



**CITY OF CLERMONT
PLANNING AND ZONING COMMISSION AGENDA
6:30 PM, Tuesday, January 7, 2020
City Hall – 685 W. Montrose Street, Clermont, FL**

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

Item 1 - Ordinance No. 2020-04 (Transmittal)
Carmax Comprehensive Plan Amendment

Consider ordinance to change the future land use from Lake County High Density and Regional Commercial to Clermont Commercial for vacant parcel located east CR 455 and north of SR 50, adjacent to the East Town Center Publix Plaza.

Item 2 - Ordinance No. 2020-11
Advent Health

Consider ordinance to change the zoning from C-2 General Commercial to Planned Unit Development (PUD) for property located at 14138 State Road 50.

Item 3 - Resolution No. 2020-02R
Mason Ridge CUP Revocation

Consider revocation of a Conditional Use Permit (Resolution No. 2016-30) to allow a multifamily development for vacant property south of Pitt Street and west of Grand Highway.

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, January 7, 2020	
Agenda Item Name	
Ordinance No. 2020-04 (Transmittal) <i>Carmax Comprehensive Plan Amendment</i>	
Requested Action	
Recommend approval of Ordinance No. 2020-04.	
Staff Report	
The City is requesting approval of a large-scale comprehensive plan amendment transmittal to the State to change the future land use from Lake County Urban High Density and Regional Commercial to Clermont Commercial designation. The City is requesting annexation of the subject property as authorized by the Utility Agreement with the property owner. The Notice of Encumbrance to annex was executed on August 13, 2019. The property is currently in final site plan approval with Lake County and is receiving water and sewer services from the City. The property is located east of County Road 455 and north of State Road 50, adjacent to the East Town Center Publix Plaza. The property is approximately 19.8 +/- Acres; and will be developed as an auto dealership, CarMax. The City will annex the property as approved with Lake County.  The property will also be rezoned from Lake County Planned Unit Development (PUD) to Clermont Planned Unit Development (PUD) zoning classification. Staff recommends approval of the Comprehensive Plan Amendment transmittal with Ordinance 2020-04.	
Additional Analysis	
Fiscal Impact Summary	

Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	Ordinance 2020-04 CARMAX CPA	2020-04 CARMAX CPA.pdf
2.	Carmax Location Map	Carmax Location Map.pdf
3.	CARMAX FLU MAP	CARMAX FLU MAP.pdf
4.	Carmax CPA Legal AD (2)	Carmax CPA Legal AD (2).pdf



CITY OF CLERMONT
ORDINANCE NO. 2020-04

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

Tracts 51A, 52A, 61 and 62, of LAKEHIGHLANDS COMPANY SUBDIVISION OF SECTION 23, TOWNSHIP 22 SOUTH, RANGE 26 EAST, according to the Plat thereof, as recorded in Plat Book 4, Page 11, of the Public Record of Lake County, Florida; LESS right of way on the West for State Road Number 455; together with Tracts 3, 4, 13 and 14 of LAKE HIGHLANDS COMPANY SUBDIVISION OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, according to the Plat thereof, as recorded in Plat Book 3, at Page 52, of the Public Records of Lake County; LESS right of way on the West for State Road 455 and Less right of way on the South for State Road 50, in and for Lake County, Florida.



**CITY OF CLERMONT
ORDINANCE NO. 2020-04**

LESS AND EXCEPT THE FOLLOWING AS CONTAINED IN THAT CERTAIN WARRANTY DEED RECORDED DECEMBER 26, 2002, IN OFFICIAL RECORDS BOOK 2231, PAGE 2257, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA:

A portion of tracts 3, 4, 13 and 14 of LAKE HIGHLANDS COMPANY SUBDIVISION OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, according to the Plat thereof, as recorded in Plat Book 3, Page 52, of the Public Records of Lake County, Florida, being described as follows:

Commence at the North Quarter corner of said Section 26 as a point of reference, said point being marked by a railroad spike in the centerline of pavement of County Road No. 455; thence run South 00 degrees 40 minutes 30 seconds West, along the West line of the Northeast Quarter of said Section 26, 244.02 feet; thence run South 89 degrees 34 minutes 59 seconds East, parallel with the North line of said Northeast Quarter, 33.00 feet to the POINT OF BEGINNING; thence continue South 89 degrees 34 minutes 59 seconds East, parallel with said North line, 700.01 feet; thence run South 00 degrees 40 minutes 30 seconds West, parallel with the aforesaid West line of the Northeast Quarter, 879.12 feet to the North right of way line of State Road No. 50 as shown on right of way Map Section 11070-2505; thence run North 88 degrees 54 minutes 49 seconds West, along said North right of way line, 718.02 feet to the East line of a 30 foot right of way as shown on the Plat of LAKE HIGHLANDS COMPANY SUBDIVISION; thence run North 00 degrees 40 minutes 30 seconds East, along said East right line 261.64 feet to the East line of County Road No. 455 as currently monumented, said line being a curve concave to the Northwest; thence run Northeasterly along said curve having a central angle of 13 degrees 48 minutes 23 seconds, a radius of 623.00 feet, an arc length of 150.12 feet, a chord bearing of North 07 degrees 34 minutes 41 seconds East and a chord distance of 149.76 feet; thence run North 00 degrees 40 minutes 30 seconds East, continuing along said East line, 460.49 feet to the POINT OF BEGINNING. AND LESS AND EXCEPT THE FOLLOWING AS CONTAINED IN THAT CERTAIN

That portion of the following described Parcel lying within 50 feet East of the North-South Mid-Section line of Section 26, Township 22 South, Range 26 East, Lake County, Florida.

Tract 13 of LAKE HIGHLANDS COMPANY SUBDIVISION OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, according to the Plat thereof, as recorded in Plat Book 3, Page 52, of the Public Records of Lake County, Florida, Less and except right of way for SR 50.

Site contains 19.8 +/- acres.

LOCATION

Vacant parcel located east of CR 455 and north of SR 50,
Adjacent to the East Town Center Publix Plaza
Alternate Key 1453313



**CITY OF CLERMONT
ORDINANCE NO. 2020-04**

CHANGE IN FUTURE LAND USE CLASSIFICATION

**FROM: LAKE COUNTY URBAN HIGH DENSITY
AND REGIONAL COMMERCIAL**

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. 2020-04

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

CITY OF CLERMONT

Gail L. Ash, Mayor

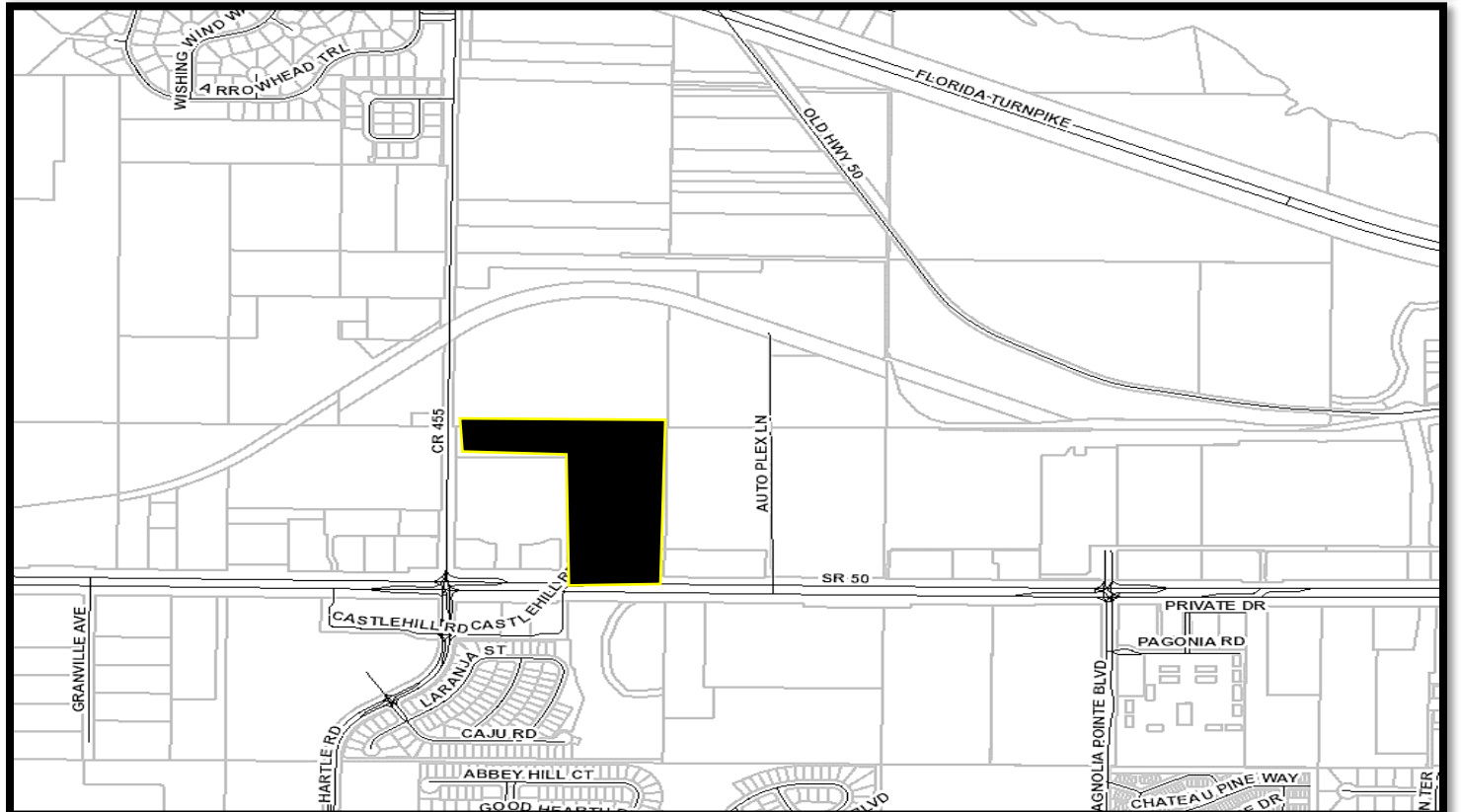
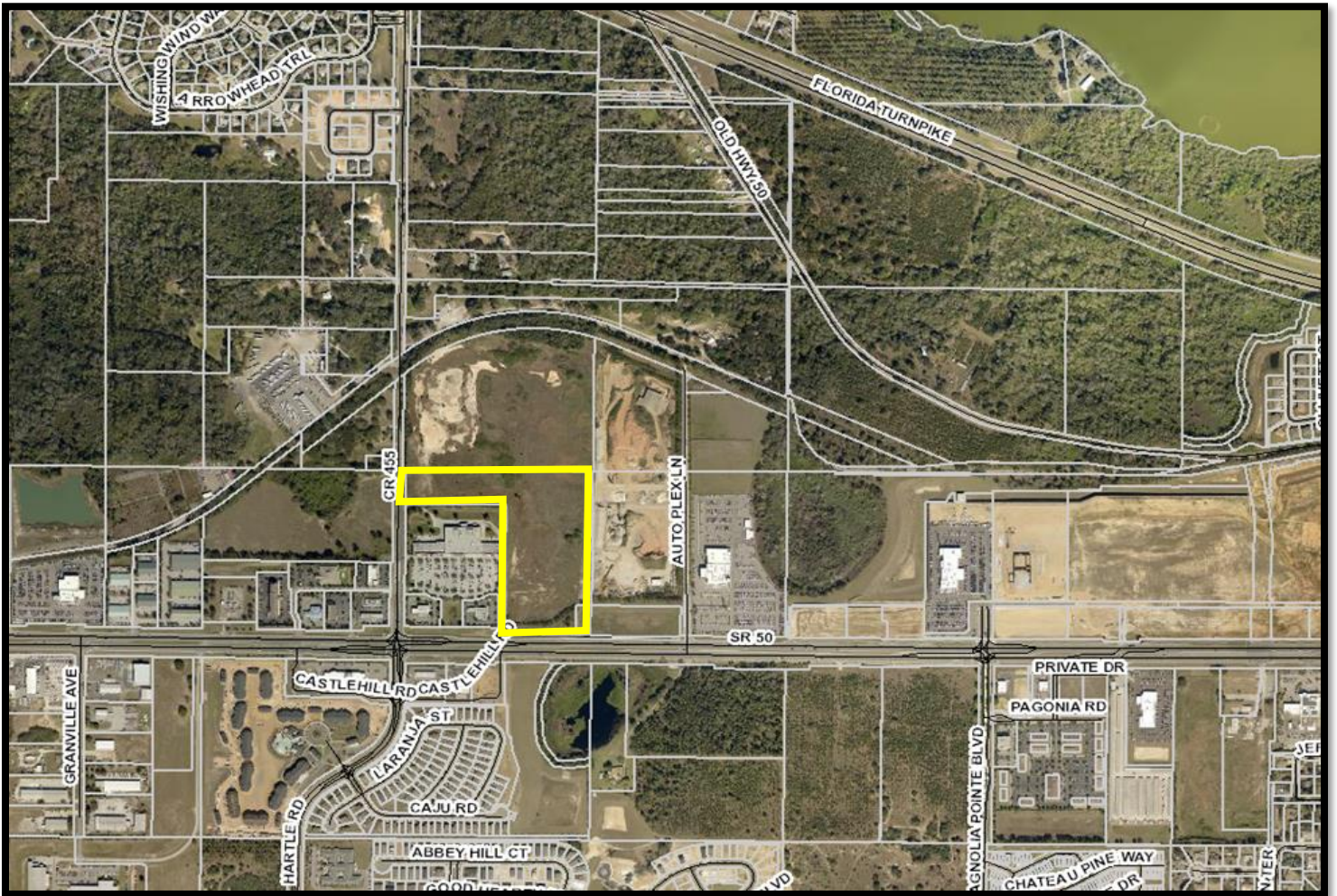
ATTEST:

