



**CITY OF CLERMONT
PLANNING AND ZONING COMMISSION AGENDA
LOCATION: CLERMONT CITY CENTER
620 WEST MONTROSE STREET
6:30 PM, Tuesday, August 4, 2020**

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

Item 1 - Ordinance No. 2020-05
CarMax Rezoning

Consider rezoning from Lake County Planned Unit Development (PUD) to Clermont Planned Unit Development (PUD) for vacant property located east of CR 455 and north of S.R. 50.

Item 2 - Resolution 2020-21R
South Lake Hospital Bed Expansion CUP

South Lake Hospital is requesting a new inpatient tower with up to 110 beds and rerouting of the main entrance to Legend's Way at their South Lake Health Campus.

Item 3 - Resolution No. 2020-30R
Artwalk Eatery CUP

Consider a Conditional Use Permit to allow an outdoor eatery business in the Central Business District adjacent to the Artwalk project.

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.

Please note that Governor DeSantis' Executive Order 20□69 suspended the requirement of a quorum to be present in person or requires a local government body to meet at a specific public place.

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

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document, picture, video or item must be provided to the Committee Clerk for the City's records.



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date	
Tuesday, August 4, 2020	
Agenda Item Name	
Ordinance No. 2020-05 <i>CarMax Rezoning</i>	
Requested Action	
Recommend approval of Ordinance No. 2020-05	
Staff Report	
This administrative request is being heard concurrently with requests for annexation and a large-scale comprehensive plan amendment. The City is requesting annexation of the subject parcel as authorized by the utility agreement with the property owner. The Notice of Encumbrance to Annex was executed on August 13, 2019. Lake County has approved and granted development entitlements for the property, which will be receiving water and sewer services from the City. The property, approximately 19.8+/- acres, has been approved for an automobile dealership, CarMax. City Staff has reviewed the proposed development as part of the JPA Agreement. The City will accept this development as approved with Lake County.  The proposed rezoning is from Lake County Planned Unit Development (PUD) to Clermont Planned Unit Development (PUD), the related request for a comprehensive plan amendment would change the future land use from Lake County's Regional Commercial to the City's Commercial designation. Staff recommends approval of the rezoning to Planned Unit Development (PUD) with the conditions contained in Ordinance No. 2020-05.	
Additional Analysis	
Fiscal Impact Summary	

Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	Final ORD 2020-05	Final ORD 2020-05.pdf
2.	Carmax Location Map	Carmax Location Map.pdf
3.	Zoning Map	Zoning Map.pdf
4.	ORDINANCE NO 2020-05-AD	ORDINANCE NO 2020-05-AD.pdf



CITY OF CLERMONT
ORDINANCE NO. 2020-05

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

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

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

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

Commence at the North Quarter corner of said Section 26 as a point of reference, said point being marked by a railroad spike in the centerline of pavement of County Road No. 455; thence run South 00 degrees 40 minutes 30 seconds West, along the West line of the Northeast Quarter of said Section 26, 244.02 feet; thence run South 89 degrees 34 minutes 59 seconds East, parallel with the North line of said Northeast Quarter, 33.00 feet to the POINT OF BEGINNING; thence continue South 89 degrees 34 minutes 59 seconds East, parallel with said North line, 700.01 feet; thence run South 00 degrees 40 minutes 30 seconds West, parallel with the aforesaid West line of the Northeast Quarter, 879.12 feet to the North right of way line of State Road No. 50 as shown on right of way Map Section 11070-2505; thence run North 88 degrees 54 minutes 49 seconds West, along said North right of way line, 718.02 feet to the East line of a 30 foot right of way as shown on the Plat of LAKE



CITY OF CLERMONT
ORDINANCE NO. 2020-05

HIGHLANDS COMPANY SUBDIVISION; thence run North 00 degrees 40 minutes 30 seconds East, along said East right line 261.64 feet to the East line of County Road No. 455 as current monument, said line being a curve concave to the Northwest; thence run Northeasterly along said curve having a central angle of 13 degrees 48 minutes 23 seconds, a radius of 623.00 feet, an arc length of 150.12 feet, a chord bearing of North 07 degrees 34 minutes 41 seconds East and a chord distance of 149.76 feet; thence run North 00 degrees 40 minutes 30 seconds East, continuing along said East line, 460.49 feet to the POINT OF BEGINNING.

AND LESS AND EXCEPT THE FOLLOWING AS CONTAINED IN THAT CERTAIN

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

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

Site contains 19.8 +/- acres.

LOCATION:

Vacant parcel located east of CR 455 and North of State Road 50,
Adjacent to the East Town Center Publix Plaza
Alternate Key# 1453313

From: Lake County Planned Unit Development (PUD) District
To: Clermont Planned Unit Development (PUD) District

SECTION 2: CONDITIONS

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



CITY OF CLERMONT
ORDINANCE NO. 2020-05

4. This Ordinance will inure to the benefit of, and will constitute a covenant running with the land, and the terms, conditions, and provisions of this Ordinance will be binding upon the present Owners and any successor, and will be subject to every condition set out in this Ordinance.
5. Major changes as determined by the Site Review Committee may require an amendment to the Planned Unit Development (PUD).

SECTION 3: LAND USES AND DEVELOPMENT STANDARDS

1. The property may be used for an automobile dealership and shall be developed in substantial compliance with the Conceptual Site Plan submitted by DRMP with the Planned Unit Development (PUD) Master Development Plan. The property may also be developed as any permitted uses allowed in the C-2 General Commercial zoning district and according to City Standards.
2. Building Setbacks:

Front	50 feet from the property line
Side Setback	15 feet from the property line
Rear Setback	25 feet from the property line
2. All landscape buffers and screening must be in accordance with Clermont Land Development Regulations (LDR), as amended.
3. Commercial Buildings shall adhere to the Clermont Architectural Designs Standards. The property shall be developed according to the C-2 General Commercial zoning district in the Land Development Code, unless expressly stated above.
5. The Open Space, Impervious Surface Ratio, Floor Area Ratio, and Building Height shall be in accordance with the Clermont Comprehensive Plan and Land Development Regulations (LDR), as amended.
6. All off street parking requirements must be in accordance with Clermont Land Development Regulations, as amended.
7. Any fencing shall be decorative ornamental fencing.
8. Transportation Improvements must be in accordance with FDOT, the Comprehensive Plan, and Land Development Regulations.
9. All Transportation and Road Improvements required and approved with (Ordinance No. 2019-63, RZ-19-23-2, aka East Clermont Village PUD) for the development shall be coordinated with Lake County Public Works, FDOT and the City of Clermont.
10. All utilities for water and sewer connections must be in accordance to Clermont Standards and shall comply with all applicable City of Clermont, State, and Regional policies and regulations.



CITY OF CLERMONT
ORDINANCE NO. 2020-05

11. The stormwater management system shall be designed in accordance with all applicable City of Clermont and St. Johns Water Management District (SJWMD) standards and requirements. The additional stormwater drainage from the offsite road improvements shall be accommodated in the master stormwater management for the site.
12. External lightening is required and must comply with Clermont Land Development Regulations.
13. Signage must comply with Clermont Sign Code, Section 102-Signs.
14. The property owner shall comply with the Concurrency Management Sytem (CMS) and shall be subject to all concurrency requirements as set forth in the Clermont Codes of Ordinances.
15. The Developer will be responsible for developing the site and to comply with Federal Emergency Management (FEMA) regulations, Comprehensive Plan, and the Clermont Land Development Regulations.

SECTION 4: CONFLICT

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

SECTION 5: SEVERABILITY

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

SECTION 6: PUBLICATION & AN EFFECTIVE DATE

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

Location Map





CITY OF CLERMONT
ORDINANCE NO. 2020-05

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

CITY OF CLERMONT

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC, City Clerk

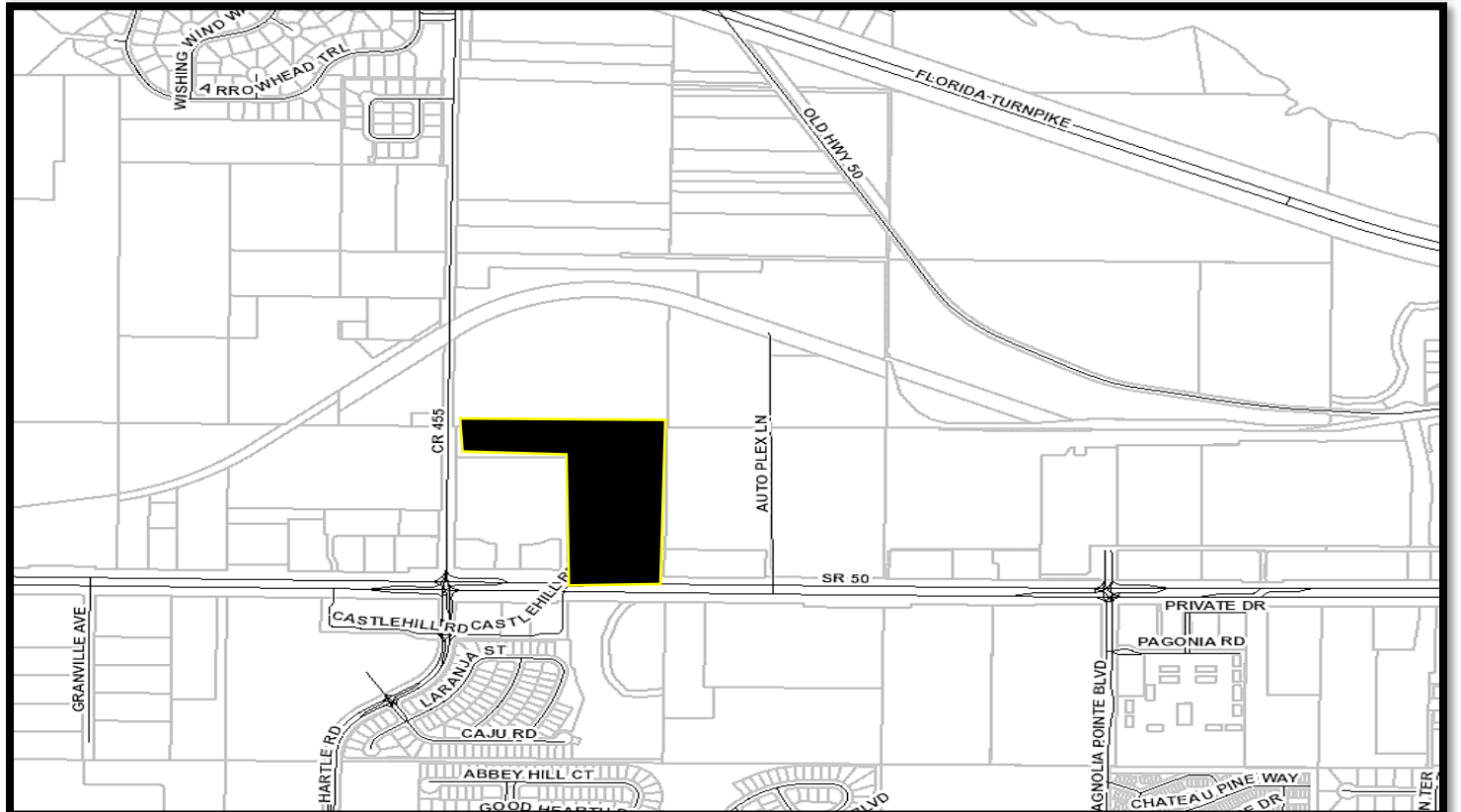
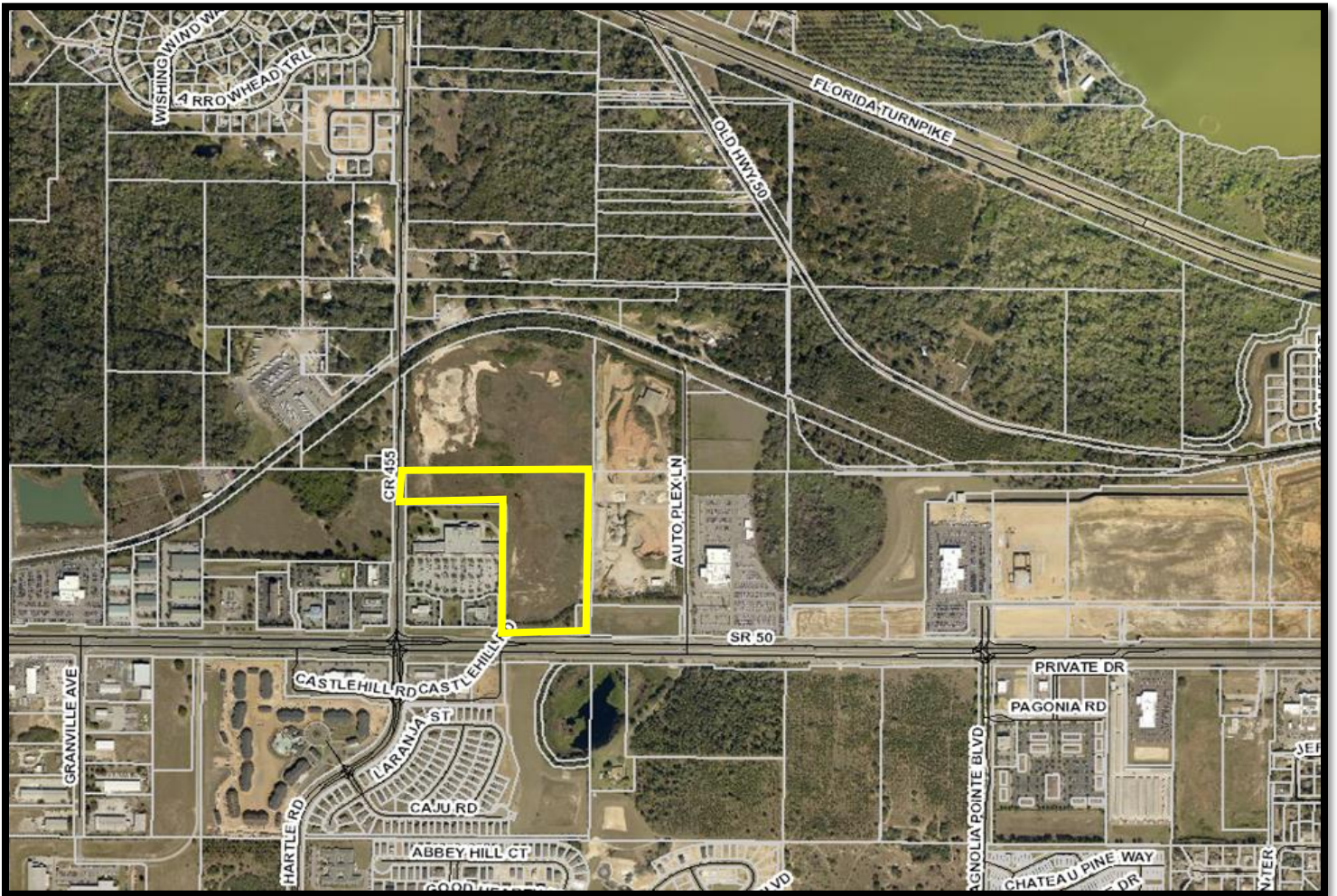
Approved as to form and legality:

Daniel F. Mantzaris, City Attorney



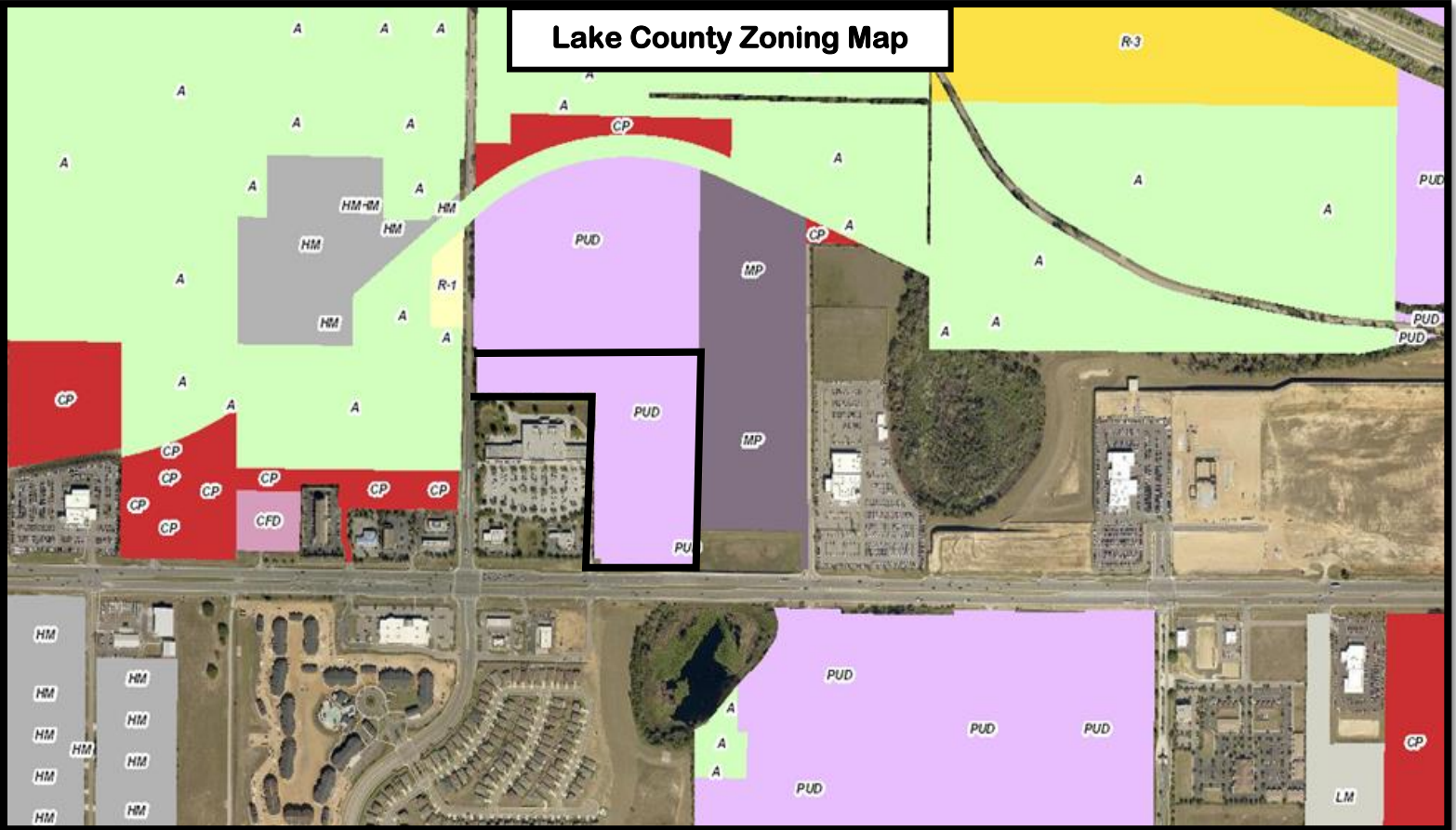
CITY OF CLERMONT
ORDINANCE NO. 2020-05

CARMAX LOCATION MAP

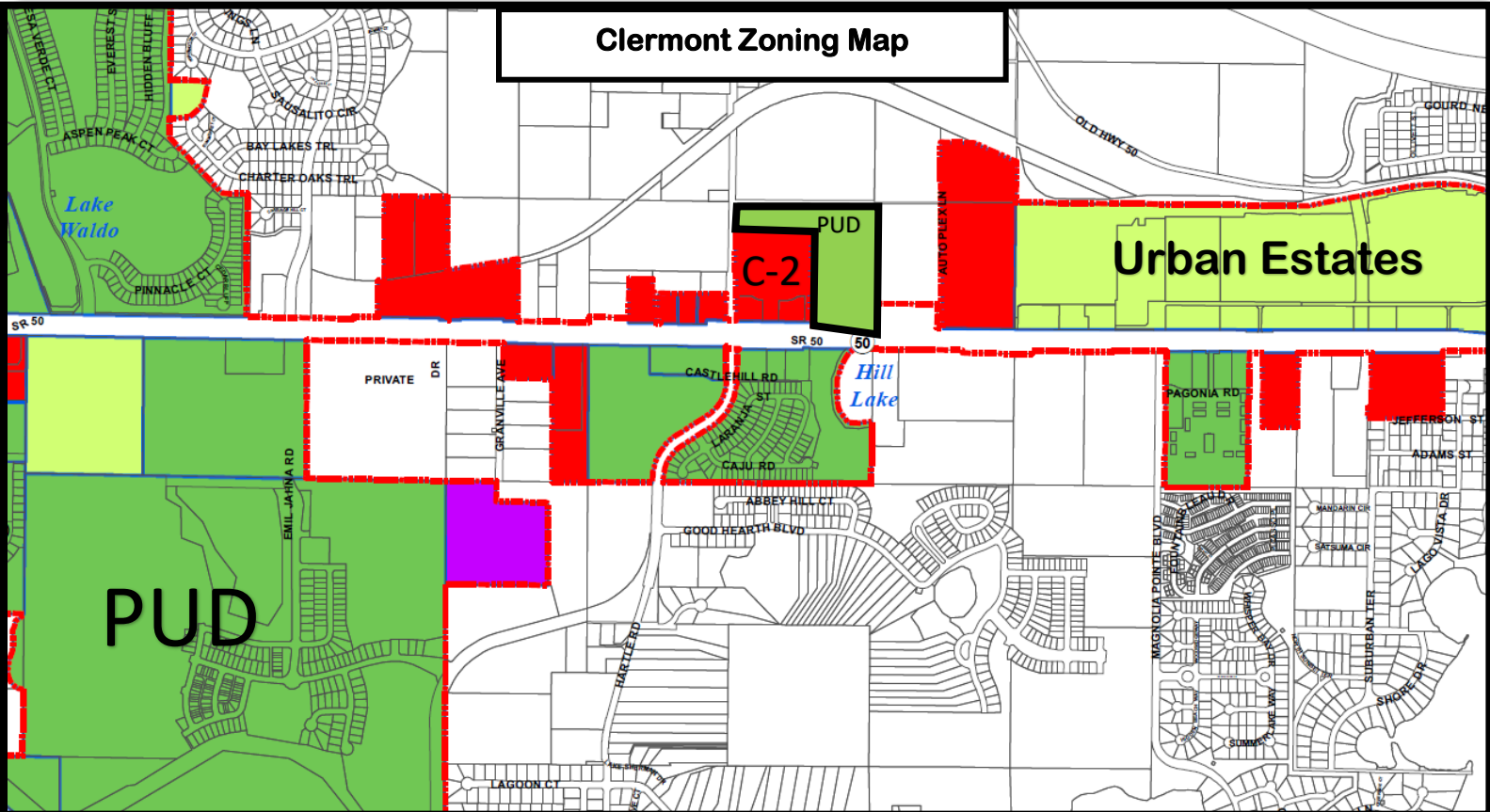


Zoning Maps

Lake County Zoning Map



Clermont Zoning Map



Advertising Receipt

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

CITY OF CLERMONT
Paola Vasquez
P.O. BOX 120219
CLERMONT, FL 34712

Account Number: 7101866
Order Number: 10097631
Phone: (352) 241-7331
Date: 07/14/20
Ad Taker: liana.rickman

Ad Classification: LEGAL NOTICES

Description	Start	End	Total
LEGAL NOTICE Notice is hereby given that the City Council of the City of Cle	07/20/2020	07/27/2020	\$526.84

LEGAL NOTICE

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

ORDINANCE NO. 2020-05

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, CODIFICATION, AN EFFECTIVE DATE AND PUBLICATION.

LOCATION:

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

LEGAL DESCRIPTION

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00 degrees 40 minutes 30 seconds East, along said East right line 261.64 feet to the East line of County Road No. 455 as currently monumented, said line being a curve concave to the Northwest; thence run Northeasterly along said curve having a central angle of 13 degrees 48 minutes 23 seconds, a radius of 623.00 feet, an arc length of 150.12 feet, a chord bearing of North 07 degrees 34 minutes 41 seconds East and a chord distance of 149.76 feet; thence run North 00 degrees 40 minutes 30 seconds East, continuing along said East line, 460.49 feet to the POINT OF BEGINNING.

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From: Lake County Planned Unit Development (PUD)
To: Clermont Planned Unit Development (PUD)

The Planning & Zoning Commission will consider the request on Tuesday, August 4, 2020 at 6:30 P.M. and a public meeting to consider the request will be held before the City Council on Tuesday, August 11, 2020 at 6:30 P.M. for final enactment.

All meetings will be held at City Hall, first floor Council Chambers, located at 685 W. Montrose Street. This ordinance is available for public inspection in the office of the City Clerk, 685 W. Montrose St., Monday through Friday between the hours of 8:00 A.M. and 5:00 P.M.

Please be advised that under State law, if you should decide to appeal a decision made with respect to this matter, you may need to ensure that a verbatim record is made. Persons with disabilities who need assistance should contact the City Clerk's office, (352) 241-7330, at least 48 hours prior to the public

Tracy Ackroyd Howe, MMC
City Clerk

Ad No: 10097631
July 20, 2020 &
July 27, 2020

Payment Info	
Ad Price	\$526.84
Tax	\$0.00
Sub Total	\$526.84
Prepaid Amount	\$0.00
Balance Due	\$526.84

AGENDA ITEM

Meeting Date	
Tuesday, August 4, 2020	
Agenda Item Name	
Resolution 2020-21R <i>South Lake Hospital Bed Expansion CUP</i>	
Requested Action	
Recommend approval of Resolution 2020-21R.	
Staff Report	

The owner, Orlando Health, is requesting an amendment to a Conditional Use Permit to add a new inpatient bed tower at South Lake Hospital consisting of up to 110 beds and a reconfiguration of the access points. The property is located at Citrus Tower Boulevard and Don Wickham Drive. The original CUP for this site was issued for a 68 bed hospital in 1997. Several amendments have occurred over the years that dealt with various expansions on the site, including the addition of the National Training Center and helicopter pad. The hospital received approval for up to 300 beds at the facility in 2007. The facility currently has 140 beds available and with this addition, will bring the total up to 250 beds. The new five-story inpatient tower will be constructed on the southwest corner of the existing facility. This amendment updates the Master Site Plan and provides specifics on the building.



