431).

Re-use the existing drive cut on Second St. as a primary means of vehicular egress / ingress.

Re-use the existing drive cut on Chestnut as a second means of vehicular egress / ingress.

Add standard and Ada parking for Apartment Buildings

Provide one dumpster Enclosure.

Provide two Fire Hydrants per Fire Marshal direction and Code

Provide two retention ponds that are connected by culvert under Chestnut entrance.

Provide double retaining wall system per detail 1 on site plan per LDR's

Providing all set backs of new construction per LDR.

Landscape buffers on East Ave, Chestnut Street and Second Street will be a 10' buffer using existing trees, new trees and plants per LDR. Highway 50 frontage will remain as is.

Existing utilities on site. This service will be developed for the new buildings during the design phase.

End of Narrative.



Superintendent:
Diane S. Kornegay, M.Ed.

School Board Members:
District 1
Bill Mathias
District 2
Kristi Burns, Ph.D.
District 3
Marc Dodd
District 4
Sandy Gamble
District 5
Stephanie Luke

201 West Burleigh Boulevard · Tavares · FL 32778-2496
(352) 253-6500 · Fax: (352) 253-6503 · www.lake.k12.fl.us

September 13, 2019

Ms. Jean Tirri
8022 Lake Nellie Road
Clermont, Florida 34711

**RE: Karma Housing MF – City of Clermont
Adequate Public Facilities Determination (LCS APF30-2019)**

Dear Ms. Tirri:

The School District has reviewed the above referenced development proposing 36 multi-family units on approximately three (3) acres. The subject property is located on the southwest corner of Highway 50 and East Avenue.

The proposed development has the potential to generate approximately ten (10) students for the Lake County School system. Based on current school attendance zones, the schools impacted by the proposed residential project and their projected 5th year capacities are as follows:

- | | |
|-------------------------------------|----------------------|
| • Clermont Elementary School | 67% Capacity |
| • Clermont Middle School | 50% Capacity |
| • East Ridge High School | 100% Capacity |

At this time, the school district has adequate facilities to serve the students estimated to be generated by the proposed residential project. A new K8 school is planned to replace the elementary and middle schools. Construction of the new K8 facility is scheduled to be completed in 2023. Please be aware that this analysis was based on the 2018/19 enrollment. The 2019/20 enrollments will be adjusted after the 40th day count in early October. Please be aware that proportionate share mitigation may be required at time of school concurrency review.

Should you have any questions or need additional information please contact me at (352) 253-6694 or by email at lavalleyh@lake.k12.fl.us.

Sincerely,

Helen LaValley
Growth Planning Department

Encl: Adequate Public Facilities Analysis



Lake County Schools Adequate Public Facilities Determination

REVIEWING AUTHORITY	Lake County Schools
PROJECT NAME/CASE#	LCS APF30-2019 Karma Housing MF
APPLICANT	Salvatores, Inc./Jean Tirri
ITEM DESCRIPTION	36 unit apartment building
LOCATION	151 West Highway 50, SWC of Hwy 50 and East Avenue
AK's	2697431, 2919761, 1619432

	SF-DU	MF-DU	MH-DU	SF Impacts	MF Impacts
NEW DU IMPACT				0	36
STUDENT GENERATION	0.328	0.283	0.206	0	10
Elementary School	0.152	0.143	0.097	0	5
Middle School	0.074	0.063	0.047	0	2
High School	0.102	0.077	0.062	0	3

*Students generated may differ from distribution percentages due to rounding

SCHOOL NAMES	Projected Enrollment 2023-2024	Concurrency Capacity*	Projected Five Year Capacity %	Student Enrollment w/ Impact	% of Perm. Capacity w/ Impact	Planned Capacity Project
Clermont Elementary	419	634	66%	424	67%	Yes
Clermont Middle	454	911	50%	456	50%	Yes
East Ridge High	2,650	2,648	100%	2,653	100%	No

*Lake County School District Five-Year Plan, Fiscal Year 2019-2024

Please note that this is not a capacity reservation.

Prepared by: Helen LaValley, Lake County Schools Growth Planning Dept.

Issue Date:

9/13/2019

KARMA HOUSING Request for Exemption from a Tier 1 Traffic Analysis

The purpose of this evaluation is to provide a traffic analysis for a proposed multi-family development. The project site is located at the corner of Chestnut St. and East Ave. in the City of Clermont. The site currently has a 3,000 SF general office building that will be removed. The proposed site will have 36 multi-family units. The buildings will be three-story

TRIP GENERATION RATES

Trip rates used in this analysis are from the ITE publication, Trip Generation, 10th Edition. Table 1 below summarizes the land use types, land use codes and trip rates for the development.

Table 1 - ITE Trip Rates

LAND USE	LUC	UNIT RATE	PM PEAK HOUR		
			EQUATION	% In	% Out
Multi-Family Mid-Rise	221	Trips/Dwelling Units	Average Rate = 0.44	61%	39%
General Office Building	710	Trips/1,000 SF GFA	Average Rate = 1.15	16%	84%

TRIP GENERATION - EXISTING

Table 2 summarizes the trip generation for the existing site.

Table 2 - Trip Generation Volumes (Proposed)

LAND USE	AMOUNT	PM PK HR		
		Vol.	In	Out
General Office Building	3,000 SF of GFA	3	0	3

TRIP GENERATION - PROPOSED

Table 3 summarizes the trip generation for the proposed site.

Table 3 - Trip Generation Volumes (Proposed)

LAND USE	AMOUNT	PM PK HR		
		Vol.	In	Out
Multi-Family Mid-Rise	36 Dwelling Units	16	10	6

NET NEW TRIPS

Table 4 summarizes the estimated trip generation net increase (or decrease) due to the proposed development during the PM peak hour of the adjacent street (4-6 PM).

Table 4 - Net New Trips

CONDITION	PM PEAK HOUR		
	Vol.	In	Out
Existing	3	0	3
Proposed	16	10	6
Net New Trips	13	10	3

ROAD CAPACITY

The nearest Transportation Management segments to the project are SR 50 between CR 561 and East Avenue and SR 50 between East Avenue and US 27. The PM Peak Hour/Peak Direction capacity is 2,000 and 3,020 trips respectively. The 2018 PM Pk Hr/Pk Dir volumes are 1,774 trips westbound ($v/c=0.89$) for the segment between CR 561 and East Avenue, and 1,712 trips westbound ($v/c=0.57$) for the segment between East Avenue and US 27. The project will add 10 inbound peak hour trips. The critical link for inbound trips at this location is the segment between CR 561 and East Avenue. Assuming that all of those new inbound trips travel westbound on this segment, the new volume would be 1,784 trips ($v/c=0.89$).

REQUEST FOR EXEMPTION FROM A TIER 1 TRAFFIC IMPACT ANALYSIS

The proposed project will result in 10 inbound trips and 3 outbound trips in the PM peak hour period. The local roadway network has adequate capacity to accommodate the new trips without reducing the Level of Service (LOS). Therefore we request an exemption from a Tier 1 Traffic Impact Analysis.