Tracy Ackroyd Howe, City Clerk

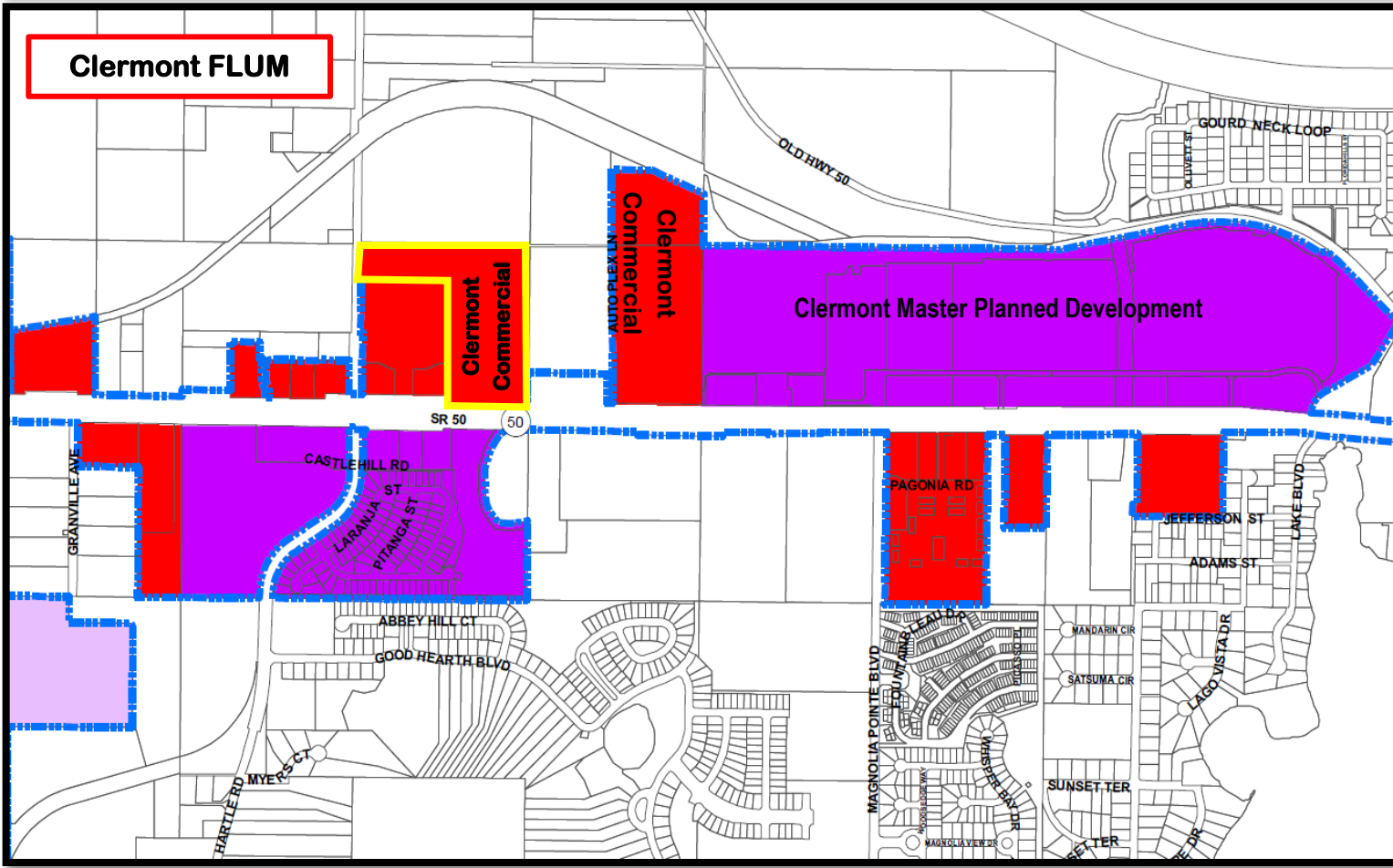
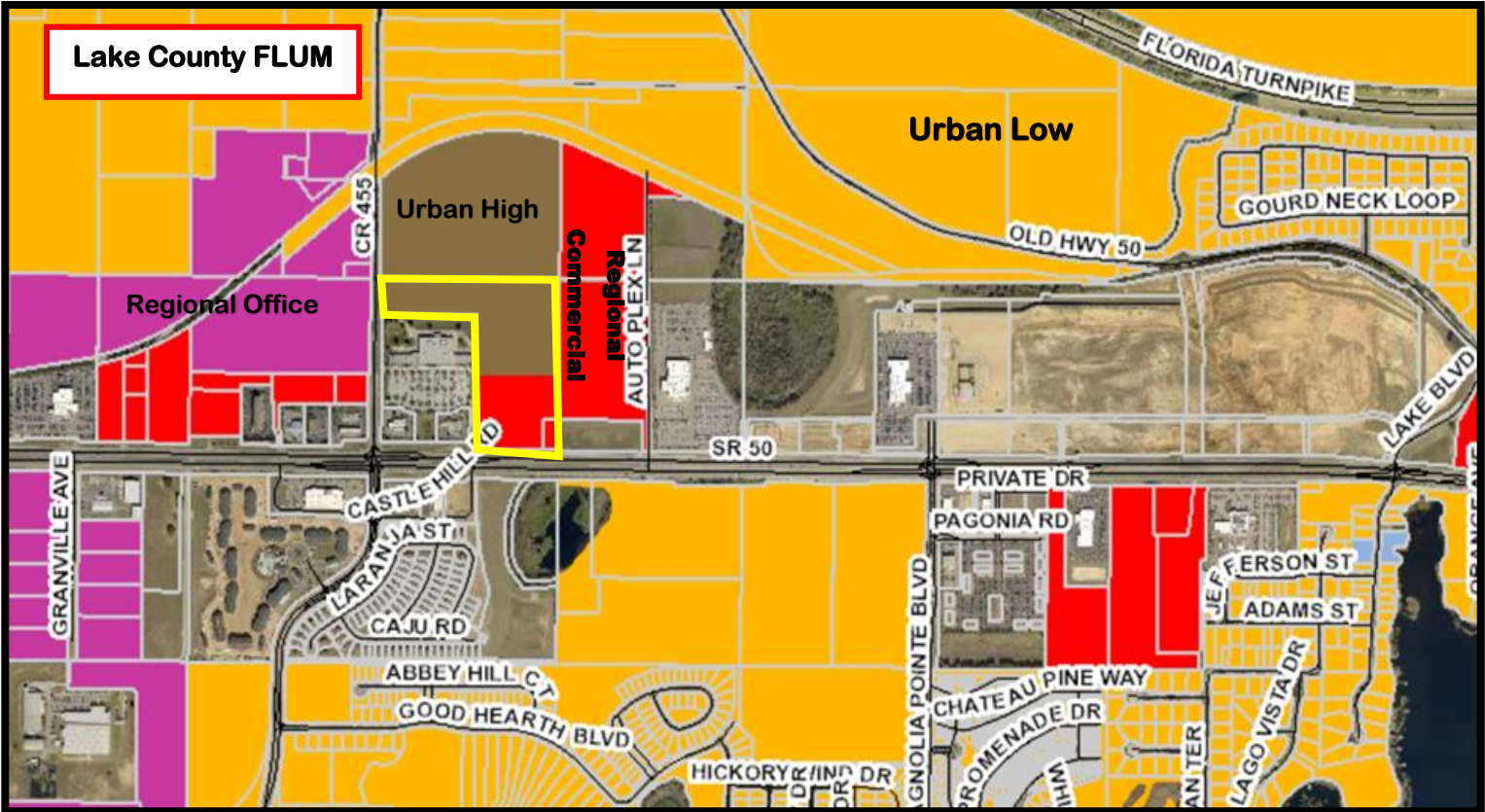
Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

CARMAX LOCATION MAP



Future Land Use Map - CARMAX



LEGAL NOTICE

The City Council of the City of Clermont will consider the enactment of the following proposed Ordinance at the regularly scheduled meeting to be held Tuesday, January 14, 2020 at 6:30 P.M. (Introduction) and a public hearing on Tuesday, March 24, 2020 at 6:30 P.M. (Adoption) at City Hall located at 685 West Montrose Street. All interested parties will be given an opportunity to express their views on this matter.

ORDINANCE NO. 2020-03

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, PROVIDING FOR THE ANNEXATION OF A CERTAIN PARCEL OF LAND CONTIGUOUS TO THE PRESENT CITY BOUNDARIES; PROVIDING FOR AN EFFECTIVE DATE, SEVERABILITY, RECORDING, AND PUBLICATION.

LOCATION:

Vacant parcel located east CR 455 and north of SR 50,
Adjacent to the East Town Center Publix Plaza
Alternate Key 1453313
19.8 +/- Acres

LEGAL DESCRIPTION

Tracts 51A, 52A, 61 and 62, of LAKEHIGHLANDS COMPANY SUBDIVISION OF SECTION 23, TOWNSHIP 22 SOUTH, RANGE 26 EAST, according to the Plat thereof, as recorded in Plat Book 4, Page 11, of the Public Record of Lake County, Florida; LESS right of way on the West for State Road Number 455; together with Tracts 3, 4, 13 and 14 of LAKE HIGHLANDS COMPANY SUBDIVISION OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, according to the Plat thereof, as recorded in Plat Book 3, at Page 52, of the Public Records of Lake County; LESS right of way on the West for State Road 455 and Less right of way on the South for State Road 50, in and for Lake County, Florida.

LESS AND EXCEPT THE FOLLOWING AS CONTAINED IN THAT CERTAIN WARRANTY DEED RECORDED DECEMBER 26, 2002, IN OFFICIAL RECORDS BOOK 2231, PAGE 2257, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA:

A portion of tracts 3, 4, 13 and 14 of LAKE HIGHLANDS COMPANY SUBDIVISION OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, according to the Plat thereof, as recorded in Plat Book 3, Page 52, of the Public Records of Lake County, Florida, being described as follows:

Commence at the North Quarter corner of said Section 26 as a point of reference, said point being marked by a railroad spike in the centerline of pavement of County Road No. 455; thence run South 00 degrees 40 minutes 30 seconds West, along the West line of the Northeast Quarter of said Section 26, 244.02 feet; thence run South 89 degrees 34 minutes 59 seconds East, parallel with the North line of said Northeast Quarter, 33.00 feet to the POINT OF BEGINNING; thence continue South 89 degrees 34 minutes 59 seconds East, parallel with said North line, 700.01 feet; thence run South 00 degrees 40 minutes 30 seconds West, parallel with the aforesaid West line of the Northeast Quarter, 879.12 feet to the North right of way line of State Road No. 50 as shown on right of way Map Section 11070-2505; thence run North 88 degrees 54 minutes 49 seconds West, along said North right of way line, 718.02 feet to the East line of a 30 foot right of way as shown on the Plat of LAKE HIGHLANDS COMPANY SUBDIVISION; thence run North 00 degrees 40 minutes 30 seconds East, along said East right line 261.64 feet to the East line of County Road No. 455 as currently monumented, said line being a curve concave to the Northwest; thence run Northeasterly along said curve having a central angle of 13 degrees 48 minutes 23 seconds, a radius of 623.00 feet, an arc length of 150.12 feet, a chord bearing of North 07 degrees 34 minutes 41 seconds East and a chord distance of 149.76 feet; thence run North 00 degrees 40 minutes 30 seconds East, continuing along said East line, 460.49 feet to the POINT OF BEGINNING.