With the new inpatient tower addition, the applicant is also proposing to reroute traffic with the addition of a new signalized intersection at Legends Way and Citrus Tower Boulevard to establish the main entrance off of Legends Way. The applicant is working with Lake County Public Works and the City on the design and function of this signal. Orlando Health has committed to fully fund this signalized intersection. The existing Don Wickham Drive entrance will be converted to a right-in and right-out only. Other traffic improvements, such as installation of a turn lane and lengthening of deceleration lanes, will also be done to assist in the traffic movement at the site.

The applicant has indicated in their supporting material that future expansions for the National Training Center will be forthcoming. Since no specific plans have been provided on these expansions at this time, this CUP amendment will only address the new inpatient bed tower and access management changes. The applicant will have to apply for an amendment at a later date once the details have been provided and update the Master Site Plan. As part of future expansions, the applicant will conduct a signal warrant analysis for an emergency traffic signal at the existing Fire Station 103 fronting on Legend's Way Drive.

Staff has reviewed the application as submitted and finds the proposed bed expansion will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity. Staff recommends approval of the Conditional Use Permit amendment with the conditions contained in Resolution No. 2020-21R.

Additional Analysis

Fiscal Impact Summary

Fiscal Impact

Fund Number and Description

Available Budget Amount

Exhibits Attached (copies of original agreements)

- | | | |
|----|--|---|
| 1. | 2020-21R South Lake Hospital Bed Expansion | 2020-21R South Lake Hospital Bed Expansion PZ.doc |
| 2. | SLH Location Map | SLH Location Map.pdf |
| 3. | SLH CUP - SET 06-15-2020 | SLH CUP - SET 06-15-2020.pdf |
| 4. | Exhibits | Exhibits.pdf |
| 5. | Application | Application.pdf |
| 6. | SLH BED EXPANSION CUP Legal Ad | SLH BED EXPANSION CUP Legal Ad.pdf |



CITY OF CLERMONT
RESOLUTION NO. 2020-21R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING AN AMENDMENT TO A CONDITIONAL USE PERMIT TO ALLOW AN EXPANSION AT THE SOUTH LAKE HOSPITAL TO INCLUDE A NEW INPATIENT TOWER WITH BED EXPANSION AND MASTER SITE PLAN IMPROVEMENTS.

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held July 7, 2020 recommended approval of this amendment to a Conditional Use Permit to allow an expansion at the South Lake Hospital to include a new inpatient tower with bed expansion and master site plan improvements; at the following location:

LOCATION:

South Lake Hospital at Don Wickham Drive and Citrus Tower Blvd.
(Alternate Key 3540646)

WHEREAS, the original conditional use permit for a Planned Unit Development to allow the construction of a 68 bed hospital was approved on December 9, 1997 under Resolution No. 980;

WHEREAS, an amendment to allow the construction of a wellness and national training center was approved on March 23, 1999 under Resolution No. 1059;

WHEREAS, an amendment to allow the construction of the helicopter pad and associated maintenance building was approved on October 24, 2006 under Resolution No. 1493;

WHEREAS, an amendment to allow the expansion of the hospital building and additional uses was approved on October 23, 2007 under Resolution No. 1551;

WHEREAS, an amendment to allow the addition of four multi-purpose sports fields was approved on June 26, 2012 under Resolution No. 2012-17;

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, based on the foregoing, 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.



CITY OF CLERMONT
RESOLUTION NO. 2020-21R

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

This application for an amendment to a Conditional Use Permit to allow an expansion at the South Lake Hospital to include a new inpatient tower with bed expansion and master site plan improvements be granted subject to the following conditions:

CONDITIONAL USE PERMIT CONDITIONS:

SECTION 1: GENERAL CONDITIONS

1. The conditions as set forth in this Conditional Use Permit shall be legally binding upon any heirs, assigns and successors in title or interest.
2. 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.
3. 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.
4. 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.
5. The Conditional Use Permit must be executed and processed through the office of the City Clerk within 90 days of its date of grant by the City Council or the permit shall become null and void.
6. 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.
7. This permit shall become null and void if substantial construction work has not begun within two (2) years of the date of issuance of this Conditional Use Permit. "Substantial construction work" means the commencement and continuous prosecution of construction of required improvements ultimately finalized at completion.
8. The structure shall be inspected by the Fire Marshall for life safety requirements. All requirements must be met prior to any Certificate of Occupancy being issued.



CITY OF CLERMONT
RESOLUTION NO. 2020-21R

9. The structure shall be inspected by the City Building Inspector and all building code violations must be corrected prior to a Certificate of Occupancy being issued.
10. Fiber optic conduit and pull boxes may be required to be installed by the developer in the utility easements to extend the City's fiber optic network. The City will reimburse the developer at 100 percent for all costs including design, permitting, materials and construction of the fiber optic conduit and pull boxes. At the time of site plan review, the City's Information Technology Director or authorized designee will make this determination.

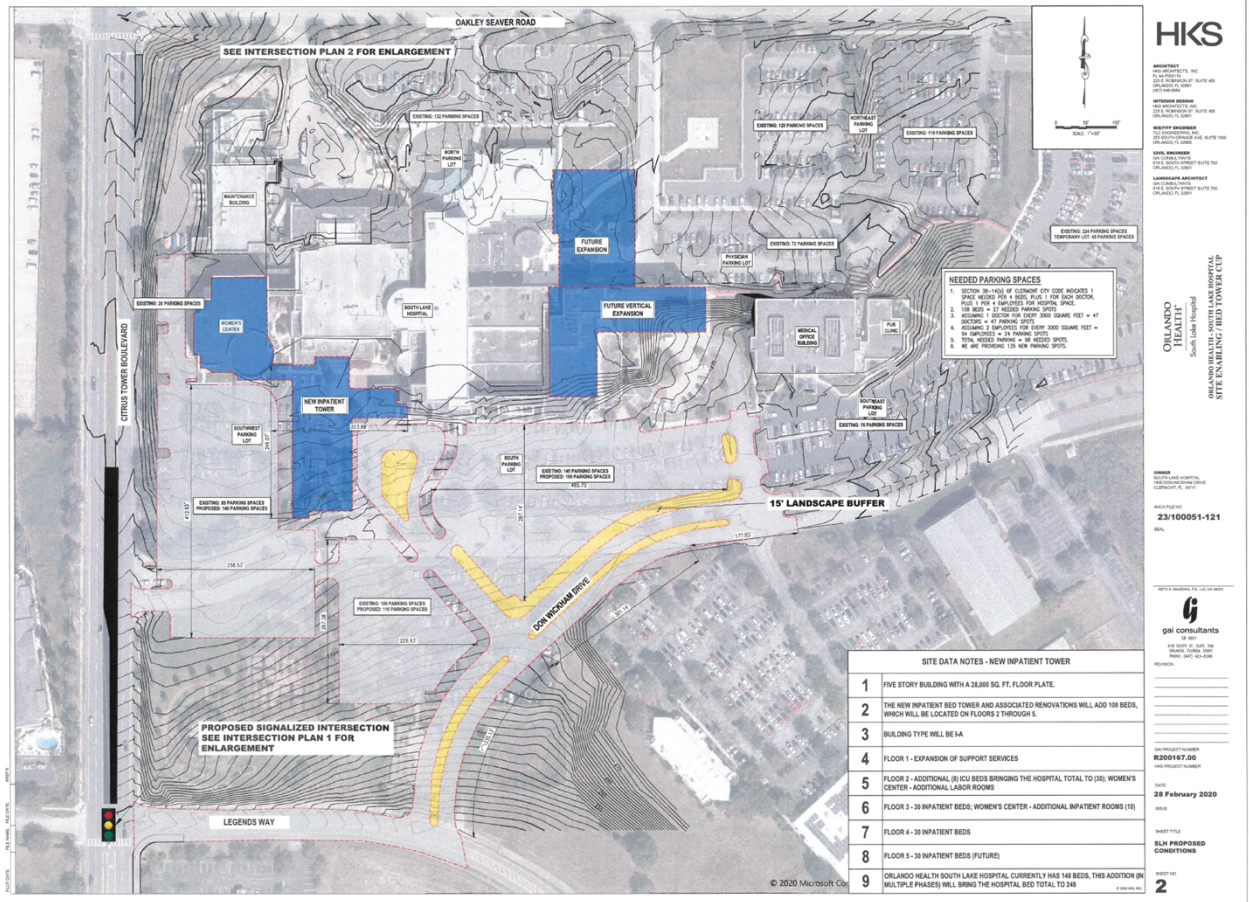
SECTION 2: SPECIFIC CONDITIONS

1. Permitted uses shall include the addition of the new five-story inpatient tower consisting of up to 110 beds, bringing the total bed count up to 250 beds of the approved 300 beds included in Resolution No. 1551.
2. Upon rerouting of the main entrance from Don Wickham Drive on the property to Legend's Way Drive, the Developer shall be fully responsible for the entire cost of a traffic signal, including installation, at the Legend's Way Drive and Citrus Tower Boulevard intersection. This shall be constructed and in operation prior to the rerouting of the main entrance from Don Wickham Drive and the Legend's Way connection and when the signal is warranted. The costs of such improvements may be eligible to receive impact fee credits as determined by Lake County.
3. At the intersection of Citrus Tower Boulevard and Legends Way, the southbound left turn lane shall be extended from 175' to 195' and a northbound right turn lane shall be added prior to issuance of certificate of occupancy for the new inpatient tower.
4. At the new intersection of Legends Way/Don Wickham Drive, an eastbound left turn lane (from Legends Way onto Don Wickham Drive) shall be provided with appropriate deceleration length, taper, and queue storage prior to issuance of certificate of occupancy for the new inpatient tower.
5. The current driveway at Don Wickham Drive and Citrus Tower Blvd shall remain as a secondary entrance into the South Lake Hospital Campus but will be converted into a right-in and right-out only prior to the issuance of certificate of occupancy for the new inpatient tower.
6. Concurrent with any new application for development having the effect of increasing traffic at South Lake Hospital or the National Training Center, the Developer or Hospital shall conduct a warrant analysis for an emergency traffic signal located at the existing Fire Station 103 fronting on Legend's Way Drive.

CITY OF CLERMONT
RESOLUTION NO. 2020-21R

7. The Developer is responsible for extending the southbound left turn lane at the intersection of Citrus Tower Boulevard and Oakley Seaver Drive from 260' to 295' prior to certificate of occupancy for the new inpatient tower. The costs of such improvements may be eligible to receive impact fee credits as determined by Lake County.
8. Future additions to the facility shall require an amendment to this Conditional Use Permit, including an updated Master Plan Facility Map.
9. All requirements provided in the previous CUP Resolutions No. 980, No. 1059, No. 1493, and No. 1551 shall remain in effect, where applicable.