Donald A. Griffey, P.E. # 36799
FL Certificate of Authorization # 8082

This item has been digitally signed and sealed by Donald A. Griffey, P.E.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



See responses below in Red. 9-13-19

August 6, 2019

Michael Latham
GatorSketch Architects & Planners
151 West Highway 50
Clermont, FL 34711

Re: Karma Housing LLC Application

Dear Mr. Latham,

The City has reviewed your application and supporting material for a rezoning for the above referenced project and finds the items below needing additional information or to be insufficient responses:

1. Incomplete application – What is the property being rezoned to and do you have the authority to act on behalf of the owner?
2. A complete narrative including what is being requested in detail.
3. Legal description of the property in a Word format provided to the City
4. Identify excessive cut and fill of the property (more than 10 feet)
5. Traffic Impact Analysis of the proposed use
6. Lake County Schools Adequate School Facilities determination letter
7. City of Clermont Availability of water and sewer
8. PUD restrictions/covenants
9. Conceptual Site Plan with following items:
 - a. Size of residential unit (min. square footage)
 - b. Maximum height of building
 - c. Total square footage of each building
 - d. Building setbacks
 - e. Parking calculations/table using # of bedrooms
 - f. Landscape buffers
 - g. Waivers to the City Code
 - h. Retaining wall locations and height
 - i. Architectural elevations
10. The proposed building appears to run over an existing sewer line. Has the project been to Site Review for discussion with the other departments prior to submittal?

Once these items have been provided and addressed, then the project will be scheduled for the public hearing process.

If you would like to discuss these items in detail, please contact me and we can arrange a meeting with the Development Services Department team, including the Director, Curt Henschel.

Sincerely,



John Kruse, AICP
Planning Manager
jekruse@clermontfl.org
352-241-7309

Responses:

- 1: Rezoning is from C-1 to PUD. The owner signed the application. See attached letter from Owner.
2. Narrative: See attached Narrative.
3. Legal Description in Word Document sent to City: See attached copy of the Word Document that was emailed to John Kruse and Curt Henschel on 9-13-19.
4. Identify excessive cut and fill on property (more than 10 feet) The fill on the property is at a double retaining wall system per our conversation (See detail 1 on site plan, see orange and yellow lines for retaining wall locations. We do not plan on exceeding 10'.
5. Traffic Analysis: See attached Traffic Study from Engineer Don Griffey.
6. Lake County Schools Adequate Capacity determination letter. See attached letter from Senior Planner Helen LaValley.
7. City Water and Sewer availability: Both utilities are on site
8. PUD restrictions and covenants: See narrative. #2
9. Site Plan items: See attached D size Site Plan.
10. Existing Sewer line : Sewer line will be relocated.

Advertising Receipt

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

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

Account Number: 7101866
Order Number: 10092418
Phone: (352) 241-7331
Date: 11/18/19
Ad Taker: liana.rickman

Ad Classification: LEGAL NOTICES

Description	Start	End	Total
LEGAL NOTICE Notice is hereby given that the City Council of the City of Cle	11/19/2019	12/30/2019	\$582.32

LEGAL NOTICE

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

ORDINANCE NO. 2020-01

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

LOCATION

Vacant parcel located on the Southwest corner of State Road 50 and East Avenue.
Alternate Key 1619432, 2697431 and 2919761

LEGAL DESCRIPTION

ALL OF LOTS 1 THROUGH 20, BLOCK 8, ELLA VISTA HEIGHTS, ACCORDING TO THE OFFICIAL MAP OF THE CITY OF CLERMONT, AS RECORDED IN PLAT BOOK 8, PAGES 17 THROUGH 23 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LESS THE PART OF LOT 20 CONVEYED TO THE STATE OF FLORIDA AS RECORDED IN O.R. BOOK 624, PAGE 449 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND LESS THE RIGHT OF WAY FOR STATE ROAD 50.

(SURVEYOR'S LEGAL DESCRIPTION)
A PARCEL OF LAND LYING IN PORTIONS OF LOTS 1 & 2, PORTIONS OF LOTS 14 & 15, LOTS 16 THROUGH 19, AND PORTIONS OF LOT 20, BLOCK 8, ELLA VISTA HEIGHTS, ACCORDING TO THE OFFICIAL MAP OF

THE CITY OF CLERMONT, AS RECORDED IN PLAT BOOK 8, PAGES 17 THROUGH 23 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF BLOCK 8, ELLA VISTA HEIGHTS, ACCORDING TO THE OFFICIAL MAP OF THE CITY OF CLERMONT, AS RECORDED IN PLAT BOOK 8, PAGES 17 THROUGH 23 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE SOUTH 00°35'10" WEST, 10.00 FEET TO A 5/8" IRON ROD AND CAP "S&ME INC FL 8165 GA 1252", LYING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 50 "A.K.A. WEST COLONIAL DRIVE" (80.0' RIGHT-OF-WAY) AND THE EAST RIGHT-OF-WAY LINE OF 2ND STREET (60.0' RIGHT-OF-WAY); THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE OF 2ND STREET AND ALONG SAID SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 50, SOUTH 89°24'50" EAST, 197.75 FEET TO A 5/8" IRON ROD AND CAP "S&ME INC FL 8165 GA 1252" AND THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING AND CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 89°24'50" EAST, 100.00 FEET TO A NAIL & DISC "FDOT" AND POINT OF CURVATURE; THENCE CONTINUE ALONG SAID SOUTH RIGHT-OF-WAY LINE AND ALONG SAID CURVE TO THE RIGHT, CONCAVE TO THE SOUTH, FOR A OF 137.77 FEET TO A NAIL & DISC "LB 6892 PLS 5130" LYING ON A NON-TANGENT LINE (RIGHT-OF-WAY CORNER CLIP), SAID CURVE HAS A RADIUS OF 5689.65 FEET, A CENTRAL ANGLE OF 001°23'14", A CHORD BEARING OF SOUTH 88°43'13" EAST, AND CHORD DISTANCE OF 137.76 FEET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE AND SAID ALONG SAID NON-TANGENT LINE (RIGHT-OF-WAY CORNER CLIP), SOUTH 33°33'48" EAST, 28.95 FEET TO A 5/8" IRON ROD "NO IDENTIFICATION", LYING AT THE INTERSECTION OF SAID NON-TANGENT LINE (RIGHT-OF-WAY CORNER CLIP) AND THE NORTHWEST RIGHT-OF-WAY LINE OF EAST AVENUE (80.0' RIGHT-OF-WAY) ALSO LYING IN A NON TANGENT CURVE; THENCE LEAVING SAID NON TANGENT LINE (RIGHT-OF-WAY CORNER CLIP) AND ALONG SAID NORTHWEST RIGHT-OF-WAY LINE AND SAID NON-TANGENT CURVE TO THE RIGHT, CONCAVE TO THE NORTHWEST, FOR A DISTANCE OF 106.39 FEET TO A 5/8" IRON ROD AND CAP "S&ME INC FL 8165 GA 1252", SAID CURVE HAS A RADIUS OF 1919.94 FEET, A CENTRAL ANGLE OF 003°10'30", A CHORD BEARING OF SOUTH 28°11'16" WEST, AND CHORD DISTANCE OF 106.38 FEET; THENCE LEAVING SAID CURVE AND CONTINUING ALONG SAID NORTHWEST RIGHT-OF-WAY, SOUTH 29°46'31" WEST, 200.00 FEET TO A 5/8" IRON ROD AND CAP "S&ME INC FL 8165 GA 1252" AND POINT OF CURVATURE; THENCE ALONG SAID CURVE AND CONTINUING ALONG SAID NORTHWEST RIGHT-OF-WAY TO THE LEFT, CONCAVE TO THE SOUTHEAST, FOR A DISTANCE OF 30.17 FEET TO A 5/8" IRON ROD AND CAP "LS 5130", SAID CURVE HAS A RADIUS OF 868.90 FEET, A CENTRAL ANGLE OF 001°59'22", A CHORD BEARING OF SOUTH 28°46'50" WEST, AND CHORD DISTANCE OF 30.17 FEET; THENCE LEAVING SAID CURVE AND SAID NORTHWEST RIGHT-OF-WAY LINE, NORTH 63°23'31" WEST, 126.95 FEET TO A 5/8" IRON ROD AND CAP "ILLEGIBLE"; THENCE NORTH 13°23'10" EAST, 95.50 FEET TO A 5/8" IRON ROD AND CAP "S&ME INC FL 8165 GA 1252"; THENCE NORTH 00°35'10" EAST, 172.27 FEET TO THE POINT OF BE-

GINNING.