AND LESS AND EXCEPT THE FOLLOWING AS CONTAINED IN THAT CERTAIN

That portion of the following described Parcel lying within 50 feet East of the North-South Mid-Section line of Section 26, Township 22 South, Range 26 East, Lake County, Florida.

Tract 13 of LAKE HIGHLANDS COMPANY SUBDIVISION OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, according to the Plat thereof, as recorded in Plat Book 3, Page 52, of the Public Records of Lake County, Florida, Less and except right of way for SR 50.

Site contains 19.8 +/- acres.

See Map Below

The public hearings are held at the City Hall, Council Chambers, located at 685 W. Montrose Street, and are open to public comment. Please call (352) 394-4083, ext. 3 if you have any questions.

The proposed ordinance 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



D052556 - December 23, 2019

☐ **PROOF O.K. BY:** _____

☐ **O.K. WITH CORRECTIONS BY:** _____

PLEASE READ CAREFULLY • SUBMIT CORRECTIONS ONLINE

LF-D052556 (100%)

ADVERTISER: CITY OF CLERMONT-LEGALS
SALES PERSON: LFD001
SIZE: 2X17
PUBLICATION: LF-DAILY COMMERCIAL

PROOF CREATED AT: 12/16/2019 11:54:20 AM
NEXT RUN DATE: 12/23/19
PROOF DUE: 12/20/19 12:59:55



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date	
Tuesday, January 7, 2020	
Agenda Item Name	
Ordinance No. 2020-11 <i>Advent Health</i>	
Requested Action	
Recommend approval of Ordinance No. 2020-11.	
Staff Report	
The owner, Adventist Health System/Sunbelt, Inc., is requesting a rezoning from C-2 General Commercial to a Planned Unit Development (PUD) for a Medical Health Park Campus on 10.97 +/- acres. The parcel is located southeast of the intersection of State Road 50 and Citrus Tower Boulevard. The property is the former Don Mealy Chevrolet Dealership and the applicant intends to remove all existing structures and redevelop the site. The applicant has provided a Planned Unit Development (PUD) Plan - C100 showing the proposed layout of the site. The project will consist of two primary buildings, an off-site emergency department (OSED) and a medical office building. The off-site emergency department building will be approximately 18,500 square feet and the medical office building will be approximately 36,500 square feet. The total square footage of all the buildings collectively will not exceed 57,500 square feet. This includes an additional 5% from City Staff to allow for minor changes in the building design in case changes are required for final site engineering. The off-site emergency department will have 24 beds. The OSED will be staffed with doctors, nurses, and other medical personnel. The site plan shows that parking for the project will be 30% more than required by the City's Land Development Regulations. All required setbacks and landscape buffers will be developed according to the Land Development Codes. The site, as proposed, indicates no waivers to the Land Development Codes are being requested to redevelop the site. The PUD request is for a building size greater than 20,000 square feet and the Off Site Emergency Department (OSED), which is similar to a hospital use. The owner previously submitted plans for a similar project on the adjacent parcel that included several waivers to the Land Development Code. The owner has shifted the project to the current site to eliminate any waivers to the code.  	

Staff has reviewed the request as submitted and finds the proposal does meet the intent of Section 122-315, Review Criteria for a PUD. There is a mixture of commercial and office uses, including medical facilities similar to the one being proposed, within a half-mile of the project location. The site has access to an arterial roadway, State Road 50, and accessible through a major collector, Citrus Tower Boulevard, which are major transportation facilities. The City's Traffic Engineering Consultant has reviewed a recent traffic impact analysis provided by the owner and the review indicated while the project may contribute to the existing deficiencies along the roadway network, the project is not expected to create any new deficiencies. Public utilities are accessible and available, and the City can provide all services. The proposed use does not require school concurrency and will provides opportunities for job creation and growth in Clermont.

Staff has reviewed the applicant's proposal and supports the proposed development at this location, the proposed uses are compatible and consistent with the development patterns and uses in the area and the existing site is being redeveloped with no waivers to the Land Development Code. Staff recommends approval of Ordinance No. 2020-11 to rezone the subject property from C-2 General Commercial to (PUD) Planned Unit Development to allow for a health park, including an Off-Site Emergency Department (OSED) and medical office building (Health Park) as depicted in Exhibit A – PUD Site Development Plan.

Additional Analysis

Fiscal Impact Summary

Fiscal Impact

Fund Number and Description

Available Budget Amount

Exhibits Attached (copies of original agreements)

- | | | |
|----|--|--|
| 1. | Ord. 2020-11 Advent Health Final PUD (2) | Ord. 2020-11 Advent Health Final PUD (2).pdf |
| 2. | Advent Health Location Map | Advent Health Location Map.pdf |
| 3. | Zoning Map | Zoning Map.pdf |
| 4. | PUD SITE DEVELOPMENT PLAN | PUD SITE DEVELOPMENT PLAN.pdf |
| 5. | AH Health Parks Elevations_12-09-19 | AH Health Parks Elevations_12-09-19.pdf |
| 6. | Rezoning Application | Rezoning Application.pdf |
| 7. | ORDINANCE 2020-11-Legal AD | ORDINANCE 2020-11-Legal AD.pdf |



CITY OF CLERMONT
ORDINANCE NO. 2020-11

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

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

SECTION 1.

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

LEGAL DESCRIPTION

Tract 23 and the East 27.00 feet of Tract 24 of Section 28, Township 22 South, Range 26 East, according to the Plat of LAKE HIGHLANDS COMPANY, filed March 2, 1914 and recorded in Plat Book 2, Page 28, Public Records of Lake County, Florida, INCLUDING vacated Paloma Road lying between Tracts 23 and 24.

TOGETHER WITH:

That portion of the 30.00 wide platted Right of Way lying North of Tracts 23 and 24 of Section 28, Township 22 South, Range 26 East, and lying North of vacated Paloma Road, to be bound on the West by the northerly projection of the West line of the East 27.00 feet of Tract 24 and bound on the East by the northerly projection of the East line of Tract 23, all according to the Plat of LAKE HIGHLANDS COMPANY, filed March 2, 1914, and recorded in Plat Book 2, Page 28, Public Records of Lake County, Florida.

TOGETHER WITH

That portion of Tract 10 and that portion of the East 27.00 feet of Tract 9, Section 28, Township 22 South, Range 26 East, according to the plat of LAKE HIGHLANDS COMPANY, filed March 2, 1914 and recorded in Plat Book 2, Page 28, Public Records of Lake County, Florida, LYING SOUTH OF THE SOUTH RIGHT OF WAY OF STATE ROAD 50.



CITY OF CLERMONT
ORDINANCE NO. 2020-11

LOCATION

Property located at the southeast corner of Citrus Tower Boulevard
and State Road 50 intersection
Eastern portion of Alternate Key 1648254

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

SECTION 2. General Conditions

This application for a Planned Unit Development (PUD) to allow for a Medical Health Park Campus, including an Off-Site Emergency Department (OSD) and medical office buildings; including any ancillary similar type uses be granted subject to the following conditions:

1. The conditions as set forth in this Planned Unit Development shall be legally binding upon any heirs, assigns and successors in title or interest.
2. The property shall be developed in substantial accordance with Exhibit A - Planned Unit Development Site Development Plan prepared by Klima Weeks, Sheet C100. Formal construction plans incorporating all conditions stated in this permit shall be submitted for review and approved by the Site Review Committee prior to the issuance of a Zoning Clearance or other development permits.
3. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.

SECTION 3. Land Uses and Specific Conditions

1. The project may consist of two primary buildings, an off-site emergency department (OSD) and a medical office building. The off-site emergency department building will be approximately 18,500 square feet and the medical office building will be approximately 36,500 square feet. The total square footage of all the buildings collectively shall not exceed 57,500 square feet.
2. Building Setbacks

State Road 50 (Front)	50 feet from the property line
Side Yard (West)	12 feet from the property line
Side Yard (East)	12 feet from the property line
Rear Yard (South)	25 feet from the property line
Internal to Planned Unit Development	12 feet from the property line



CITY OF CLERMONT
ORDINANCE NO. 2020-11

3. Landscape Buffer Setbacks

From State Road 50 (Front)	20 feet Buffer
From Citrus Tower	20 feet Buffer
Side (East)	10 feet Buffer
Rear (South)	10 feet Buffer
Internal to PUD	10 feet Buffer

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

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

SECTION 4.

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

SECTION 5.

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

SECTION 6.

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

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.

CITY OF CLERMONT
ORDINANCE NO. 2020-11

Location map:





CITY OF CLERMONT
ORDINANCE NO. 2020-11

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

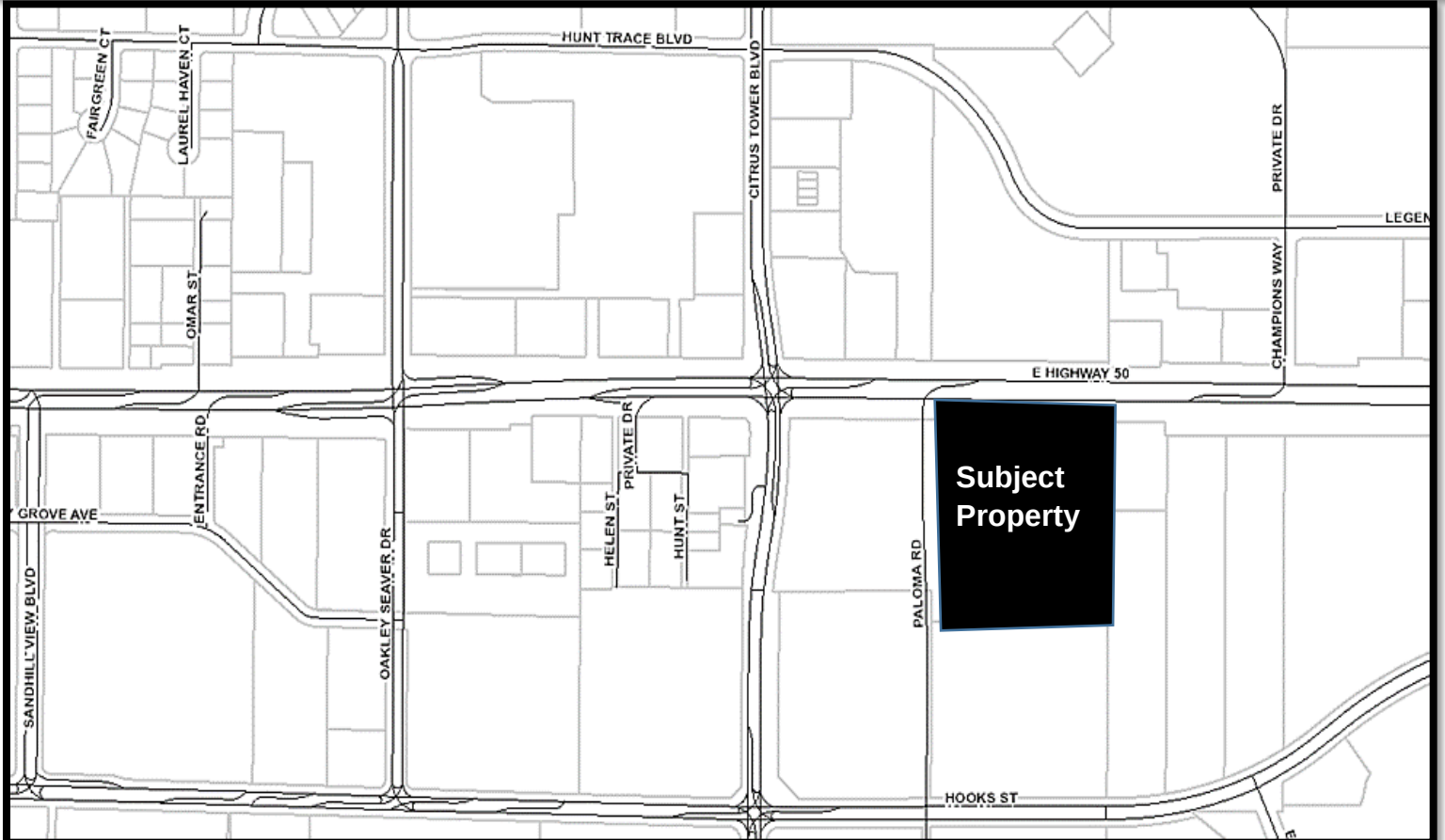
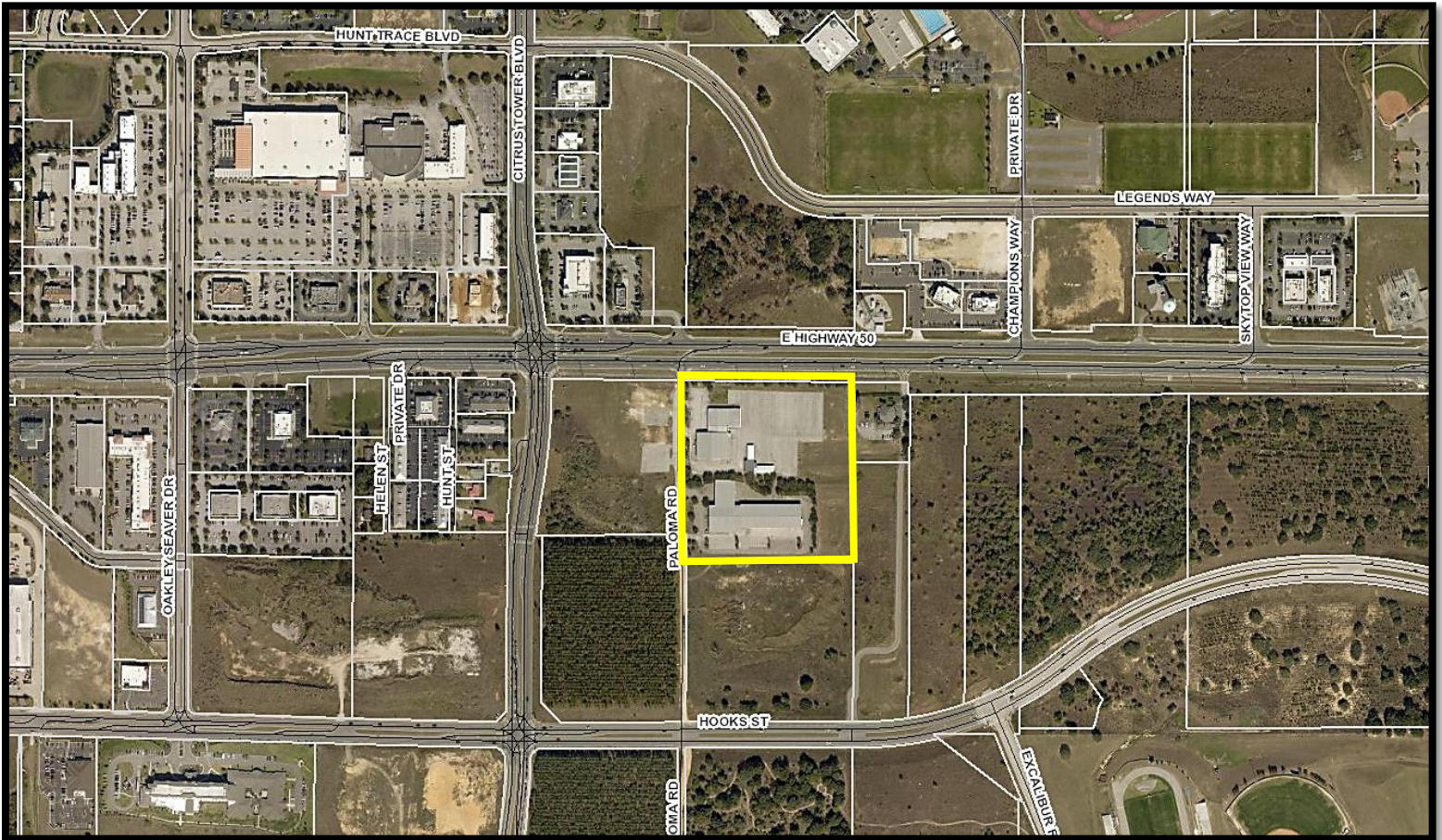
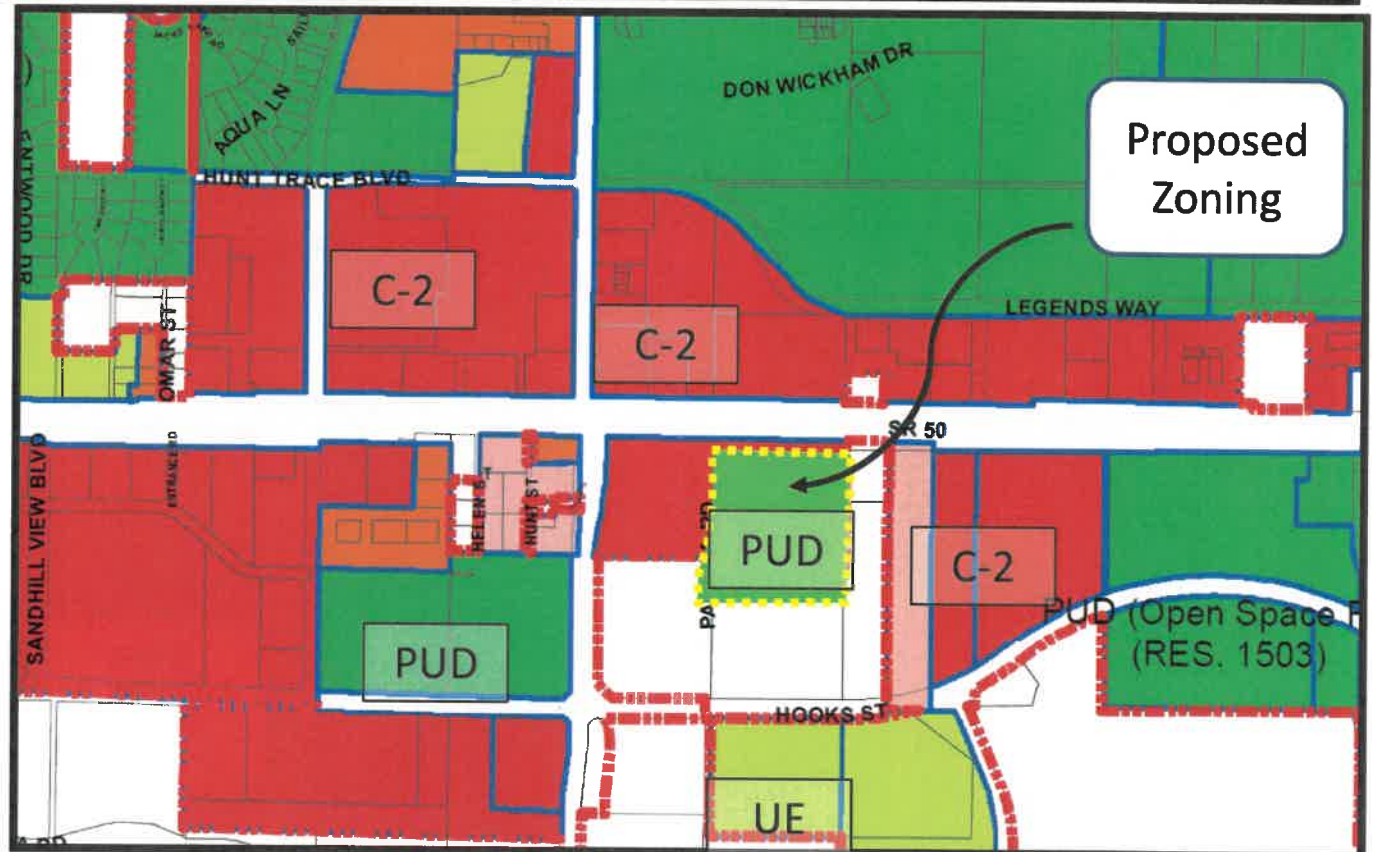
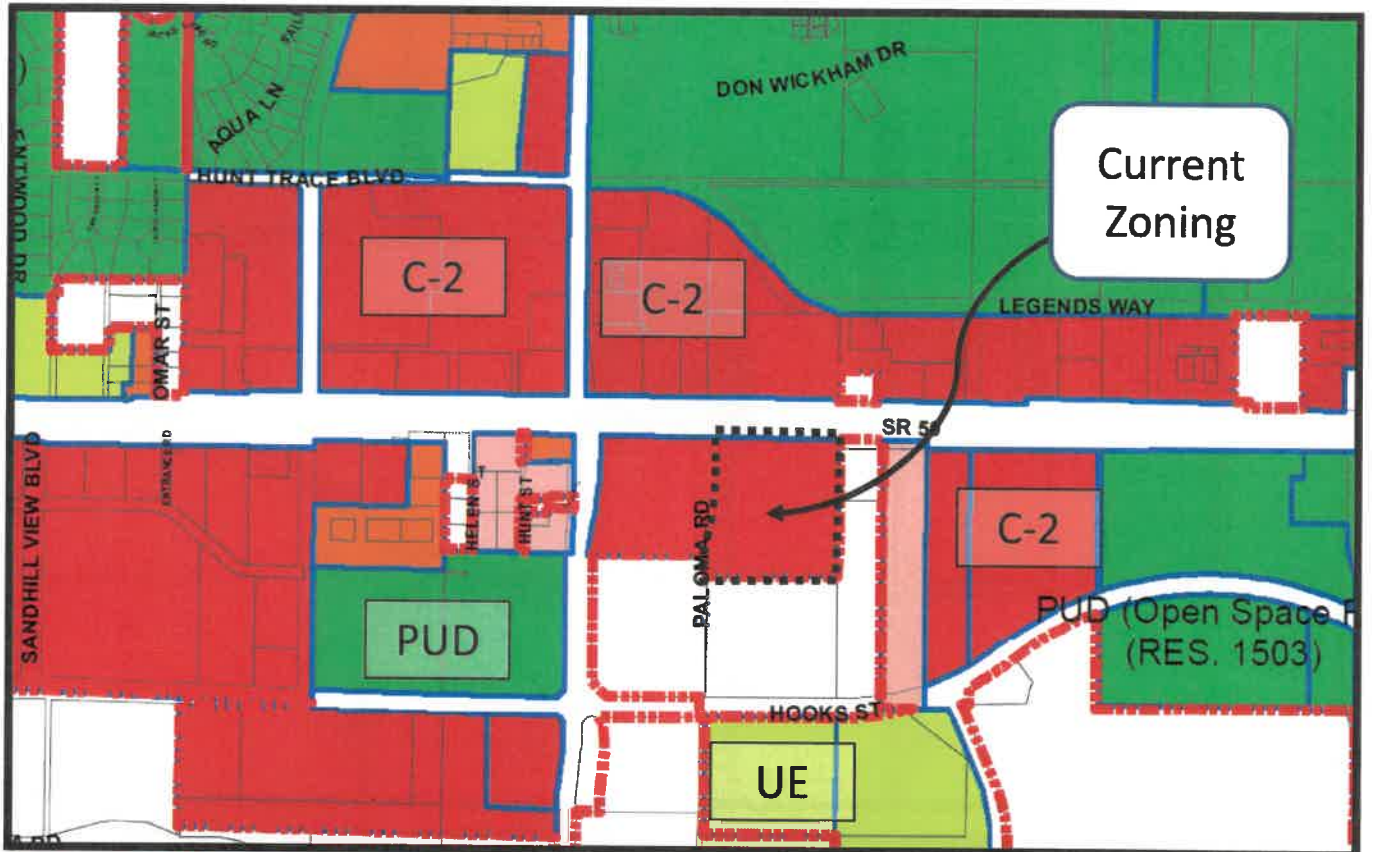
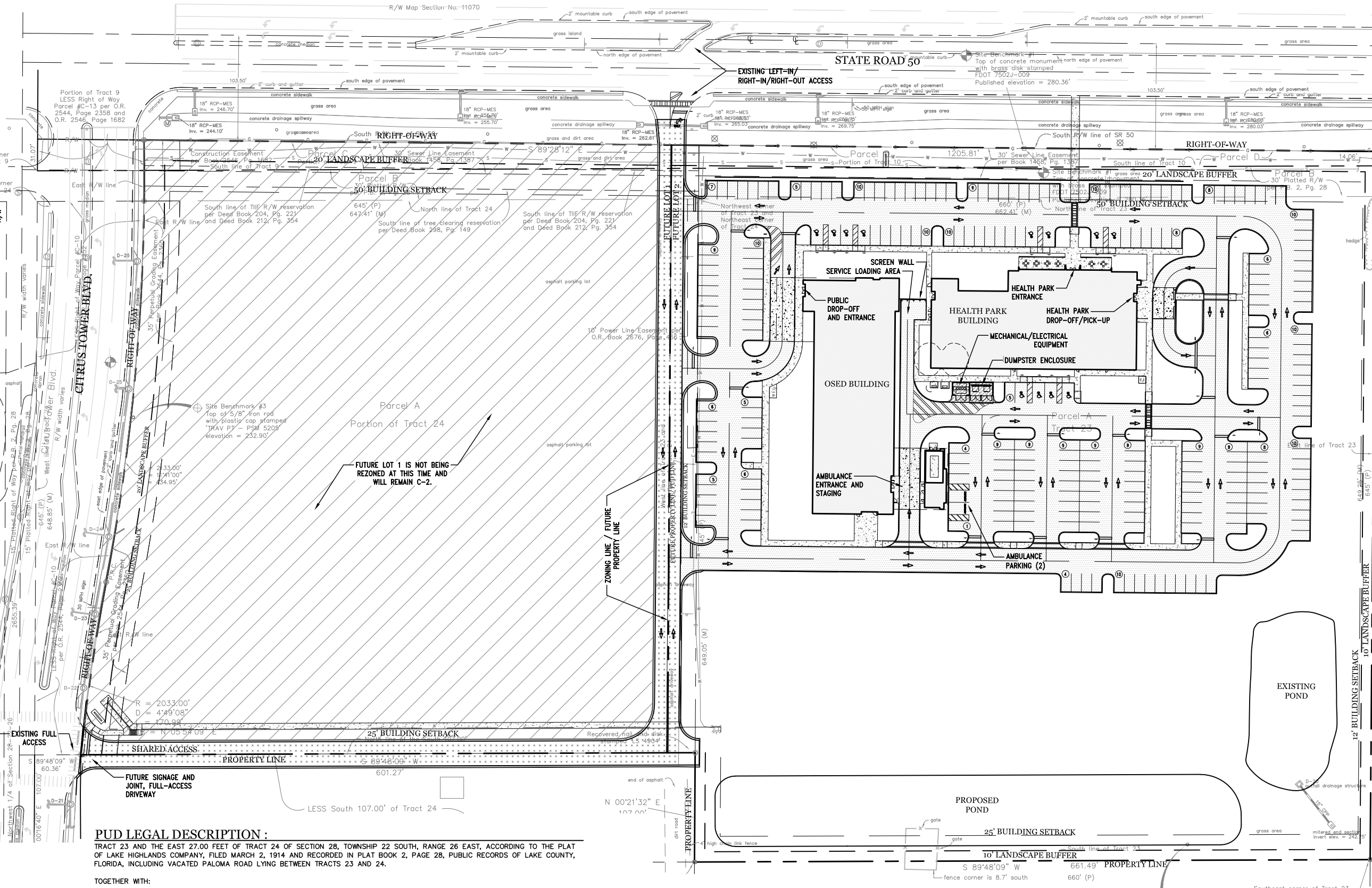