New Inpatient Tower Bed Addition





CITY OF CLERMONT
RESOLUTION NO. 2020-21R

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

CITY OF CLERMONT

Gail L. Ash, Mayor

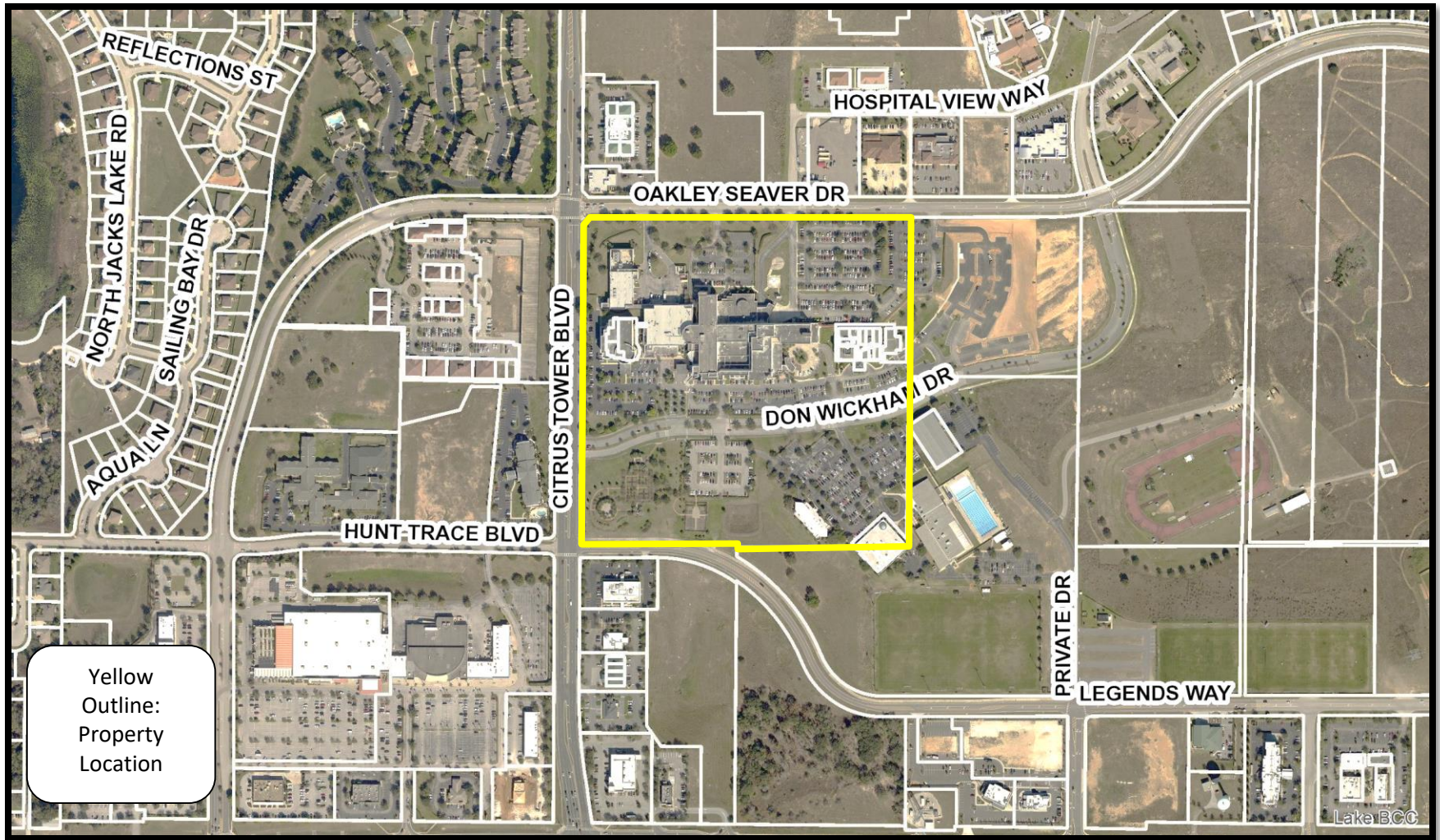
ATTEST:

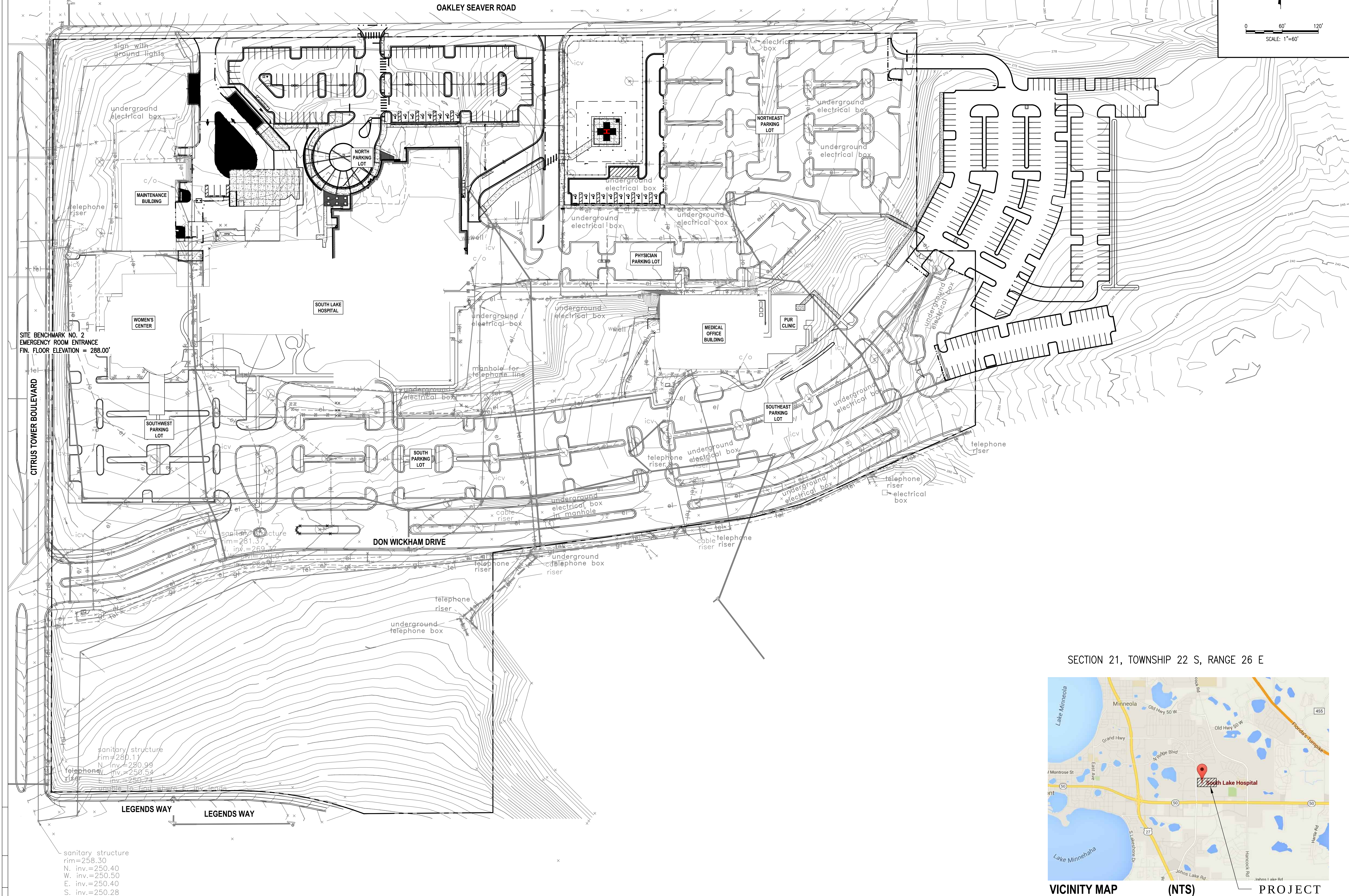
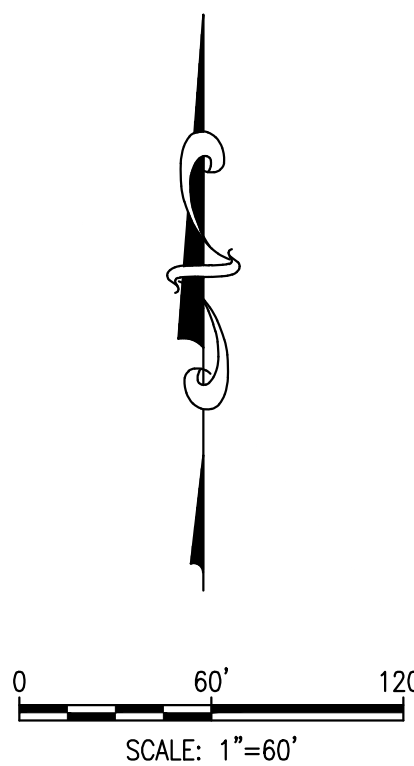
Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