FROM: C-1 Light Commercial District TO: Planned Unit Development (PUD) District

This request will be considered by the Planning & Zoning Commission on Tuesday, December 3, 2019 at 6:30 p.m. and

A public meeting to consider the request will be held before the City Council on Tuesday, December 10, 2019 at 6:30 p.m. for (Introduction) and on Tuesday, January 14, 2020 for (Final Adoption).

The meetings will be held at City Hall, Council Chambers, located at 685 W. Montrose Street.

This ordinance is available for public inspection in the office of the City Clerk, 685 W. Montrose St., Monday through Friday between the hours of 8:00 A.M. and 5:00 P.M. Please be advised that, under State law, if you should decide to appeal a decision made with respect to this matter, you may need to ensure that a verbatim record is made. Persons with disabilities who need assistance should contact the City Clerk's office, (352) 241-7330, at least 48 hours prior to the public hearings.

Tracy Ackroyd Howe, MMC
Daily Commercial
City Clerk

Ad No: 10092418
November 19, 2019 &
December 30, 2019

Payment Info	
Ad Price	\$582.32
Tax	\$0.00
Sub Total	\$582.32
Prepaid Amount	\$0.00
Balance Due	\$582.32

AGENDA ITEM

Meeting Date	
Tuesday, December 3, 2019	
Agenda Item Name	
Ordinance No. 2020-02 <i>Victory Pointe</i>	
Requested Action	
Recommend approval of Ordinance No. 2020-02.	
Staff Report	
The owner, Mark Graff is requesting to amend the Planned Unit Development (PUD) Ordinance 2018-25 to allow for construction of eleven (11) residential townhomes at the subject property. The parcel is located northwest of the intersection of Montrose Street and 10th Street. On June 26, 2018, the City Council approved Ordinance No. 2018-25, rezoning the property from R-3 Residential/Professional District and CBD Central Business District to a Planned Unit Development (PUD). The property is approximately 0.62 +/- acre in size and is currently vacant. The existing PUD allows 17 residential condominiums; the applicant was also able to utilize the recent density bonus in the Downtown Mixed Use future land use for development of the lot.  The project as proposed will provide (11) eleven residential townhome units instead of the approved 17 units. The propose development will provide less density than previously approved. The project shall be developed in a manner to promote walkability and increased residential opportunities in the downtown area. One of the key elements of the Downtown and Waterfront Master Plan is to maximize the number of people who live, work and visit downtown, the proposed project is consistent with that concept. The project will connect into the City's Victory Pointe Master Stormwater System for the drainage and retention requirements. The project will be required to comply with the Land Development Regulations and Architectural Design Standards. Staff has reviewed the application as submitted and finds the proposed use is compatible with the surrounding areas. Staff finds the project is in accordance with the vision of the Downtown and Waterfront Master Plan and	

consistent with the Comprehensive Plan. The application as submitted meets the provisions of Section 122-315, Review Criteria for a PUD. Therefore, staff recommends approval of Ordinance 2020-02.

Additional Analysis

Fiscal Impact Summary

Fiscal Impact

Fund Number and Description

Available Budget Amount

Exhibits Attached (copies of original agreements)

- | | | |
|----|-----------------------------|---------------------------------|
| 1. | Final 2020-02 Townhomes PUD | Final 2020-02 Townhomes PUD.pdf |
| 2. | Victory Pointe PUD Maps | Victory Pointe PUD Maps.pdf |
| 3. | Concept Plan | Concept Plan.pdf |
| 4. | Building Elevations | Building Elevations.pdf |
| 5. | Application | Application.pdf |
| 6. | ORDINANCE 2020-02-Legal AD | ORDINANCE 2020-02-Legal AD.pdf |



CITY OF CLERMONT
ORDINANCE NO. 2020-02

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

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

SECTION 1.

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

LEGAL DESCRIPTION

Lot 1, Block 114, Official Map of The City of Clermont, according to the plat thereof, as recorded in Plat Book 8, Page 17, Public Records of Lake County, Florida.

AND

All that portion of Tenth Street, bounded on the South by the North right of way line of Montrose Street, and bounded on the North by the shores of West Lake, according to the Official Map of The City of Clermont, as recorded in Plat Book 8, Page 17, Public Records of Lake County, Florida. (abandoned by Ordinance 112-M in ORB 654, Page 2171)

Less the East 10.00 feet of Tenth Street.

Description:

Lot 2, Block 114, Official Map of The City of Clermont, according to the Plat thereof, as recorded in Plat Book 8, Page 17, of the Public Records of Lake County, Florida.

Description:

Commence at the Southwest corner of Lot 1, Block 114, Official Map of The City of Clermont, according to the plat thereof, as recorded in Plat Book 8, Page 17, Public Records of Lake County, Florida, thence run N 00°31'43" E along the West line of said Lot 1 for a distance of 159.95 feet to the POINT OF BEGINNING; thence run N 00°31'43" E for a distance of 18.21 feet to the beginning of a curve concave to the Northeast, having a radius of 242.98 feet, a chord bearing of N 70°01'59" W and a chord distance of 53.05 feet; thence run Northwesterly along the arc of said curve for a distance of 53.15 feet through a central angle of 12°32'00" to a point on the West line of Lot 2, said plat of the Official Map of The City of Clermont; thence leaving said West line of Lot 2 run S 82°44'40" E for a distance of 90.73 feet; thence run S 58°20'13" W for a distance of 47.37 feet to the Point of Beginning.



CITY OF CLERMONT
ORDINANCE NO. 2020-02

LOCATION

Vacant parcel northwest of the intersection of Montrose Street and 10th Street
Alternate Key: 3826383 & 178419

To Amend Ordinance No. 2019-25 Planned Unit Development (PUD)

SECTION 2.

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

SECTION 3.

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

SECTION 4.

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

SECTION 5.

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

SECTION 6. General Conditions

This application is to amend a Planned Unit Development (PUD) Ordinance No. 2018-25 to allow for a residential townhome development, be granted subject to the following conditions:

1. The conditions as set forth in this Planned Unit Development shall be legally binding upon any heirs, assigns and successors in title or interest.
2. The property shall be developed in accordance with the Clermont Land Development Regulations and all buildings must be designed to meet Clermont Architectural Design Standards. Formal construction plans incorporating all conditions stated in this permit shall be submitted for review and approved by the Site Review Committee prior to the issuance of a zoning clearance or other development permits.



