



**CITY OF CLERMONT
PLANNING AND ZONING COMMISSION AGENDA
6:30 PM, Tuesday, February 4, 2020
City Hall – 685 W. Montrose Street, Clermont, FL**

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

Item 1 - Ordinance No. 2020-13
Hartle Road Industrial Park CPA

Consider an ordinance to change the future land use from Lake County Regional Office to City of Clermont Industrial for property located 3/4 mile south of the CR 455 and SR 50 intersection.

Item 2 - Ordinance No. 2020-09
Bloxam Street Office CPA

Consider ordinance to change the future land use from Medium Density Residential to Commercial for property located at 1227 Bloxam Avenue.

Item 3 - Ordinance No. 2020-10
Bloxam Street Office Rezoning

Consider ordinance to change the zoning from R-2 Medium Density Residential to R-3 Residential/Professional District for property located at 1227 Bloxam Avenue.

Item 4 - Resolution No. 2020-01R
Bloxam Street Office CUP

Consider Conditional Use Permit to allow for a professional office use in the R-3 Residential/Professional zoning district for property located at 1227 Bloxam Street.

Item 5 - Resolution No. 2020-04R
Milholland Auto Repair CUP

Consider Conditional Use Permit to allow for an auto repair business in the C-2 General Commercial zoning district for property located at 1320 US Highway 27.

Discussion of Non-Agenda Items

ADJOURN

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

In accordance with the Americans with Disabilities Act (ADA), if any person with a disability as defined by the ADA needs special accommodation to participate in this

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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.



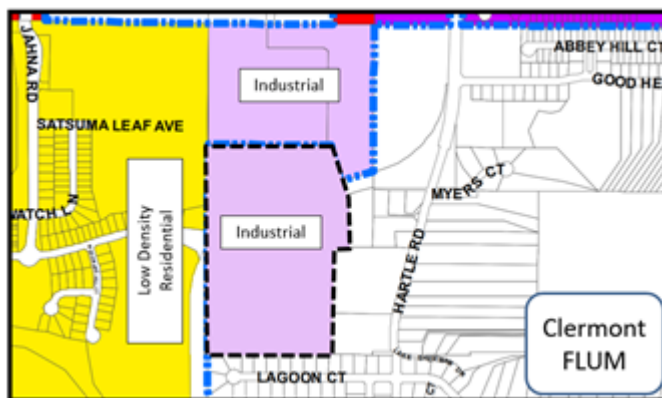
CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date	
Tuesday, February 4, 2020	
Agenda Item Name	
Ordinance No. 2020-13 <i>Hartle Road Industrial Park CPA</i>	
Requested Action	
Recommend approval of Ordinance 2020-13.	
Staff Report	

The applicant is requesting a large-scale comprehensive plan amendment on the subject property. The property, approximately 36 acres, is located $\frac{3}{4}$ mile south on CR 455 from the SR 50 intersection. The project is adjacent to Senninger Irrigation plant, which has the City's Industrial Future Land Use. This request is being heard concurrently with requests for annexation and a rezoning to the City's M-1 Industrial District permitted uses. The property is located within the Interlocal Service Boundary Agreement (ISBA) and the Joint Planning Area (JPA). The property has been historically used for agricultural uses in the production and testing of equipment in the irrigation industry.



The proposed map amendment will change the future land use from Lake County's Regional Office to the City's Industrial. Under Lake County's Comprehensive Plan, FLU Policy I-1.3.6, the property can be developed at a maximum intensity with a floor area ratio of up to a maximum of 3.0 FAR. The City's Industrial Future Land Use allows up to 1.0 Floor Area Ratio (FAR), which is a reduction by two-fold. The proposed end use of the property will be an industrial park with flex office space and outdoor storage.

Several policies in the City's Comprehensive Plan support the proposed map amendment. These objective and policies include:

Policy 1.1.3: The City shall encourage infill through the use of higher density and intensity land use designations and mixed-use designations in appropriate locations.

Objective 1.10: Industrial Land Use Category. The industrial category is established to provide sufficient land for existing and anticipated future industrial needs and requisite support services.

Policy 1.12.3: The City shall encourage requests for voluntary annexation into the City when those lands are logical extensions of the existing City limits, when services can be properly provided and when proposed uses are compatible with the City's comprehensive plan.

Upon approval by the City Council, the proposed amendment would be transmitted to the Florida Department of Economic Opportunity (DEO) and the reviewing agencies for review. DEO would then issue an Objections, Recommendations and Comments letter to the City, and the amendment would then be scheduled for a final public hearing in April.

Staff has reviewed the request and finds the comprehensive plan amendment for the subject property meets the requirements for voluntary annexation, the City is capable of serving the property, and it is not in conflict with the City's Comprehensive Plan. The subject property is adjacent to existing Industrial Future Land Use. Staff recommends approval of the transmittal of the large-scale comprehensive plan amendment to change the future land use from Lake County Regional Office to the City's Industrial Future Land Use.

Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	2020-13 Hartle Road Ind Park CPA	2020-13 Hartle Road Ind Park CPA.docx
2.	Hartle Road Industrial Park Map	Hartle Road Industrial Park Map.pdf
3.	Site Plan	Site Plan.pdf
4.	Application - Comp Plan	Application - Comp Plan.pdf
5.	Legal Ad Proof Jan 20	Legal Ad Proof Jan 20.pdf



CITY OF CLERMONT
ORDINANCE NO. 2020-13

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, ADOPTING THE LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT FOR THE CITY OF CLERMONT, FLORIDA, PURSUANT TO THE LOCAL GOVERNMENT COMPREHENSIVE PLANNING ACT, CHAPTER 163, PART II, FLORIDA STATUTES; SETTING FORTH THE AUTHORITY FOR ADOPTION OF THE LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT; SETTING FORTH THE PURPOSE AND INTENT OF THE LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT; PROVIDING FOR THE ADOPTION OF THE LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT; ESTABLISHING THE LEGAL STATUS OF THE LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT; PROVIDING A SEVERABILITY CLAUSE AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Comprehensive Plan of the City of Clermont was adopted by the City of Clermont on June 23, 2009, in accordance with the Local Government Planning and Land Development Regulations Act of 1985, Chapter 163, Part II, Florida Statutes; and

WHEREAS, the Comprehensive Plan of the City of Clermont may be amended pursuant to Florida Statute 163.3187; and

WHEREAS, the Planning and Zoning Commission and the City Council of the City of Clermont have held public hearings on the proposed amendment to the plan in light of written comments, proposals and objections from the general public;

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

SECTION 1.

After public hearings held by the City of Clermont Local Planning Agency and the Clermont City Council, the Future Land Use Map of the Comprehensive Plan of the City of Clermont is hereby amended by changing the following described property as shown:

LEGAL DESCRIPTION

PARCEL 1:

SOUTH PARCEL

That part of Lake Highlands Company's Plat of Section 26, Township 22 South, Range 26 East, recorded in Plat Book 3, Page 52, of the Public Records of Lake County, Florida, described as follows:

North 461.29 feet of East 1/2 of Tract 55; West 1/2 of Tract 55, Tracts 56, 57 and West 1/2 of Tract 58 and lying Southeasterly of the following described property: From the Northeast Corner of West 1/2 of Southwest 1/4 of Section 26 run S 0 deg. 20'25" W along East line of West 1/2 of Southwest 1/4 a distance of 1182.16 feet for Point of Beginning, continue S 0 deg. 20'25" W



CITY OF CLERMONT
ORDINANCE NO. 2020-13

124.68 feet; S 74 deg. 35'13"W 841.57 feet to the point of curvature of a circular curve concave Southeasterly and having a radius of 740 feet; thence Southwesterly along the arc of said curve through a central angle of 59 deg. 24'53" for 767.37 feet to a point on the West line of Southwest 1/4 of said Section 26, N 0 deg. 10'49" E along said Westerly line 396.15 feet; S 54 deg. 07'03" E 42.46 feet to a point of curvature of a circular curve concave Northerly and having a radius of 25 feet; thence Southeasterly along the arc of said curve through a central angle of 84 deg. 29'19" for 36.87 feet to the point of reverse curvature of a circular curve concave Southeasterly, having a radius of 860 feet and a chord bearing of N 57 deg. 59'26" E; thence Northeasterly along the arc of said curve through a central angle of 33 deg. 11'34" for 498.22 feet to the point of tangency; thence N 74 deg. 35'13" E 875.42 feet to the Point of Beginning.

LESS AND EXCEPT the following:

Commence at the Northeast corner of the West 1/2 of Southwest 1/4 of Section 26, Township 22 South, Range 26 East, Lake County, Florida; thence run S 0 deg. 20'25" W along East line of West 1/2 of Southwest 1/4 a distance of 1306.84 feet for the Point of Beginning (said point also being the being the point of intersection with the proposed Southerly right-of-way line of the proposed re-alignment for Hartle Road); thence continue S 00 deg. 20'25" W along said East line for 482.04 feet; thence N 89 deg. 36'16" W for 195 feet; thence N 00 deg. 20'25" E for 426.84 feet to said proposed Southerly right-of-way line of Hartle Road; thence N 74 deg. 35'13" E along said proposed Southerly right-of-way line for 202.61 feet to the Point of Beginning.

AND

PARCEL 2:

A tract of land, being a portion of Lots 41, 42, 55 and 56, Lake Highlands Company, according to the Plat thereof, as recorded in Plat Book 3, Page 52, of the Public Records of Lake County, Florida, being described as follows:

Commence at the Southwest corner of the Southwest Quarter of Section 26, Township 22 South, Range 26 East for a Point of Reference; thence run North 00 deg. 10'47" East, along the West line of said Southwest Quarter, a distance of 988.12 feet to a point lying on the Northerly right-of-way line of Hartle Road, as described in that certain Special Warranty Deed, as recorded in Official Records Book 4621, Page 1850, of the Public Records of Lake County, Florida, and the Point of Beginning; thence continue North 00 deg. 10'47" East, along the West line of said Southwest Quarter, a distance of 694.28 feet to the Southwest corner of the lands described in that certain Special Warranty Deed, as recorded in Official Records Book 4724, Page 205, of said Public Records; thence departing said West line, run South 89 deg. 33'20" East, along the South line of said Special Warranty Deed and the Easterly extension thereof, a distance of 985.74 feet; thence run South 15 deg. 24'55" East, 297.37 feet to a point on aforesaid Northerly right-of-way line of Hartle Road; thence run along said Northerly right-of-way line, the following four courses: South 74 deg. 35'05" West, 604.35 feet to the point of curvature of a curve concave Southeasterly; thence run Southwesterly along said Northerly right-of-way line and said curve, having a radius of 860.00 feet, a central angle of 33 deg. 11'34", an arc length of 498.22 feet, a chord length of 491.28 feet and a chord bearing of South 57 deg. 59'18" West to the point of reverse curvature of a curve, concave Northerly; thence run Westerly along said Northerly right-of-way line and said curve, having a radius of 25.00 feet, a central angle of 84



CITY OF CLERMONT
ORDINANCE NO. 2020-13

deg. 29'19", an arc length of 36.87 feet, a chord length of 33.61 feet and a chord bearing of South 83 deg. 38'10" West to the point of tangency; thence run North 54 deg. 07'10" West, 42.39 feet to the Point of Beginning.

The above described tract of land lies in Lake County, Florida.

Site contains 36.51 +/- acres.

LOCATION

Vacant parcels north and south of CR 455 extension
approximately 3/4 mile south of the SR 50 and CR 455 intersection
Alternate Key 1648465 & 1795052

CHANGE IN FUTURE LAND USE CLASSIFICATION

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

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.

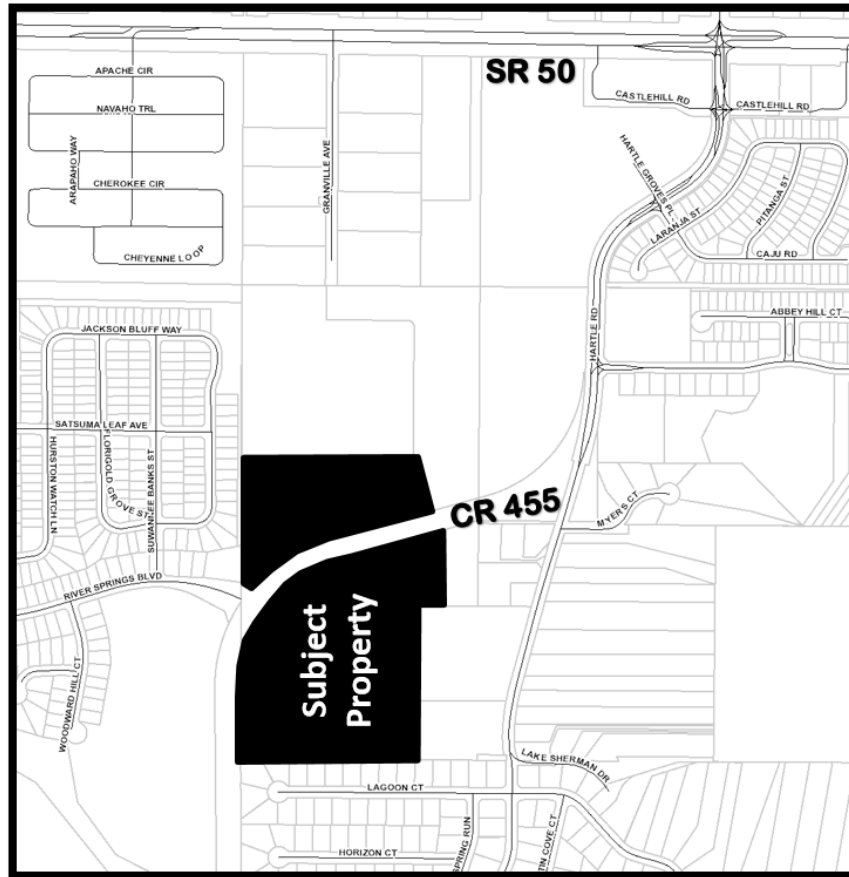
All ordinances or parts of ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

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.

CITY OF CLERMONT
ORDINANCE NO. 2020-13

Location map:





CITY OF CLERMONT
ORDINANCE NO. 2020-13

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, this 28th day of April, 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

Exhibit - Location Map – Hartle Road Industrial Park

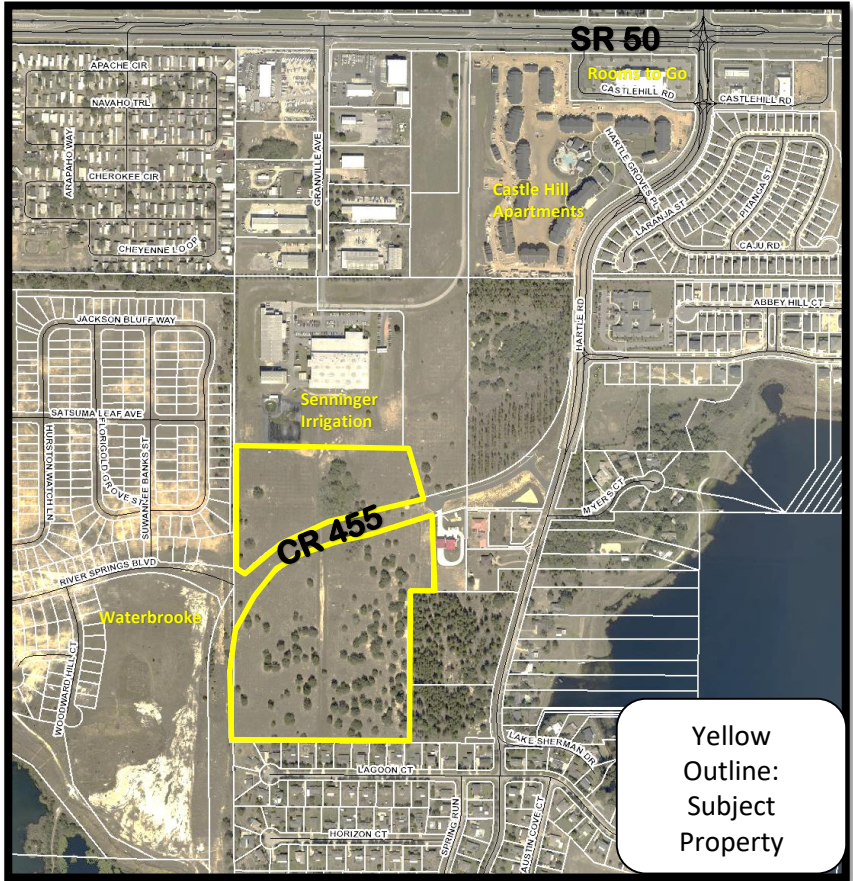
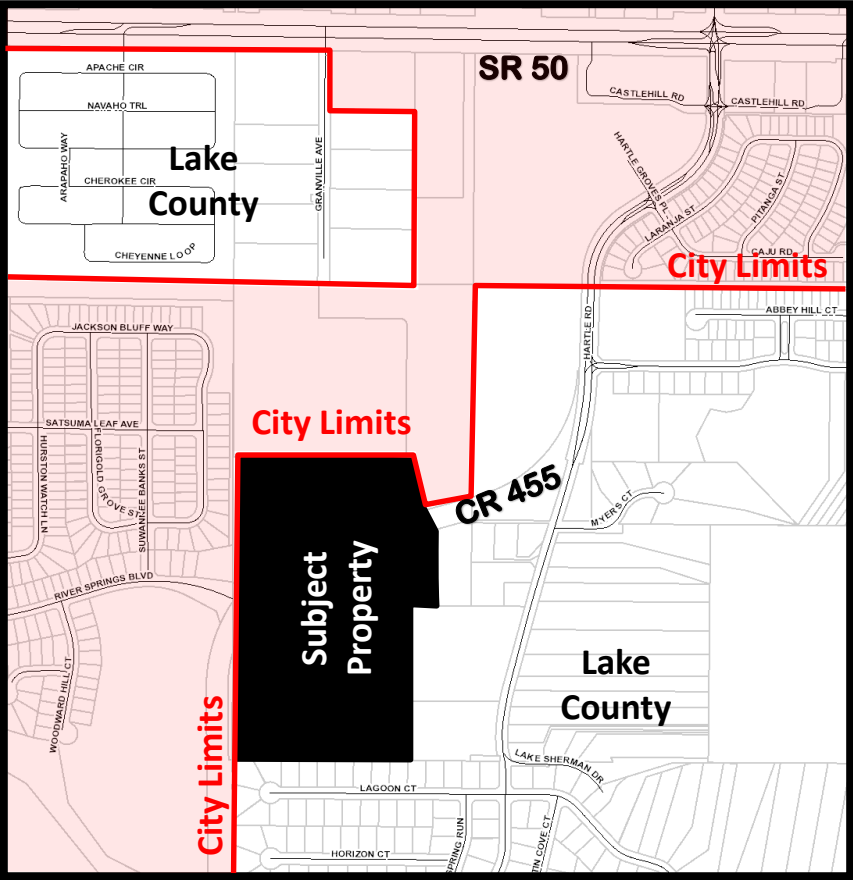