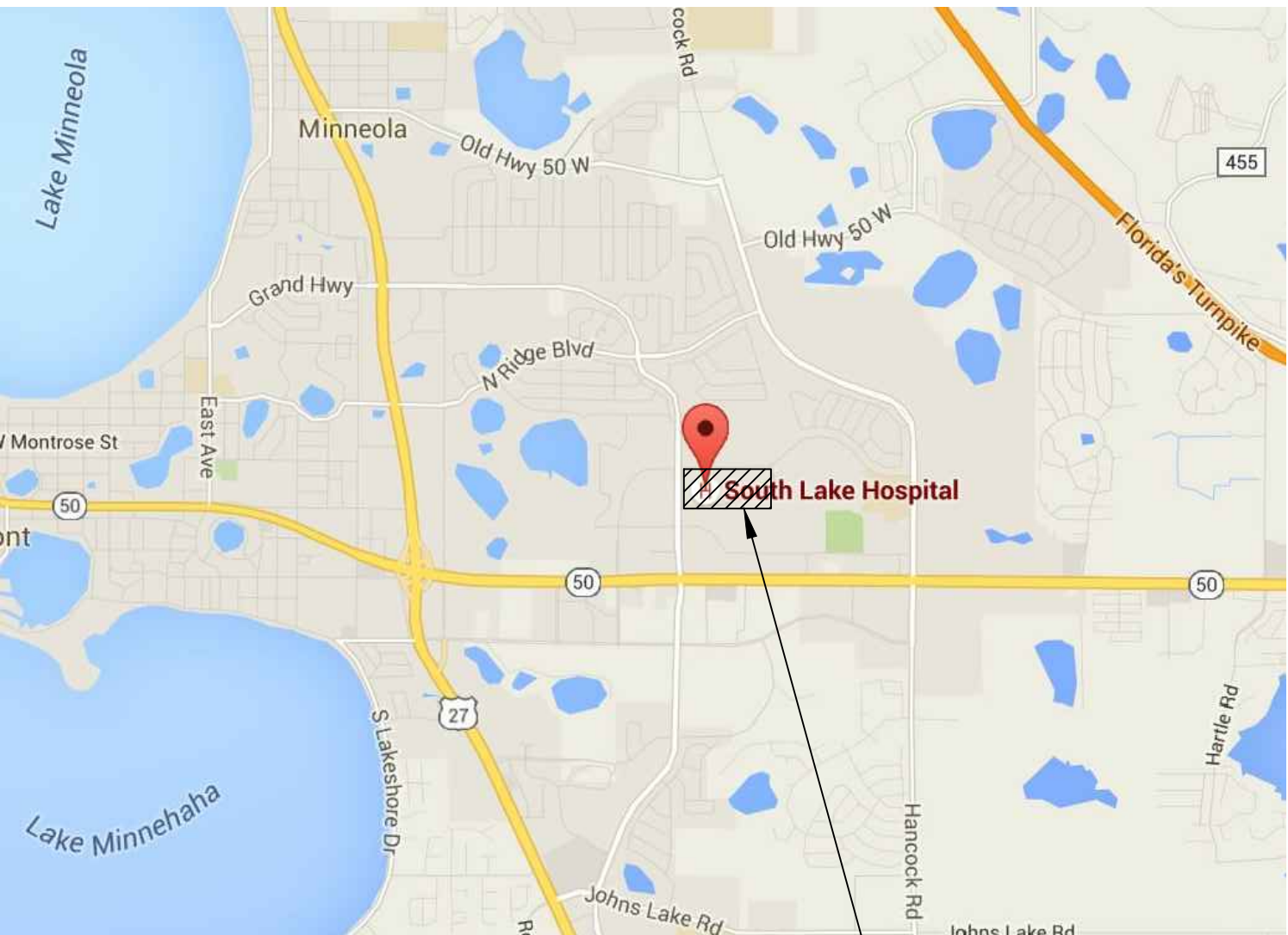
Daniel F. Mantzaris, City Attorney

Exhibit - Location Map – South Lake Hospital CUP

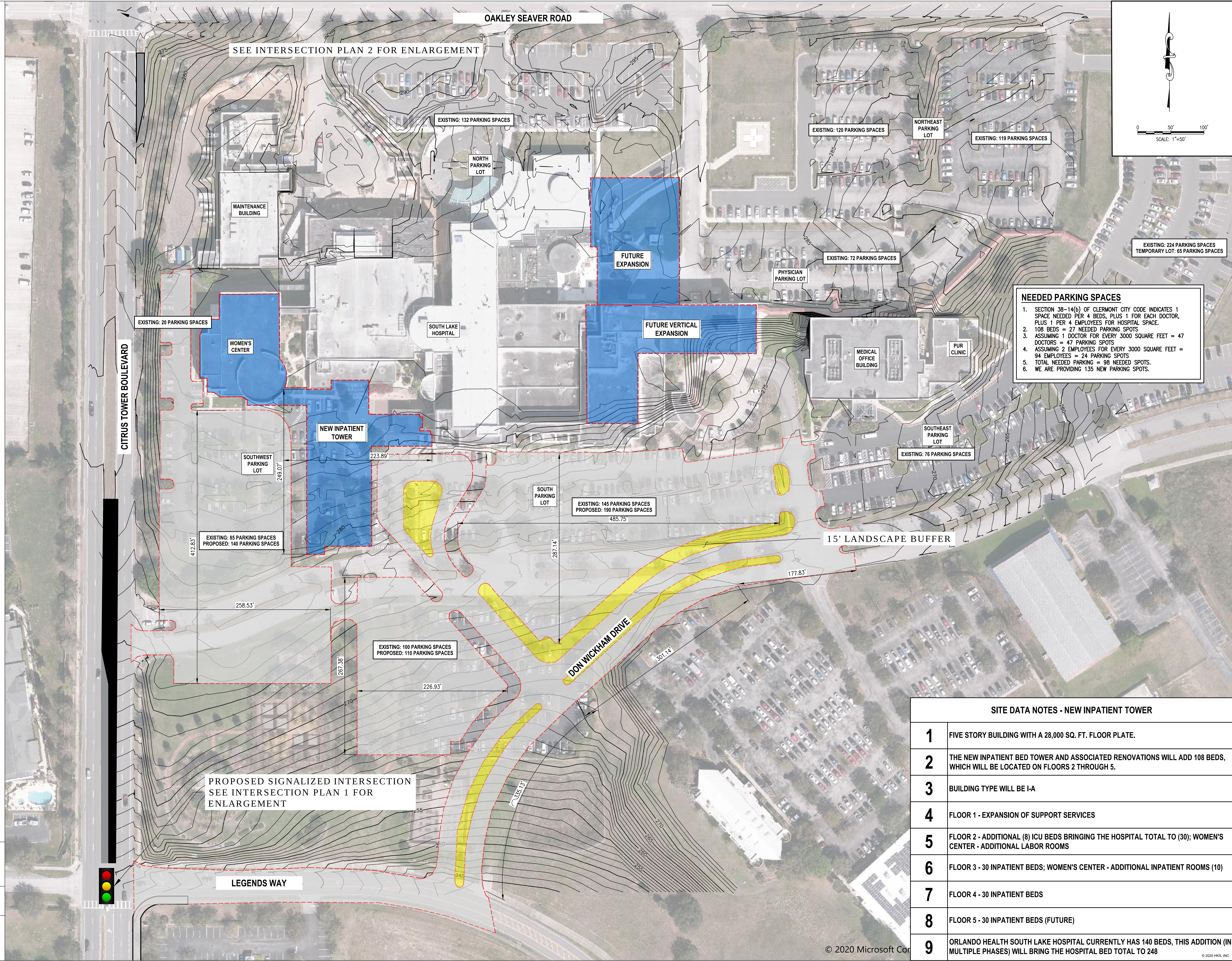




SECTION 21, TOWNSHIP 22 S, RANGE 26 E



VICINITY MAP
CLERMONT, FLORIDA
(NTS)
PROJECT
LOCATION

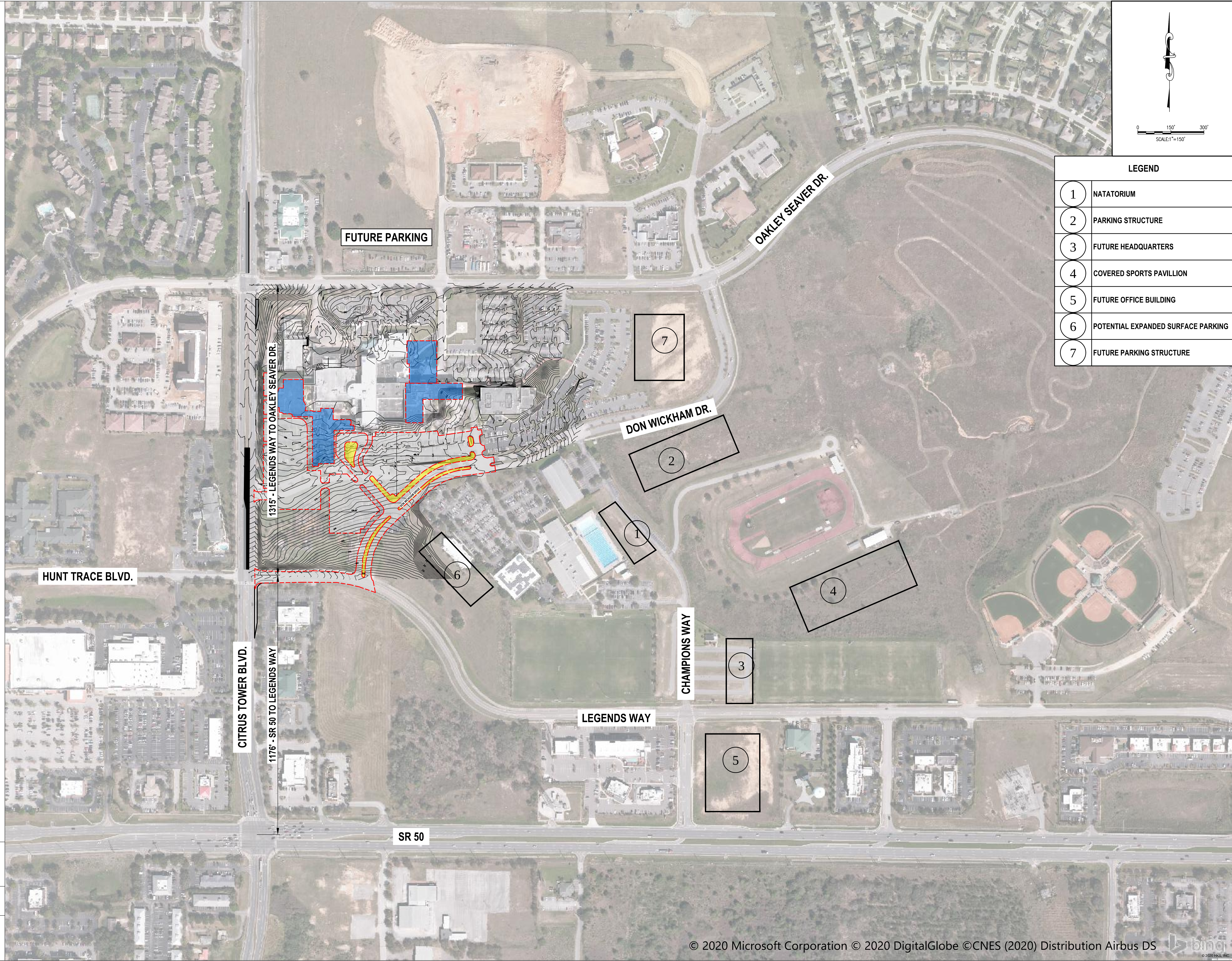


NEEDED PARKING SPACES

1. SECTION 38-14(b) OF CLERMONT CITY CODE INDICATES 1 SPACE NEEDED PER 4 BEDS, PLUS 1 FOR EACH DOCTOR, PLUS 1 PER 4 EMPLOYEES FOR HOSPITAL SPACE.
2. 108 BEDS = 27 NEEDED PARKING SPOTS
3. ASSUMING 1 DOCTOR FOR EVERY 3000 SQUARE FEET = 47 DOCTORS = 47 PARKING SPOTS
4. ASSUMING 2 EMPLOYEES FOR EVERY 3000 SQUARE FEET = 94 EMPLOYEES = 24 PARKING SPOTS
5. TOTAL NEEDED PARKING = 98 NEEDED SPOTS.
6. WE ARE PROVIDING 135 NEW PARKING SPOTS.

SITE DATA NOTES - NEW INPATIENT TOWER

1	FIVE STORY BUILDING WITH A 28,000 SQ. FT. FLOOR PLATE.
2	THE NEW INPATIENT BED TOWER AND ASSOCIATED RENOVATIONS WILL ADD 108 BEDS, WHICH WILL BE LOCATED ON FLOORS 2 THROUGH 5.
3	BUILDING TYPE WILL BE I-A
4	FLOOR 1 - EXPANSION OF SUPPORT SERVICES
5	FLOOR 2 - ADDITIONAL (8) ICU BEDS BRINGING THE HOSPITAL TOTAL TO (30); WOMEN'S CENTER - ADDITIONAL LABOR ROOMS
6	FLOOR 3 - 30 INPATIENT BEDS; WOMEN'S CENTER - ADDITIONAL INPATIENT ROOMS (10)
7	FLOOR 4 - 30 INPATIENT BEDS
8	FLOOR 5 - 30 INPATIENT BEDS (FUTURE)
9	ORLANDO HEALTH SOUTH LAKE HOSPITAL CURRENTLY HAS 140 BEDS, THIS ADDITION (IN MULTIPLE PHASES) WILL BRING THE HOSPITAL BED TOTAL TO 248



HKS

ARCHITECT
HKS ARCHITECTS, INC.
FL AA F000119
225 E. ROBINSON ST. SUITE 405
ORLANDO, FL 32801
(407) 648-9956

INTERIOR DESIGN
HKS ARCHITECTS, INC.
225 E. ROBINSON ST. SUITE 405
ORLANDO, FL 32801

M/E/P/FP ENGINEER
TLC ENGINEERING, INC.
255 SOUTH ORANGE AVE., SUITE 1600
ORLANDO, FL 32806

CIVIL ENGINEER
GAI CONSULTANTS
618 E. SOUTH STREET SUITE 700
ORLANDO, FL 32801

LANDSCAPE ARCHITECT
GAI CONSULTANTS
618 E. SOUTH STREET SUITE 700
ORLANDO, FL 32801



MASTER PLAN EXPANSION - PACKAGE 1
SITE ENABLING / OBSERVATION UNIT BUILDOUT

OWNER
SOUTH LAKE HOSPITAL
1900 DON WICKHAM DRIVE
CLERMONT, FL 34711

AHCA FILE NO.
23/100051-121
SEAL

AMEE J. SHIELDS, P.E. - LIC. NO. 68011


gai consultants
EB 9951
618 SOUTH ST. SUITE 700
ORLANDO, FLORIDA 32801
PHONE: (407) 423-8398

REVISION

GAI PROJECT NUMBER
A151759.00
HKS PROJECT NUMBER
19937.000

DATE
27 February 2020

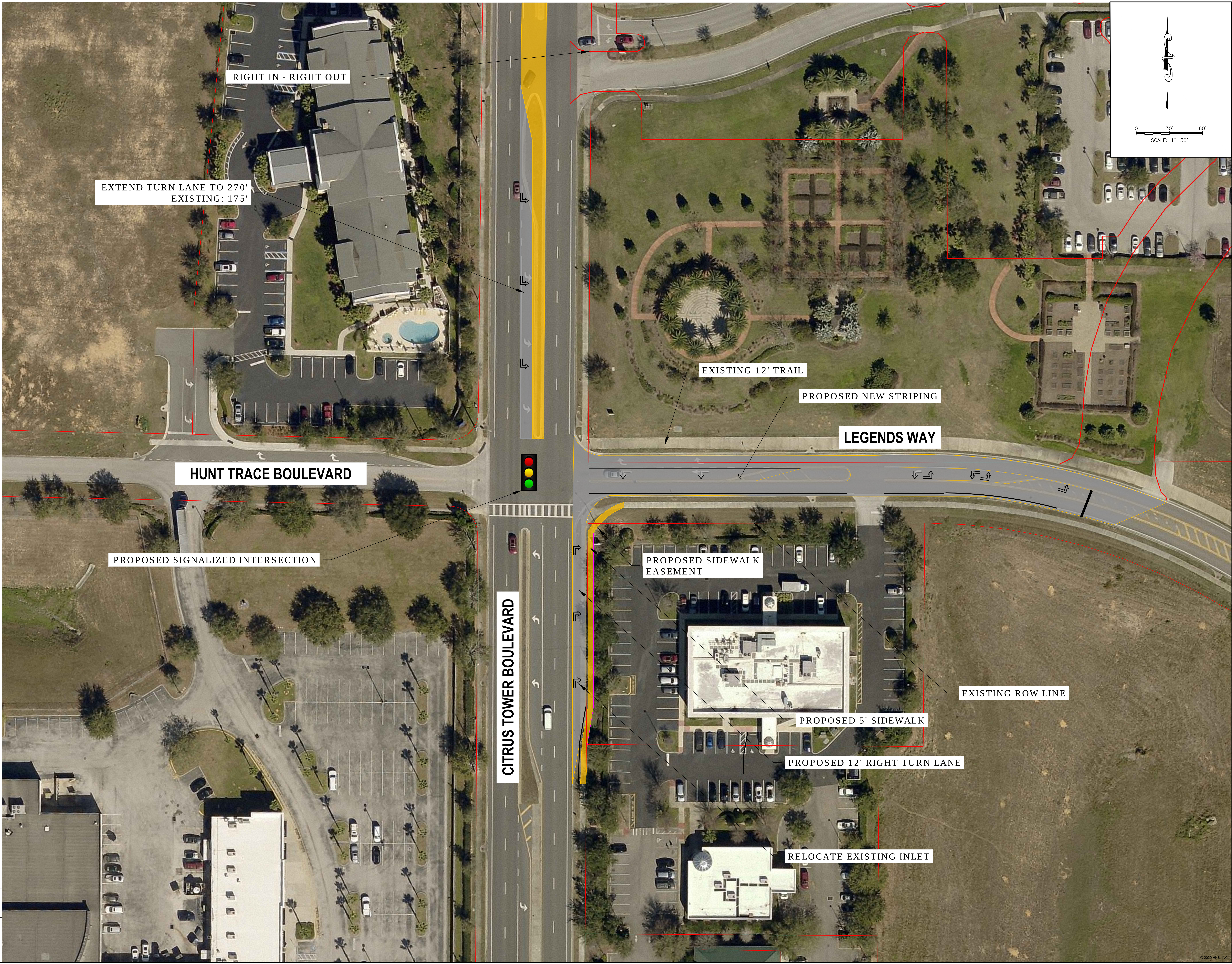
ISSUE
CONSTRUCTION
DOCUMENTS
SHEET TITLE