CITY OF CLERMONT
ORDINANCE NO. 2020-02

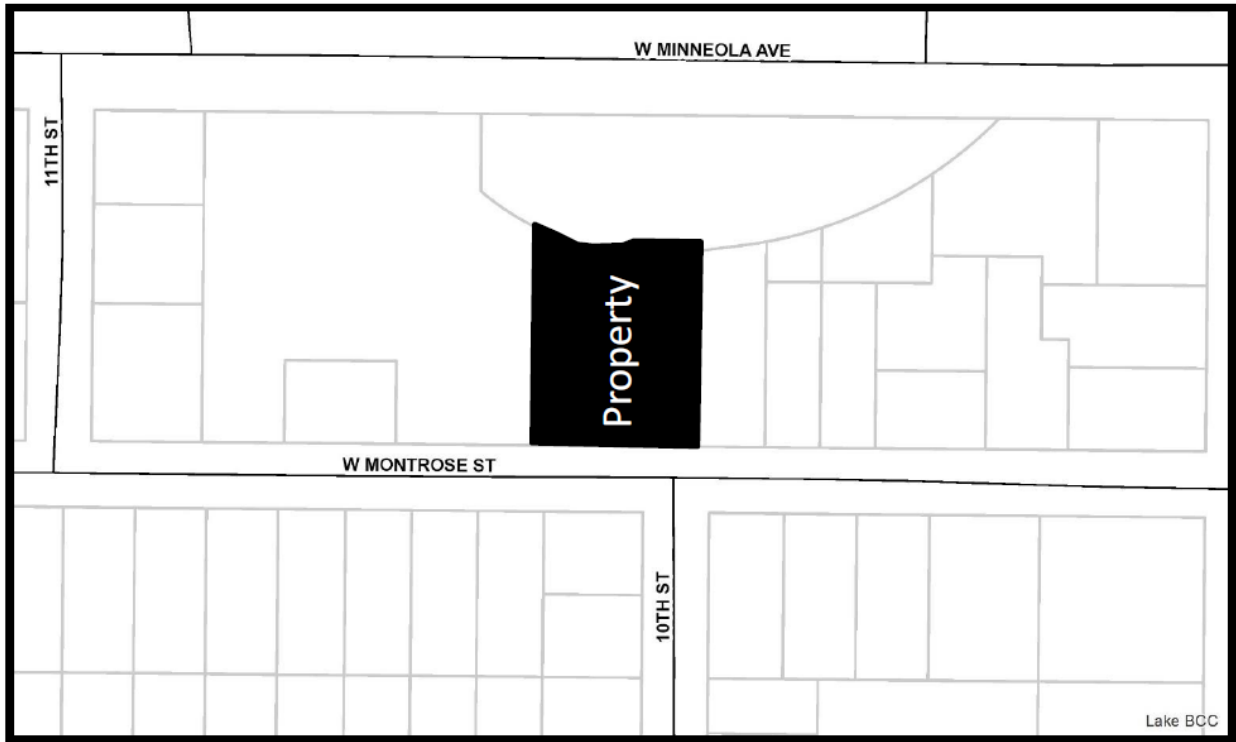
3. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.

SECTION 7. Land Uses and Specific Conditions

1. A total of up to eleven (11) single-family residential townhomes may be permitted on the site, not to exceed the maximum allowed density per acre within the project.
2. The project may have elevation changes of up to 15 feet in height over the project site through the use of cut and fill. These changes will be submitted to the City Engineer at the time of final engineering.
3. Retaining wall heights up to 10 feet in height are allowed to deal with the grades on the site and the construction of the below level parking garage.
4. The building shall be constructed in a manner that is similar in design to the architectural style and elevation as depicted in the Victory Pointe Townhomes Building Façade exhibit prepared by Elite Universal Architecture.
5. The northern landscape buffer along the parking area shall consist of a continuous shrub row.
6. The eastern and western landscape buffer shall be landscaped with groundcover and shrubs.
7. The southern landscape buffer shall consist of groundcover, shrubs, and understory trees.
8. Decorative ornamental fencing may be installed along the perimeter of the property line.
9. For connectivity to downtown, a pedestrian connection to the City's Victory Pointe Stormwater property shall be provided. This connection may be gated.
10. The proposed project will be allowed to connect to the City's Victory Pointe Master Stormwater System to meet the stormwater requirements of the City of Clermont and St. Johns River Water Management District.
11. School concurrency shall be met prior to site plan approval in accordance with the Comprehensive Plan and Land Development Code.
12. The project shall be developed according to the Central Business District (CBD) zoning designation in the Land Development Code, unless expressly stated above.

CITY OF CLERMONT
ORDINANCE NO. 2020-02

Location map:





CITY OF CLERMONT
ORDINANCE NO. 2020-02

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this _____ day of _____, 2020.

CITY OF CLERMONT

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Exhibit - Location Map – Victory Pointe LLC