Exhibit – Future Land Use Map – Hartle Road Industrial Park

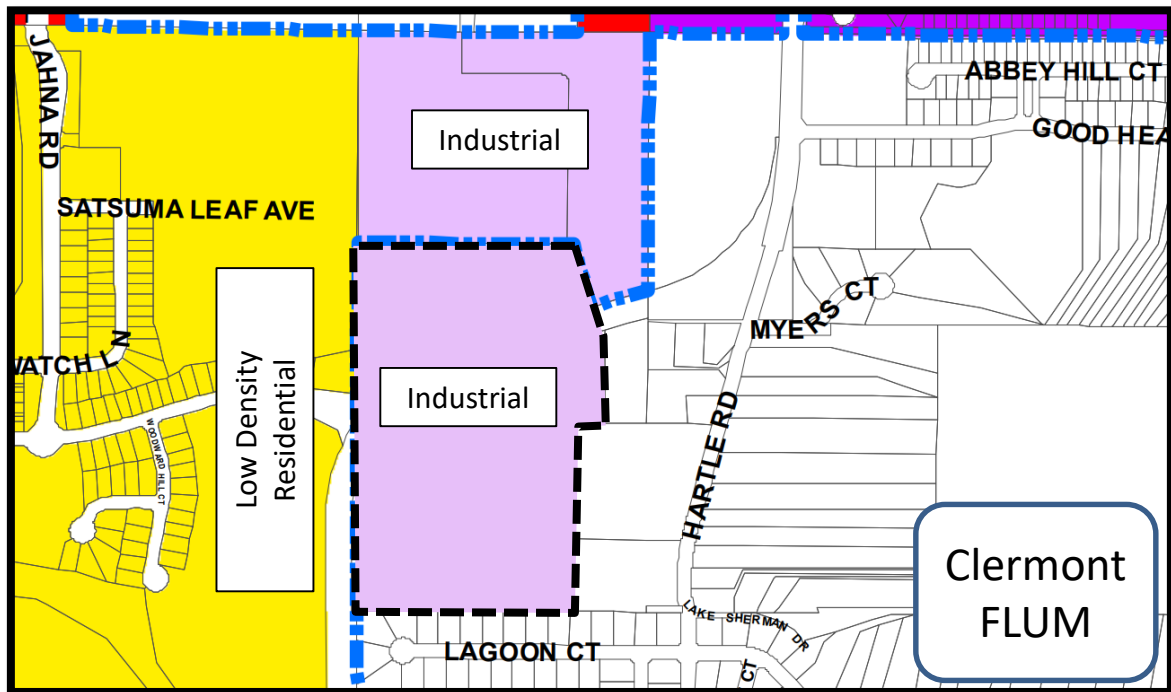
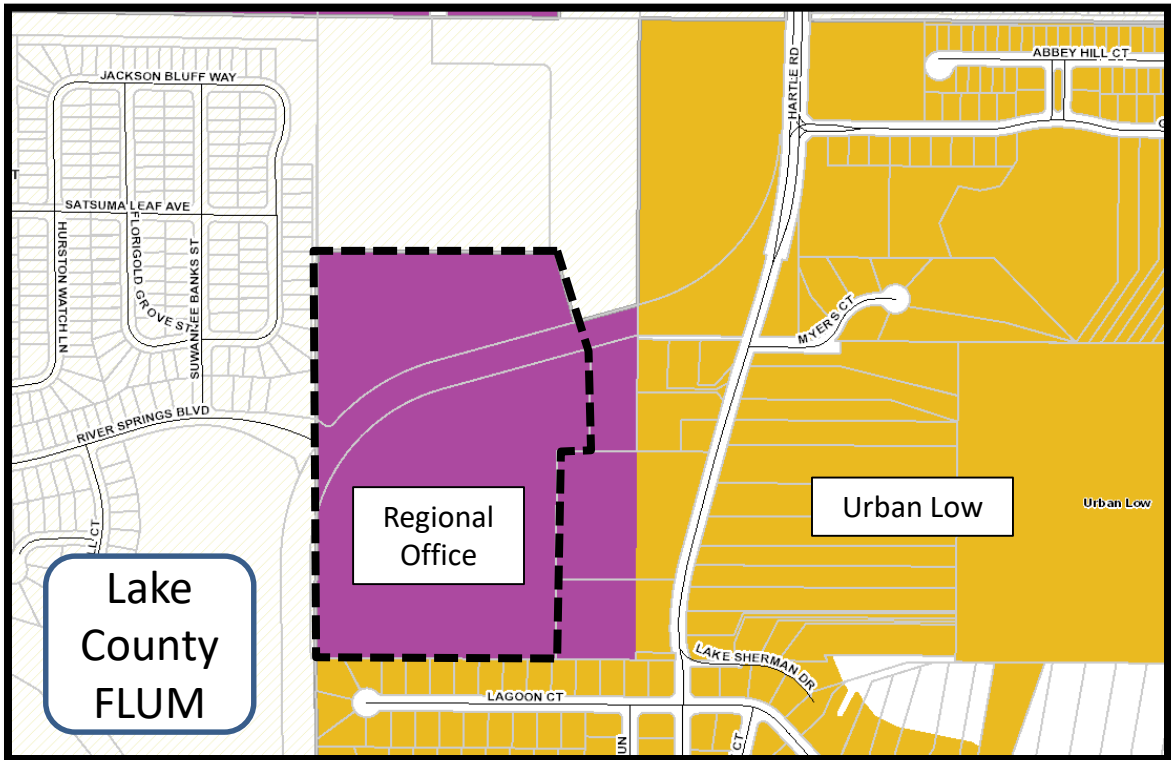
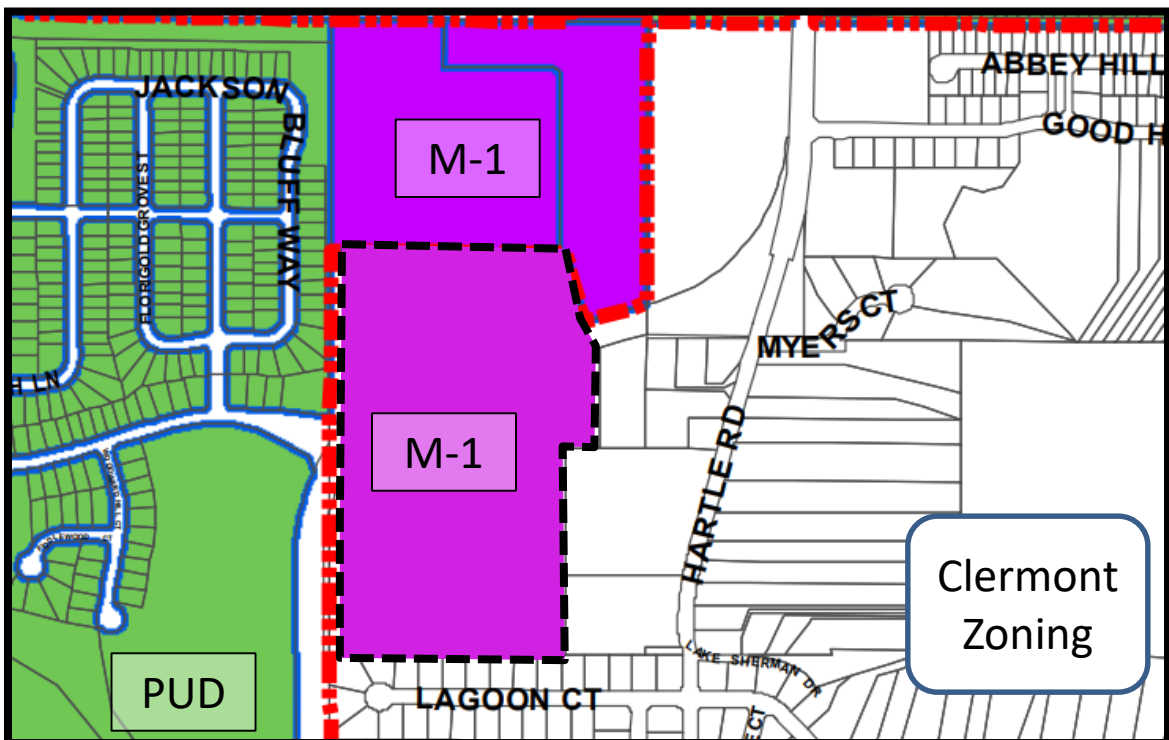
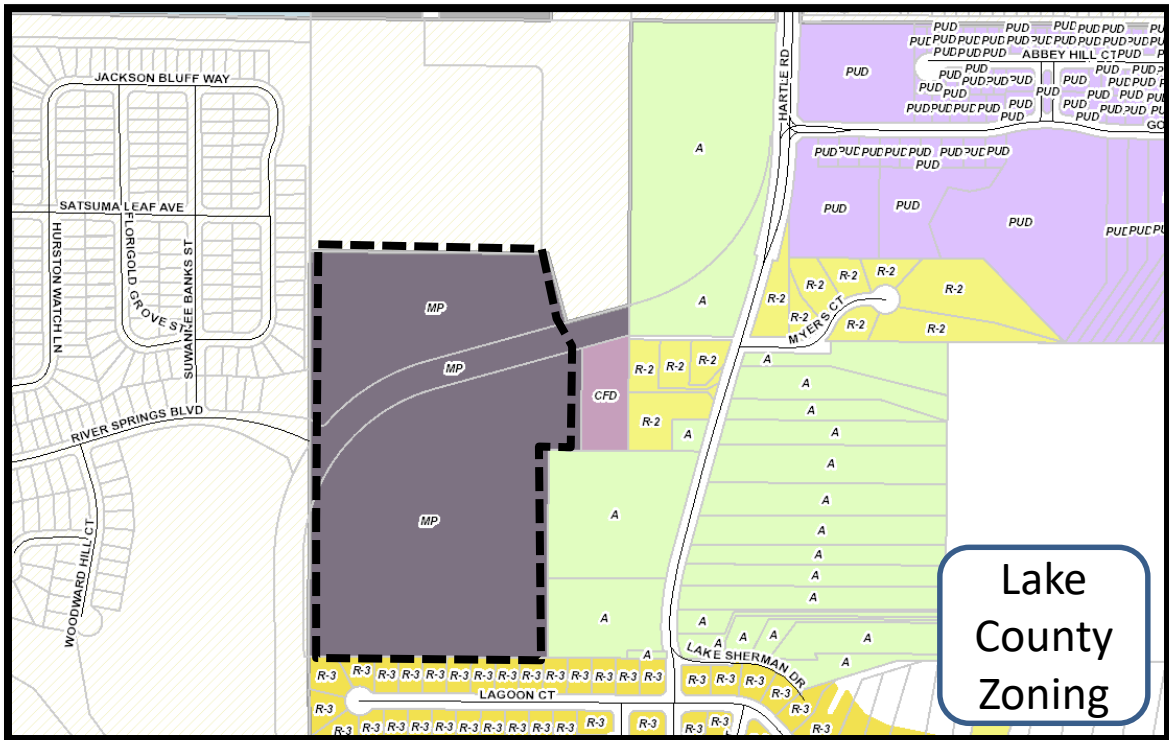
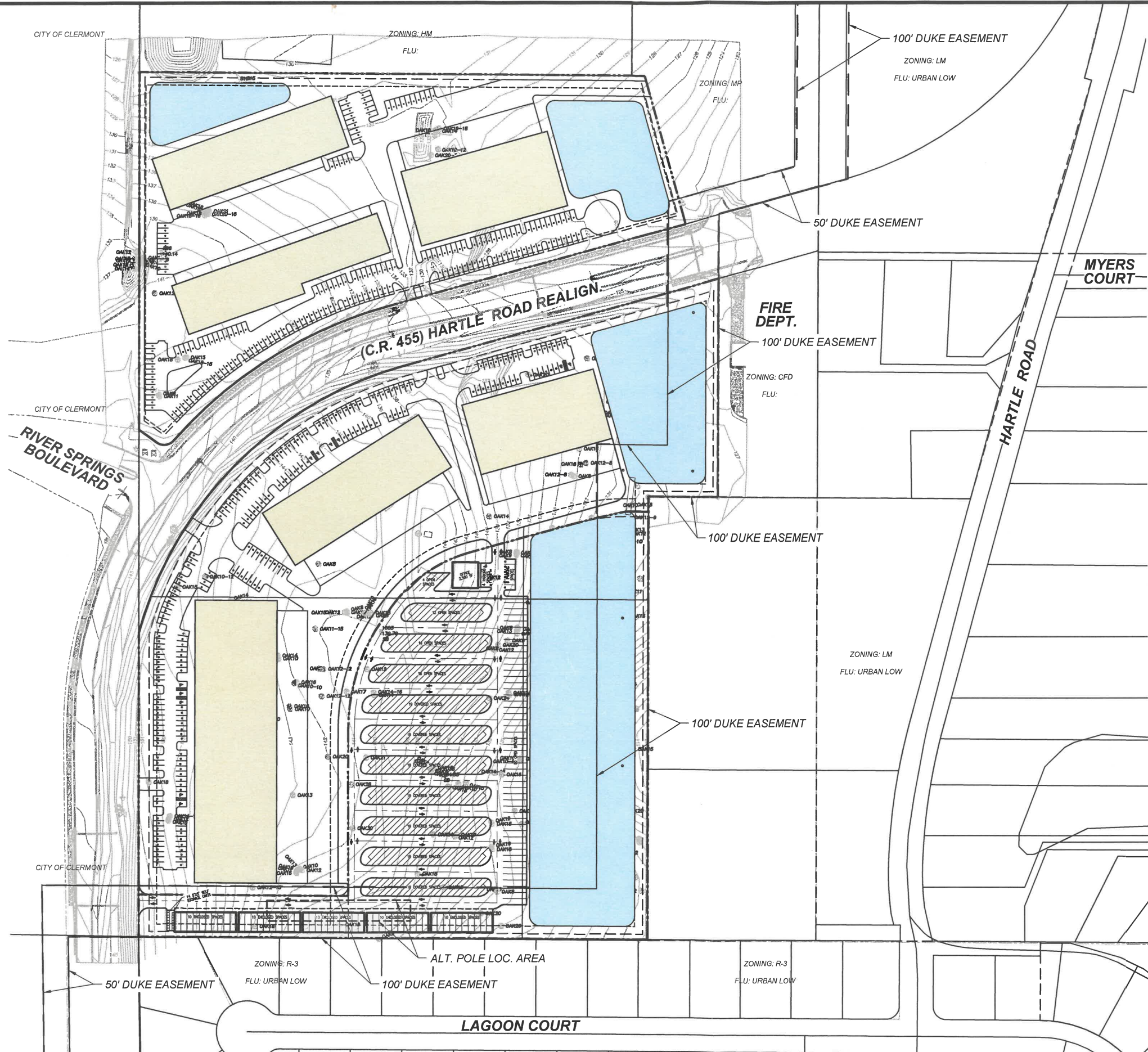


Exhibit – Zoning Map – Hartle Road Industrial Park



F:\TSG-1\CAD\ReZoning Planset\TSG-1_1_REZONE PLAN.dwg,12/16/2019 7:36:19 PM



LOCATION PLAN

LEGAL DESCRIPTION

PARCEL 1:
SOUTH PARCEL
THAT PART OF LAKE HIGHLANDS COMPANY'S PLAT OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, RECORDED IN PLAT BOOK 3, PAGE 52, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
NORTH 461.29 FEET OF EAST 1/2 OF TRACT 55; WEST 1/2 OF TRACT 55, TRACTS 56, 57 AND WEST 1/2 OF TRACT 58 AND LYING SOUTHEASTERLY OF THE FOLLOWING DESCRIBED PROPERTY:
FROM THE NORTHEAST CORNER OF WEST 1/2 OF SOUTHWEST 1/4 OF SECTION 26 RUN S 0 DEG. 20'25" W ALONG EAST LINE OF WEST 1/2 OF SOUTHWEST 1/4 A DISTANCE OF 1182.16 FEET FOR POINT OF BEGINNING, CONTINUE SO DEG. 20'25" W 124.68 FEET; S 74 DEG. 35'13" W 841.57 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 740 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 59 DEG. 24'53" FOR 767.37 FEET TO A POINT ON THE WEST LINE OF SOUTHWEST 1/4 OF SAID SECTION 26, N 0 DEG. 10'49" E ALONG SAID WESTERLY LINE 396.15 FEET; S 54 DEG. 07'03" E 42.46 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 25 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 84 DEG. 29'19" FOR 36.87 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 860 FEET AND A CHORD BEARING OF N 57 DEG. 59'26" E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33 DEG. 11'34" FOR 498.22 FEET TO THE POINT OF TANGENCY; THENCE N 74 DEG. 35'13" E 875.42 FEET TO THE POINT OF BEGINNING.
LESS AND EXCEPT THE FOLLOWING:
COMMENCE AT THE NORTHEAST CORNER OF THE WEST 1/2 OF SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA; THENCE RUN S 0 DEG. 20'25" W ALONG EAST LINE OF WEST 1/2 OF SOUTHWEST 1/4 A DISTANCE OF 1306.84 FEET FOR THE POINT OF BEGINNING (SAID POINT ALSO BEING THE BEING THE POINT OF INTERSECTION WITH THE PROPOSED SOUTHERLY RIGHT-OF-WAY LINE OF THE PROPOSED RE-ALIGNMENT FOR HARTLE ROAD); THENCE CONTINUE S 00 DEG. 20'25" W ALONG SAID EAST LINE FOR 482.04 FEET; THENCE N 89 DEG. 36'16" W FOR 195 FEET; THENCE N 00 DEG. 20'25" E FOR 426.84 FEET TO SAID PROPOSED SOUTHERLY RIGHT-OF-WAY LINE OF HARTLE ROAD; THENCE N 74 DEG. 35'13" E ALONG SAID PROPOSED SOUTHERLY RIGHT-OF-WAY LINE FOR 202.61 FEET TO THE POINT OF BEGINNING.
AND
PARCEL 2:
A TRACT OF LAND, BEING A PORTION OF LOTS 41, 42, 55 AND 56, LAKE HIGHLANDS COMPANY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 52, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST FOR A POINT OF REFERENCE; THENCE RUN NORTH 00 DEG. 10'47" EAST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 988.12 FEET TO A POINT LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF HARTLE ROAD, AS DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED, AS RECORDED IN OFFICIAL RECORDS BOOK 4621, PAGE 1850, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00 DEG. 10'47" EAST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 694.28 FEET TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED, AS RECORDED IN OFFICIAL RECORDS BOOK 4724, PAGE 205, OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 89 DEG. 33'20" EAST, ALONG THE SOUTH LINE OF SAID SPECIAL WARRANTY DEED AND THE EASTERLY EXTENSION THEREOF, A DISTANCE OF 985.74 FEET; THENCE RUN SOUTH 15 DEG. 24'55" EAST, 297.37 FEET TO A POINT ON AFORESAID NORTHERLY RIGHT-OF-WAY LINE OF HARTLE ROAD; THENCE RUN ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING FOUR COURSES: SOUTH 74 DEG. 35'05" WEST, 604.35 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND SAID CURVE, HAVING A RADIUS OF 860.00 FEET, A CENTRAL ANGLE OF 33 DEG. 11'34", AN ARC LENGTH OF 498.22 FEET, A CHORD LENGTH OF 491.28 FEET AND A CHORD BEARING OF SOUTH 57 DEG. 59'18" WEST TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHERLY; THENCE RUN WESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 84 DEG. 29'19", AN ARC LENGTH OF 36.87 FEET, A CHORD LENGTH OF 33.61 FEET AND A CHORD BEARING OF SOUTH 83 DEG. 38'10" WEST TO THE POINT OF TANGENCY; THENCE RUN NORTH 54 DEG. 07'10" WEST, 42.39 FEET TO THE POINT OF BEGINNING.
THE ABOVE DESCRIBED TRACT OF LAND LIES IN LAKE COUNTY, FLORIDA.

PROPOSED SITE DATA

EXISTING ZONING: MP-PLANNED INDUSTRIAL
EXISTING LAND USE: VACANT INDUSTRIAL
FUTURE LAND USE: VACANT INDUSTRIAL
PROPOSED ZONING: INDUSTRIAL
PROPOSED LAND USE: INDUSTRIAL
EXISTING SITE AREA: 36.51 AC.
PROPOSED USE: LIGHT INDUSTRIAL/WAREHOUSE BUILDINGS, RV & BOAT STORAGE

SEE SHEET 2 FOR TYPICAL
DIMENSIONING PLAN



DAVE SCHMITT
ENGINEERING, INC.
12301 Lake Underhill Road Suite 241
ORLANDO, FL 32828
407-207-9088 FAX 407-207-9089
Certification of Authorization #27471

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DAVE M. SCHMITT
FLORIDA REG. NUMBER
48274

REZONING PLAN
HARTLE ROAD
CLERMONT, FLORIDA

DATE: DECEMBER 2019
PROJECT NO.: TSG-1
DRAWN BY: DLS
CHECKED BY: DMS
SCALE: 1"=200'
SHEET: 1 OF 2



CITY OF CLERMONT
COMPREHENSIVE PLAN AMENDMENT
Application

DATE: December 3, 2019

FEE: \$2325.00

Project Name (if applicable): Hartle Road Site

Applicant: TSG-1 Development, Inc.

Contact Person: Matt Sullivan

Address: 250 S. Orange Ave., Suite 700P

City: Orlando State: FL Zip: 32801

Phone: 407-930-1802 Fax: _____

E-Mail: Matt.Sullivan@am.jll.com

OWNER: HRP Holdings, Inc.

Address: 16220 State Road 50

City: Clermont State: FL Zip: 34711

Phone: 407-930-1802 Fax: _____

E-Mail: _____

General Location: Hartle Road North & South Parcels

Legal Description (include copy of survey): See Attached

Property size (in acres or square feet): 36.51 acres

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

Existing (Actual) Land Use: Vacant Industrial (4000)

Existing Zoning: MP

Existing Future Land Use: _____

Proposed Future Land Use: _____

Type of development proposed: Site planned for light industrial/warehouse buildings and RV and boat storage.



Proposed density (dwelling units/acre) or intensity: N/A

Proposed Zoning District: M-1 Industrial District

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

See Attached Document

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

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

***** NOTICE *****

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

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



APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Matthew E Sullivan

, who being

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

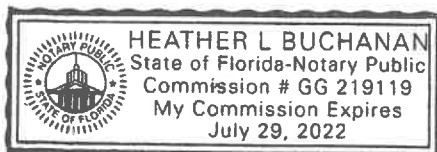
1. That he (she) affirms and certifies that he (she) understands and will comply with all ordinances, regulations and policies of Lake County, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his (her) knowledge and belief, and further, that this application and attachments shall become part of the official records of the City of Clermont, Florida, and are not returnable.
2. That he (she) desires a Future Land Use Amendment from Regional Office to Industrial for the property legally described on the attachment of this application.
3. That the submittal requirements for the application have been completed and attached hereto as part of the application.

Matthew E. Sullivan
Affiant - Applicant Name (print)

X [Signature]
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 3rd day of December, 2019.



x Heather L Buchanan
Notary Public, State of Florida at Large

My Commission Expires: July 29, 2022



OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

James E Burks

, who being

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

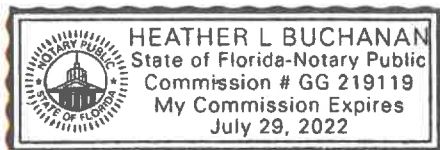
1. That he (she) is the fee-simple owner of the property legally described on the attachment of this application.
2. That he (she) desires a Future Land Use Amendment from Regional Office to Industrial for the property legally described on the attachment of this application.
3. That the owner of said property has appointed Matthew Sullivan to act as agent on his (her) behalf to accomplish the above. The owner is required to complete the APPLICANT'S AFFIDAVIT of this application if no agent is appointed to act in his (her) stead.

James E. Burks
Affiant - Applicant Name (print)

X James E Burks / Pres. HRP Holdings
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 3 day of December, 2019.