SLH AERIAL

SHEET NO.
3

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DATE: 10 JUN 2020 3:22PM

PLOT DATE: FILE NAME: FILE DATE: XREFS:



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ORLANDO, FL 32801

ORLANDO HEALTH
South Lake Hospital

ORLANDO HEALTH - SOUTH LAKE HOSPITAL
SITE ENABLING / BED TOWER CUP

OWNER
SOUTH LAKE HOSPITAL
1900 DON WICKHAM DRIVE
CLERMONT, FL 34711

AHCA FILE NO.
23/100051-121

SEAL

KEITH S. HAUGDAHL, P.E. - LIC. NO. 66570

gai consultants
EB 9951
618 SOUTH ST. SUITE 700
ORLANDO, FLORIDA 32801
PHONE: (407) 423-8398

REVISION

GAI PROJECT NUMBER
R200167.00
HKS PROJECT NUMBER

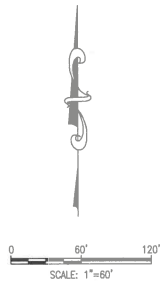
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10 June 2020

ISSUE

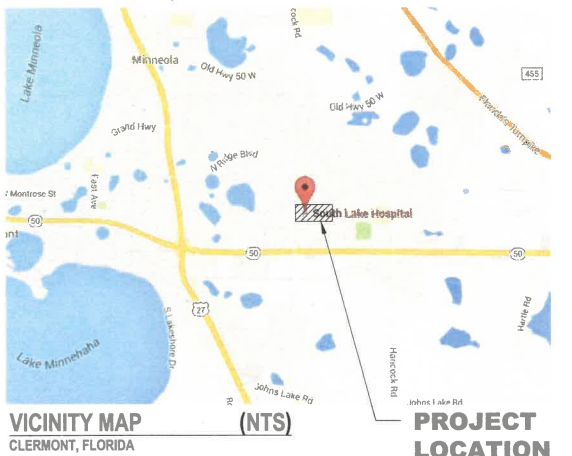
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INTERSECTION
PLAN 1

SHEET NO.
4

1

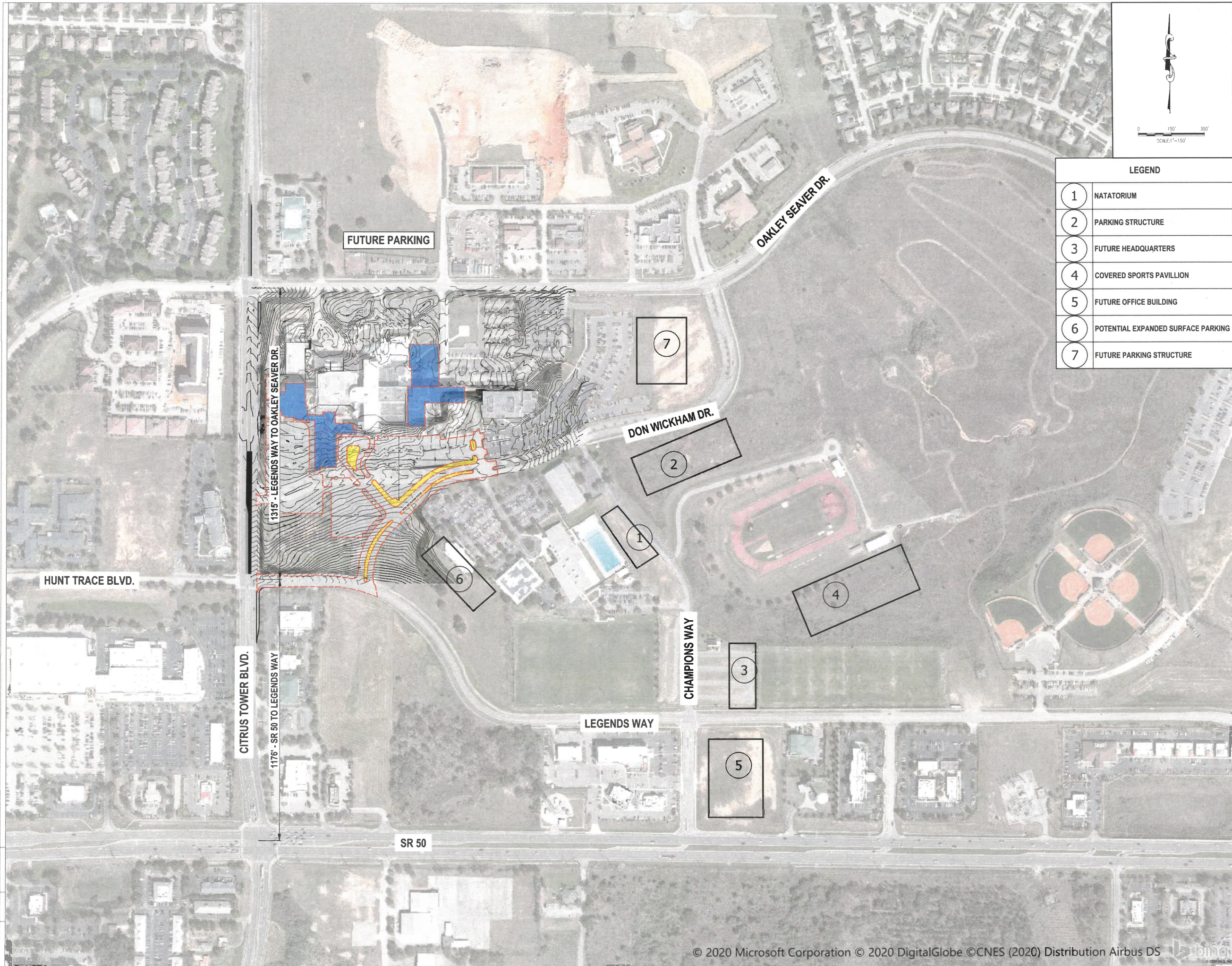


SECTION 21, TOWNSHIP 22 S, RANGE 26 E



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HKS

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MASTER PLAN EXPANSION - PACKAGE 1
SITE ENABLING / OBSERVATION UNIT BUILDOUT

OWNER
SOUTH LAKE HOSPITAL
1900 DON WICKHAM DRIVE
CLERMONT, FL 34711

AHCA FILE NO.
23/100051-121

SEAL

AWEE J. SHIELDS, P.E. - LIC. NO. 68111

gai consultants
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618 SOUTH ST. SUITE 700
ORLANDO, FLORIDA 32801
PHONE: (407) 423-8398

REVISION

GAI PROJECT NUMBER
A151759.00
HKS PROJECT NUMBER
19937.000

DATE
27 February 2020

ISSUE
CONSTRUCTION DOCUMENTS
SHEET TITLE

SLH AERIAL

SHEET NO.
3

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DATE: 20 FEB 2020 10:58AM
TIME: 20 FEB 2020 10:58AM

FILE NAME: FILE DATE: XREFS:

PLOT DATE:



HKS

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HKS ARCHITECTS, INC.
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ORLANDO, FL 32801
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INTERIOR DESIGN
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ORLANDO
HEALTH
South Lake Hospital

ORLANDO HEALTH - SOUTH LAKE HOSPITAL
SITE ENABLING / BED TOWER CUP

OWNER
SOUTH LAKE HOSPITAL
1900 DON WICKHAM DRIVE
CLERMONT, FL 34711

AHCA FILE NO.
23/100051-121

SEAL

KEITH S. HAUGDAHL, P.E. - LIC. NO. 86570



gai consultants
EB 9951

618 SOUTH ST. SUITE 700
ORLANDO, FLORIDA 32801
PHONE: (407) 423-8398

REVISION

GAI PROJECT NUMBER

R200167.00

HKS PROJECT NUMBER

DATE

27 February 2020

ISSUE

SHEET TITLE

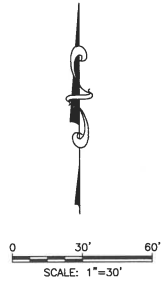
**INTERSECTION
PLAN 1**

SHEET NO.

4

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PLOT DATE: FILE NAME: FILE DATE: XREF'S:



HKS

ARCHITECT
HKS ARCHITECTS, INC.
FL AN F000119
225 E. ROBINSON ST. SUITE 405
ORLANDO, FL 32801
(407) 648-9556

INTERIOR DESIGN
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ORLANDO, FL 32801



ORLANDO HEALTH - SOUTH LAKE HOSPITAL
SITE ENABLING / BED TOWER CUP

OWNER
SOUTH LAKE HOSPITAL
1500 DON WICKHAM DRIVE
CLERMONT, FL 34711

AHCA FILE NO.
23/100051-121

SEAL

KEITH S. HAUGDAHL, P.E. - L.C. NO. 98570



gai consultants
EB 9951
618 SOUTH ST. SUITE 700
ORLANDO, FLORIDA 32801
PHONE: (407) 423-8398

REVISION

GAI PROJECT NUMBER
R200167.00
HKS PROJECT NUMBER

DATE
27 February 2020

ISSUE

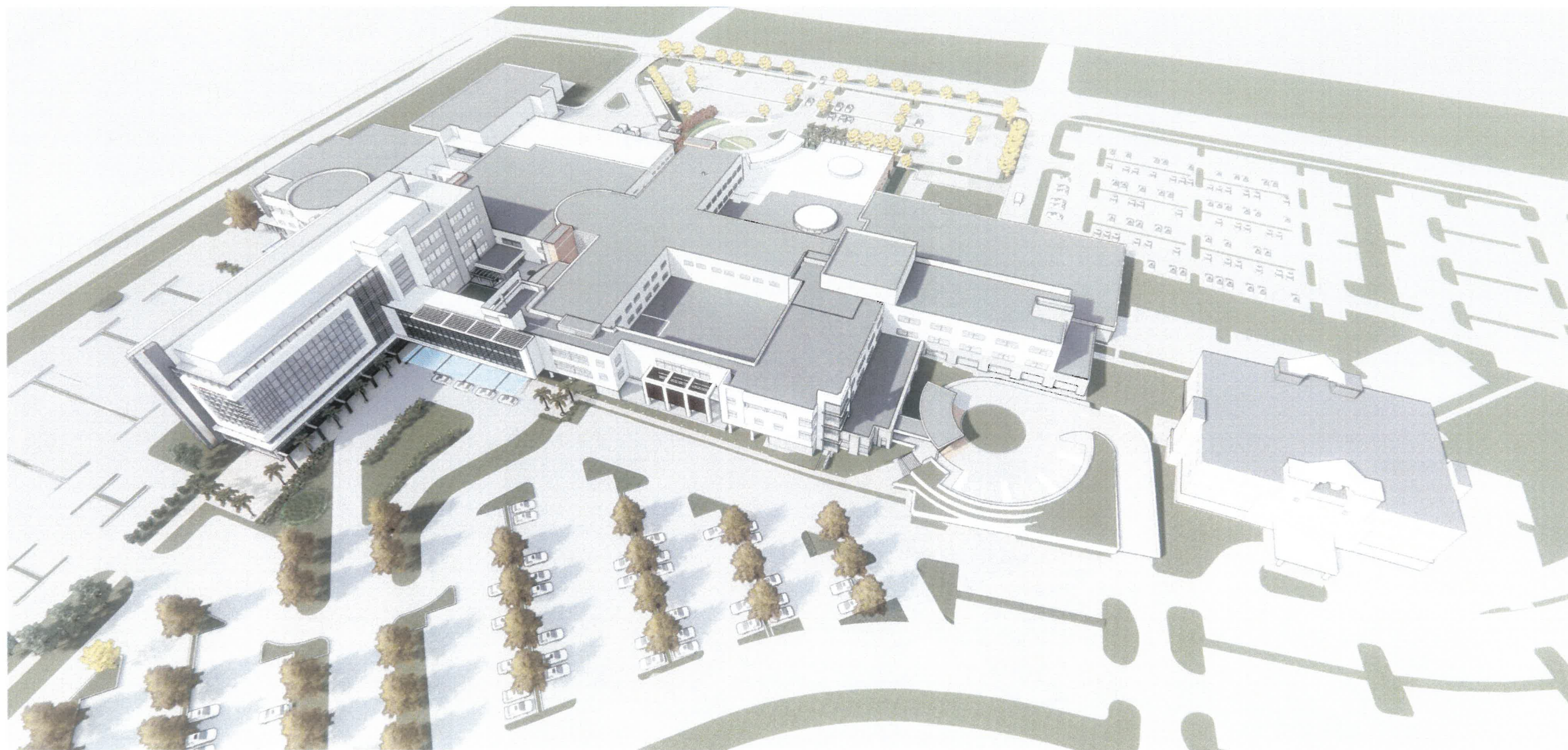
SHEET TITLE
**INTERSECTION
PLAN 2**

SHEET NO.