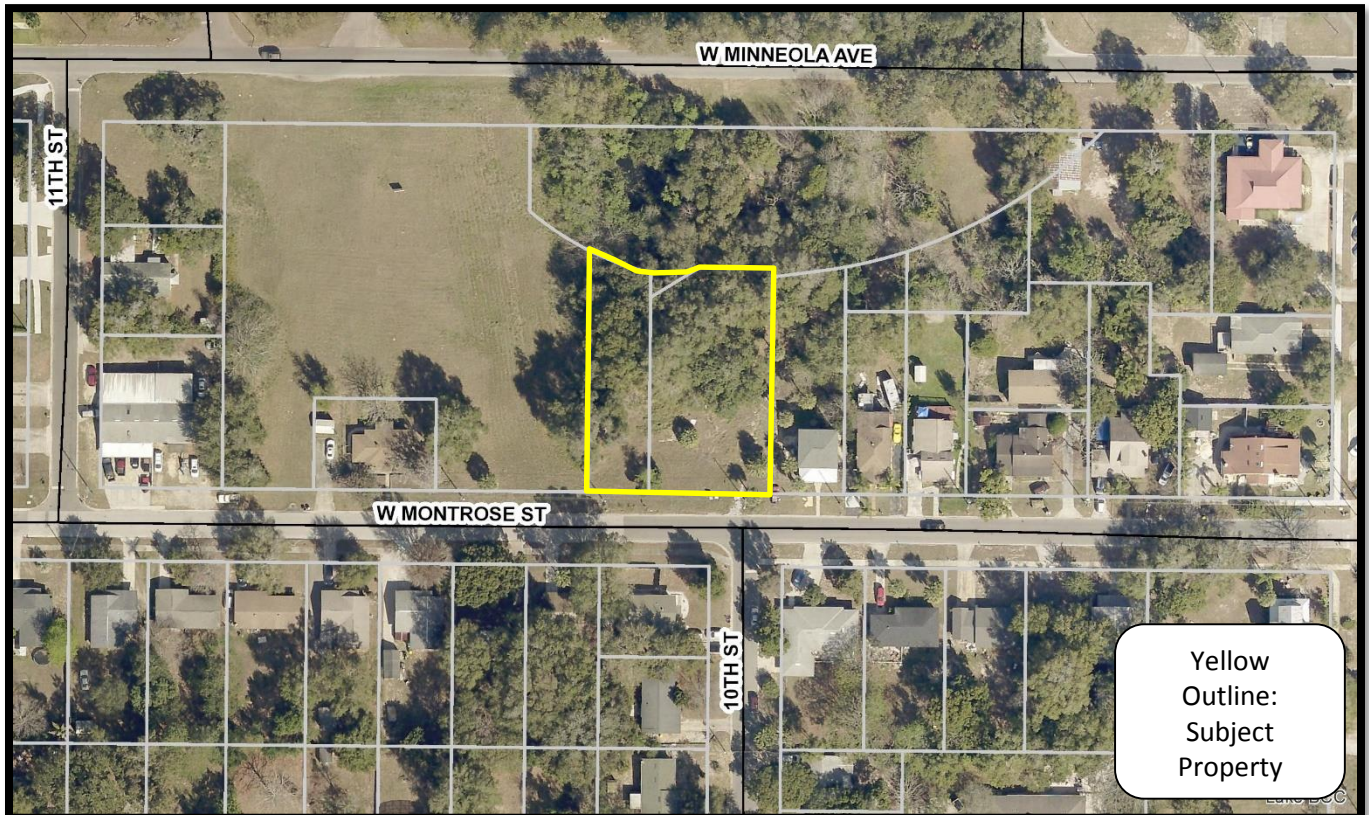
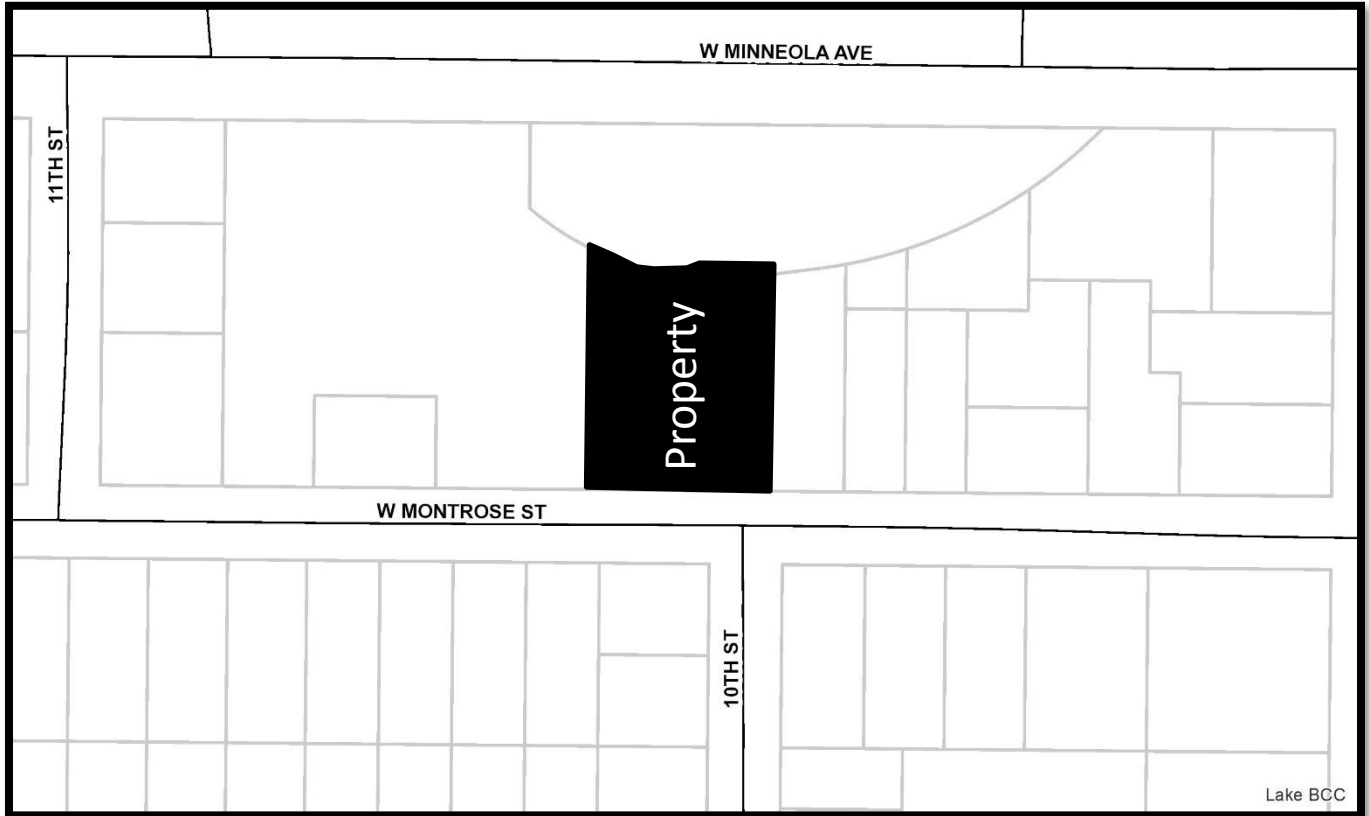