X Heather L Buchanan
Notary Public, State of Florida at Large

My Commission Expires: July 29, 2022

PARCEL 1:

South parcel

that part of lake highlands company's plat of section 26, township 22 south, range 26 east, recorded in plat book 3, page 52, of the public records of Lake County, Florida, described as follows:

North 461.29 feet of east 1/2 of tract 55; west 1/2 of tract 55, tracts 56, 57 and west 1/2 of tract 58 and lying southeasterly of the following described property:

from the northeast corner of west 1/2 of southwest 1/4 of section 26 run s 0 deg. 20'25" w along east line of west 1/2 of southwest 1/4 a distance of 1182.16 feet for point of beginning, continue so deg. 20'25" w 124.68 feet; s 74 deg. 35'13" w 841.57 feet to the point of curvature of a circular curve concave southeasterly and having a radius of 740 feet; thence southwesterly along the arc of said curve through a central angle of 59 deg. 24'53" for 767.37 feet to a point on the west line of southwest 1/4 of said section 26, n 0 deg. 10'49" e along said westerly line 396.15 feet; s 54 deg. 07'03" e 42.46 feet to a point of curvature of a circular curve concave northerly and having a radius of 25 feet; thence southeasterly along the arc of said curve through a central angle of 84 deg. 29'19" for 36.87 feet to the point of reverse curvature of a circular curve concave southeasterly, having a radius of 860 feet and a chord bearing of n 57 deg. 59'26" e; thence northeasterly along the arc of said curve through a central angle of 33 deg. 11 '34" for 498.22 feet to the point of tangency; thence n 74 deg. 35'13" e 875.42 feet to the point of beginning.

Less and except the following:

Commence at the northeast corner of the west 1/2 of southwest 1/4 of section 26, township 22 south, range 26 east, Lake County, Florida; thence run s 0 deg. 20'25" w along east line of west 1/2 of southwest 1/4 a distance of 1306.84 feet for the point of beginning (said point also being the being the point of intersection with the proposed southerly right-of-way line of the proposed re-alignment for hartle road); thence continue s 00 deg. 20'25" w along said east line for 482.04 feet; thence n 89 deg. 36'16" w for 195 feet; thence n 00 deg. 20'25" e for 426.84 feet to said proposed southerly right-of-way line of hartle road; thence n 74 deg. 35'13" e along said proposed southerly right-of-way line for 202.61 feet to the point of beginning.

And

Parcel 2:

A tract of land, being a portion of lots 41, 42, 55 and 56, lake highlands company, according to the plat thereof, as recorded in plat book 3, page 52, of the public records of lake county, florida, being described as follows:

Commence at the southwest corner of the southwest quarter of section 26, township 22 south, range 26 east for a point of reference; thence run north 00 deg. 10'47" east, along the west line of said southwest quarter, a distance of 988.12 feet to a point lying on the northerly right-of-way line of hartle road, as described in that certain special warranty deed, as recorded in official records book 4621, page 1850, of the public records of lake county, florida, and the point of beginning; thence continue north 00 deg. 10'47" east, along the west line of said southwest quarter, a distance of 694.28 feet to the southwest corner of the lands described in that certain special warranty deed, as recorded in official records book

4724, page 205, of said public records; thence departing said west line, run south 89 deg. 33'20" east, along the south line of said special warranty deed and the easterly extension thereof, a distance of 985.74 feet; thence run south 15 deg. 24'55" east, 297.37 feet to a point on aforesaid northerly right-of-way line of hartle road; thence run along said northerly right-of-way line, the following four courses: south 74 deg. 35'05" west, 604.35 feet to the point of curvature of a curve concave southeasterly; thence run southwesterly along said northerly right-of-way line and said curve, having a radius of 860.00 feet, a central angle of 33 deg. 11'34", an arc length of 498.22 feet, a chord length of 491.28 feet and a chord bearing of south 57 deg. 59'18" west to the point of reverse curvature of a curve, concave northerly; thence run westerly along said northerly right-of-way line and said curve, having a radius of 25.00 feet, a central angle of 84 deg. 29'19", an arc length of 36.87 feet, a chord length of 33.61 feet and a chord bearing of south 83 deg. 38'10" west to the point of tangency; thence run north 54 deg. 07'10" west, 42.39 feet to the point of beginning.

the above described tract of land lies in Lake County, Florida.

PROPERTY RECORD CARD

General Information

Owner Name:	HRP HOLDINGS INC	Alternate Key:	1795052
Mailing Address:	16220 STATE ROAD 50 CLERMONT, FL 34711-6266 Update Mailing Address	Parcel Number: ⓘ	09-22-26-1100-055-00001
		Millage Group and City:	0003 (UNINCORPORATED)
		Total Certified Millage Rate:	14.6811
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	16240 STATE ROAD 50 CLERMONT FL 34711 Update Property Location ⓘ	Property Name:	— Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	LAKE HIGHLANDS 26-22-26 N 461.29 FT OF E 1/2 OF TRACT 55, W 1/2 OF TRACT 55, TRACTS 56, 57, W 1/2 OF TRACT 58 & LYING SE'LY OF THE FOLLOWING DESCRIBED PROPERTY: FROM NE COR OF W 1/2 OF SW 1/4 OF SEC 26 RUN S 0-20-25 W ALONG E LINE OF W 1/2 OF SW 1/4 A DIST OF 1182.16 FT FOR POB, CONT S 0-20-25 W 124.68 FT, S 74-35-13 W 841.57 FT TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SE'LY & HAVING A RADIUS OF 740 FT, THENCE SW'LY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 59-24-53 FOR 767.37 FT TO A POINT ON THE W LINE OF SW 1/4 OF SAID SEC 26, N 0-10-49 E ALONG SAID W'LY LINE 396.15 FT, S 54-07-03 E 42.46 FT TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE N'LY & HAVING A RADIUS OF 25 FT, THENCE SE'LY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 84-29-19 FOR 36.87 FT TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE SE'LY, HAVING A RADIUS OF 860 FT & A CHORD BEARING OF N 57-59-26 E, THENCE NE'LY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 33-11-34 FOR 498.22 FT TO THE POINT OF TANGENCY, THENCE N 74-35-13 E 875.42 FT TO POB--LESS FROM NE COR OF W 1/2 OF SW 1/4 OF SEC		

26 RUN S 0-20-25 W ALONG E LINE OF W 1/2 OF SW 1/4 A DIST
OF|
1306.84 FT FOR POB, SAID POINT ALSO BEING PROPOSED S'LY
R/W |
LINE OF HARTLE RD, CONT S 0-20-25 W 482.04 FT, N 89-36-16 W
|
195 FT, N 0-20-25 E 426.84 FT TO SAID PROPOSED S'LY R/W
LINE|
OF HARTLE RD, THENCE N 74-35-13 E 202.61 FT TO POB--PB 3
PG |
52 |
ORB 1118 PG 2054 |

NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT INDUSTRIAL (4000)	0	0		25.36	AC	\$0.00	\$760,800.00

[Click here for Zoning Info](#) 

[FEMA Flood Map](#)

Miscellaneous Improvements

There is no improvement information to display.

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
1116 / 621	7/1/1991	Warranty Deed	Multi-Parcel	Vacant	\$1,100,000.00
1118 / 2054	7/1/1991	Warranty Deed	Multi-Parcel	Vacant	\$1.00
1116 / 620	12/1/1990	Personal Rep Deed	Multi-Parcel	Vacant	\$340,000.00
922 / 2123	5/1/1987	Warranty Deed	Multi-Parcel	Vacant	\$1.00

[Click here to search for mortgages, liens, and other legal documents.](#) 

Values and Estimated Ad Valorem Taxes

Values shown below are 2020 WORKING VALUES.

The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL	\$760,800	\$556,943	\$556,943	5.07340	\$2,825.59

PROPERTY RECORD CARD

General Information

Owner Name:	HRP HOLDINGS INC	Alternate Key:	1648165
Mailing Address:	16220 STATE ROAD 50 CLERMONT, FL 34711-6266 Update Mailing Address	Parcel Number: ⓘ	09-22-26-1100-041-00001
		Millage Group and City:	0003 (UNINCORPORATED)
		Total Certified Millage Rate:	14.6811
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	GRANVILLE AVE CLERMONT FL 34711 Update Property Location ⓘ	Property Name:	--- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	LAKE HIGHLANDS 26-22-26 FROM SW COR OF SW 1/4 OF SEC 26 RUN N 00-10-47 E ALONG W LINE OF SW 1/4 A DIST OF 988.12 FT TO A POINT LYING ON THE N'LY R/W LINE OF HARTLE RD & POB, CONT N 00-10-47 E 694.28 FT, S 89-33-20 E 985.74 FT, S 15-24-55 E 297.37 FT TO A POINT ON N'LY R/W LINE OF HARTLE RD, THENCE RUN ALONG SAID N'LY R/W LINE S 74-35-05 W 604.35 FT TO THE POINT OF CURVATURE OF A CURVE CONCAVE SE'LY, THENCE RUN SW'LY ALONG SAID N'LY R/W LINE & SAID CURVE, HAVING A RADIUS OF 860 FT, A CENTRAL ANGLE OF 33-11-34, AN ARC LENGTH OF 498.22 FT, A CHORD LENGTH OF 491.28 FT & A CHORD BEARING OF S 57-59-18 W TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE N'LY, THENCE RUN W'LY ALONG SAID N'LY R/W LINE & SAID CURVE, HAVING A RADIUS OF 25 FT, A CENTRAL ANGLE OF 84-29-19, AN ARC LENGTH OF 36.87 FT, A CHORD LENGTH OF 33.61 FT & A CHORD BEARING OF S 83-38-10 W TO THE POINT OF TANGENCY, THENCE RUN N 54-07-10 W 42.39 FT TO POB, BEING PART OF TRACTS 41, 42, 55, 56 PB 3 PG 52 ORB 1118 PG 2054		

NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of

record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT INDUSTRIAL (4000)	0	0		11.07	AC	\$0.00	\$387,450.00

[Click here for Zoning Info](#)

[FEMA Flood Map](#)

Miscellaneous Improvements

There is no improvement information to display.

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
1116 / 621	7/1/1991	Warranty Deed Multi-Parcel		Vacant	\$1.00
1118 / 2054	7/1/1991	Warranty Deed Multi-Parcel		Vacant	\$1.00
1116 / 620	12/1/1990	Warranty Deed Multi-Parcel		Vacant	\$1.00
922 / 2123	5/1/1987	Warranty Deed Multi-Parcel		Vacant	\$1.00
856 / 2270	5/1/1985	Warranty Deed Qualified		Vacant	\$32,400.00

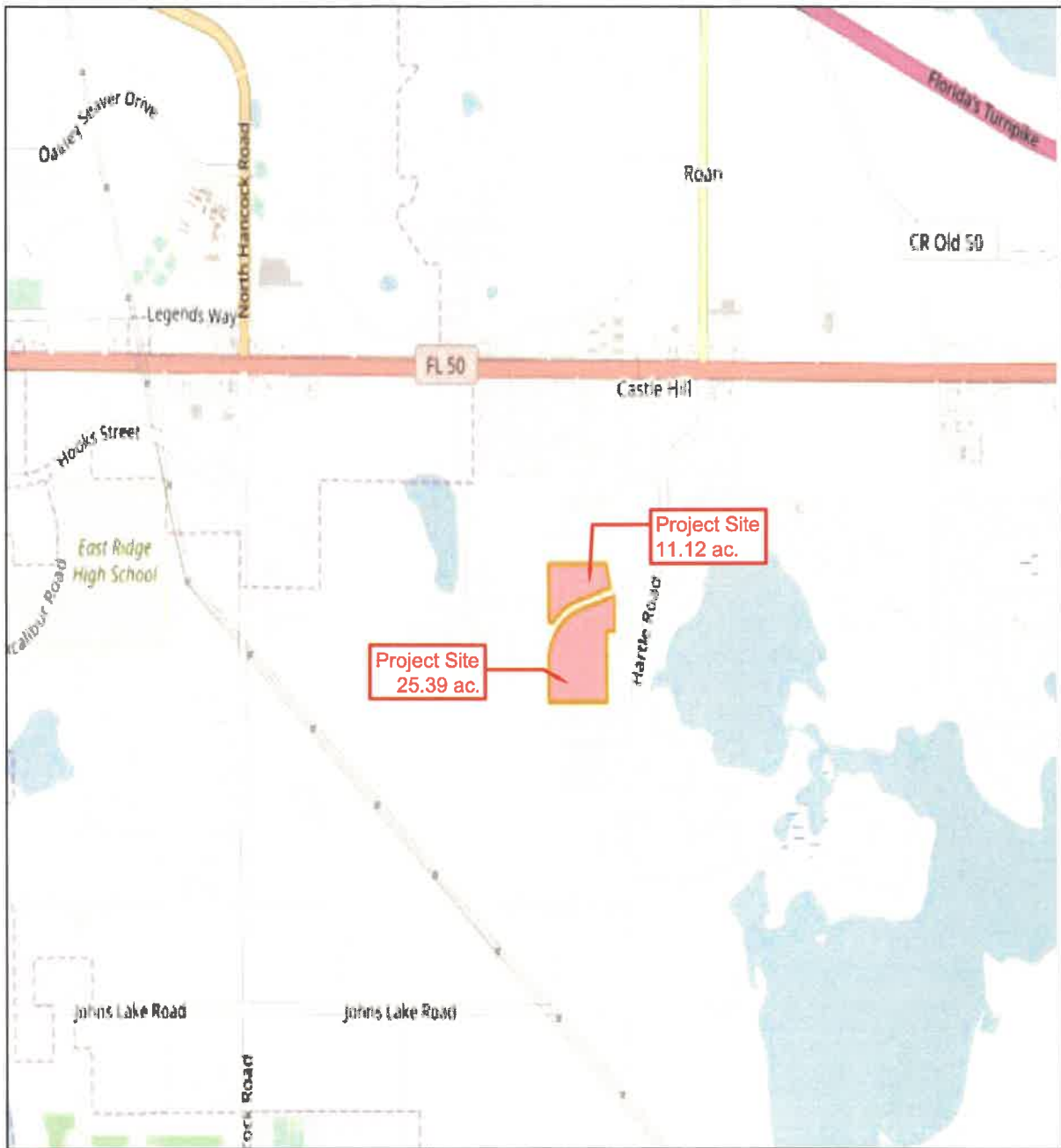
[Click here to search for mortgages, liens, and other legal documents.](#)

Values and Estimated Ad Valorem Taxes

Values shown below are 2020 WORKING VALUES.

The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$387,450	\$387,450	\$387,450	5.07340	\$1,965.69
LAKE COUNTY MSTU AMBULANCE	\$387,450	\$387,450	\$387,450	0.46290	\$179.35
LAKE COUNTY MSTU FIRE	\$387,450	\$387,450	\$387,450	0.47040	\$182.26
SCHOOL BOARD STATE	\$387,450	\$387,450	\$387,450	3.88500	\$1,505.24
SCHOOL BOARD LOCAL	\$387,450	\$387,450	\$387,450	2.99800	\$1,161.58
LAKE COUNTY MSTU STORMWATER	\$387,450	\$387,450	\$387,450	0.49570	\$192.06
ST JOHNS RIVER FL WATER MGMT DIST	\$387,450	\$387,450	\$387,450	0.24140	\$93.53
LAKE COUNTY VOTED DEBT SERVICE	\$387,450	\$387,450	\$387,450	0.11000	\$42.62
LAKE COUNTY WATER AUTHORITY	\$387,450	\$387,450	\$387,450	0.35570	\$137.82
SOUTH LAKE HOSPITAL DIST	\$387,450	\$387,450	\$387,450	0.00000	\$0.00
			Total:	14.0925	Total: \$5,460.15



TSG Development Inc,
Lake County, FL
Location Map

CITY OF CLERMONT
NOTICE OF PROPOSED
AMENDMENT
TO COMPREHENSIVE PLAN
ORDINANCE NO. 2020-13

The City of Clermont will hold public hearings on Tuesday, February 4, 2020 at 6:30 p.m. before the Planning and Zoning Commission to consider a proposed change to the City's Future Land Use Map; and on Tuesday, February 11, 2020 at 6:30 p.m. before the City Council to consider introduction of the ordinance and transmittal of the proposed amendment. The map amendment would change the Future Land Use designation for the parcel below from Lake County Regional Office to City of Clermont Industrial.

The City of Clermont will hold a public hearing on Tuesday, April 28, 2020 (final hearing) beginning at 6:30 p.m. before the City Council to consider the adoption of the proposed change to the City's Future Land Use Map.



Location:

Vacant parcels north and south of CR 455 extension
approximately 3/4 mile south of the SR 50 and CR 455 intersection
Alternate Keys 1648465 & 1795052
36.43 +/- Acres

Ordinance #2020-13:

An ordinance of the City Council of the City of Clermont, Lake County, Florida, adopting the large-scale comprehensive plan amendment for the City of Clermont, Florida, pursuant to the Local Government Comprehensive Planning Act, Chapter 163, Part II, Florida Statutes; setting forth the authority for adoption of the large-scale comprehensive plan amendment; setting forth the purpose and intent of the large-scale comprehensive plan amendment; providing for the adoption of the large-scale comprehensive plan amendment; establishing the legal status of the large-scale comprehensive plan amendment; providing a severability clause; and providing an effective date.

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

The proposed amendment may be inspected at the City's Development Services Department (1st floor, City Hall) between 8 a.m. and 5 p.m. Monday-Friday.

Please be advised that under state law, any person deciding to appeal a decision made at the public hearings will need a record of the proceedings and may need to ensure a verbatim record is made.

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

Tracy Ackroyd Howe, MMC
City Clerk

D052591 - January 20, 2020

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

PLEASE READ CAREFULLY • SUBMIT CORRECTIONS ONLINE

LF-D052591 (100%)

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

PROOF CREATED AT: 1/14/2020 3:01:23 PM
NEXT RUN DATE: 01/20/20
PROOF DUE: 01/17/20 12:59:55



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date	
Tuesday, February 4, 2020	
Agenda Item Name	
Ordinance No. 2020-09 <i>Bloxam Street Office CPA</i>	
Requested Action	
Recommend approval of Ordinance No. 2020-09	
Staff Report	
The applicant is requesting a small-scale comprehensive plan amendment to change the future land use from Medium Density Residential to Commercial for property located at 1227 Bloxam Avenue. This request is being presented concurrently with the a request to rezone the subject parcel from R-2 Medium Density Residential to R-3 Residential/Professional and a Conditional Use Permit to allow for a professional office. The Land Development Regulations, Section 122-184 requires a Conditional Use Permit for professional office use in the R-3 zoning district. The subject property was previously used as a single family home. The parcel located to the east is a law office, with a commercial future land use and the parcel located at the southeast corner of Almond and Hampton Street has a commercial designation and is currently approved to allow for a professional office use.  This area of the City has been subject to transition from single family residential to professional office with light traffic patterns. The City has received several request for land use changes and rezoning that would allow this type of transition and not be out of character with the existing neighborhoods. The intent of the Comprehensive Plan is to allow certain areas the ability to provide a mixture of residential and professional office uses that are consistent with the character of the adjacent residential uses The intent is to promote mixed-use development that allow orderly growth and to enhance the quality of life for all residents. Staff has reviewed the application and finds the request to change the future land use from Medium Density Residential to Commercial is not out of character with the Clermont Comprehensive Plan goals, objectives and policies, and is consistent with the development pattern of the surrounding areas. Staff recommends approval of Ordinance No. 2020-09 to change the future land use from Medium Density Residential to Commercial.	

Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	CPA Ord. 2020-09-Final	CPA Ord. 2020-09-Final.pdf
2.	Location Map	Location Map.pdf
3.	Future Land Use Map	Future Land Use Map.pdf
4.	Comprehensive Plan Amendment Application	Comprehensive Plan Amendment Application.pdf
5.	ORD 2020-09-Legal AD	ORD 2020-09-Legal AD.pdf



CITY OF CLERMONT
ORDINANCE NO. 2020-09

AN ORDINANCE OF THE CITY OF CLERMONT, FLORIDA, ADOPTING THE SMALL-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 SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT; SETTING FORTH THE PURPOSE AND INTENT OF THE SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT; PROVIDING FOR THE ADOPTION OF THE SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT; ESTABLISHING THE LEGAL STATUS OF THE SMALL 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

CLERMONT HEIGHTS S 1/2 OF LOT 250, N 1/2 OF LOT 251, N 10 FT OF S 1/2 OF LOT 251 PB 4 PG 1 ORB 5319 PG 111, Public Records of Lake County, Florida, Containing approximately 0.23 +/- Acres, more or less.