Exhibit - Zoning Map – Advent Health Campus





GENERAL INFORMATION:

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

PROPERTY INFORMATION:
FUTURE LOT 1 AREA: 321,141 SF (7.37 AC)
FUTURE LOT 2 AREA: 477,778 SF (10.97 AC)
TOTAL AREA: 798,919 SF (18.34 AC)

MAX. IMPERVIOUS SURFACE RATIO: 0.80
MAX. BUILDING HEIGHT: 55'
MAX. FAR: 3.0

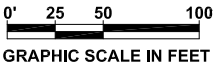
PROPOSED FAR: 54,962 / 477,778 = 0.12

BUILDING SETBACKS:

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

LANDSCAPE BUFFERS:

FRONT (SR 50):	REQUIRED: 20.0'
SIDE (CITRUS TOWER BLVD):	20.0'
SIDE (EAST):	10.0'
REAR (SOUTH):	10.0'*
INTERNAL TO PUD:	10.0'



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

FUTURE LAND USE:

SUBJECT PROPERTY: EXISTING – COMMERCIAL
PROPOSED – COMMERCIAL (NO CHANGE)

NORTH: COMMERCIAL
WEST: COMMERCIAL
SOUTH: REGIONAL COMMERCIAL
(UNINCORPORATED LAKE)
EAST: REGIONAL COMMERCIAL
(UNINCORPORATED LAKE)

ZONING:

SUBJECT PROPERTY: EXISTING – C-2
PROPOSED – PUD

NORTH: C-2
WEST: C-2
SOUTH: R-6 (UNINCORPORATED LAKE)
EAST: C-1 (UNINCORPORATED LAKE)

PARKING CALCULATIONS:

PER CITY OF CLERMONT, SEC. 98-14

MEDICAL OFFICE: 1 SPACE PER EVERY 200 SQ.FT.

HOSPITAL: 1 SPACE PER EVERY 4 BEDS
+ 1 SPACE PER DOCTOR
+ 1 SPACE PER EVERY 4 EMPLOYEES

MEDICAL OFFICE: (1 SPACE/200 SQ.FT.) * 36,418 SQ.FT. OF BUILDING
= 182 SPACES REQUIRED.

HOSPITAL: (1 SPACE/4 BEDS) * 24 BEDS
+ (1 SPACE/1 DOCTOR) * 1 DOCTORS
+ (1 SPACE/4 EMPLOYEES) * 23 EMPLOYEES
= 13 SPACES REQUIRED.

TOTAL REQUIRED: 182 + 13 = 195 SPACES

PROVIDED: 243 STANDARD + 12 ADA = 255 SPACES

PER CITY OF CLERMONT: SEC. 98-16

BIKE PARKING: 5% FOR FIRST 100 SPACES; 2% THEREAFTER

255 SPACES = 5% OF 100 & 2% OF 155
100(.05) + 155(.02) = 8 REQUIRED BICYCLE SPACES

PROVIDED: 5 RACKS = 10 BICYCLE SPACES

LEGEND:

- CONCRETE WALK
- ASPHALT PAVEMENT
- FUTURE LOT 1 – (NOT INCLUDED IN REZONING REQUEST)

PERMITTED USES:

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

PUD LEGAL DESCRIPTION :

TRACT 23 AND THE EAST 27.00 FEET OF TRACT 24 OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, ACCORDING TO THE PLAT OF LAKE HIGHLANDS COMPANY, FILED MARCH 2, 1914 AND RECORDED IN PLAT BOOK 2, PAGE 28, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, INCLUDING VACATED PALOMA ROAD LYING BETWEEN TRACTS 23 AND 24.

TOGETHER WITH:

THAT PORTION OF THE 30.00 WIDE PLATTED RIGHT OF WAY LYING NORTH OF TRACTS 23 AND 24 OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, AND LYING NORTH OF VACATED PALOMA ROAD, TO BE BOUND ON THE WEST BY THE NORTHERLY PROJECTION OF THE WEST LINE OF THE EAST 27.00 FEET OF TRACT 24 AND BOUND ON THE EAST BY THE NORTHERLY PROJECTION OF THE EAST LINE OF TRACT 23, ALL ACCORDING TO THE PLAT OF LAKE HIGHLANDS COMPANY, FILED MARCH 2, 1914, AND RECORDED IN PLAT BOOK 2, PAGE 28, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

TOGETHER WITH

THAT PORTION OF TRACT 10 AND THAT PORTION OF THE EAST 27.00 FEET OF TRACT 9, SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, ACCORDING TO THE PLAT OF LAKE HIGHLANDS COMPANY, FILED MARCH 2, 1914 AND RECORDED IN PLAT BOOK 2, PAGE 28, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING SOUTH OF THE SOUTH RIGHT OF WAY OF STATE ROAD 50.

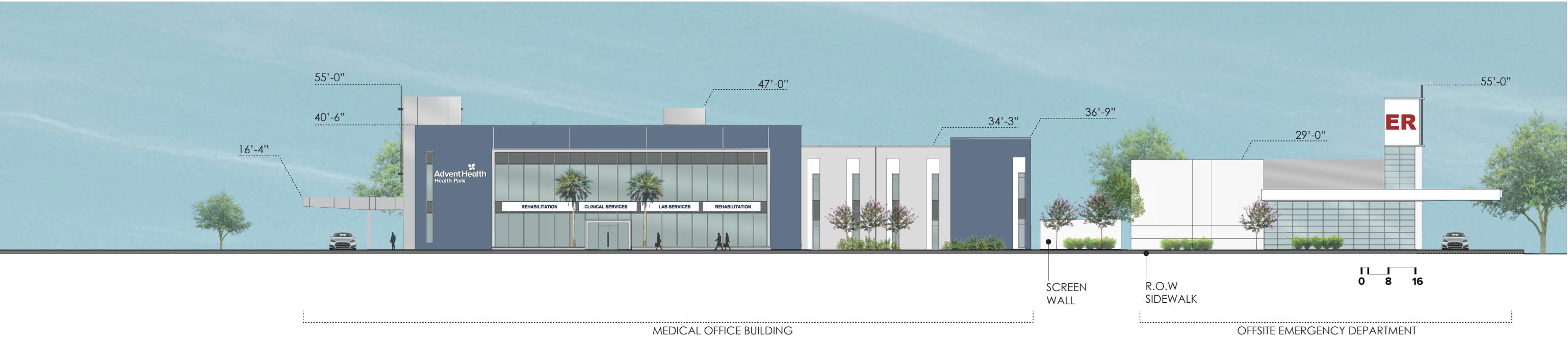


HEALTH PARK CAMPUS
CLERMONT, FL

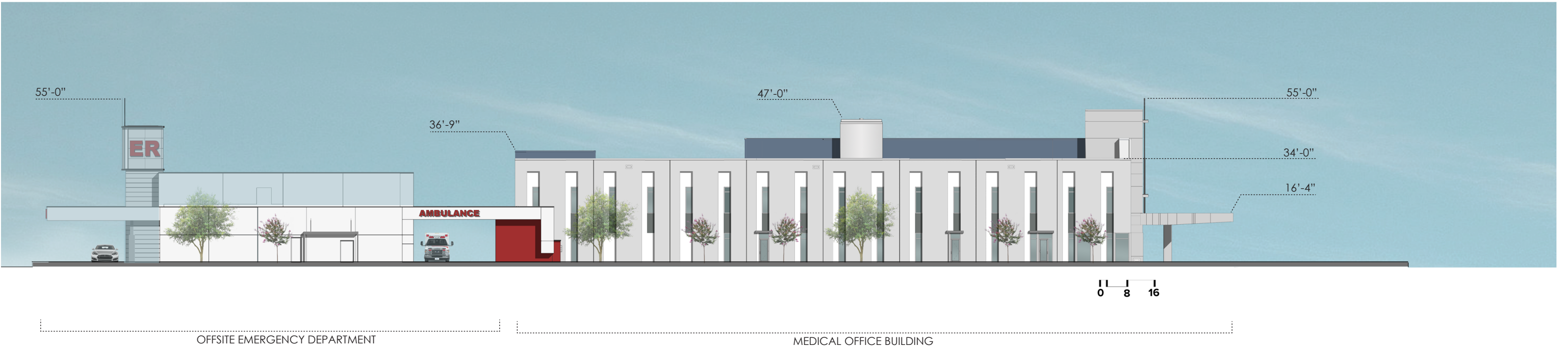


PUD SITE DEVELOPMENT PLAN

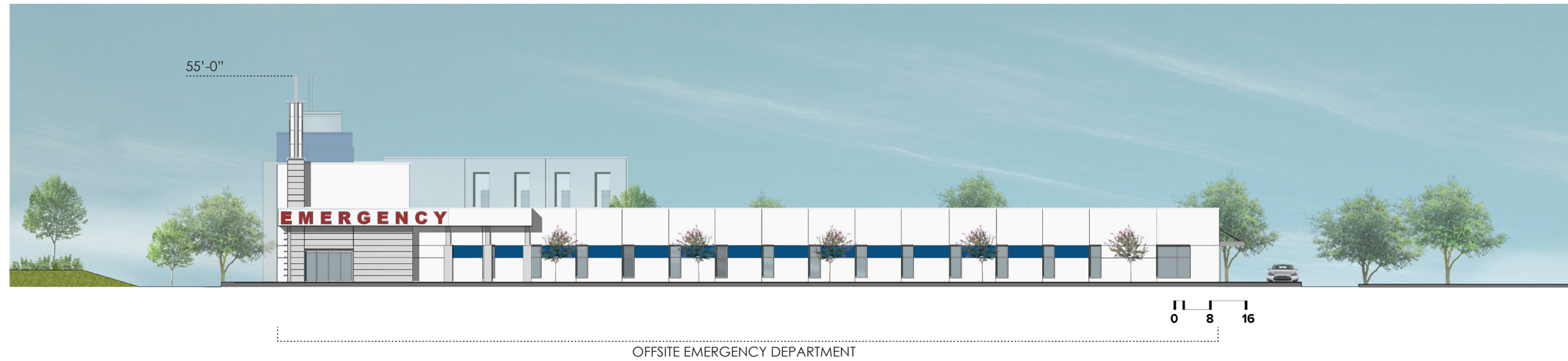
C100



NORTH | S.R. 50 ELEVATION



SOUTH



WEST



EAST





**CITY OF CLERMONT
REZONING
FILING INSTRUCTIONS**

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

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

The Applicant shall provide the following information with this application:

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



**CITY OF CLERMONT
REZONING
APPLICATION**

DATE: December 6, 2019

FEE: \$542.⁰⁰
+ cost of advertisement

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

APPLICANT: Adventist Health System/Sunbelt, Inc.