Exhibit – Future Land Use Map – Victory Pointe LLC

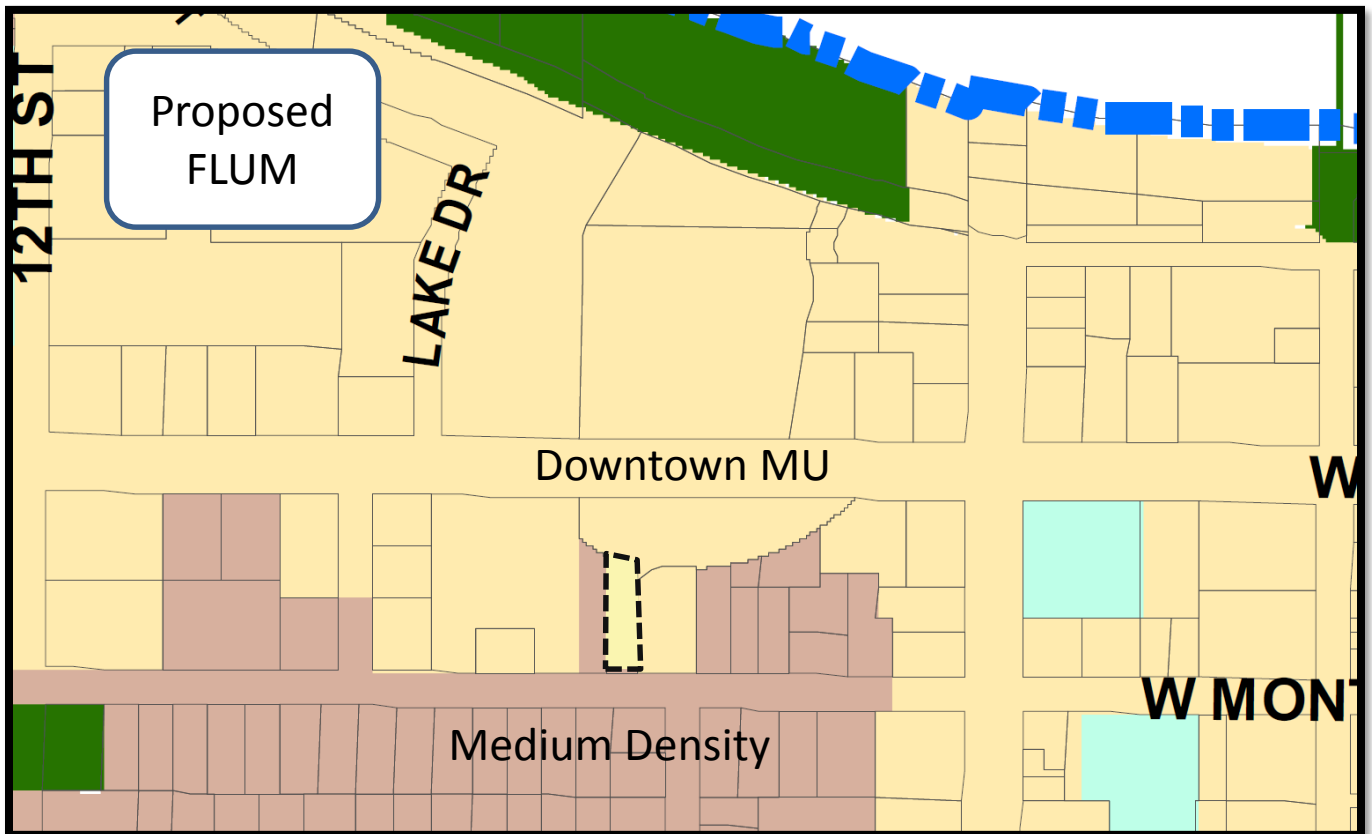
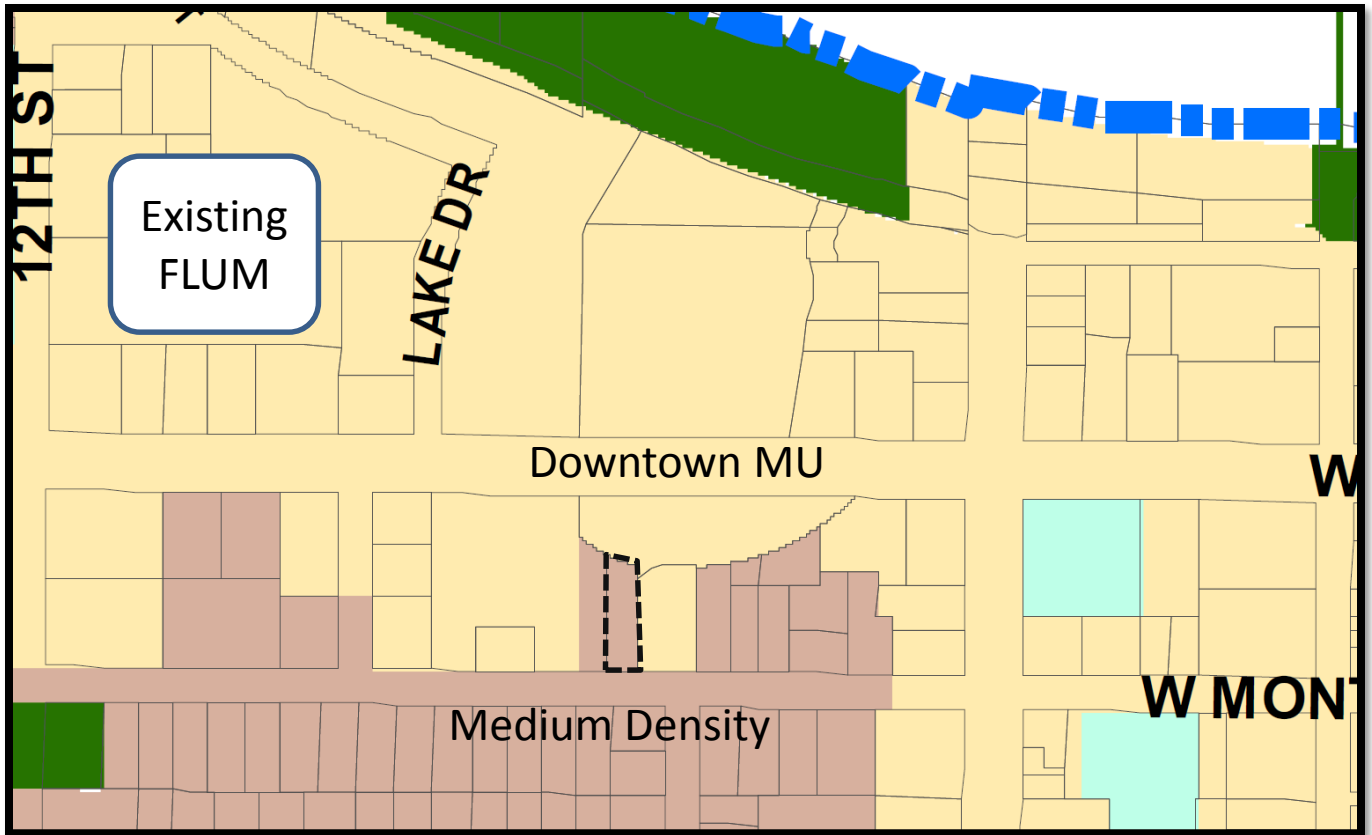