LOCATION:

1227 Bloxam Avenue
(Alternate Key# 1618347)

CITY OF CLERMONT
ORDINANCE NO. 2020-09

CHANGE IN FUTURE LAND USE CLASSIFICATION

**From: Medium Density Residential
To: 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. 2020-09

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

Gail L. Ash, Mayor

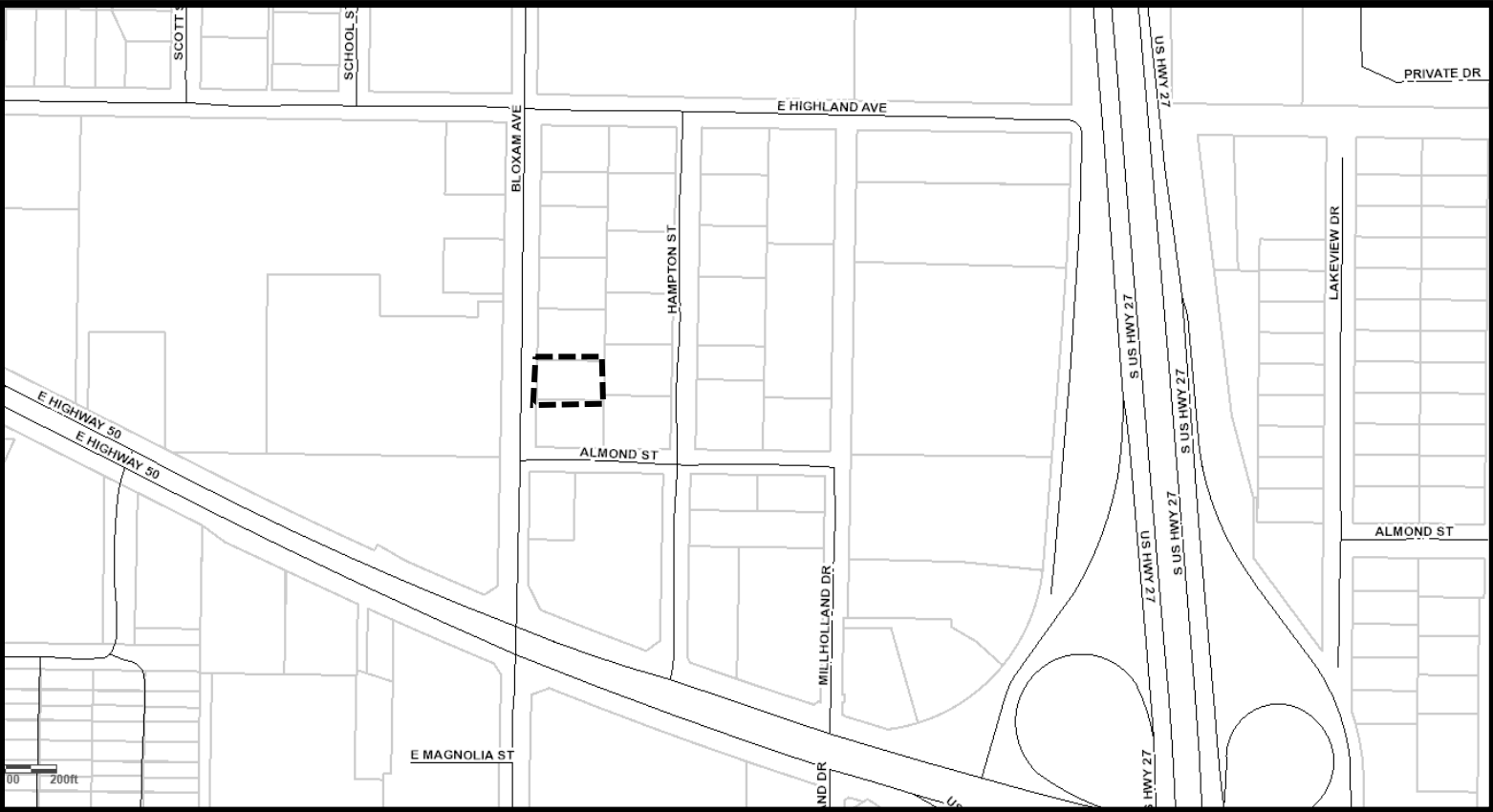
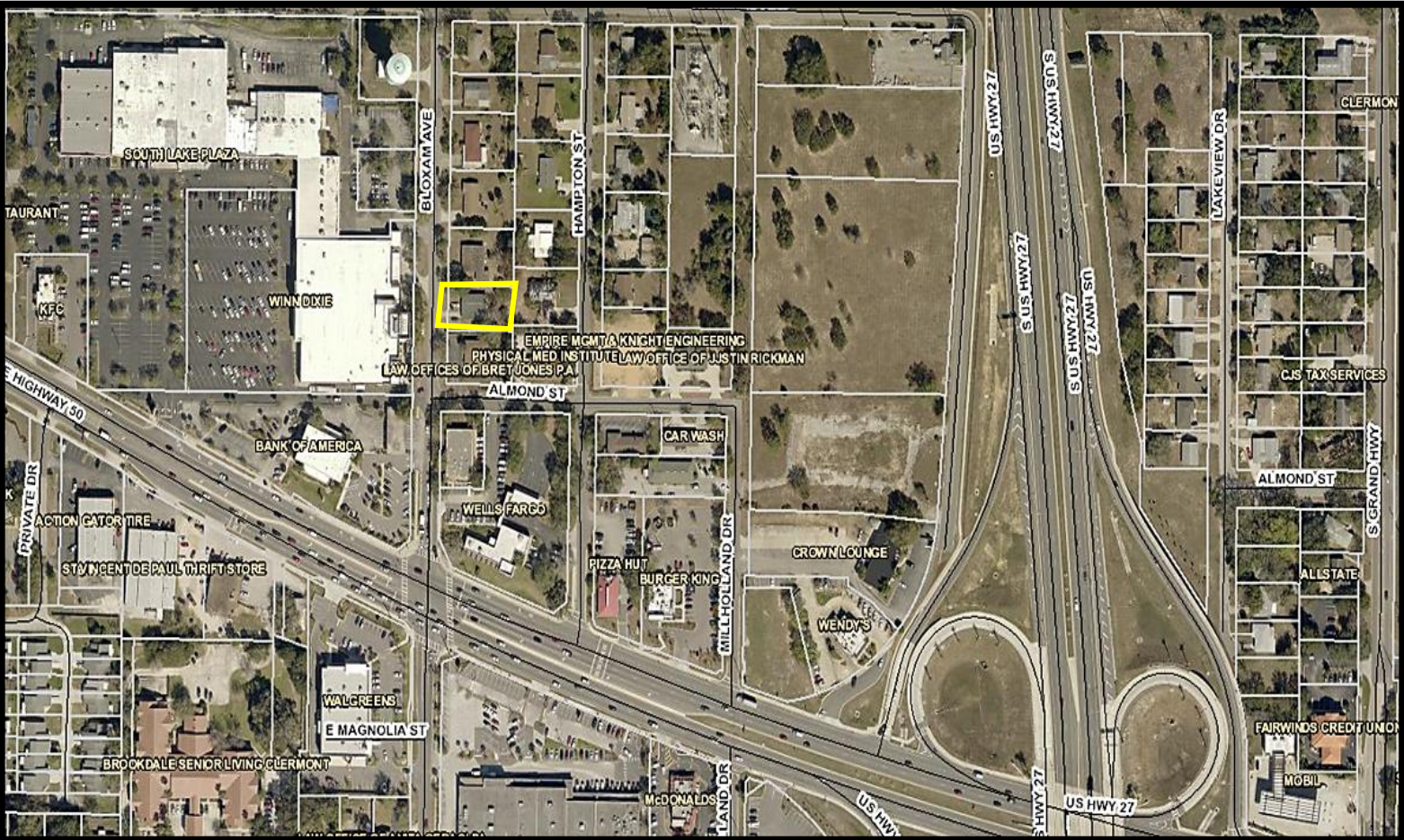
ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

LOCATION MAP



Clermont Future Land Use Map

Low Density Residential

Future Land Use Change Request:
FROM: Medium Density Residential
TO: Commercial

Parks

High Density Residential

Public Facilities

Medium Density Residential

Commercial

50

US HWY 27

LAKEVIEW DR

S GRAND HWY

S US HWY 27

Legend

- City Limits
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Residential/Office
- Office
- Downtown MU
- Commercial
- Conservation
- Industrial
- Master Planned Development
- Parks
- Public Facilities



CITY OF CLERMONT
COMPREHENSIVE PLAN AMENDMENT
Application

DATE: 10/31/2019

FEE: \$755

Project Name (if applicable): Bloxam Avenue Professional Building

Applicant: Castro-Dieppa, LLC

Contact Person: Roberto Castro

Address: 365 Citrus Tower Boulevard, Suite 108

City: Clermont State: Florida Zip: 34711

Phone: 407-900-1524 Fax: _____

E-Mail: roberto@cdibrokers.com

OWNER: Castro-Dieppa, LLC

Address: 365 Citrus Tower Boulevard, Suite 108

City: Clermont State: Florida Zip: 34711

Phone: 407-900-1524 Fax: _____

E-Mail: roberto@cdibrokers.com

General Location: On east side of Bloxam Avenue north of Almond Street

Legal Description (include copy of survey): See attached

Property size (in acres or square feet): _____

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

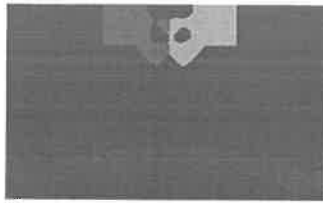
Existing (Actual) Land Use: Residential

Existing Zoning: R-2

Existing Future Land Use: Medium Density Residential

Proposed Future Land Use: Commercial

Type of development proposed: Professional Office



Proposed density (dwelling units/acre) or intensity: _____

Proposed Zoning District: R-3

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

The proposed project will convert an existing residential building to a professional office. The existing building is 1,183 SF and will not increase as part of the professional office. On-site parking and landscape buffers will be provided as part of the development.

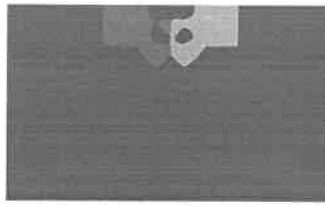
The City of Clermont may require additional information to justify, clarify or explain the necessity of the requested Comprehensive Plan Amendment which may include the following:

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

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

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

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



OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Roberto Castro Diappa, who being

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

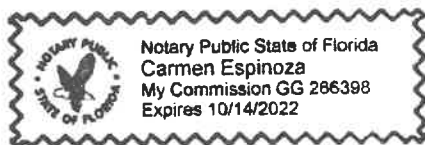
1. That he (she) is the fee-simple owner of the property legally described on the attachment of this application.
2. That he (she) desires a Future Land Use Amendment from Residential to Commercial for the property legally described on the attachment of this application.
3. That the owner of said property has appointed _____ to act as agent on his (her) behalf to accomplish the above. The owner is required to complete the APPLICANT'S AFFIDAVIT of this application if no agent is appointed to act in his (her) stead.

Roberto Castro
Affiant - Applicant Name (print)

X [Signature]
Affiant - Applicant Name (signature)

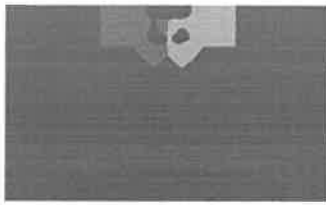
SWORN to and SUBSCRIBED before me by

or personally known by me this 5th day of November, 2019.



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

My Commission Expires: 10.14.2022.



APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Roberto Castro, who being

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

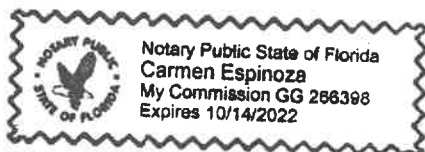
1. That he (she) affirms and certifies that he (she) understands and will comply with all ordinances, regulations and policies of Lake County, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his (her) knowledge and belief, and further, that this application and attachments shall become part of the official records of the City of Clermont, Florida, and are not returnable.
2. That he (she) desires a Future Land Use Amendment from Residential to Commercial for the property legally described on the attachment of this application.
3. That the submittal requirements for the application have been completed and attached hereto as part of the application.

Roberto Castro
Affiant - Applicant Name (print)

X [Signature]
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 5th day of November, 2019.



[Signature] Carmen Espinoza
Notary Public, State of Florida at Large

My Commission Expires: 10.14.2022

PROPERTY RECORD CARD

General Information

Owner Name: CASTRO-DIEPPA LLC **Alternate Key:** 1618347
Mailing Address: 365 CITRUS TOWER
 BLVD # 108 **Parcel Number:** 30-22-26-0400-000-25000
 CLERMONT, FL 34711 [Update Mailing Address](#)
Millage Group and City: 000C (CLERMONT)
Total Certified Millage Rate: 17.9211
Trash/Recycling/Water/Info: [My Public Services Map](#)
Property Location: 1227 BLOXAM AVE
 CLERMONT FL 34711 [Update Property Location](#)
Property Name: [Submit Property Name](#)
[School Locator & Bus Stop Map](#)
School Information: [School Boundary Maps](#)
Property Description: CLERMONT, CLERMONT HEIGHTS S 1/2 OF LOT 250, N 1/2 OF LOT |
 251, N 10 FT OF S 1/2 OF LOT 251 PB 4 PG 1 |
 ORB 5319 PG 111 |

NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	SINGLE FAMILY (0100)	0	0		1	LT	\$0.00	\$37,500.00

[Click here for Zoning Info](#)

[FEMA Flood Map](#)

Residential Building(s)

Building 001

Residential Single Family Building Value: \$89,212.00

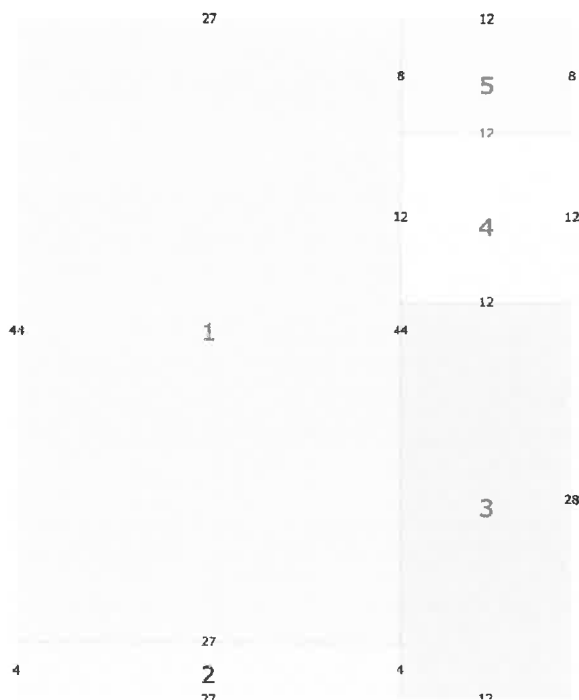
Summary

Year Built: 1958	Total Living Area: 1188	Central A/C: Yes	Attached Garage: No
Bedrooms: 3	Full Bathrooms: 1	Half Bathrooms: 0	Fireplaces: 0

[Incorrect Bedroom, Bath, or other information?](#)

Section(s)

Section No.	Section Type	Ext. Wall Type	No. Stories	Floor Area	Finished Attic	Basement	Basement Map Finished	Color
1	FINISHED LIVING AREA (FLA)	Block (002)	1	1188	N	0%	0%	
2	OPEN PORCH FINISHED (OPF)	No Wall Type (000)	1	108	N	0%	0%	
3	CARPORT FINISHED (CPF)	No Wall Type (000)	1	336	N	0%	0%	
4	UTILITY / STORAGE FINISHED BLOCK (SBF)	Block (002)	1	144	N	0%	0%	
5	OPEN PORCH UNFINISHED (OPU)	No Wall Type (000)	1	96	N	0%	0%	

[View Larger / Print / Save](#)**Miscellaneous Improvements**

No.	Type	No. Units	Unit Type	Year	Depreciated Value
0001	UTILITY BUILDING - UNFINISHED (UBU)	56	SF	1976	\$90.00

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
5319 / 111	7/31/2019	Warranty Deed	Qualified	Improved	\$185,000.00
5242 / 844	2/26/2019	Warranty Deed	Unqualified	Improved	\$112,500.00

11/5/2019

Property Details : Lake County Property Appraiser

<u>5207 / 1859</u>	11/13/2018	Certificate of Title	Unqualified	Improved	\$81,000.00
<u>3528 / 186</u>	10/9/2007	Quit Claim Deed	Unqualified	Improved	\$0.00
<u>3204 / 2155</u>	6/29/2006	Trustees Deed	Unqualified	Improved	\$0.00
<u>1183 / 1011</u>	8/1/1992	Quit Claim Deed	Unqualified	Improved	\$0.00
<u>984 / 679</u>	10/1/1988	Warranty Deed	Unqualified	Improved	\$0.00
<u>659 / 2312</u>	1/1/1978	Misc Deed/Document	Qualified	Improved	\$31,500.00

[Click here to search for mortgages, liens, and other legal documents.](#)

Values and Estimated Ad Valorem Taxes

Values shown below are 2020 WORKING VALUES.

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SCHOOL BOARD STATE	\$126,802	\$126,802	\$126,802	3.88500	\$492.63
SCHOOL BOARD LOCAL	\$126,802	\$126,802	\$126,802	2.99800	\$380.15
CITY OF CLERMONT	\$126,802	\$126,802	\$126,802	4.20610	\$533.34
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LAKE COUNTY WATER AUTHORITY	\$126,802	\$126,802	\$126,802	0.35570	\$45.10
SOUTH LAKE HOSPITAL DIST	\$126,802	\$126,802	\$126,802	0.00000	\$0.00
			Total:	17.3325	Total: \$2,197.80

Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

Homestead Exemption (first exemption up to \$25,000)

[Learn More](#) [View the Law](#)

Additional Homestead Exemption (up to an additional \$25,000)

[Learn More](#) [View the Law](#)

Limited Income Senior Exemption (applied to county millage - up to \$50,000)

[Learn More](#) [View the Law](#)

Limited Income Senior Exemption (applied to city millage - up to \$25,000)

[Learn More](#) [View the Law](#)

Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)

[Learn More](#) [View the Law](#)

Widow / Widower Exemption (up to \$500)

[Learn More](#) [View the Law](#)

Blind Exemption (up to \$500)

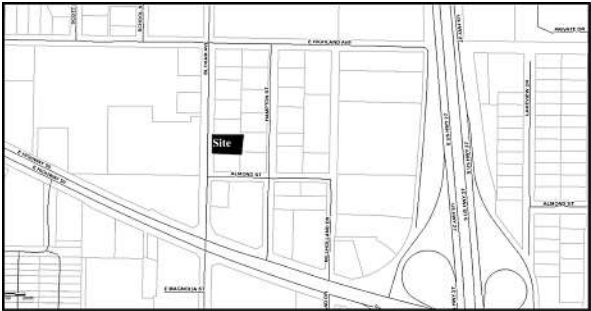
[Learn More](#) [View the Law](#)

Disability Exemption (up to \$500)

[Learn More](#) [View the Law](#)

CITY OF CLERMONT
NOTICE OF PROPOSED LAND
USE CHANGE
Small-Scale Comprehensive
Plan Amendment
ORDINANCE NO. 2020-09

The City of Clermont will hold public hearings on Tuesday, February 4, 2020 at 6:30 p.m. before the Planning and Zoning Commission; and Tuesday, February 11, 2020 at 6:30 p.m. (1st reading of the adoption ordinance) and Tuesday, February 25, 2020 (final reading of the adoption ordinance) at 6:30 p.m. before the City Council to consider a proposed change to the City's Future Land Use Map. The map amendment would change the Future Land Use designation for the parcel below from Medium Density Residential to Commercial. Alternate Key 1618347.



Location:
1227 Bloxam Avenue
(Alternate Key #1618347)

Legal Description:
CLERMONT HEIGHTS S 1/2 OF LOT 250, N ½ OF LOT 251, N 10 FT OF S ½ OF LOT 251 PB 4 PG 1 ORB 5319 PG 111, Public Records of Lake County, Florida, Alternate Key 1618347.

Ordinance No. 2020-09
An Ordinance of the City of Clermont, Florida, adopting the small-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 small-scale comprehensive plan amendment; setting forth the purpose and intent of the small-scale comprehensive plan amendment; providing for the adoption of the small-scale comprehensive plan amendment; establishing the legal status of the small-scale comprehensive plan amendment; providing a severability clause; and providing an effective date.

The public hearings are in the Council chambers of City Hall, 685 W. Montrose Street, and are open to public comment. Please call (352) 241-7305 if you have any questions. The proposed amendment may be inspected at the City's Development Services Department (1st floor, City Hall) between 8 a.m. and 5 p.m. Monday-Friday. Please be advised that under state law, any person deciding to appeal a decision made at the public hearings will need a record of the proceedings and may need to ensure a verbatim record is made. Persons with disabilities who need assistance should contact the City Clerk's office, (352) 241-7331, at least 48 hours prior to the public hearings.

Tracy Ackroyd Howe, MMC
City Clerk

D052597 - January 20 & February 10, 2020

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

PLEASE READ CAREFULLY • SUBMIT CORRECTIONS ONLINE

LF-D052597 (100%)

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

PROOF CREATED AT: 1/16/2020 12:13:58 PM
NEXT RUN DATE: 01/20/20
PROOF DUE: 01/17/20 12:59:55



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date

Tuesday, February 4, 2020

Agenda Item Name

Ordinance No. 2020-10
Bloxam Street Office Rezoning

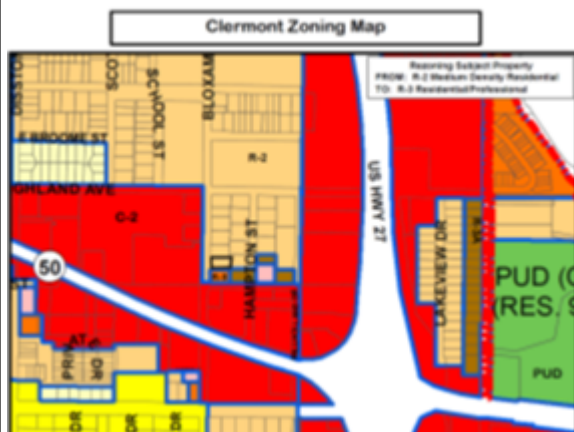
Requested Action

Recommend approval of Ordinance No. 2020-10.

Staff Report

The applicant is requesting to change the zoning of the subject parcel from R-2 Medium Density Residential to R-3 Residential/Professional district for property located at 1227 Bloxam Avenue. In conjunction with the rezoning application is a request for a land use change from Medium Density Residential to Commercial and a request for a Conditional Use Permit to allow for an office use.

The subject property was previously used as a single family home. The parcel located to the east is a law office, with an R-3 Residential/Professional zoning category. The parcel located at the southeast corner of Almond and Hampton Street is zoned R-3A Residential/Professional and has a current use of a professional office. This area of the City has been subject to transition from single family residential to professional office with light traffic patterns. The City has received several request for land use changes and rezoning that would allow this type of transition and not be out of character with the existing neighborhoods. The intent of the R-3 Residential/Professional category is to promote mixed-use development that allow orderly growth and to provide professional services not in conflict with the residential uses and neighborhoods. The R-3 Residential/Professional zoning allows certain residential areas to transition and provide some very low impact office and commercial uses in some residential neighborhoods.