CONTACT PERSON: Tim Burrill, Senior Vice President

Address: 1919 N. Orange Avenue

City: Orlando State: FL Zip: 32804

Phone: 407-303-1197 Fax: _____

E-Mail: tim.burrill@AdventHealth.com

OWNER: Adventist Health System/Sunbelt, Inc.

Address: ATTN: Advent Health Accounting Dept, 601 E. Rollins Street, Box 50

City: Orlando State: FL Zip: 32803

Phone: 407-303-1197 Fax: _____

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

Legal Description (include copy of survey): See attached Legal Descriptions: Property and PD

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

Present Zoning: C-2 (see attached) Proposed Zoning: PUD
(City verification required)



**CITY OF CLERMONT
REZONING
APPLICATION**
Page 2

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

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

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

Tim Burrill, Senior Vice President

Applicant Name (print)

X

Tim Burrill

Applicant Name (*signature*)

Tim Burrill, Senior Vice President

Owner Name (print)

X

Tim Burrill

Owner Name (*signature*)

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

Property Legal Description

PARCEL A:

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

Less and except the following:

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

Further, less and except the following:

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

TOGETHER WITH:

PARCEL B:

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

PARCEL C:

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

PARCEL D:

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

PD Legal Description

Tract 23 and the East 27.00 feet of Tract 24 of Section 28, Township 22 South, Range 26 East, according to the Plat of LAKE HIGHLANDS COMPANY, filed March 2, 1914 and recorded in Plat Book 2, Page 28, Public Records of Lake County, Florida, INCLUDING vacated Paloma Road lying between Tracts 23 and 24.

TOGETHER WITH:

That portion of the 30.00 wide platted Right of Way lying North of Tracts 23 and 24 of Section 28, Township 22 South, Range 26 East, and lying North of vacated Paloma Road, to be bound on the West by the northerly projection of the West line of the East 27.00 feet of Tract 24 and bound on the East by the northerly projection of the East line of Tract 23, all according to the Plat of LAKE HIGHLANDS COMPANY, filed March 2, 1914, and recorded in Plat Book 2, Page 28, Public Records of Lake County, Florida.

TOGETHER WITH

That portion of Tract 10 and that portion of the East 27.00 feet of Tract 9, Section 28, Township 22 South, Range 26 East, according to the plat of LAKE HIGHLANDS COMPANY, filed March 2, 1914 and recorded in Plat Book 2, Page 28, Public Records of Lake County, Florida, LYING SOUTH OF THE SOUTH RIGHT OF WAY OF STATE ROAD 50.



DEVELOPMENT SERVICES
352-394-4083

November 16, 2018

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

Re: AK#1648254

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

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

Thank you,

A handwritten signature in blue ink, appearing to read "L. Widican", is written over the printed name.

Lisa Widican
Community Development Manager
City of Clermont

Sec. 122-223. - Permitted uses.

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

- (1) Retail businesses: Any retail business or service, including the sale of goods and services for resale, as long as it is incidental to and in conjunction with a retail business.
- (2) Personal service establishments, such as but not limited to beauty shops or barber shops, tailor or dressmaking shops, shoe repair, music, dancing and photographic studios and dry cleaning establishments. Permanent makeup service may be allowed as an accessory use; with a business tax receipt and with medical supervision, within an existing salon, beauty shop, barber shop, medical office, or similar use. Such service shall be limited to the face area and would consist of cosmetic permanent makeup for eyeliner, eyebrow and mouth/lip liner definition.
- (3) Professional offices, doctors' offices, banks, loan companies, insurance and real estate offices, and similar businesses.
- (4) Recreation facilities, theaters, including drive-ins, bowling alleys, skating rinks, billiard halls, miniature golf courses, driving ranges and tourist attractions.
- (5) Restaurants and lounges.
- (6) Buildings, structures or uses maintained or operated by the City.
- (7) No retail establishment may occupy more than 100,000 square feet.
- (8) Lodges and clubs.
- (9) Laundries.
- (10) Hotels and motels.
- (11) Convenience stores and gas stations.
- (12) Shopping centers; Any group of businesses with shared parking or in which the total land area of the development is less than ten acres.
- (13) Nursery schools, kindergartens or child care centers; provided the outdoor play area is enclosed by a fence at least four feet high and all state requirements are met.

(b)

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

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

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

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

- (1) Limited to 50 percent of restaurant frontage as approved by the development services department.
- (2) Maximum number of tables and chairs; four tables with a maximum of four chairs each.
- (3) Maximum table width; four feet.
- (4) Umbrellas may be utilized provided they adhere to the four-foot clearance for Americans with Disabilities Act access and do not have any advertising.

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

- (1) Site plan approval is required by the site review committee. Location and any separation from other uses; sidewalks, parking, and landscape for example, must be demonstrated and maintained.
- (2) Outdoor seating cannot exceed more than half the total square feet or number of seats, whichever is less, of the indoor seating area.
- (3) All sidewalks and pedestrian access areas shall maintain Americans with

Disabilities Act accessibility.

- (4) No advertising shall be permitted on table umbrellas or fencing material unless approved by the city administrative official.
- (5) Required landscaping must be maintained in accordance with the city Land Development Code.

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

Sec. 122-224. - Conditional uses.

- (a) Conditional uses in the C-2 district are as follows:
 - (1) Manufacturing, provided such manufacturing employs not more than five persons and is incidental, complementary to, and in conjunction with a retail business or service.
 - (2) Residential storage warehouses where storage facility uses are exclusively for storing excess personal property generally stored in residential accessory buildings. This shall not include the storage of manufacturing or commercial products.
 - (3) Shopping centers; any group of businesses with shared parking or in which the total land area of the development is ten acres or more.
 - (4) Agricultural service operations.
 - (5) Public or semipublic facilities or structures not operated by the city and not listed as a permitted use.
 - (6) Utility facilities; such as electric transformers, gas regulator stations, and so forth.
 - (7) Recreational vehicle parks.
 - (8) Hospitals, clinics, and nursing homes.
 - (9) Automobile and truck repair garages; and painting, welding and body shops.
 - (10) Dwelling units, provided that the requirements of the R-3 zone are met, mobile home parks per article V of this chapter, and planned unit developments per article IV of this chapter.
 - (11)

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

- (12) Churches, funeral homes and cemeteries.
 - (13) Retail establishments more than 100,000 square feet.
 - (14) Private schools.
 - (15) Bus terminals, major equipment sales, manufactured housing sales, travel trailer and recreational vehicle sales.
 - (16) Bed and breakfast inns.
 - (17) Automobile and truck services, carwashes, and automobile, truck, boat and farm equipment sales.
- (b) In case of uncertainty of the classification of any use, uses may be permitted which; after consideration by the planning and zoning commission and approval of the city council, are not more obnoxious to the district than the uses provided in this section. All conditional uses must be provided per chapter 86, article III, division 3.

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



Cash Register Receipt

City of Clermont

Receipt Number
R17502

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

Date Paid: Friday, November 16, 2018

Paid By: klima weeks

Cashier: LW

Pay Method: CHECK 12545

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: 10093136
Phone: (352) 241-7331
Date: 12/13/19
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	12/23/2019	01/13/2020	\$355.80

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. 2020-11

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 property located at the southeast corner of Citrus Tower Boulevard and SR 50 intersection
Portion of AK 1648254
10.97 +/- Acres

LEGAL DESCRIPTION

Tract 23 and the East 27.00 feet of Tract 24 of Section 28, Township 22 South, Range 26 East, according to the Plat of LAKE HIGHLANDS COMPANY, filed March 2, 1914 and recorded in Plat Book 2, Page 28, Public Records of Lake County, Florida, INCLUDING vacated Paloma Road lying between Tracts 23 and 24.

TOGETHER WITH:

That portion of the 30.00 wide platted Right of Way lying North of Tracts 23 and 24 of Section 28, Township 22 South, Range 26 East, and lying North of vacated Paloma Road, to be bound on the West by the northerly projection of the West line of the East 27.00 feet of Tract 24 and bound on

the East by the northerly projection of the East line of Tract 23, all according to the Plat of LAKE HIGHLANDS COMPANY, filed March 2, 1914, and recorded in Plat Book 2, Page 28, Public Records of Lake County, Florida.

TOGETHER WITH

That portion of Tract 10 and that portion of the East 27.00 feet of Tract 9, Section 28, Township 22 South, Range 26 East, according to the plat of LAKE HIGHLANDS COMPANY, filed March 2, 1914 and recorded in Plat Book 2, Page 28, Public Records of Lake County, Florida, LYING SOUTH OF THE SOUTH RIGHT OF WAY OF STATE ROAD 50.

FROM: C-2 General Commercial
TO: Planned Unit Development (PUD)

This request will be considered by the Planning & Zoning Commission on Tuesday, January 7, 2020 at 6:30 p.m. and

A public meeting to consider the request will be held before the City Council on Tuesday, January 14, 2020 at 6:30 p.m. (Introduction) and a public meeting to consider this request will be held before the City Council on Tuesday, January 28, 2020 for final enactment.

All meetings will be held at City Hall, Council Chambers, located at 685 W. Montrose Street, Clermont FL 34711.

This Ordinance is available for public inspection in the office of the City Clerk, 685 W. Montrose Street, Clermont FL, 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 en-

sure that a verbatim record is made. Persons with disabilities who need assistance should contact the City Clerk's office, (352) 241-7331, at least 48 hours prior to the public hearings.