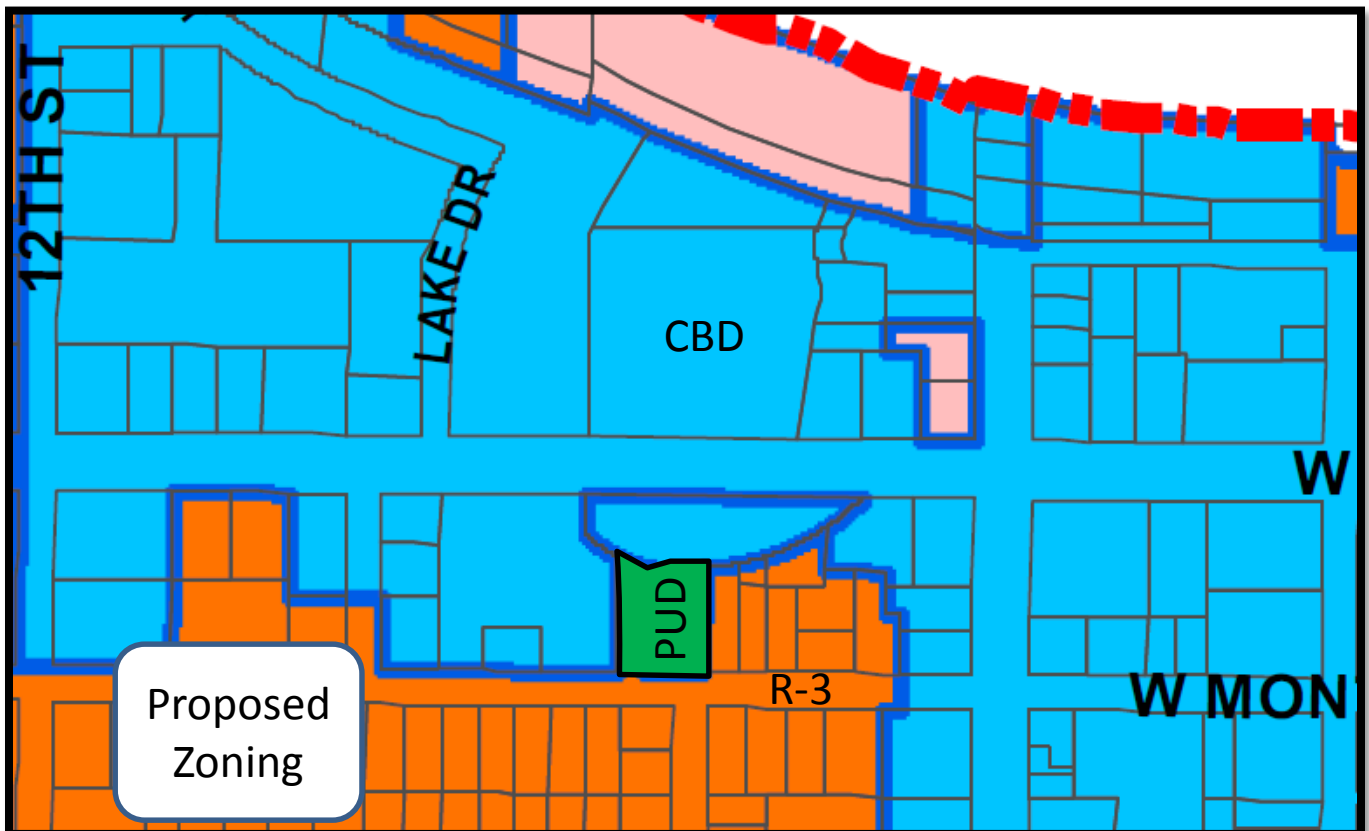
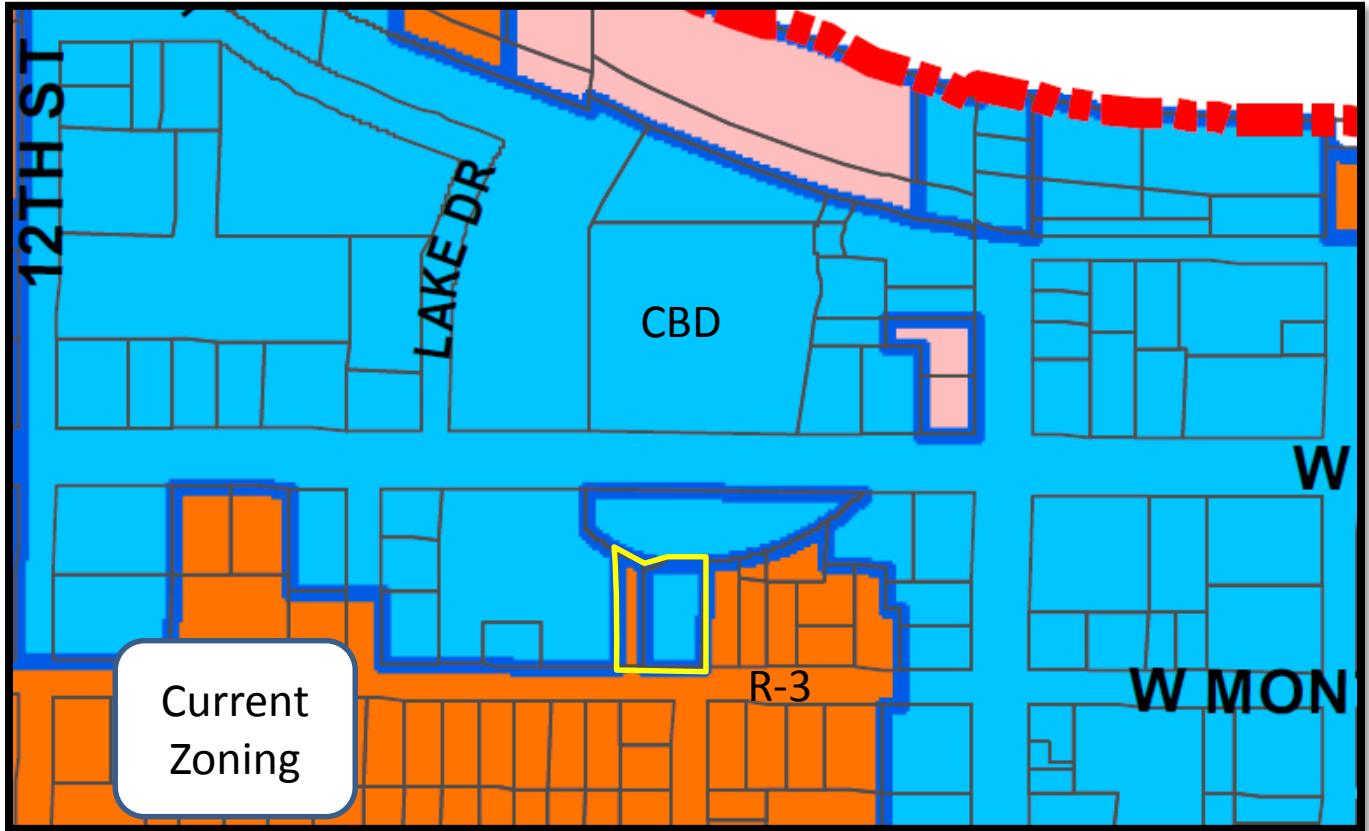
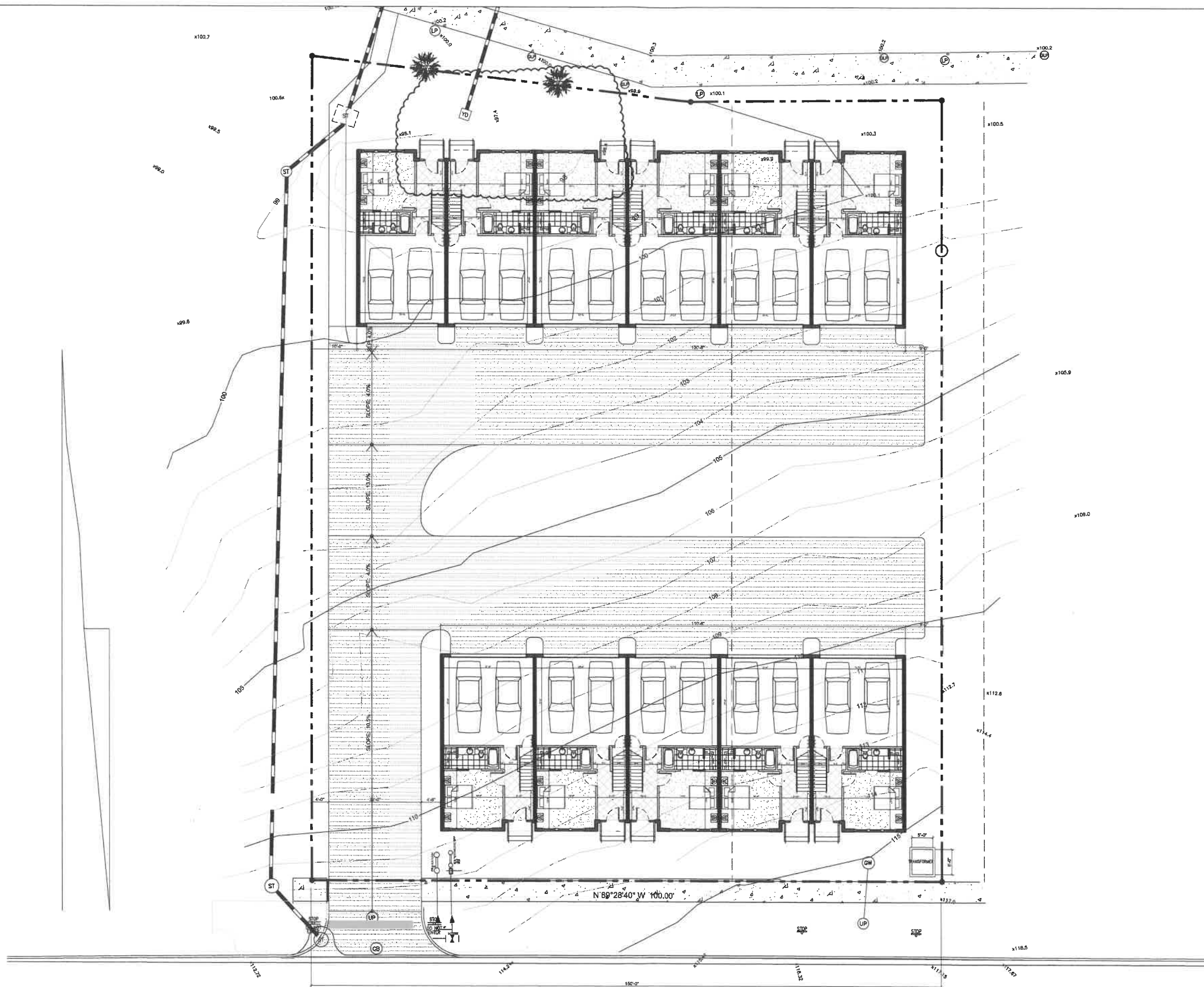