Staff has reviewed the application and finds the request to change the current zoning from R-2 Medium Density Residential to R-3 Residential/Professional is not in conflict with the intent of the Clermont Comprehensive Plan goals, objectives and policies, and is consistent with the development pattern of the surrounding areas. Therefore, Staff recommends approval of Ordinance No. 2020-10.

Additional Analysis

Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	REZ ORD 2020-10-Final	REZ ORD 2020-10-Final.pdf
2.	Location Map	Location Map.pdf
3.	Zoning Map	Zoning Map.pdf
4.	Rezoning Application	Rezoning Application.pdf
5.	ORD 2020-10-Legal AD	ORD 2020-10-Legal AD.pdf



CITY OF CLERMONT
ORDINANCE NO. 2020-10

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

CLERMONT HEIGHTS S 1/2 OF LOT 250, N 1/2 OF LOT 251, N 10 FT OF S 1/2 OF LOT 251 PB 4 PG 1 ORB 5319 PG 111, Public Records of Lake County, Florida, Containing approximately 0.23 +/- Acres, more or less.

LOCATION:

1227 Bloxam Avenue
Alternate Key# 1618347

**From: R-2 Medium Density Residential District
To: R-3 Residential/Professional District**

SECTION 2.

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

SECTION 3.

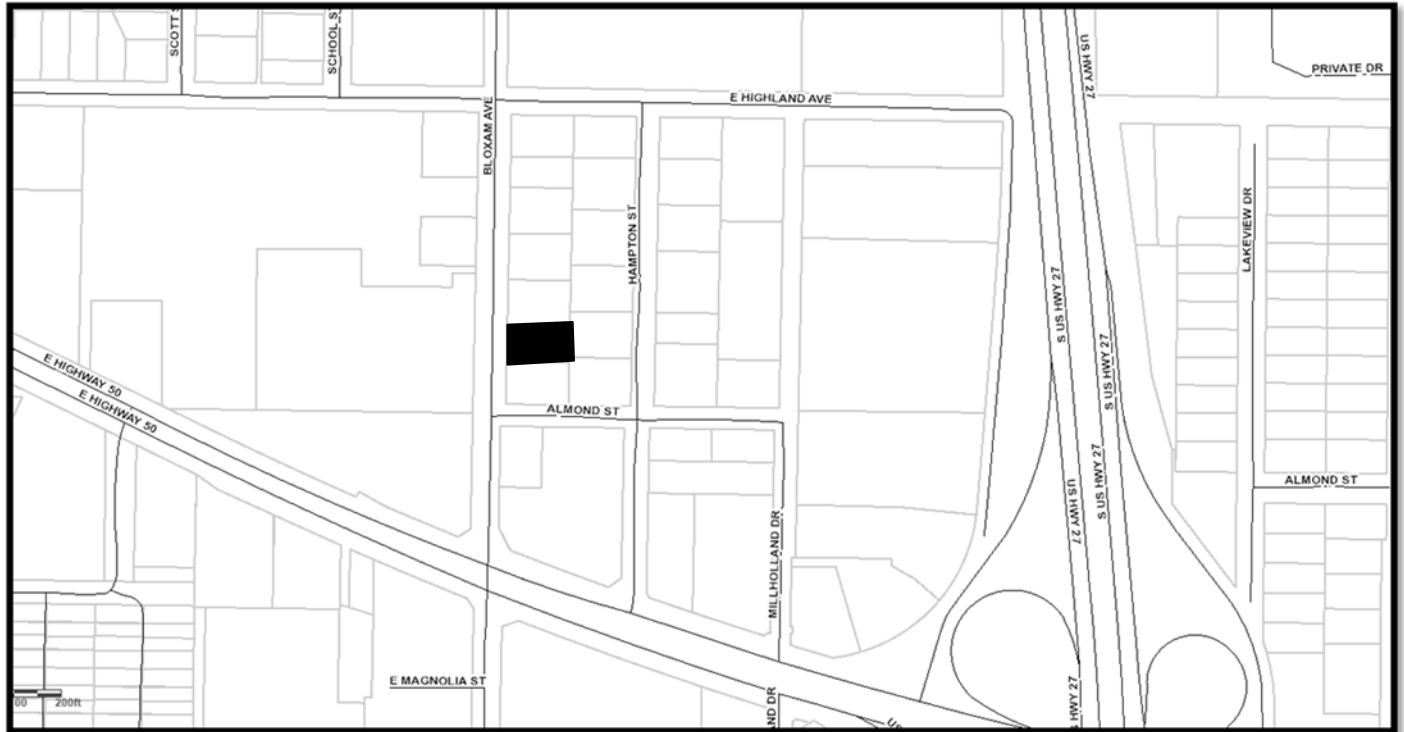
Should any Section or part of this Section be declared invalid by any court of competent jurisdiction, such adjudications shall not apply to or affect any other provision of this Ordinance, except to the extent that the entire Section or part of the Section may be inseparable in meaning and effect from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

SECTION 4.

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

CITY OF CLERMONT
ORDINANCE NO. 2020-10

Location map:





CITY OF CLERMONT
ORDINANCE NO. 2020-10

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

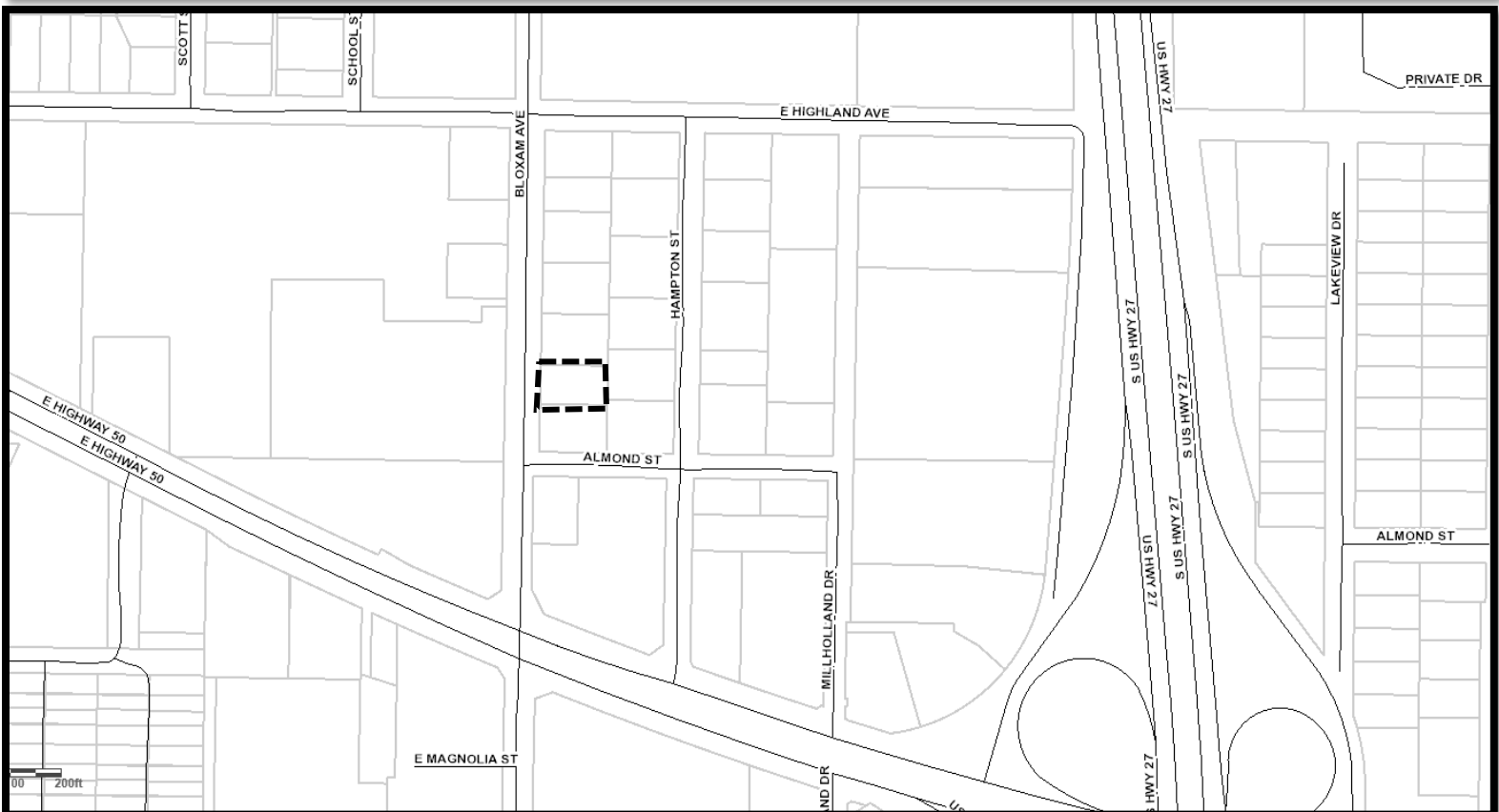
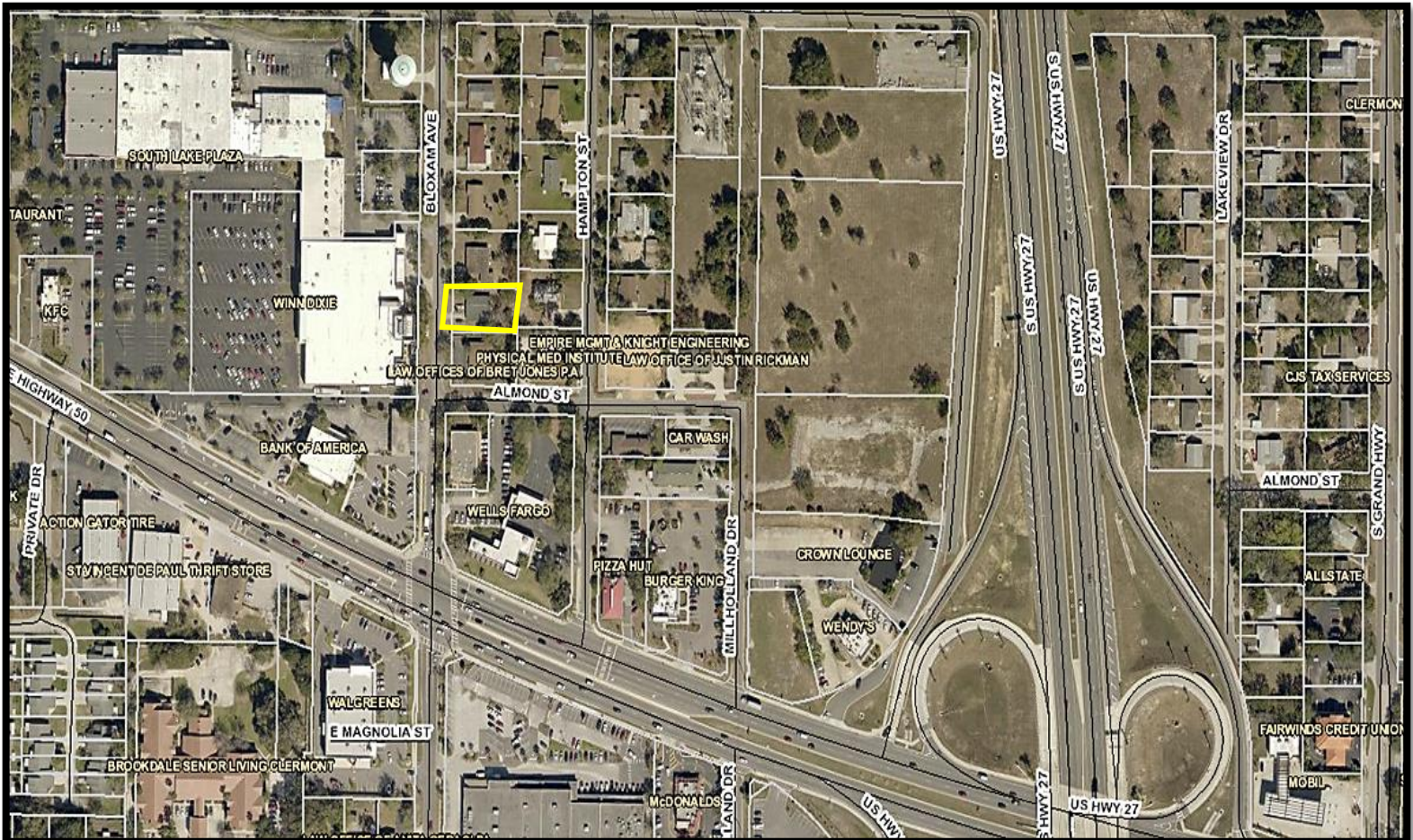
ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

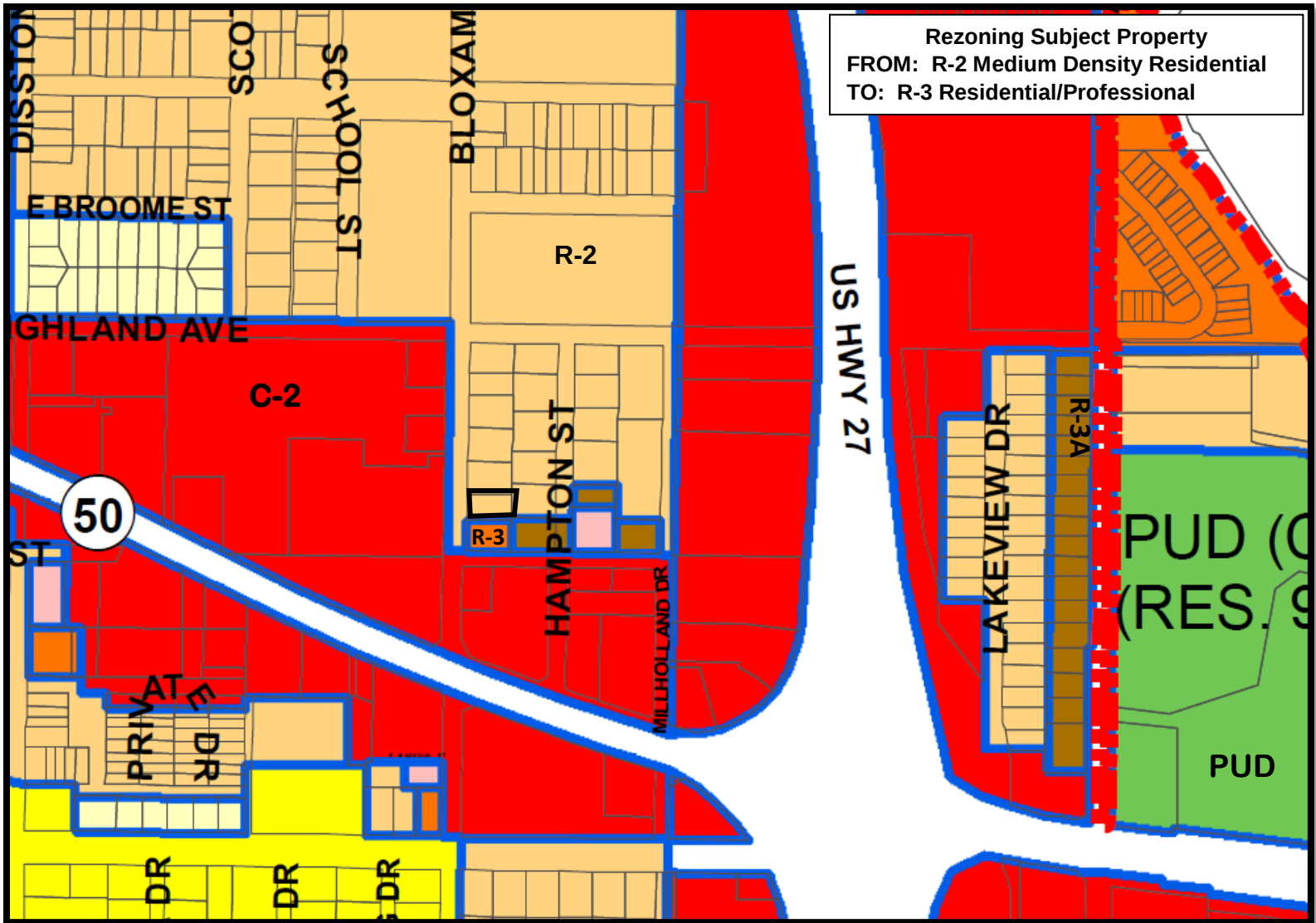
Daniel F. Mantzaris, City Attorney

LOCATION MAP



Clermont Zoning Map

Rezoning Subject Property
FROM: R-2 Medium Density Residential
TO: R-3 Residential/Professional



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
- C-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



CITY OF CLERMONT
REZONING
APPLICATION

DATE: 10/31/2019

FEE: \$542.⁰⁰
+ cost of advertisement

PROJECT NAME (if applicable): Bloxam Avenue Professional Building

APPLICANT: Roberto Castro

CONTACT PERSON: Castro-Dieppa, LLC

Address: 365 Citrus Tower Boulevard, Suite 108

City: Clermont State: Florida Zip: 34711

Phone: 407-900-1524 Fax:

E-Mail: roberto@cdibrokers.com

OWNER: Castro-Dieppa, LLC

Address: 365 Citrus Tower Boulevard, Suite 108

City: Clermont State: Florida Zip: 34711

Phone: 407-900-1524 Fax:

Address of Subject Property: 1227 Bloxam Avenue

Legal Description (include copy of survey): See Attached

Acreage: 0.23 Acres Land Use: Medium Density Residential
(City verification required)

Present Zoning: R-2 Proposed Zoning: R-3
(City verification required)



**CITY OF CLERMONT
REZONING
APPLICATION**

Page 2

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

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

The proposed project will convert an existing residential building to a professional office. The
existing building is 1,183 SF and will not increase as part of the professional office. On-site
parking and landscape buffers will be provided as part of the development.

Roberto Castro
Applicant Name (print)

X 
Applicant Name (signature)

Roberto Castro
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

PROPERTY RECORD CARD

General Information

Owner Name:	CASTRO-DIEPPA LLC	Alternate Key:	1618347
Mailing Address:	365 CITRUS TOWER BLVD # 108 CLERMONT, FL 34711 Update Mailing Address	Parcel Number:	30-22-26-0400-000-25000
		Millage Group and City:	000C (CLERMONT)
		Total Certified Millage Rate:	17.9211
		Trash/Recycling/Water/Info:	My Public Services Map
Property Location:	1227 BLOXAM AVE CLERMONT FL 34711 Update Property Location	Property Name:	— Submit Property Name School Locator & Bus Stop Map School Boundary Maps
		School Information:	
Property Description:	CLERMONT, CLERMONT HEIGHTS S 1/2 OF LOT 250, N 1/2 OF LOT 251, N 10 FT OF S 1/2 OF LOT 251 PB 4 PG 1 ORB 5319 PG 111		

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[Click here for Zoning Info](#)

[FEMA Flood Map](#)

Residential Building(s)

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Residential Single Family Building Value: \$89,212.00

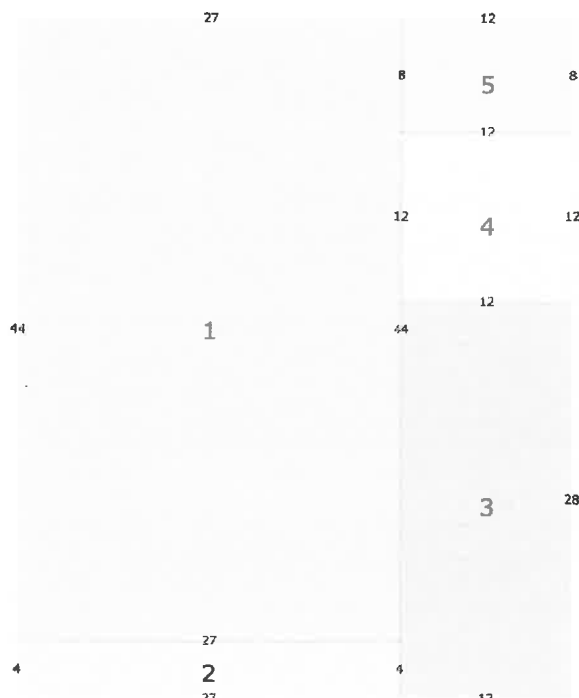
Summary

Year Built: 1958	Total Living Area: 1188	Central A/C: Yes	Attached Garage: No
Bedrooms: 3	Full Bathrooms: 1	Half Bathrooms: 0	Fireplaces: 0

[Incorrect Bedroom, Bath, or other information?](#)

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[View Larger / Print / Save](#)**Miscellaneous Improvements**

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[Learn More](#) [View the Law](#)

Additional Homestead Exemption (up to an additional \$25,000)

[Learn More](#) [View the Law](#)

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[Learn More](#) [View the Law](#)

Limited Income Senior Exemption (applied to city millage - up to \$25,000)

[Learn More](#) [View the Law](#)

Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)

[Learn More](#) [View the Law](#)

Widow / Widower Exemption (up to \$500)

[Learn More](#) [View the Law](#)

Blind Exemption (up to \$500)

[Learn More](#) [View the Law](#)

Disability Exemption (up to \$500)

[Learn More](#) [View the Law](#)

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. 2020-10

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

1227 Bloxam Avenue, Clermont, FL
Alternate Key 1618347

LEGAL DESCRIPTION

CLERMONT HEIGHTS S 1/2 OF LOT 250,
N ½ OF LOT 251, N 10 FT OF S ½ OF LOT
251 PB 4 PG 1 ORB 5319 PG 111, Public
Records of Lake County, Florida, Alternate
Key 1618347.