Tracy Ackroyd Howe, MMC
City Clerk

Ad No: 10093136
December 23, 2019 &
January 13, 2020

Payment Info	
Ad Price	\$355.80
Tax	\$0.00
Sub Total	\$355.80
Prepaid Amount	\$0.00
Balance Due	\$355.80

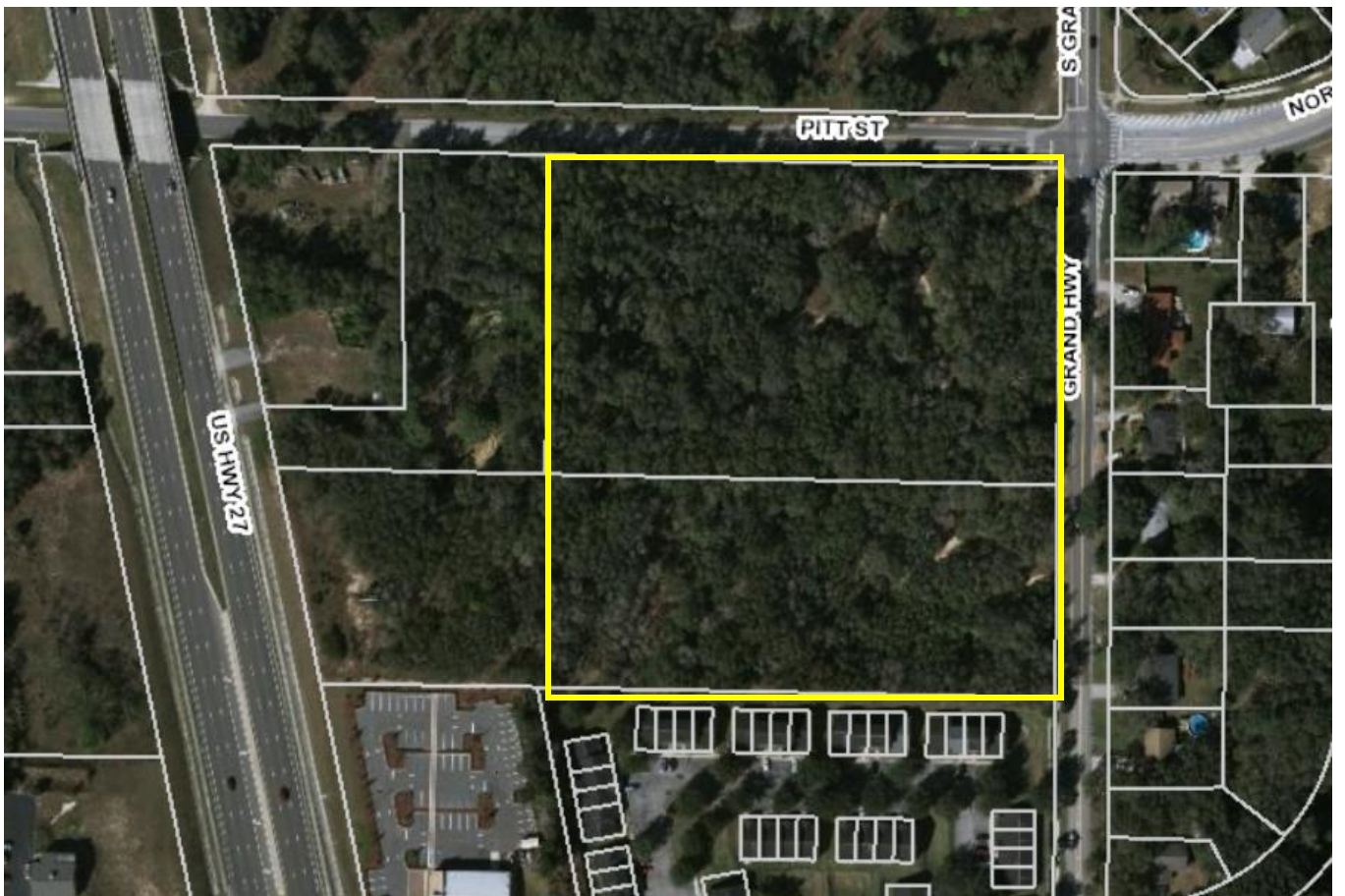


CITY OF CLERMONT

AGENDA ITEM

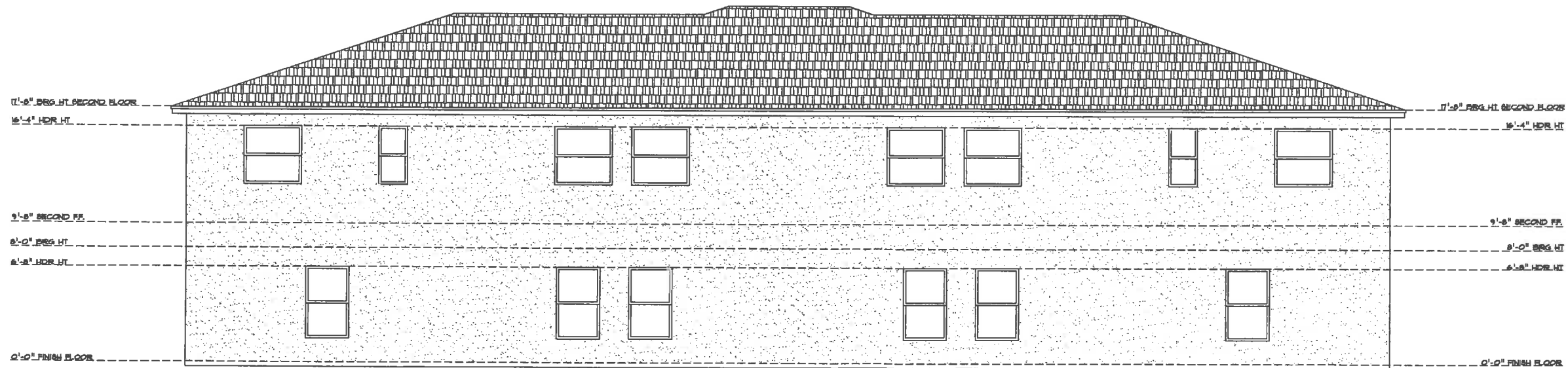
Page 1 of 1

Meeting Date		
Tuesday, January 7, 2020		
Agenda Item Name		
Resolution No. 2020-02R <i>Mason Ridge CUP Revocation</i>		
Requested Action		
Recommend approval of Resolution No. 2020-02R.		
Staff Report		
Staff is proposing this Conditional Use Permit Revocation for the Masons Ridge development that has not fulfilled their development plans for over two years. Mason's Ridge is a development that was originally approved by City Council in August of 2016 under Resolution No. 2016-30. The development is for 102 multi-family fee-simple townhomes. After obtaining approval from City Council, the developer proceeded to obtain site plan approval to start construction on the site. Shortly after grading the site, installing utilities, and retaining walls the developer became absent from the site. In September 2016 Code Enforcement started receiving complaints in regards to the lack of maintenance of the site. After starting a case the developer cleared the overgrowth obstructing the right-of-way. In November 2018 Code Enforcement again started receiving complaints in regards to the lack of maintenance. Another case was started and was taken to a Special Magistrate hearing in January of 2019. The property was found to be in violation and a fine of \$250 per day after January 31, 2019 was ordered. No action was taken to maintain the property and in May of 2019 a lien was recorded against the property for \$27,500. The property remained in violation until July of 2019 and accrued a total lien amount of \$43,250. This Conditional Use Permit Revocation would remove any entitlements for Resolution 2016-30 which allowed up to 102 multi-family fee-simple townhomes.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Location Map 2	Location Map 2.pdf	
2. Elevations	Elevations.pdf	
3. MASON RIDGE CUP Legal AD	MASON RIDGE CUP Legal AD.pdf	





Front Elevation
1/4" = 1'-0"



Rear Elevation
1/4" = 1'-0"

WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE
OVER SCALE DIMENSIONS. Contractors shall verify
and be responsible for dimensions and conditions
of the job prior to construction.

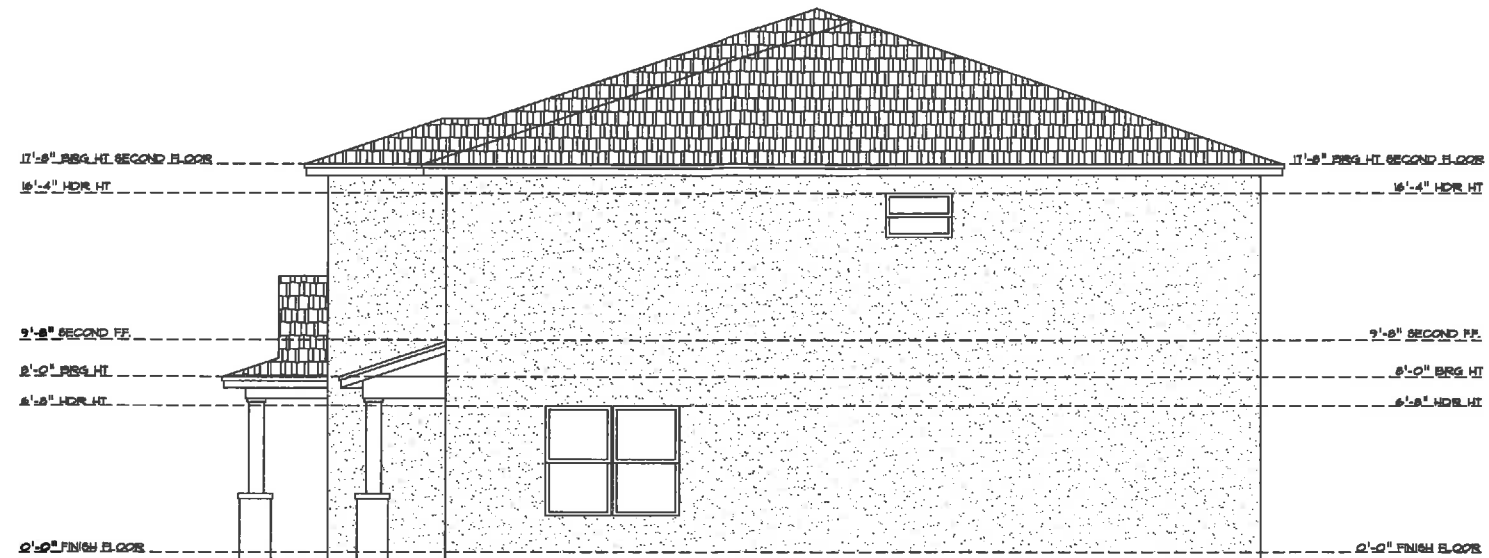
ELEVATION
1/4"=1'-0"

Denise Pyke Const.
Clermont, FL 34711
352-394-1384 fax. 352-394-1335

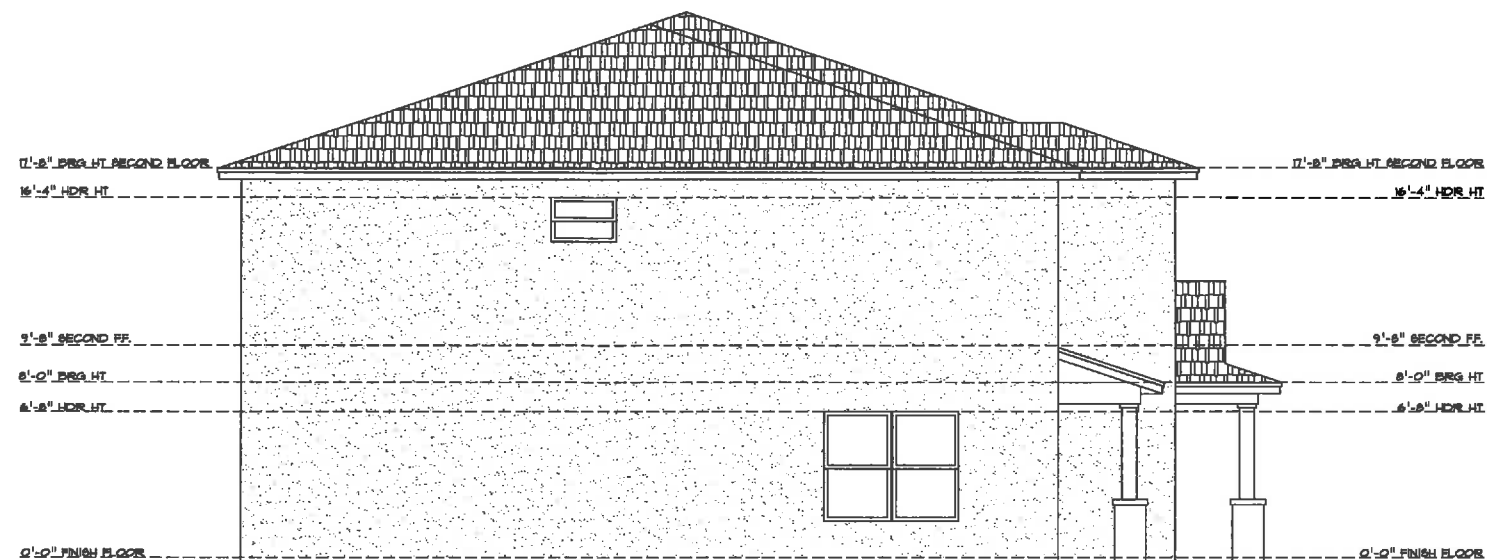
Highland Condo

drawn by
HMS
checked by
HMS
date
6/23/2016
scale
1/4"
job no.
CONDO

drawing no.
A1
sheet of



Right Elevation
1/4" = 1'-0"



Left Elevation
1/4" = 1'-0"

WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE
OVER SCALE DIMENSIONS. Contractors shall verify
and be responsible for dimensions and conditions
of the job prior to construction.