5







Tower SUMMARY

Tower Includes:

Admin/Conf
90 Med/Surg Beds
30 Shell Beds

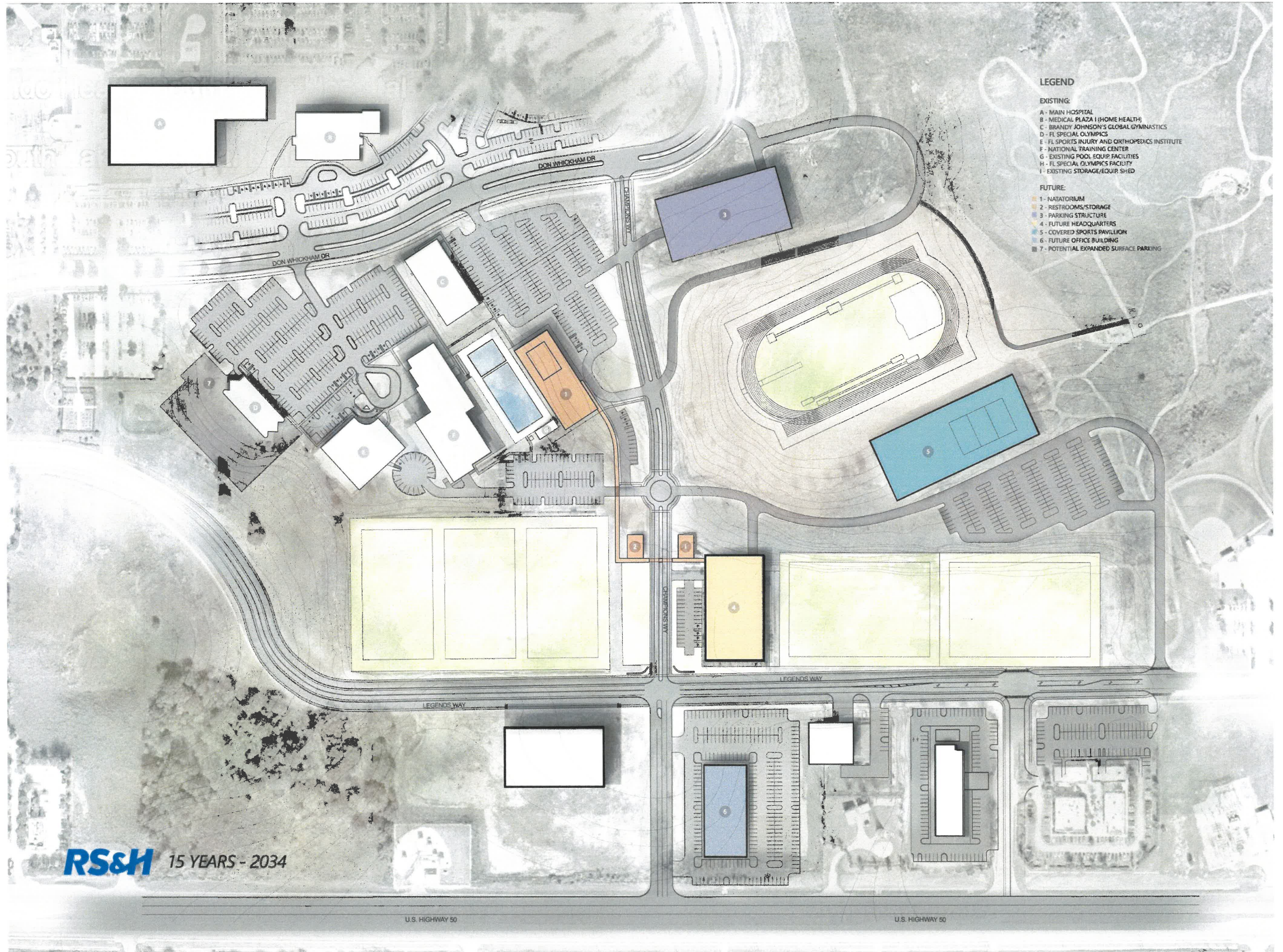
Parking Spaces : Provided / Demand

Patient Spaces : 648 / 505

Team M. Spaces : 732 / 686

Total Spaces : 1380 / 1191







**CONDITIONAL USE PERMIT (CUP)
APPLICATION**

DATE: 2-19-20

FEE: \$845

+ cost of advertisement

PROJECT NAME (if applicable): Orlando Health South Lake Hospital Bed Tower

APPLICANT: Orlando Health South Lake Hospital Facility Dev.

CONTACT PERSON: Kim McMurphy

Address: 1900 Don Wickham Drive

City: Clermont State: FL Zip: 34711

Phone: 352.978.7095 Fax: 352.394.4071 x 4415

E-Mail: Kim.memurphy@orlandohealth.com or

OWNER: Orlando Health South Lake Hospital Aaron.bottenhorn@orlandohealth.com

Address: 1900 Don Wickham Drive

City: Clermont State: FL Zip: 34711

Phone: _____ Fax: _____

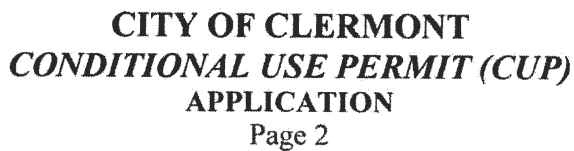
Address of Subject Property: same

General Location: Hospital campus - Citrus Tower Blvd and Don Wickham Drive

Legal Description (include copy of survey): see attached

Land Use (City verification required): PUD

Zoning (City verification required): _____



See attached

Applicant Name (print) Kim McMurphy

John A. Moore
Owner Name (print)

x

Applicant Name (signature) 

x

Owner Name (signature) MOZ

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

City of Clermont

Conditional Use Permit (CUP) Application for Amendment

Orlando Health South Lake Hospital is proposing to expand the current 140-bed acute care healthcare facility with an additional Bed Tower. This project will be multi-phased and will include 100 inpatient acute care beds, 8 intensive care bed addition/expansion, and growth of the current Women's Center facility and services included in the bed count to meet the growing population needs of south Lake County and the surrounding communities. Future phases may also include vertical expansion of the East Tower and North Tower up to the approved 5 stories to accommodate the bed demand. These proposed expansions can be accommodated within the 300-bed program currently approved in the PUD.

The Hospital also requests that the uses for the National Training Center sports facilities be expanded to include but not limited to, indoor pool facilities, a sports stadium, parking and support spaces.

In order to accommodate the growth and expansion of Orlando Health South Lake Hospital's facilities described above, Don Wickham Drive (a private road) will be rerouted to connect to Legend's Way Drive to the South instead of the current intersection with Citrus Tower Blvd in order to accommodate more convenient patient/visitor parking and a more comprehensive entry with ease of wayfinding to the partnering facilities on the campus. Since Legend's Way and Citrus Tower Blvd will act as the new main entrance for South Lake Hospital and the National Training Center, a traffic signal, which has been studied and meets the warrants, will be placed at the intersection of Citrus Tower Blvd. and Legend's Way. The current driveway entrance at the current intersection of Don Wickham Drive and Citrus Tower Blvd will remain as a secondary entrance into the South Lake Hospital campus but will be converted into a right-in and right-out only.

PROPERTY RECORD CARD

General Information

Owner Name:	SOUTH LAKE MEMORIAL HOSPITAL	Alternate Key:	3540646
Mailing Address:	1099 CITRUS TOWER BLVD CLERMONT, FL 34711-2787 Update Mailing Address	Parcel Number:	09-22-26-0905-055-00000
		Millage Group and City:	000C (CLERMONT)
		2019 Total Certified Millage Rate:	17.9211
		Trash/Recycling/Water/Info:	My Public Services Map
Property Location:	1900 DON WICKHAM DR CLERMONT FL 34711 Update Property Location	Property Name:	ORLANDO HEALTH SOUTH LAKE HOSPITAL Submit Property Name
		School Information:	School Locator & Bus Stop Map School Boundary Maps
Property Description:	CLERMONT, LAKE HIGHLANDS 21-22-26 TRACTS 55, 56, 57, 58--LESS W 50 FT & LESS N 25 FT OF TRACT 55 & 56 FOR RD R/W & LESS BEG AT A POINT THAT IS 25 FT S & 35 FT E OF NW COR OF SAID TRACT 56, E 25 FT & PT A, RETURN TO POB, RUN S 25 FT, NE'LY TO PT A FOR RD R/W & LESS SOUTH LAKE OFFICE BUILDING NO 1 A COMMERCIAL COND ORB 2276 PG 16-156 & LESS SOUTH LAKE HOSPITAL CENTER FOR WOMEN'S HEALTH A COMMERCIAL CONDO ORB 2566 PG 1191-1420 & LESS FROM SW COR OF SW 1/4 OF SEC 21 RUN N 89-31-26 E 50 FT TO E'LY R/W LINE OF CITRUS TOWER BLVD & POB, RUN N 0-16-24 W 40 FT, N 89-31-26 E 300.38 FT, THENCE SE'LY ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 613 FT, A CENTRAL ANGLE OF 20-48-47 E & A CHORD BEARING OF S 80-04-11 E 221.45 FT, FOR AN ARC DIST OF 222.68 FT TO A POINT ON S LINE OF SW 1/4 OF SEC 21, S 89-31-26 W 518.33 FT TO POB FOR RD R/W & LESS THAT PART OF LAND LYING WITHIN FOLLOWING PROPERTY: FROM AT A POINT AT THE INTERSECTION OF S LINE OF TRACT 57 & E R/W LINE OF CITRUS TOWER BLVD IN SEC 21 RUN N 00-11-00 E ALONG E R/W LINE 370.54 FT, N 89-33-56 E 760 FT, S 35-00-00 E 448.91 FT, S 87-25-53 E 45.27 FT FOR POB, RUN N 47-35-48 E 170 FT, S 42-24-12 E 152 FT, S 47-35-48 W 170 FT, N 42-24-12 W 152 FT TO POB--PB 3 PG 30 ORB 1086 PG 2496		
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	HOSPITAL (8500)	0	0		36.44	AC	\$0.00		\$2,915,200.00
Click here for Zoning Info					FEMA Flood Map				

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
Total and Permanent Disability Exemption (amount varies)	Learn More	View the Law
Veteran's Disability Exemption (\$5000)	Learn More	View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More	View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More	View the Law
Deployed Servicemember Exemption (amount varies)	Learn More	View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More	View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More	View the Law
Conservation Exemption (amount varies)	Learn More	View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More	View the Law
✓ Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More	View the Law
Economic Development Exemption	Learn More	View the Law
Government Exemption (amount varies)	Learn More	View the Law

Exemption Savings ⓘ

The exemptions marked with a ✓ above are providing a tax dollar savings of: **\$680,635.37**

Assessment Reduction Information (3% cap, 10% cap, Agricultural, Portability, etc.)

This property is benefitting from the following assessment reductions with a checkmark ✓

Save Our Homes Assessment Limitation (3% assessed value cap)	Learn More	View the Law
Save Our Homes Assessment Transfer (Portability)	Learn More	View the Law
Non-Homestead Assessment Limitation (10% assessed value cap)	Learn More	View the Law
Conservation Classification Assessment Limitation	Learn More	View the Law
Agricultural Classification	Learn More	View the Law

Assessment Reduction Savings ⓘ

The assessment reductions marked with a ✓ above are providing a tax dollar savings of: **\$0.00**

Daily Commercial

Advertising Receipt

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

CITY OF CLERMONT
Paola Vasquez
P.O. BOX 120219
CLERMONT, FL 34712

Account Number: 7101866
Order Number: 10097355
Phone: (352) 241-7331
Date: 06/26/20
Ad Taker: liana.rickman

Ad Classification: LEGAL NOTICES

Description	Start	End	Total
LEGAL NOTICE Notice is hereby given that the City of Clermont will consider a	06/30/2020	07/21/2020	\$176.44

LEGAL NOTICE

Tracy Ackroyd Howe, MMC
City Clerk

Notice is hereby given that the City of Clermont will consider a request for an amendment to a Conditional Use Permit to allow an expansion at the South Lake Hospital to include a new inpatient tower with bed expansion and master site plan improvements.

Ad No: 10097355
June 30, 2020 &
July 21, 2020

LOCATION

South Lake Hospital at Don Wickham
Drive and Citrus Tower Blvd.
(Alternate Key 3540646)

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

The Planning & Zoning Commission will consider the request at a public hearing on Tuesday, July 7, 2020 at 6:30 P.M., and

The City Council will consider the request at a public hearing on Tuesday, July 28, 2020 at 6:30 P.M.

All meetings will be held in the Clermont City Hall, first floor Council Chambers, located at 685 West Montrose Street Clermont, FL 34711.

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) 241-7330, at least 48 hours prior to the public hearings.