FROM: R-2 Medium Density Residential District
TO: R-3 Residential/Professional District

The Planning & Zoning Commission will consider this request on Tuesday, February 4, 2020 at 6:30 p.m. A public meeting to consider the request will be held before the City Council on Tuesday, February 11, 2020 at 6:30 p.m. for Introduction and for Final Adoption on Tuesday, February 25, 2020. All meetings will be held at City Hall, located at 685 W. Montrose Street. This ordinance is available for public inspection in the office of the City Clerk, 685 W. Montrose St., Monday through Friday between the hours of 8:00 A.M. and 5:00 P.M. Please be advised that, under State law, if you should decide to appeal a decision made with respect to this matter, you may need to ensure that a verbatim record is made.

Tracy Ackroyd Howe, MMC
City Clerk

D052598 - January 20 & February 10, 2020

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

PLEASE READ CAREFULLY • SUBMIT CORRECTIONS ONLINE

LF-D052598 (100%)

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

PROOF CREATED AT: 1/16/2020 12:08:50 PM
NEXT RUN DATE: 01/20/20
PROOF DUE: 01/17/20 12:59:55



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date

Tuesday, February 4, 2020

Agenda Item Name

Resolution No. 2020-01R
Bloxam Street Office CUP

Requested Action

Recommend approval of Resolution No. 2020-01R.

Staff Report

The applicant is requesting a Conditional Use Permit to allow for a professional office use in the R-3 Residential/Professional zoning district for property located at 1227 Bloxam Avenue. The Land Development Code, Section 122-184 (1) allows professional office use with a Conditional Use Permit (CUP). In conjunction with the Conditional Use Permit is a request for a land use change from Medium Density Residential to Commercial and a rezoning request for R-3 Residential/Professional district, that will be presented concurrently with the Conditional Use Permit.

The subject parcel has an existing single family home that will be converted to a professional office use. The existing building is 1,183 square feet and will be required to comply with any building and fire life safety regulations for commercial use. The site will also be required to provide landscape buffers and parking onsite that meet the Land Development Codes. The parcel located to the east is a law office, with R-3 Residential/Professional zoning. The parcel located at the southeast corner of Almond and Hampton Street current zoning is R-3A Residential/Professional and is being used for a professional office. This area of the City has been subject to transition from single family residential to professional office with light traffic patterns. The City has received several request for land use changes and rezoning that would allow this type of transition and not be out of character with the existing neighborhoods. The intent is to promote mixed-use development that allows orderly growth and to provide professional services that are not in conflict with the residential character of the existing neighborhoods.



When evaluating a request for a Conditional Use Permit, the Land Development Code, Section 86-144 requires specific development standards be met for granting the request. Staff has reviewed the application as submitted in

accordance with the development standards criteria and provisions and finds the proposed use has met the general criteria for granting the Conditional Use Permit (CUP). The proposed use is consistent with the current development patterns and mixed use character of the neighborhoods. The use is not in conflict with the Comprehensive Plan goals, objective and policies and would not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity. Therefore, Staff Recommends approval of Resolution No. 2020-01R with the conditions specified for such use.

Additional Analysis

Fiscal Impact Summary

Fiscal Impact

Fund Number and Description

Available Budget Amount

Exhibits Attached (copies of original agreements)

- | | | |
|----|--------------------------|------------------------------|
| 1. | CUP RES 2020-01R | CUP RES 2020-01R.pdf |
| 2. | Location Map | Location Map.pdf |
| 3. | Site Plan | Site Plan.pdf |
| 4. | CUP Application | CUP Application.pdf |
| 5. | BLOXAM AVENUE OFFICE CUP | BLOXAM AVENUE OFFICE CUP.pdf |



CITY OF CLERMONT
RESOLUTION NO. 2020-01R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR A PROFESSIONAL OFFICE USE IN THE R-3 RESIDENTIAL/PROFESSIONAL ZONING DISTRICT.

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

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held February 4, 2020 recommended approval of this Conditional Use Permit to allow for a professional office use in the R-3 Residential/Professional Zoning District; at the following location:

LOCATION:

1227 Bloxam Avenue, Clermont, FL
(Alt. Key 1618347)

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

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

This application for a Conditional Use Permit to allow for a professional office use in the R-3 Residential/Professional Zoning District; shall be granted subject to the following conditions:

CONDITIONAL USE PERMIT CONDITIONS:

SECTION 1. General Conditions

1. This Resolution shall inure to the benefit of, and shall constitute a covenant running with the land and the terms, conditions, and provisions hereof, and shall be binding upon the present owner and any successor in title or interest, and shall be subject to each condition herein set out.
2. Upon approval of the resolution, the aforementioned property shall only be used for the purposes described herein. No further expansion of the use or additions to this project shall be permitted except as approved by another Conditional Use Permit. Any other proposed use shall be specifically authorized by an amendment and approval of the City of Clermont City Council.



CITY OF CLERMONT
RESOLUTION NO. 2020-01R

3. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.
4. Prior to the issuance of any permits, the applicant shall be required to submit formal site plans for review and approval by the City of Clermont Site Review Committee. The site plans shall meet all submittal requirements and comply with the conditions of this Resolution, applicable City Codes, Regulations, Ordinances, and provide compliance with the adopted City Comprehensive Plan, as amended.
5. No business can occupy any portion of the building unless the proposed business has applied for and obtained a Local Business Tax Receipt from the Development Services Department.
6. The Conditional Use Permit must be executed and processed by the Clermont City Clerk's office within 90 days of its date of grant by the City Council or the permit shall become null and void.
7. The Applicant shall record in the Public Records of Lake County within 90 days of its date of approval by the City Council, a short-form version of this Conditional Use Permit as provided by the City or a form acceptable to the City, to provide notice to all interested parties, the assigns, successors and heirs of the developer/applicant and all future owners of the above-referenced property that the real property described above is subject to the terms and conditions of the Conditional Use Permit.
8. The Fire Marshal shall inspect the structure for life safety requirements. All requirements must be in compliance prior to the issuance of any Certificate of Occupancy.
9. The City Building Inspector shall inspect the structure and all building code violations must be corrected prior to the issuance of any Certificate of Occupancy.
10. If any of the stated conditions are violated, the applicant understands and agrees that the City Council may revoke this Conditional Use Permit by resolution.
11. This permit shall become null and void if substantial work has not begun within two (2) years of the date of issuance of this Conditional Use Permit.
12. Should the professional office cease operation for more than 180 days, a new Conditional Use Permit shall be required for a same or similar operation.



CITY OF CLERMONT
RESOLUTION NO. 2020-01R

13. In the event that parking at this site proves inadequate, the City reserves the right to open the Conditional Use Permit for further review and additional conditions, which may include additional parking requirements or revocation of the Conditional Use Permit.

SECTION 2. Land Use

1. The property is approved for a Conditional Use Permit to allow for a professional office use within the R-3 Residential/Professional Zoning District.
2. The site may also be used for any permitted use in the R-3 Residential/Professional Zoning District. All uses must adhere to the requirements of the Land Development Code.
3. The conversion from residential use to professional office use must comply with any required building and fire life safety code requirements for use as a commercial structure.
4. The site must comply with all Land Development Codes for parking and Landscape Buffers to ensure adequate screening for the property.



CITY OF CLERMONT
RESOLUTION NO. 2020-01R

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 25th day of February 2020.

CITY OF CLERMONT

Gail L. Ash, Mayor

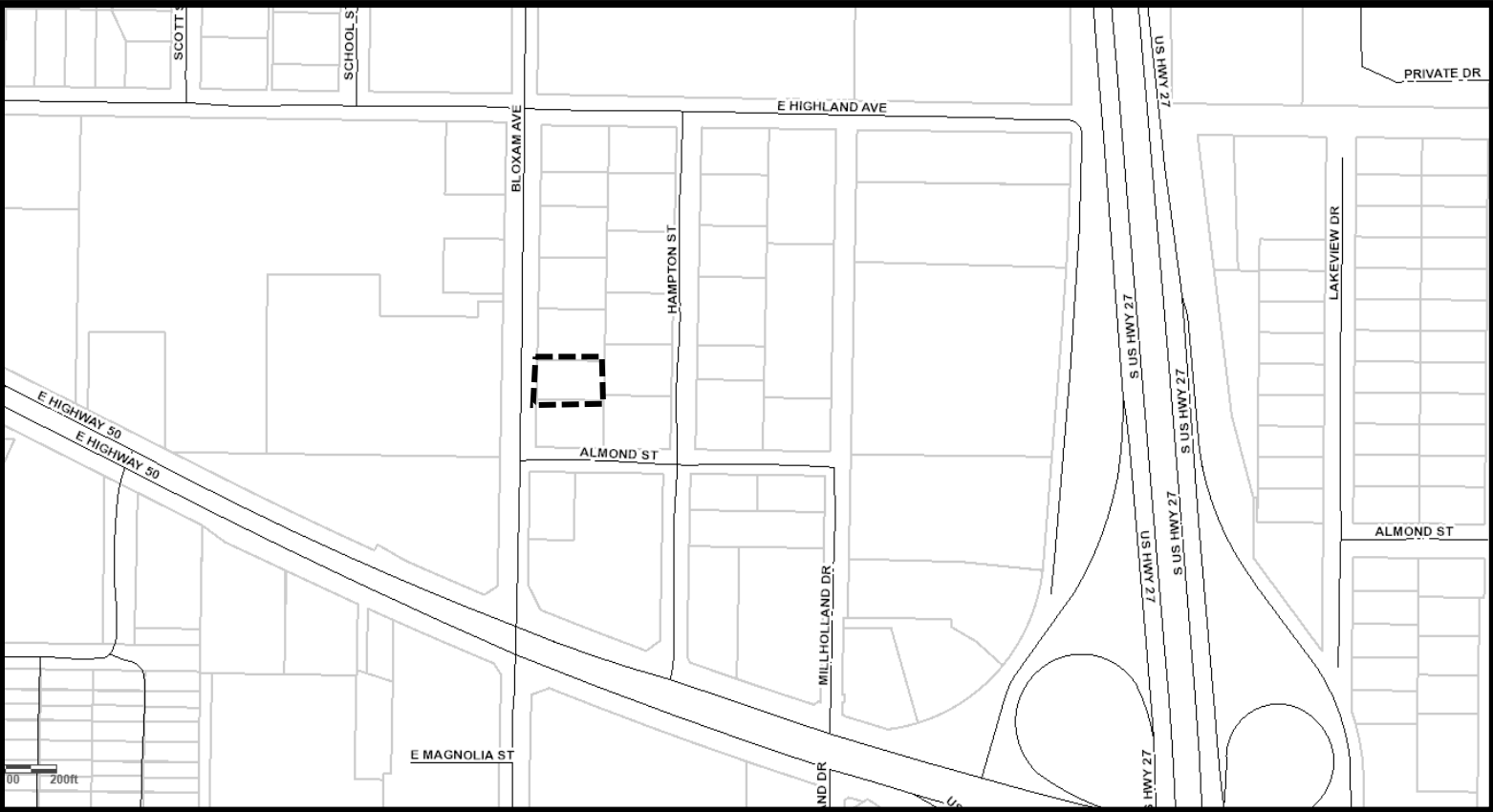
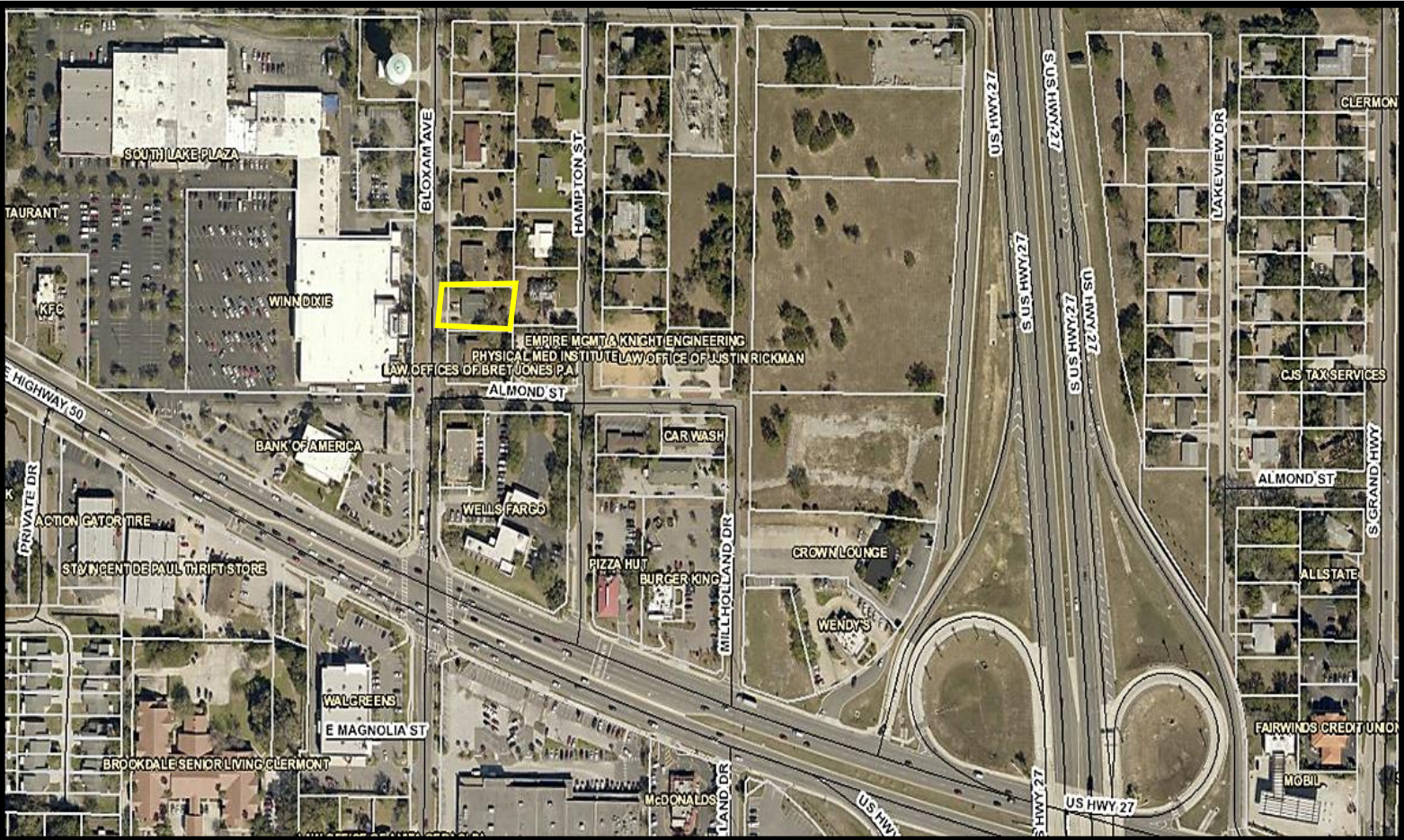
ATTEST:

Tracy Ackroyd Howe, City Clerk

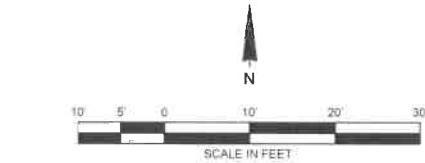
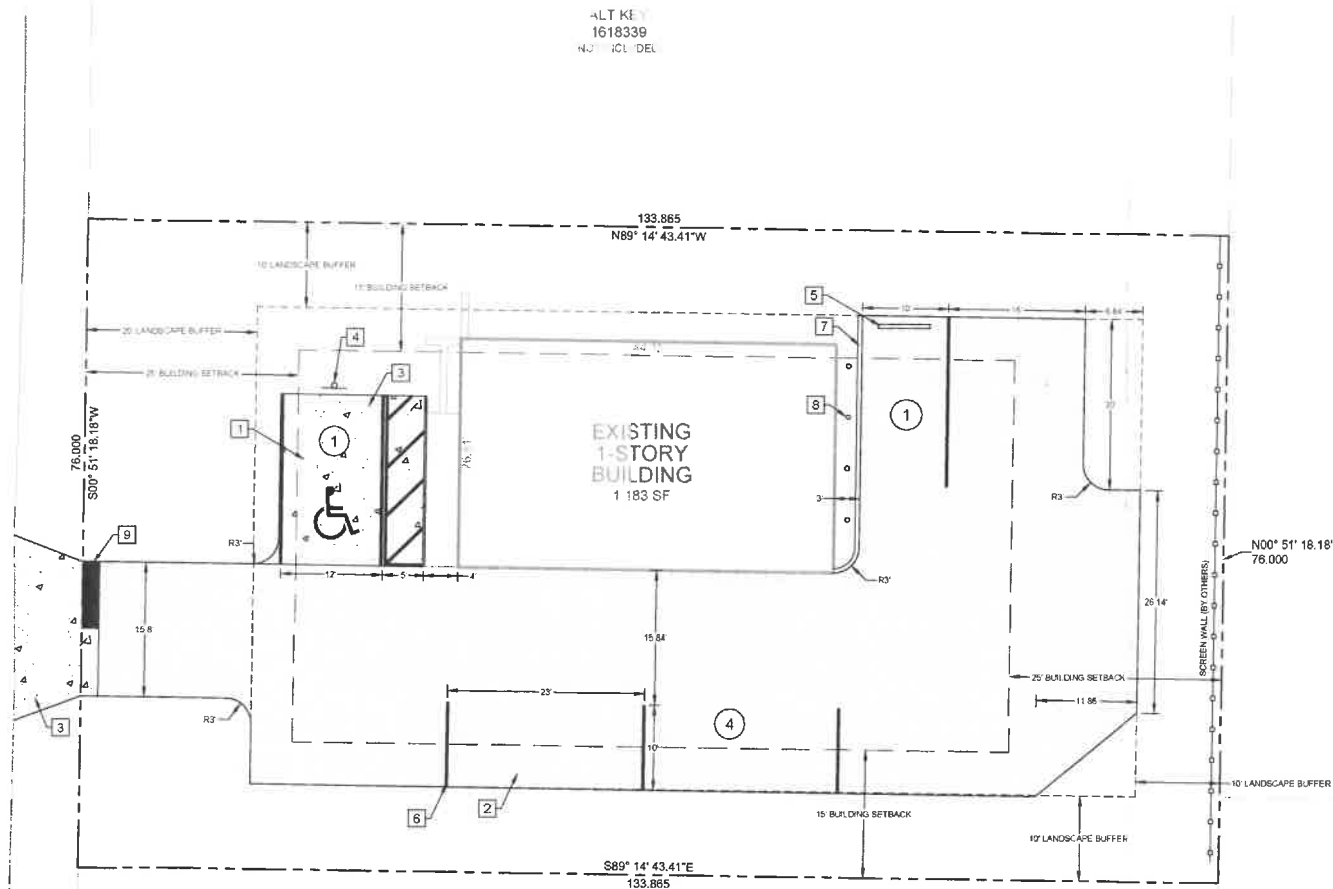
Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

LOCATION MAP



BLOXAM AVENUE
(R/W VARIES)



SITE DATA

1. SITE AREA = 0.23 AC / 10,174 SF
2. SITE LOCATION
1227 BLOXAM AVENUE
CLERMONT, FLORIDA 34711
SECTION 30, TOWNSHIP 22 SOUTH, RANGE 26 EAST
3. SITE DESCRIPTION
TAX PARCEL ALT KEY # 1618347
EXISTING ZONING: R-2 (MEDIUM DENSITY RESIDENTIAL)
PROPOSED ZONING: R-3 (RESIDENTIAL/PROFESSIONAL)
FUTURE LAND USE: MEDIUM DENSITY RESIDENTIAL
4. SITE REQUIREMENTS
MAXIMUM ISR: 70%
MAXIMUM BUILDING HEIGHT: 45'
NORTH LANDSCAPE BUFFER: 10'
EAST LANDSCAPE BUFFER: 10'
SOUTH LANDSCAPE BUFFER: 10'
WEST LANDSCAPE BUFFER: 20'
FRONT SETBACK: 25'
SIDE SETBACK: 15'
REAR SETBACK: 25'
5. BUILDING DATA
USE TYPE: PROFESSIONAL OFFICE
DIMENSIONS: VARY
AREA: 1,183 SF
6. PARKING DATA
(1 SPACE / 206 SF OFFICE)
REQUIRED PARKING = 6 SPACES
PROVIDED PARKING = 6 SPACES
(0.25 SPACES PROVIDED)
REQUIRED HANDICAP PARKING = 1 SPACE
PROVIDED HANDICAP PARKING = 1 SPACE
7. IMPERVIOUS DATA
EXISTING IMPERVIOUS AREA: 2,312 SF / 23%
PROPOSED IMPERVIOUS AREA: 1,776 SF / 17%

LEGEND

- PROPERTY LINE
- EXTERIOR PARCEL LINE
- BUILDING SETBACK
- LANDSCAPE BUFFER
- PROPOSED CONCRETE
- PROPOSED GEOMAT GRASSPAVE2

KEY LEGEND

- 1 HANDICAP PARKING SPACE (SEE DETAIL SHEET C10)
- 2 PERVIOUS GEOMAT MATERIAL (GRASSPAVE2, TYPICAL)
- 3 6" THICK 3,000 PSI CONCRETE
- 4 HANDICAP SIGNAGE ON BOLLARD POST
- 5 CONCRETE WHEEL STOP
- 6 4" WIDE WHITE PAINTED PARKING SPACE DELINEATION (TYPICAL)
- 7 TYPE D CURB
- 8 6" CONCRETE BOLLARD (TYPICAL)
- 9 24" WIDE WHITE THERMOPLASTIC STOP BAR

PRELIMINARY
NOT FOR CONSTRUCTION
NOT FOR PERMITTING
11-06-19

CHRISTOPHER M. GERMANA, P.E.
FLORIDA PROFESSIONAL ENGINEER # 61862
FIRM CERTIFICATE OF AUTHORIZATION # 29278

**GERMANA ENGINEERING
AND ASSOCIATES, LLC**
1120 WEST MINNEOLA AVENUE
CLERMONT, FL 34711
WWW.GERMANAENGINEERING.COM
CERTIFICATE OF AUTHORIZATION NUMBER: 29278
COPYRIGHT © 2016

**BLOXAM AVENUE
PROFESSIONAL BUILDING**

PROJECT # GE0342019

CLERMONT, FLORIDA

**CONCEPT
SITE PLAN**

DATE

REVISIONS

No.