Exhibit – Zoning Map – Victory Pointe LLC





LEVEL 1 PLAN

SCALE: 3/32"=1'-0" 01



VICTORY POINTE
W. MONTROSE STREET
CLERMONT, FLORIDA 34711
LAKE COUNTY

LEVEL 1 FLOOR PLAN

Andrew Sechler, PA
AR00:0066 (FL)

REVISIONS:		
#	DATE	DESCRIPTION
	06/25/18	SUBMIT
DRAWN BY: AFS		
CHECKED BY: AFS		
DATE: SEPTEMBER 5, 2018		

SHEET:
A
101
Else Universal Jo



SOUTH ELEVATION

SCALE: 3/16"=1'-0" 04



NORTH ELEVATION

SCALE: 3/16"=1'-0" 01

REVISIONS:		
#	DATE	DESCRIPTION
1	09/09/18	SUBMIT

DRAWN BY: AFS
CHECKED BY: AFS
DATE: SEPTEMBER 9, 2018



CITY OF CLERMONT
REZONING
APPLICATION



DATE: 9/30/19

FEE: \$542.⁰⁰
+ cost of advertisement

PROJECT NAME (if applicable): VICTORY POINTE

APPLICANT: VICTORY POINTE, LLC

CONTACT PERSON: MARK GRAFF

Address: 1200 OAKLEY SEAVEA DR, SUITE 203

City: CLERMONT State: FL Zip: 34711

Phone: 352-516-1580 Fax: _____

E-Mail: MGRAFF@GRAFFHOLDINGS.COM

OWNER: SAME

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____

Address of Subject Property: 1000 MONTROSE ST.

Legal Description (include copy of survey): _____

Acres: _____ Land Use: _____

(City verification required)

Present Zoning: PUD Proposed Zoning: PUD AMENDMENT

(City verification required)



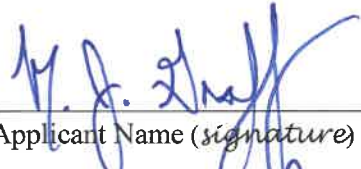
**CITY OF CLERMONT
REZONING
APPLICATION
Page 2**

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

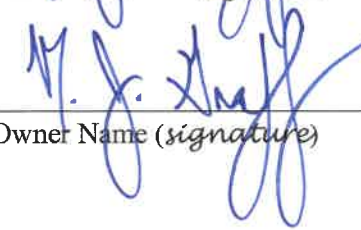
What are you proposing to do that would require a rezoning?

AMENDING THE PUD TO REDUCE NUMBER OF RESIDENCES FROM
17 TO 11. CHANGING BUILDING LAYOUT.

MARK GRAFF
Applicant Name (print)

X 
Applicant Name (signature)

MARK GRAFF
Owner Name (print)

X 
Owner Name (signature)

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

Advertising Receipt

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

Account Number: 7101866
Order Number: 10092386
Phone: (352) 241-7331
Date: 11/15/19
Ad Taker: liana.rickman

Ad Classification: LEGAL NOTICES

Description	Start	End	Total
LEGAL NOTICE Notice is hereby given that the City Council of the City of Cle	11/18/2019	12/30/2019	\$390.84

LEGAL NOTICE

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

ORDINANCE NO. 2020-02

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

LOCATION

Northwest of the intersection of Montrose Street and 10th Street
Alternate Key 3826383 & 1789419

LEGAL DESCRIPTION

Lot 1, Block 114, Official Map of The City of Clermont, according to the plat thereof, as recorded in Plat Book 8, Page 17, Public Records of Lake County, Florida.

AND

All that portion of Tenth Street, bounded on the South by the North right of way line of Montrose Street, and bounded on the North by the shores of West Lake, according to the Official Map of The City of Clermont, as recorded in Plat Book 8, Page 17, Public Records of Lake County, Florida, (abandoned by Ordinance 112-M in ORB 654, Page 2171)
Less the East 10.00 feet of Tenth Street.

Description:

Lot 2, Block 114, Official Map of The City of Clermont, according to the Plat thereof, as recorded in Plat Book 8, Page 17, of the Public Records of Lake County, Florida.

Description:

Commence at the Southwest corner of Lot 1, Block 114, Official Map of The City of Clermont, according to the plat thereof, as recorded in Plat Book 8, Page 17, Public Records of Lake County, Florida, thence run N 00°31'43" E along the West line of said Lot 1 for a distance of 159.95 feet to the POINT OF BEGINNING; thence run N 00°31'43" E for a distance of 18.21 feet to the beginning of a curve concave to the Northeast, having a radius of 242.98 feet, a chord bearing of N 70°01'59" W and a chord distance of 53.05 feet; thence run Northwesterly along the arc of said curve for a distance of 53.15 feet through a central angle of 12°32'00" to a point on the West line of Lot 2, said plat of the Official Map of The City of Clermont; thence leaving said West line of Lot 2 run S 82°44'40" E for a distance of 90.73 feet; thence run S 58°20'13" W for a distance of 47.37 feet to the Point of Beginning.

To amend existing Planned Unit Development (PUD) Ordinance 2018-19

This request will be considered by the Planning & Zoning Commission on Tuesday, December 3, 2019 at 6:30 p.m. and

A public meeting to consider the request will be held before the City Council on Tuesday, December 10, 2019 at 6:30 p.m. for (Introduction) and on Tuesday, January 14, 2020 for (Final Adoption).

The meetings will be held at City Hall,

Council Chambers, located at 685 W. Montrose Street.

This ordinance is available for public inspection in the office of the City Clerk, 685 W. Montrose St., Monday through Friday between the hours of 8:00 A.M. and 5:00 P.M.

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Tracy Ackroyd Howe, MMC
Daily Commercial
City Clerk

Ad No: 10092386
November 18, 2019 &
December 30, 2019

Payment Info	
Ad Price	\$390.84
Tax	\$0.00
Sub Total	\$390.84
Prepaid Amount	\$0.00
Balance Due	\$390.84