ELEVATION
1/4"=1'-0"

Denise Pyke Const.
Clermont, FL 34711
352-394-1384 fax. 352-394-1335

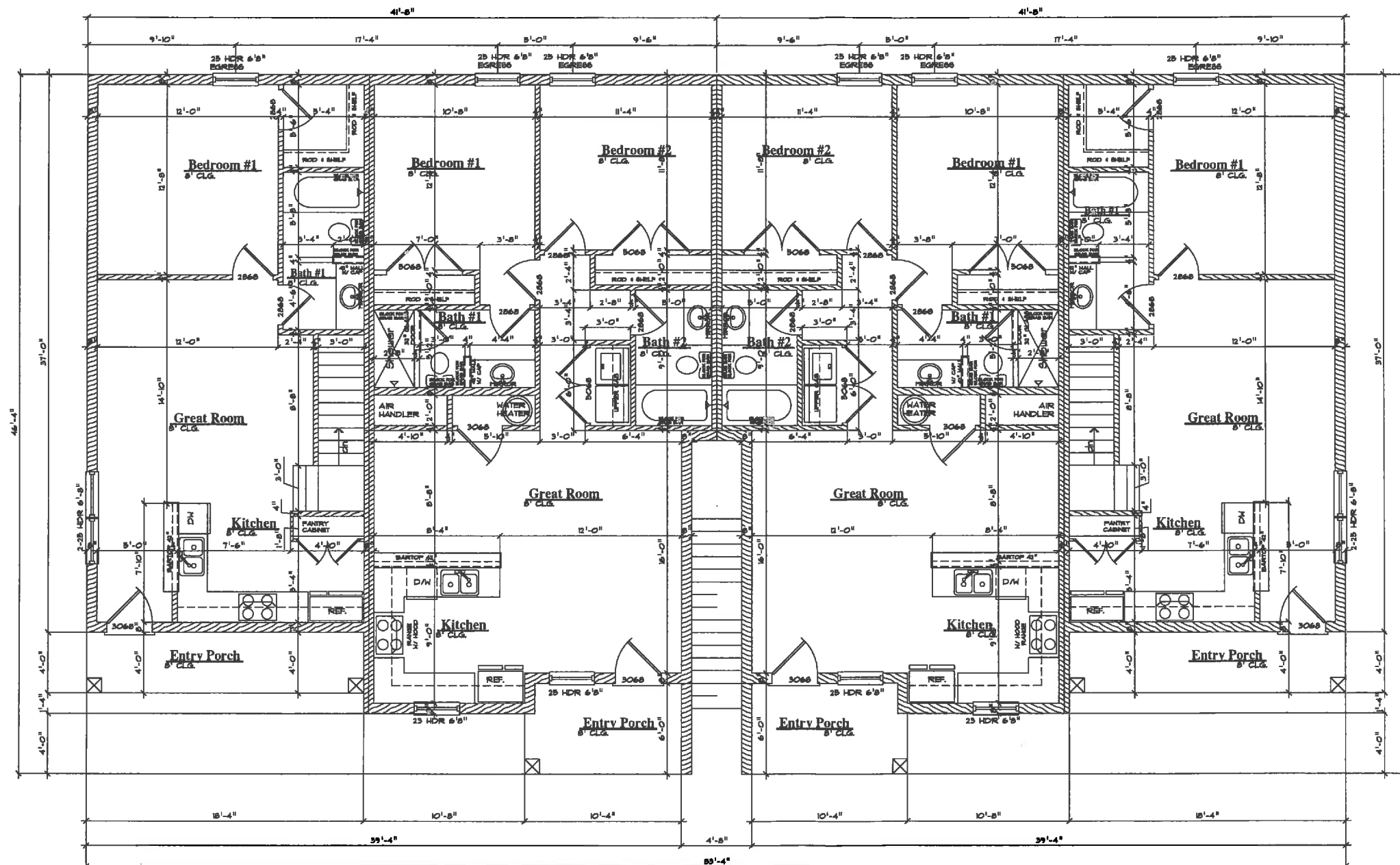
Highland Condo

drawn by
HMS
checked by
HMS
date
6/23/2016
scale
1/4"
job no.
CONDO

drawing no.

A2

sheet of



**Unit #1 First Floor
Three Bedroom**

AREA TABULATION	
FIRST FLOOR LIVING	691 SQ. FT.
SECOND FLOOR LIVING	548 SQ. FT.
FRONT ENTRY PORCH	73 SQ. FT.
TOTAL	1312 SQ. FT.

**Unit #2
Two Bedroom**

AREA TABULATION	
FIRST FLOOR LIVING	923 SQ. FT.
FRONT ENTRY PORCH	61 SQ. FT.
TOTAL	1312 SQ. FT.

**Unit #3
Two Bedroom**

**Unit #4 First Floor
Three Bedroom**

WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE
OVER SCALE DIMENSIONS. Contractors shall verify
and be responsible for dimensions and conditions
of the job prior to construction.

FLOOR
1/4"=1'-0"

Highland Condo

Denise Pyke Const.
Clermont, FL 34711
352-394-1384 fax. 352-394-1335

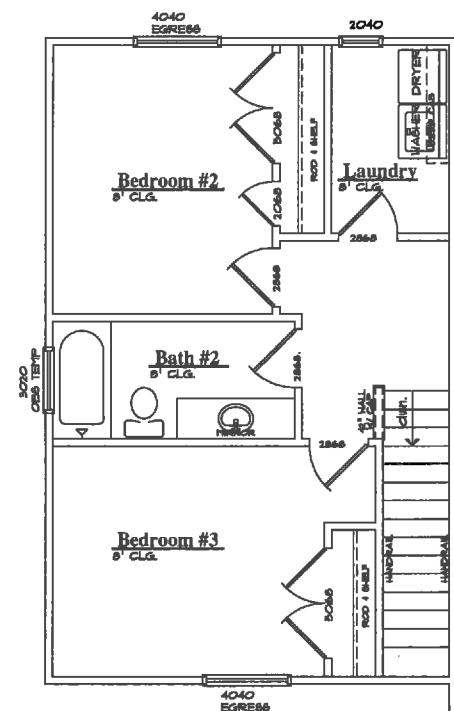
drawn by
HMS
checked by
HMS
date
8/23/2016
scale
1/4"
job no.
CONDO

drawing no.

A3

sheet of

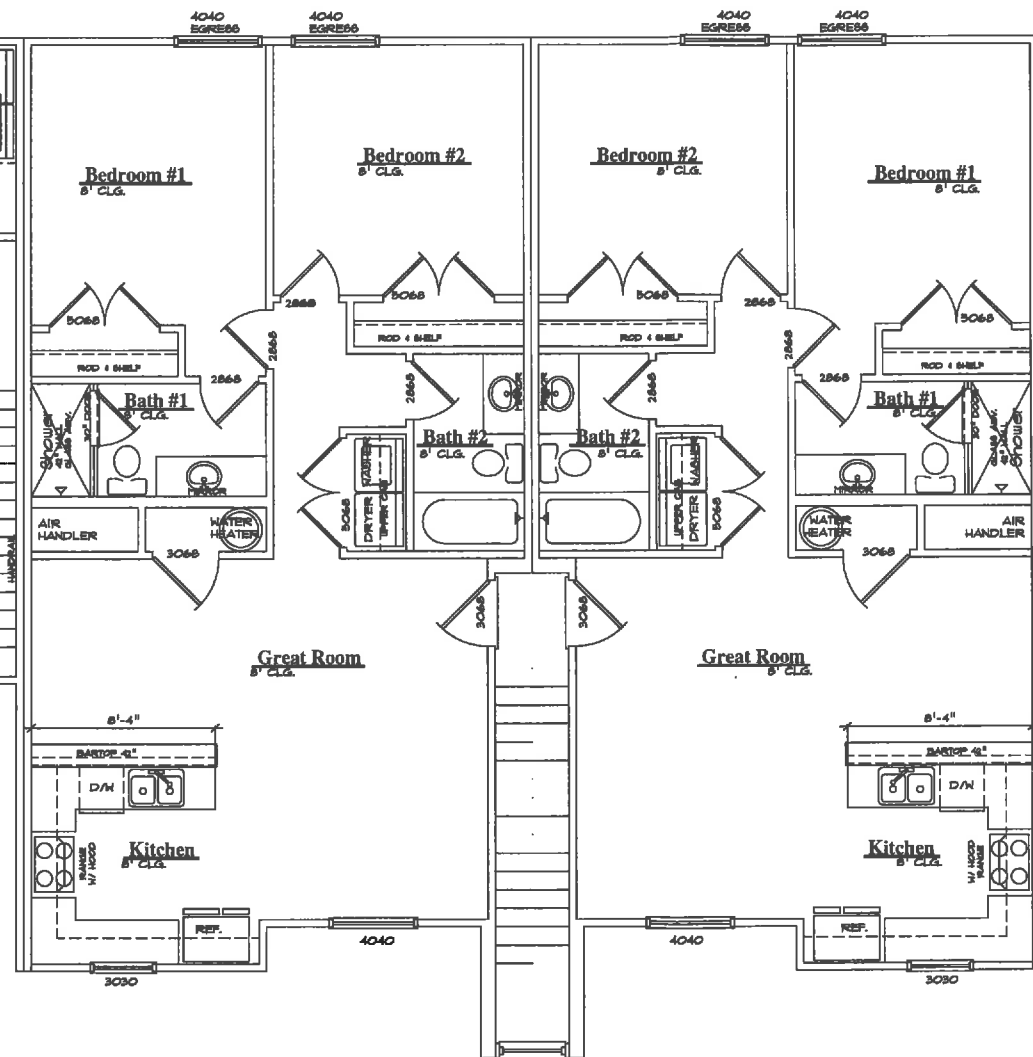
Unit #1 Second Floor
Three Bedroom



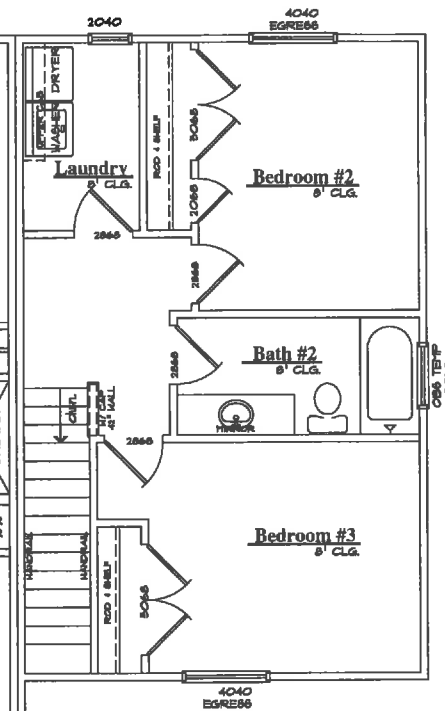
Unit #5
Two Bedroom

AREA TABULATION	
FIRST FLOOR LIVING	923 SQ. FT.
TOTAL	923 SQ. FT.

Unit #6
Two Bedroom



Unit #4 Second Floor
Three Bedroom



WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE
OVER SCALE DIMENSIONS. Contractors shall verify
and be responsible for dimensions and conditions
of the job prior to construction.

FLOOR
1/4"=1'-0"

Highland Condo

Denise Pyke Const.
Clermont, FL 34711
352-394-1384 fax. 352-394-1335

drawn by
HMS
checked by
HMS
date
6/23/2016
scale
1/4"
job no.
CONDO

drawing no.

A4

sheet of

Advertising Receipt

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

Account Number: 7101866
Order Number: 10093169
Phone: (352) 241-7331
Date: 12/18/19
Ad Taker: liana.rickman

Ad Classification: LEGAL NOTICES

Description	Start	End	Total
LEGAL NOTICE Notice is hereby given that the City of Clermont will consider a r	12/30/2019	01/21/2020	\$161.84

LEGAL NOTICE January 21, 2020

Notice is hereby given that the City of Clermont will consider a request for Revocation of a Conditional Use Permit (Resolution No. 2016-30) to allow a multifamily development with more than 12 units, and up to 12 units per acre, at the following location:

LOCATION

Vacant property south of Pitt Street,
east of Highway 27,
and west of Grand Highway
AK 1070422 & 2702184

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

The Planning & Zoning Commission will consider this request on Tuesday, January 7, 2020 at 6:30pm.

A public meeting to consider the request will be held before the City Council on Tuesday, January 28, 2020 at 6:30pm.

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

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

Please be advised that, under State law, if you should decide to appeal a decision made with respect to this matter, you will need a record of the proceedings, and may need to ensure that a verbatim record is made.

Tracy Ackroyd Howe, MMC
City Clerk

Ad No: 10093169
December 30, 2019 &

Payment Info	
Ad Price	\$161.84
Tax	\$0.00
Sub Total	\$161.84
Prepaid Amount	\$0.00
Balance Due	\$161.84