SCALE: 1" = 10'

DATE: -

SHEET

CONCEPT



CITY OF CLERMONT
CONDITIONAL USE PERMIT (CUP)
APPLICATION

DATE: Oct 31, 2019 FEE: 845.00

PROJECT NAME (if applicable): Bloxam Avenue Professional Building

APPLICANT: Castro-Dieppa, LLC

CONTACT PERSON: Roberto Castro

Address: 365 Citrus Tower Boulevard, Suite 108

City: Clermont State: Florida Zip: 34711

Phone: 407-900-1524 Fax: _____

E-Mail: roberto@cdibrokers.com

OWNER: Castro-Dieppa, LLC, Roberto Castro

Address: 365 Citrus Tower Boulevard, Suite 108

City: Clermont State: Florida Zip: 34711

Phone: 407-900-1524 Fax: _____

Address of Subject Property: 1227 Bloxam Avenue

General Location: On east side of Bloxam Avenue north of Almond Street

Legal Description (include copy of survey): See Attached

Land Use (City verification required): Medium Density Residential

Zoning (City verification required): R-2 (Medium Density Residential)

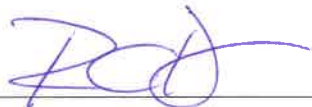


CITY OF CLERMONT
CONDITIONAL USE PERMIT (CUP)
APPLICATION
Page 2

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

The proposed project will convert an existing residential building to a professional office. The existing building is 1,183 SF and will not increase as part of the professional office. On-site parking and landscape buffers will be provided as part of the development.

Roberto Castro
Applicant Name (print)

X 
Applicant Name (signature)

Roberto Castro
Owner Name (print)

X 
Owner Name (signature)

***** NOTICE *****

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

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

PROPERTY RECORD CARD

General Information

Owner Name:

CASTRO-DIEPPA LLC

Alternate Key:

1618347

Mailing Address:

365 CITRUS TOWER
BLVD # 108
CLERMONT, FL 34711
[Update Mailing Address](#)

Parcel Number:

30-22-26-0400-000-25000

Millage Group and City:

000C
(CLERMONT)

Total Certified Millage Rate:

17.9211

Trash/Recycling/Water/Info:

[My Public Services Map](#)

Property Location:

1227 BLOXAM AVE
CLERMONT FL 34711
[Update Property Location](#)

Property Name:

—
[Submit Property Name](#)
[School Locator & Bus Stop Map](#)

School Information:

[School Boundary Maps](#)

Property Description:

CLERMONT, CLERMONT HEIGHTS S 1/2 OF LOT 250, N 1/2 OF LOT |
251, N 10 FT OF S 1/2 OF LOT 251 PB 4 PG 1 |
ORB 5319 PG 111 |

NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	SINGLE FAMILY (0100)	0	0		1	LT	\$0.00	\$37,500.00

[Click here for Zoning Info](#)

[FEMA Flood Map](#)

Residential Building(s)

Building 001

Residential

Single Family

Building Value: \$89,212.00

Summary

Year Built: 1958

Total Living Area: 1188

Bedrooms: 3

Full Bathrooms: 1

Central A/C: Yes

Half Bathrooms: 0

Attached Garage: No

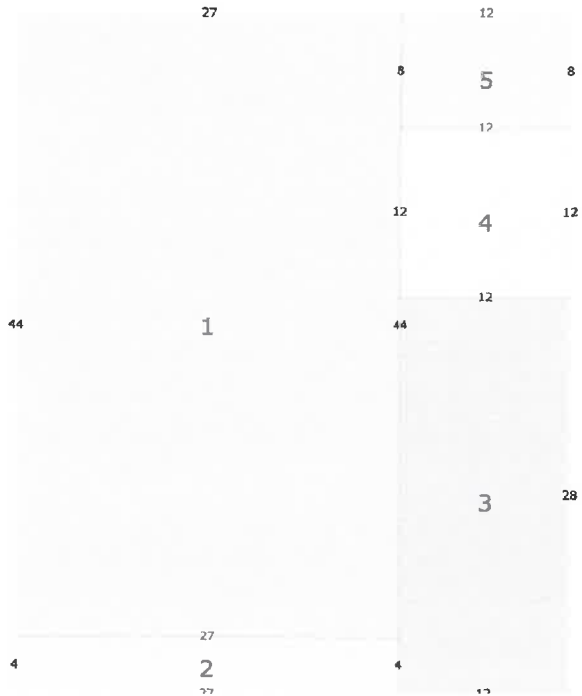
Fireplaces: 0

[Incorrect Bedroom, Bath, or other information?](#)

Section(s)

Section No.	Section Type	Ext. Wall Type	No. Stories	Floor Area	Finished Attic	Basement	Basement Map Finished	Map Color
1	FINISHED LIVING AREA (FLA)	Block (002)	1	1188	N	0%	0%	
2	OPEN PORCH FINISHED (OPF)	No Wall Type (000)	1	108	N	0%	0%	
3	CARPORT FINISHED (CPF)	No Wall Type (000)	1	336	N	0%	0%	
4	UTILITY / STORAGE FINISHED BLOCK (SBF)	Block (002)	1	144	N	0%	0%	
5	OPEN PORCH UNFINISHED (OPU)	No Wall Type (000)	1	96	N	0%	0%	

[View Larger / Print / Save](#)



Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
0001	UTILITY BUILDING - UNFINISHED (UBU)	56	SF	1976	\$90.00

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
5319 / 111	7/31/2019	Warranty Deed	Qualified	Improved	\$185,000.00
5242 / 844	2/26/2019	Warranty Deed	Unqualified	Improved	\$112,500.00

11/5/2019	Property Details : Lake County Property Appraiser				
5207 / 1859	11/13/2018	Certificate of Title	Unqualified	Improved	\$81,000.00
3528 / 186	10/9/2007	Quit Claim Deed	Unqualified	Improved	\$0.00
3204 / 2155	6/29/2006	Trustees Deed	Unqualified	Improved	\$0.00
1183 / 1011	8/1/1992	Quit Claim Deed	Unqualified	Improved	\$0.00
984 / 679	10/1/1988	Warranty Deed	Unqualified	Improved	\$0.00
659 / 2312	1/1/1978	Misc Deed/Document	Qualified	Improved	\$31,500.00

[Click here to search for mortgages, liens, and other legal documents.](#) ⓘ

Values and Estimated Ad Valorem Taxes ⓘ

Values shown below are 2020 WORKING VALUES.
The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

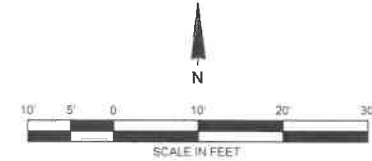
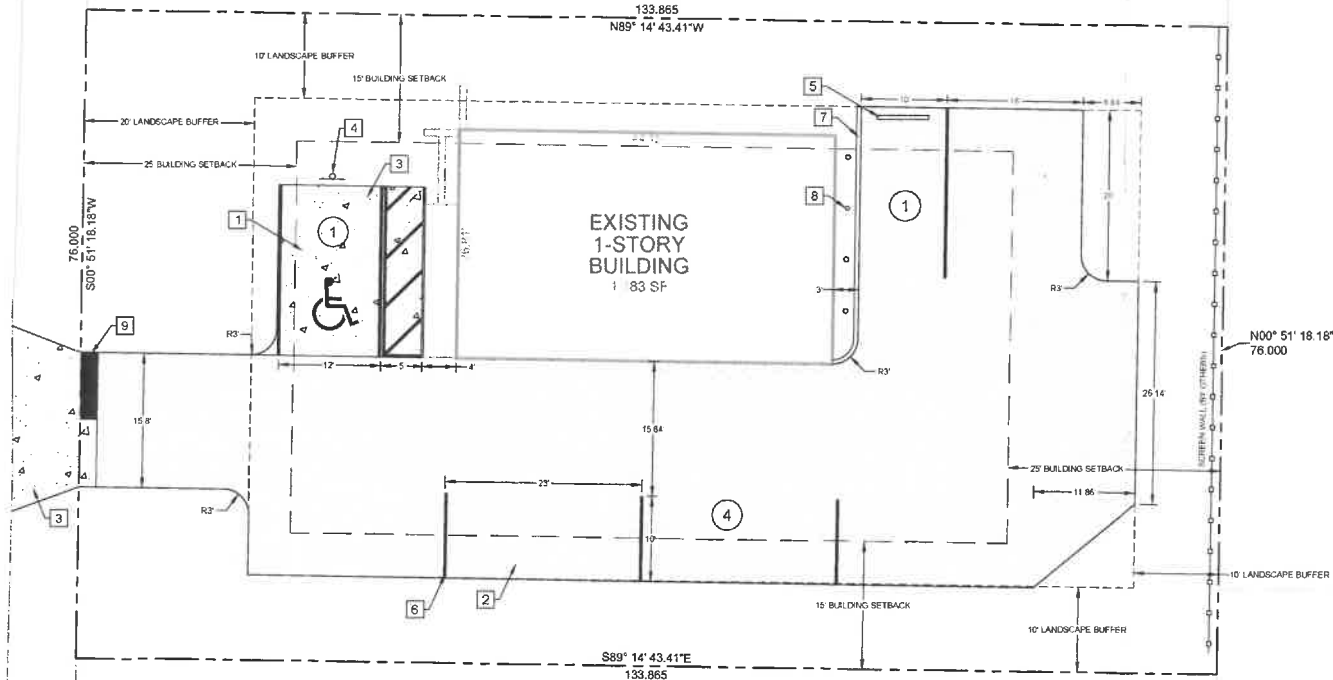
Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$126,802	\$126,802	\$126,802	5.07340	\$643.32
LAKE COUNTY MSTU AMBULANCE	\$126,802	\$126,802	\$126,802	0.46290	\$58.70
SCHOOL BOARD STATE	\$126,802	\$126,802	\$126,802	3.88500	\$492.63
SCHOOL BOARD LOCAL	\$126,802	\$126,802	\$126,802	2.99800	\$380.15
CITY OF CLERMONT	\$126,802	\$126,802	\$126,802	4.20610	\$533.34
ST JOHNS RIVER FL WATER MGMT DIST	\$126,802	\$126,802	\$126,802	0.24140	\$30.61
LAKE COUNTY VOTED DEBT SERVICE	\$126,802	\$126,802	\$126,802	0.11000	\$13.95
LAKE COUNTY WATER AUTHORITY	\$126,802	\$126,802	\$126,802	0.35570	\$45.10
SOUTH LAKE HOSPITAL DIST	\$126,802	\$126,802	\$126,802	0.00000	\$0.00
			Total:	Total:	
			17.3325		\$2,197.80

Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

Homestead Exemption (first exemption up to \$25,000)	Learn More View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000) ⓘ	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$500)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$500)	Learn More View the Law

BLOXAM AVENUE
(RW VARIES)



SITE DATA

- SITE AREA** = 0.23 AC / 10,174 SF
- SITE LOCATION**
1227 BLOXAM AVENUE
CLERMONT, FLORIDA 34711
SECTION 30, TOWNSHIP 22 SOUTH, RANGE 26 EAST
- SITE DESCRIPTION**
TAX PARCEL ALT KEY #: 1618347
EXISTING ZONING: R-2 (MEDIUM DENSITY RESIDENTIAL)
PROPOSED ZONING: R-3 (RESIDENTIAL/PROFESSIONAL)
FUTURE LAND USE: MEDIUM DENSITY RESIDENTIAL
- SITE REQUIREMENTS**
MAXIMUM ISR: 70%
MAXIMUM BUILDING HEIGHT: 45'
NORTH LANDSCAPE BUFFER: 10'
EAST LANDSCAPE BUFFER: 10'
SOUTH LANDSCAPE BUFFER: 10'
WEST LANDSCAPE BUFFER: 20'
FRONT SETBACK: 25'
SIDE SETBACK: 15'
REAR SETBACK: 25'
- BUILDING DATA**
USE TYPE: PROFESSIONAL OFFICE
DIMENSIONS: VARY
AREA: 1,163 SF
- PARKING DATA**
(1 SPACE / 200 SF OFFICE) = 6 SPACES
REQUIRED PARKING = 6 SPACES
PROVIDED PARKING = 6 SPACES
(0.25 SPACES PROVIDED)
REQUIRED HANDICAP PARKING = 1 SPACE
PROVIDED HANDICAP PARKING = 1 SPACE
- IMPERVIOUS DATA**
EXISTING IMPERVIOUS AREA: 2,312 SF / 23%
PROPOSED IMPERVIOUS AREA: 1,776 SF / 17%

LEGEND

- PROPERTY LINE
- - - EXTERIOR PARCEL LINE
- - - BUILDING SETBACK
- - - LANDSCAPE BUFFER
- [Hatched Box] PROPOSED CONCRETE
- [Dotted Box] PROPOSED GEOMAT GRASSPAVE2

KEY LEGEND

- [1] HANDICAP PARKING SPACE (SEE DETAIL SHEET C10)
- [2] PERVIOUS GEOMAT MATERIAL (GRASSPAVE2, TYPICAL)
- [3] 6" THICK 3,000 PSI CONCRETE
- [4] HANDICAP SIGNAGE ON BOLLARD POST
- [5] CONCRETE WHEEL STOP
- [6] 4" WIDE WHITE PAINTED PARKING SPACE DELINEATION (TYPICAL)
- [7] TYPE D CURB
- [8] 6" CONCRETE BOLLARD (TYPICAL)
- [9] 24" WIDE WHITE THERMOPLASTIC STOP BAR

PRELIMINARY
NOT FOR CONSTRUCTION
NOT FOR PERMITTING
11-06-19

CHRISTOPHER M. GERMANA, P.E.
FLORIDA PROFESSIONAL ENGINEER # 61682
FIRM CERTIFICATE OF AUTHORIZATION # 29279

**GERMANA ENGINEERING
AND ASSOCIATES, LLC**
1120 WEST MINNEOLA AVENUE
CLERMONT, FL 34711
WWW.GERMANAENGINEERING.COM
CERTIFICATE OF AUTHORIZATION NUMBER: 2073
COPYRIGHT © 2016

**BLOXAM AVENUE
PROFESSIONAL BUILDING**

PROJECT # GED342019

CLERMONT, FLORIDA

**CONCEPT
SITE PLAN**

CONCEPT

SCALE: 1" = 10'

DATE -

SHEET

Page : 1 of 1 01/24/2020 15:57:52

Order Number : 10094162
PO Number :
Customer : 7101866 CITY OF CLERMONT
Contact : Carlie Zinker
Address1 : P.O. BOX 120219
Address2 :
City St Zip : CLERMONT FL 34712
Phone : (352) 241-7331
Fax : (352) 394-2379

Printed By : liana.rickman
Entered By : liana.rickman

Keywords : LEGAL NOTICE Notice is hereby given that the City
Notes :
Zones :

Ad Number : 10271944
Ad Key :
Salesperson : D001 - Liana Davis - D001
Publication : Daily Commercial
Section : Public Notices
Sub Section : Public Notices
Category : LEGAL NOTICES
Dates Run : 01/28/2020-02/18/2020
Days : 2
Size : 1 x 5.31, 55 lines
Words : 219
Ad Rate : Open
Ad Price : 170.60
Amount Paid : 0.00
Amount Due : 170.60

LEGAL NOTICE

Notice is hereby given that the City of Clermont will consider a request for a Conditional Use Permit to allow a professional office use in the R-3 Residential/Professional Zoning District, at the following location:

LOCATION

1227 Bloxam Avenue, Clermont, FL
(AK 1618347)

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

This request will be considered by the Planning & Zoning Commission on Tuesday, February 4, 2020 at 6:30pm.

The Clermont City Council shall consider this request at a public meeting to be held on Tuesday, February 25, 2020 at 6:30pm.

All meetings shall be held in the Clermont City Hall, Council Chambers located at 685 West Montrose Street, Clermont FL.

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

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

Tracy Ackroyd Howe, MMC
City Clerk

Ad No: 10094162
January 28, 2020 &
February 18, 2020



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date	
Tuesday, February 4, 2020	
Agenda Item Name	
Resolution No. 2020-04R <i>Millholland Auto Repair CUP</i>	
Requested Action	
Recommend denial of Resolution No. 2020-04R.	
Staff Report	
The applicant is requesting a Conditional Use Permit to allow for two automotive repair buildings with an office and eight service bays and a second automotive repair building with four service bays on the same parcel. The vacant parcel is located at the northwest corner of the Highway 50 and US Highway 27 interchange and is approximately 1.87+/- acres. The Land Development Code, Section 122-224 (9) requires a Conditional Use Permit for any automotive and truck services business in the C-2 General Commercial zoning district. The project will provide an access point on Millholland Street and Highland Avenue.  When evaluating a request for a Conditional Use Permit, the Land Development Code, Section 86-144 requires specific development standards and provisions are met for granting the request. Staff has reviewed the proposed project in accordance with the development standards criteria and finds the proposed use does not meet the criteria for granting a Conditional Use Permit. Staff finds the following areas of concern for the proposed auto repair garages with a total twelve service bays: 1) The intensity and character of automotive repair services, usually generate more traffic therefore are a better fit on a major collector road and not local roads. City Code Section 86-144 (3) requires transportation systems and streets must be of sufficient width and capacity to serve the demands created by the development. The access points on Millholland Street and Highland Avenue do not meet the City width requirements and may not be able to accommodate a high volume auto repair service center and delivery trucks.	

2) The proposed development is not consistent and compatible with the existing development pattern in the area, which includes offices, small fast food restaurants and personal services businesses and the proposed use may not be considered desirable at this location. Therefore, staff recommends denial of the request for a Conditional Use Permit for an auto repair business with up to 12 service bays in the C-2 General Commercial zoning district

Additional Analysis	
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Fiscal Impact Summary	
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Fiscal Impact	Fund Number and Description	Available Budget Amount

Exhibits Attached (copies of original agreements)	
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1.	2020-04RAutoGarage	2020-04RAutoGarage.pdf
2.	Millholland Auto Location Map	Millholland Auto Location Map.pdf
3.	Site Plan	Site Plan.pdf
4.	Concept Site Plan	Concept Site Plan.pdf
5.	Building Elevations-Concept	Building Elevations-Concept.pdf
6.	CUP Application	CUP Application.pdf
7.	MILLHOLLAND AUTO CUP-Legal AD	MILLHOLLAND AUTO CUP-Legal AD.pdf



CITY OF CLERMONT
RESOLUTION NO. 2020-04R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR AN AUTO REPAIR GARAGE WITH 12 SERVICE BAYS IN THE C-2 GENERAL COMMERCIAL ZONING DISTRICT.

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held February 4, 2020 recommended denial of this Conditional Use Permit to allow for an auto garage business with twelve service bays, at the following location:

LOCATION:

1320 US Highway 27

Vacant parcel located at the northwest corner of the Highway 27 and
State Road 50 interchange.
(Alternate Key - 1592623)

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

WHEREAS, the applicant has applied for a Conditional Use Permit to allow for one auto garage building with eight service bays and one auto garage building with four service bays in the C-2 General Commercial Zoning district;

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

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

This application for a Conditional Use Permit to allow for to allow for one auto garage building with eight service bays and one auto garage building with four service bays in the C-2 General Commercial Zoning district;

SECTION 1. General Conditions

1. This Resolution shall inure to the benefit of, and shall constitute a covenant running with the land and the terms, conditions, and provisions hereof, and shall be binding upon the present owner and any successor in title or interest, and shall be subject to all conditions herein set out.
2. Upon approval of this resolution, the aforementioned property shall only be used for the purposes described herein or any permitted use allowed in zoning district. .



CITY OF CLERMONT
RESOLUTION NO. 2020-04R

3. No further expansion of the use or additions to this project shall be permitted except as approved by another Conditional Use Permit. Any other proposed use shall be specifically authorized by amendment and approval of the City of Clermont City Council.
4. 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.
5. Prior to the issuance of any permits, the applicant shall be required to submit formal site plans for review and approval by the City of Clermont Site Review Committee. The site plans shall meet all submittal requirements and comply with the conditions of this Resolution, applicable City Codes, Regulations, Ordinances, and provide compliance with the adopted City Comprehensive Plan, as amended.
6. No business can occupy any portion of the building unless the proposed business has applied for and obtained a Local Business Tax Receipt from the Development Services Department.
7. The Conditional Use Permit must be executed and processed through the Clermont City Clerk's Office within 90 days of the approval date; granted by the City Council or the permit becomes null and void.
8. The Applicant shall record in the Public Records of Lake County within 90 days of its date of approval by the City Council, a short-form version of this Conditional Use Permit as provided by the City or a form acceptable to the City, to provide notice to all interested parties, the assigns, successors and heirs of the developer/applicant and all future owners of the above-referenced property that the real property described above is subject to the terms and conditions of the Conditional Use Permit.
9. The Fire Marshal for life safety requirements shall inspect the structure. All requirements must be met prior to the issuance of any Certificate of Occupancy.
10. The City Building Inspector shall inspect the structure and all building code violations must be corrected prior to the issuance of a Certificate of Occupancy.
11. If any of the stated conditions are violated, the applicant understands and agrees that the City Council may revoke this Conditional Use Permit by resolution.
12. This permit shall become null and void if substantial work has not begun within two (2) years of the date of issuance of this Conditional Use Permit.



CITY OF CLERMONT
RESOLUTION NO. 2020-04R

SECTION 2. Land Uses and Specific Conditions:

This Conditional Use Permit is for one auto garage building up to 8,700 square foot with eight service bays and office and one auto garage building up to 2,800 square foot with four service bays located in the C-2 General Commercial zoning district.

1. The property shall be developed in substantial accordance with the Preliminary Conceptual Site Plan prepared by Germana Engineering. The conceptual plan submitted with the Conditional Use Permit application is not an approved site plan. Formal construction plans incorporating all conditions stated in this Permit shall be submitted for review and approved by the Site Review Committee prior to the issuance of a Zoning Clearance or other development permits. The site will be developed to meet the City's Architectural Standards and Land Development Regulations before issuance of any permits.
2. The site may also be used for any permitted use in the C-2 General Commercial zoning district. All uses must adhere to the requirements of the Land Development Code.
3. No outside storage of any vehicles waiting for repair shall be allowed. All auto repair and mechanical services must be conducted inside the garage bays. Outside storage of any tires, mechanical equipment, batteries and tools shall be completely enclosed and screened from public view and any public streets. All enclosures shall be designed to be compatible and complement the architecture color and materials of the primary buildings.
4. All service bays shall be designed not to face US Highway 27 or State Road 50. Automotive service areas shall be completely screened from public view and public streets with walls and landscaping. No outside auto service operations shall be allowed.
5. In the event the operation of the use as authorized herein results in three (3) documented violations of City Code Chapter 34, Article II, "Noise" as may be amended or revised, in any thirty (30) consecutive- day period as verified by staff, this conditional use permit shall be presented to the City Council for consideration of further conditions or revocation of this conditional use permit.
6. The use as authorized herein shall be limited to operation Monday thru Saturday during the hours of 7:00 a.m. to 7:00 p.m. and Sunday during the hours of 9:00 a.m. to 5:00 p.m.



CITY OF CLERMONT
RESOLUTION NO. 2020-04R

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 25th day of February 2020.

CITY OF CLERMONT

Gail L. Ash, Mayor

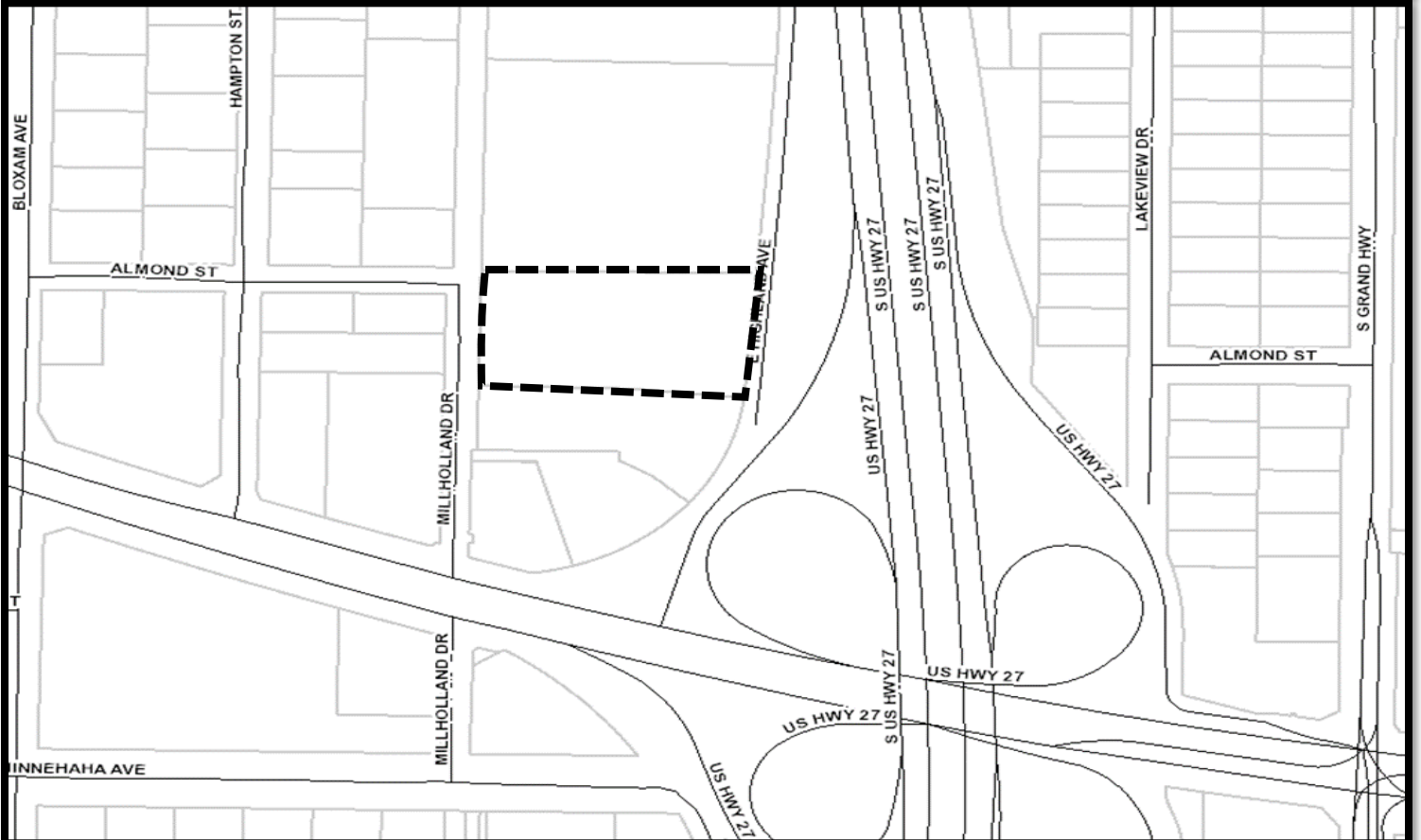
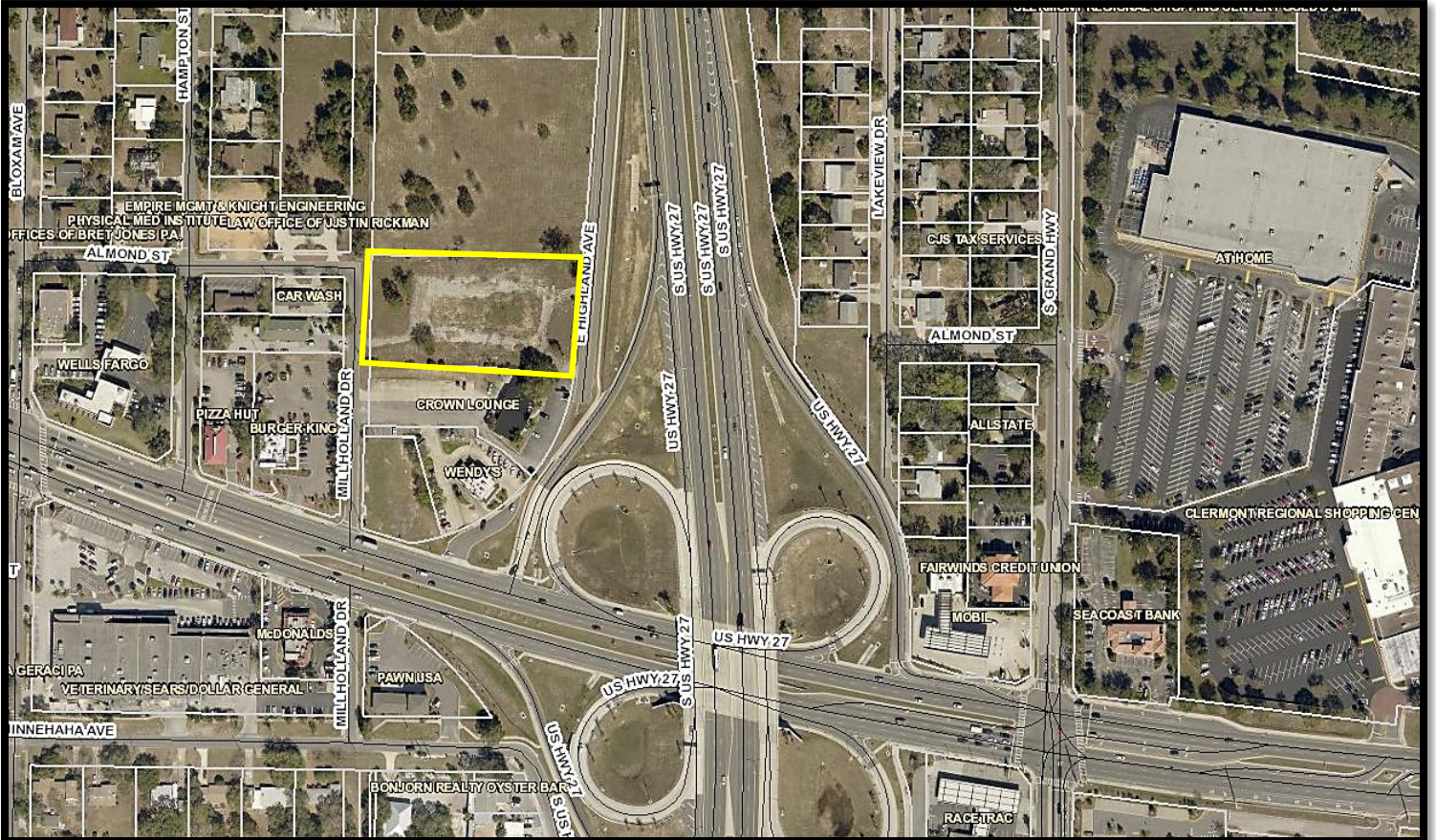
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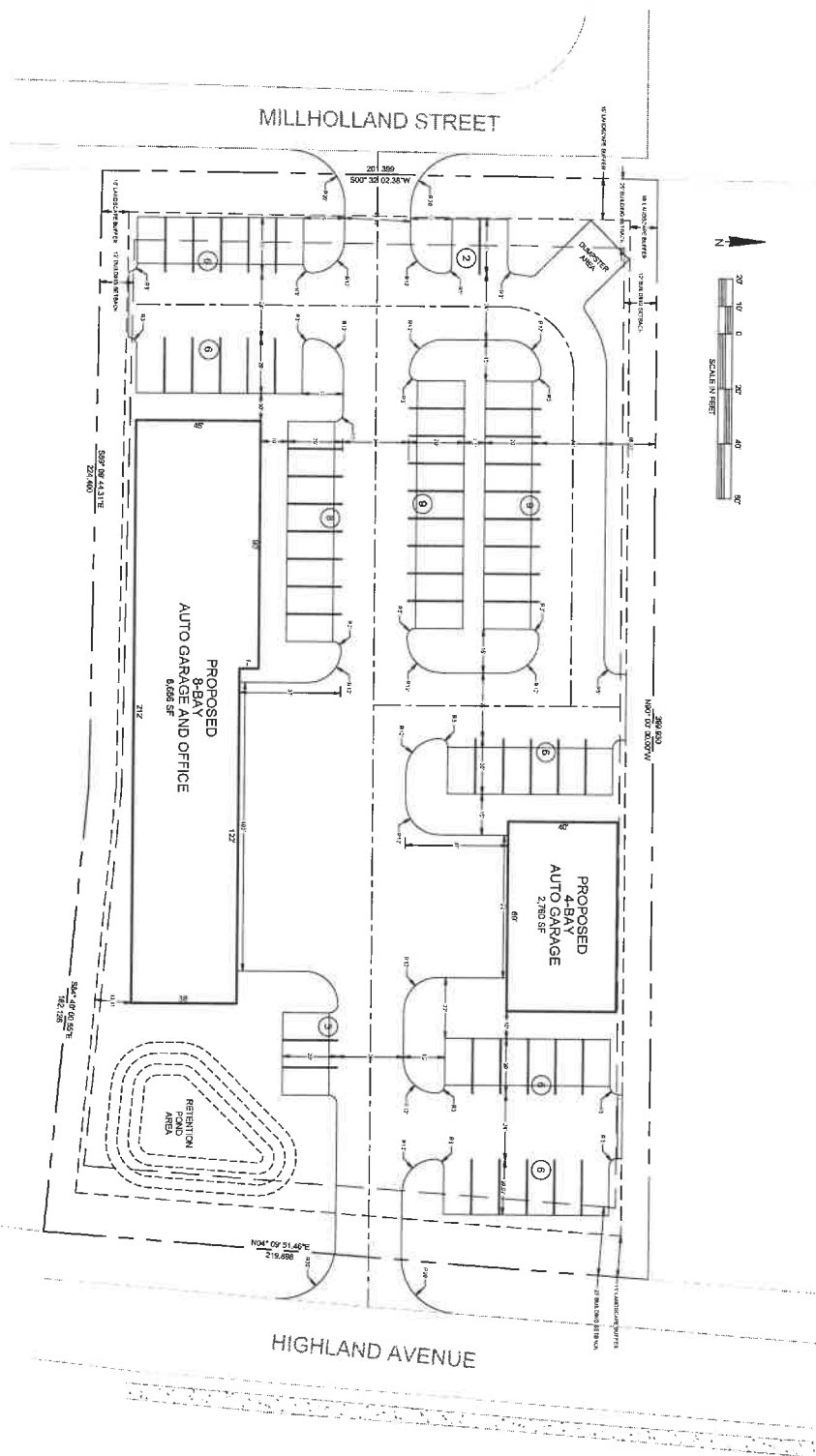
Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

LOCATION MAP





LEGEND

- 2. FORMWORK NOTE:**
CONCRETE POUR ASSUMES COMBINATION OF
FORMWORK AND UNDERGROUND
STRAINING AND STRENGTHENING
SIZE OF BOTH TO BE DETERMINED.

STORMWATER NOTE:
CONCEPT PLAN ASSUMES COMBINATION OF
RETENTION POND AND UNDERGROUND
STORMWATER CHAMBERS. LOCATION AND
SIZE OF BOTH TO BE DETERMINED.

CONCEPT

**GERMANA ENGINEERING
AND ASSOCIATES, LLC**
1120 WEST MINNEOLA AVENUE
CLERMONT, FL 34711
(352) 242-9329
WWW.GERMANAENGINEERING.COM
CERTIFICATE OF AUTHORIZATION 1338569-20278
CORP. REG. NO. 1338569

MILLHOLLAND STREET AUTO

CLERMONT, FLORIDA

CONCEPT SITE PLAN

PROJECT # GE0622619

[illegible]



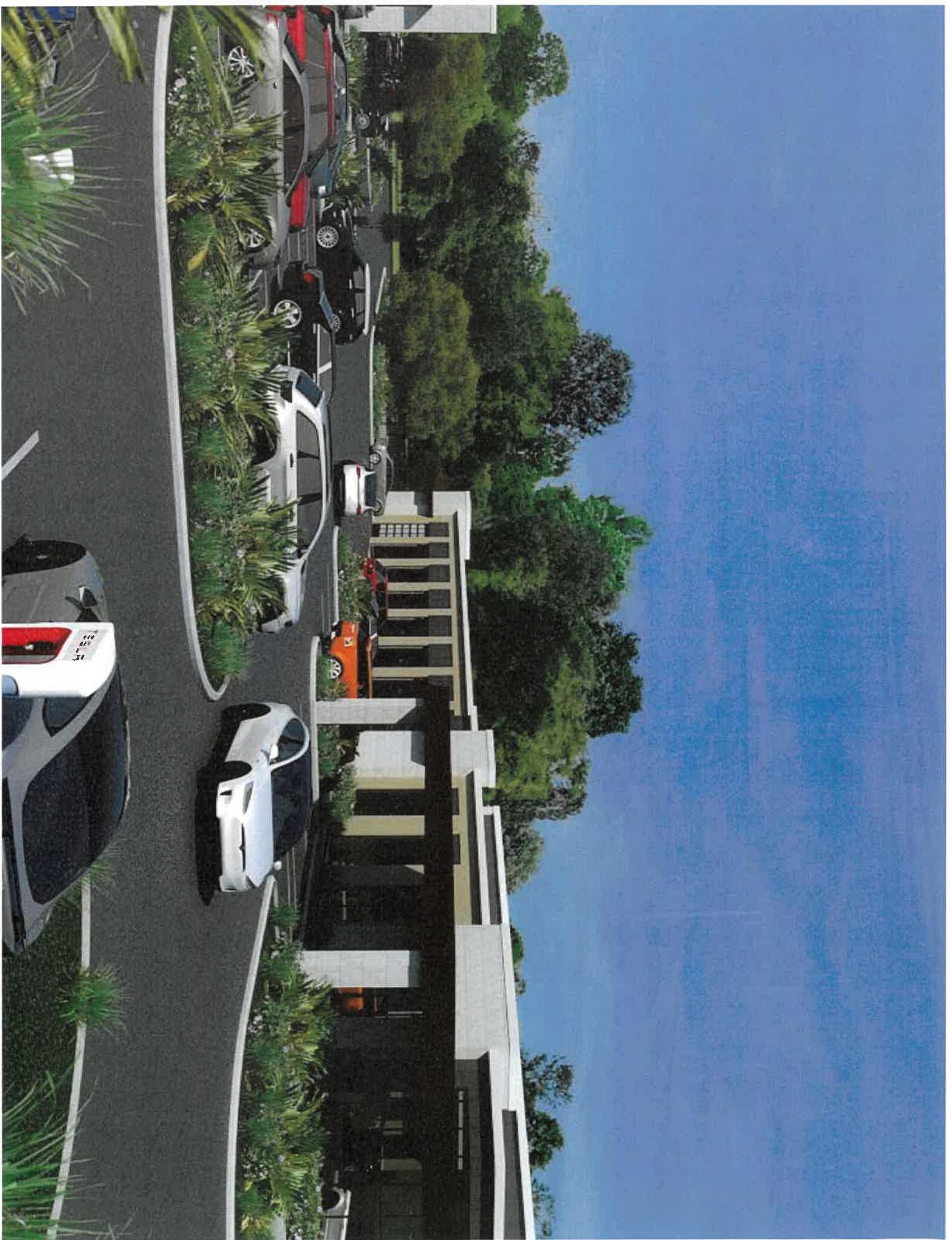
CONCEPT	SHEET	DATE: 10.10.19	SCALE: 1" = 20'	GERMANA ENGINEERING AND ASSOCIATES, LLC 1100 WEST MINNEOLA AVENUE CLEMONT, FL 34711 (813) 240-8209 WWW.GERMANAENGINEERING.COM CERTIFICATE OF AUTHORIZATION NUMBER: 38178 COP: 10/10/19	MILLHOLLAND STREET AUTO	CLERMONT, FLORIDA	PROJECT # GE0422019	CONCEPT SITE PLAN RENDERING	REVISIONS		
									DATE		











Signage
LOGO











**CONDITIONAL USE PERMIT (CUP)
APPLICATION**

DATE: December 13, 2019

FEE: \$845
+ cost of advertisement

PROJECT NAME (if applicable): Millholland Street Auto

APPLICANT: Crawford, Modica & Holt

CONTACT PERSON: Jimmy D. Crawford, Esq,

Address: 702 W. Montrose Street

City: Clermont State: Florida Zip: 34711

Phone: 352-432-8644 Fax: 352-432-8699

E-Mail: jcrawford@cmhlawyers.com

OWNER: Prince Acquisition and Development, LLC

Address: 11905 Egret Bluff

City: Clermont State: FL Zip: 34711

Phone: _____ Fax: _____

Address of Subject Property: 1320 US Highway 27, Clermont

General Location: Northwest of the Hwy 27/50 interchange.

Legal Description (include copy of survey): See attached

Land Use (City verification required): Commercial

Zoning (City verification required): C-2



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

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

The proposed development includes one 8-bay auto garage and office and one 4-bay auto garage, which

requires a CUP in Commercial (C-2) zoning. The proposed bays have been designed to face the interior of the

property. The total building area proposed is 11,446 square feet with 61 parking spaces provided.

On site water retention will also be provided.

The site is appropriate for this commercial use located at the intersection of Hwy 27 and Highway 50.

The proposed use is consistent with the City's Land Use and Zoning for the property.

A presubmittal meeting for this project was held on October 30, 2019 with the Development

Review Staff.

Jimmy D. Crawford, Esq,

Applicant Name (print)

X

[Signature]
Applicant Name (signature)

Robert Thompson

Owner Name (print)

X

[Signature]
Owner Name (signature)

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

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

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

Page : 1 of 1 01/24/2020 15:36:54

Order Number : 10094161
PO Number :
Customer : 7101866 CITY OF CLERMONT
Contact : Carlie Zinker
Address1 : P.O. BOX 120219
Address2 :
City St Zip : CLERMONT FL 34712
Phone : (352) 241-7331
Fax : (352) 394-2379

Printed By : liana.rickman
Entered By : liana.rickman

Keywords : LEGAL NOTICE Notice is hereby given that the City
Notes :
Zones :

Ad Number : 10271942
Ad Key :
Salesperson : D001 - Liana Davis - D001
Publication : Daily Commercial
Section : Public Notices
Sub Section : Public Notices
Category : LEGAL NOTICES
Dates Run : 01/28/2020-02/18/2020
Days : 2
Size : 1 x 4.92, 51 lines
Words : 213
Ad Rate : Open
Ad Price : 168.92
Amount Paid : 0.00
Amount Due : 168.92

LEGAL NOTICE

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

LOCATION

1320 US Highway 27
Vacant parcel at the northwest corner of State Road 50 and US Highway 27 interchange.
(Alternate Key - 1592623)

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

This request will be considered by the Planning & Zoning Commission on, Tuesday, February 4, 2020 at 6:30pm.

The Clermont City Council will hold a public meeting to consider this request on Tuesday, February 25, 2020 at 6:30pm. In the Clermont City Hall located at 685 West Montrose Street.

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

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

Tracy Ackroyd Howe, MMC
City Clerk

Ad No: 10094161
January 28, 2020 &
February 18, 2020