Payment Info	
Ad Price	\$176.44
Tax	\$0.00
Sub Total	\$176.44
Prepaid Amount	\$0.00
Balance Due	\$176.44



AGENDA ITEM

Meeting Date

Tuesday, August 4, 2020

Agenda Item Name

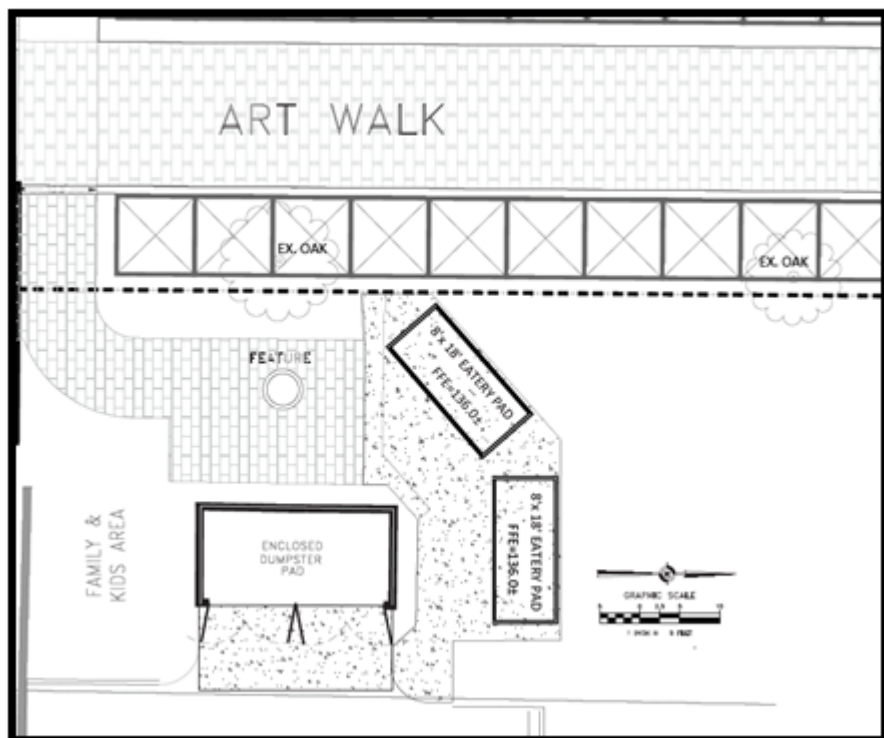
Resolution No. 2020-30R
Artwalk Eatery CUP

Requested Action

Recommend approval of Resolution 2020-30R.

Staff Report

The applicant, The Art District LLC, is requesting a small outdoor eatery adjacent to the Artwalk project, located in the Central Business District. The proposal includes two – 8 feet by 18 feet tenant pads and an open courtyard area for dining. The pads will be a permanent place for food/drink/artisan related sales. At least one of the pads will serve food and/or drinks. Other potential uses may include a small art gallery, flower shop, or similar artisan goods. The pads will have access to electric, water, sewer, natural gas and grease trap connection (if needed). The frequency and duration of the specific provider will be designated by the owner. Duration of tenants is anticipated to be at a minimum 6 months, but most likely a year or longer. Operating hours will be consistent with the current downtown restaurants/shops. All State, County and City regulations for food/beverage preparation, cooking, dispensing and consumption shall be met. The operation shall have a proper waste disposal plan as well. The project is intended to serve downtown visitors and guests.



Staff has reviewed the proposal and determined it closely resembled a takeout restaurant. In Section 122-243 of the Land Development Code, the Central Business District permits restaurants less than 3,000 square feet. However, the outdoor vendor vehicle concept is designed to attract people to downtown and is consistent with the intent of the Downtown-Waterfront Master Plan. The proposed use is not clearly defined in the Central Business District zoning regulations, therefore; would require a Conditional Use Permit as outlined in Section 122-244 (b) of the Central Business District.

Staff has reviewed the application as submitted and finds the proposed use will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity. The proposed use is in conformance with the City's Comprehensive Plan and Future Land Use District Designation. The proposed use is compatible with the surrounding development and retail/food use is a permitted use in the Central Business District. Staff recommends approval of the Conditional Use Permit with the conditions contained in Resolution No. 2020-30R.

Additional Analysis

Fiscal Impact Summary

Fiscal Impact

Fund Number and Description

Available Budget Amount

Exhibits Attached (copies of original agreements)

- | | | |
|----|---|---|
| 1. | CUP RES 2020-30R Artwalk Eatery | CUP RES 2020-30R Artwalk Eatery.doc |
| 2. | Artwalk Eatery Map | Artwalk Eatery Map.pdf |
| 3. | Artwalk Eatery CONCEPTUALS | Artwalk Eatery CONCEPTUALS.pdf |
| 4. | EATERY FINAL Conceptual SP SS 7-20-2020 | EATERY FINAL Conceptual SP SS 7-20-2020.pdf |
| 5. | Artwalk Eatery CUP APPLICATION | Artwalk Eatery CUP APPLICATION.pdf |
| 6. | ARTWALK EATERY CUP AD | ARTWALK EATERY CUP AD.pdf |



CITY OF CLERMONT
RESOLUTION NO. 2020-29R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW AN OUTDOOR EATERY BUSINESS IN THE CENTRAL BUSINESS DISTRICT.

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held August 4, 2020 recommended approval of this Conditional Use Permit to allow an outdoor eatery in the Central Business District; at the following location:

LOCATION:

North of Montrose Street adjacent to the Art Walk
(A portion of Alternate Key # 1087210)

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

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

This application for a Conditional Use Permit to allow for an outdoor eatery in the Central Business District; be granted subject to the following conditions:

CONDITIONAL USE PERMIT CONDITIONS:

SECTION 1. General Conditions

1. The conditions as set forth in this Conditional Use Permit shall be legally binding upon any heirs, assigns and successors in title or interest.
2. 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.
3. No business can occupy an eatery pad unless the proposed business has applied for and obtained a Local Business Tax Receipt from the Development Services Department.



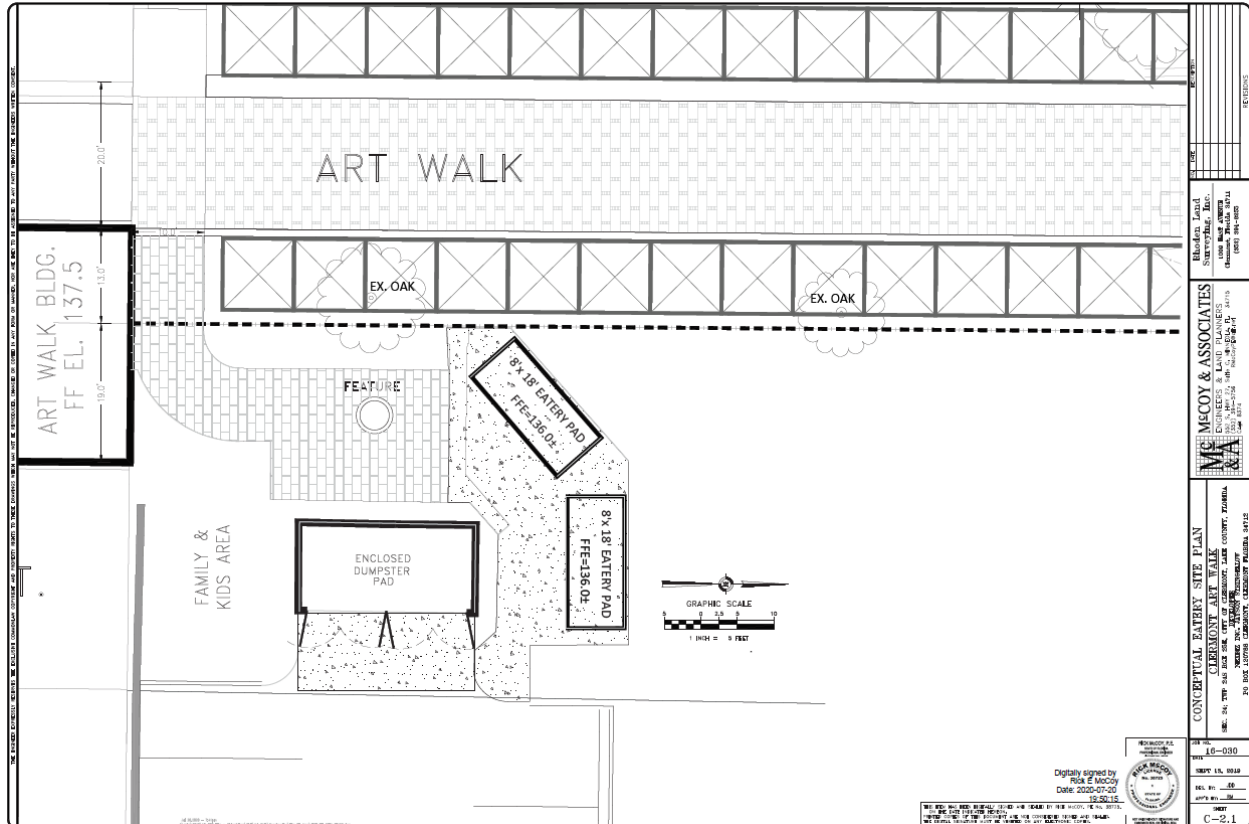
CITY OF CLERMONT
RESOLUTION NO. 2020-29R

4. 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.
5. The Conditional Use Permit must be executed and processed through the office of the City Clerk within 90 days of its date of grant by the City Council or the permit shall become null and void.
6. 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.
7. This permit shall become null and void if substantial construction work has not begun within two (2) years of the date of issuance of this Conditional Use Permit. "Substantial construction work" means the commencement and continuous prosecution of construction of required improvements ultimately finalized at completion.
8. Should this use cease operation for more than 180 days, a new Conditional Use Permit shall be required for a same or similar operation.
9. The improvements shall be inspected by the Fire Marshall for life safety requirements. All requirements must be met prior to any Certificate of Occupancy being issued.
10. The improvements shall be inspected by the City Building Inspector and all building code violations must be corrected prior to a Certificate of Occupancy being issued.

SECTION 2. Land Use

1. Permitted use shall include two (2) outdoor eatery vehicles/trailers on the 8 feet by 18 feet eatery pad as shown on the Conceptual Eatery Site Plan prepared by McCoy & Associates. Placement of the units shall be approved through the City's Site Review process.
2. The operation shall have a proper waste disposal plan and if needed, grease trap connections.
3. The operation shall meet all City, County, and State regulations for food preparation, cooking, dispensing and consumption of food.

EXHIBIT A – CONCEPTUAL EATERY SITE PLAN





CITY OF CLERMONT
RESOLUTION NO. 2020-29R

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 25th day of August, 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 – Artwalk Eatery CUP



Proposed
Outdoor
Vending





Draft Renderings

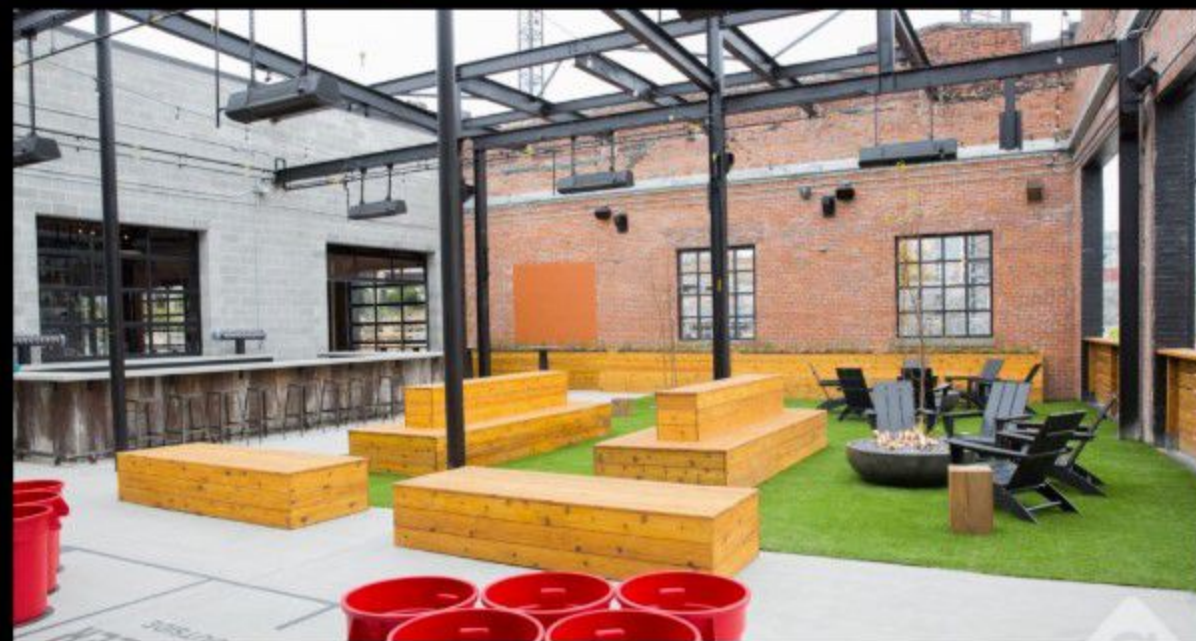
Conceptual & Inspiration Images





An "Outdoor" Aesthetic

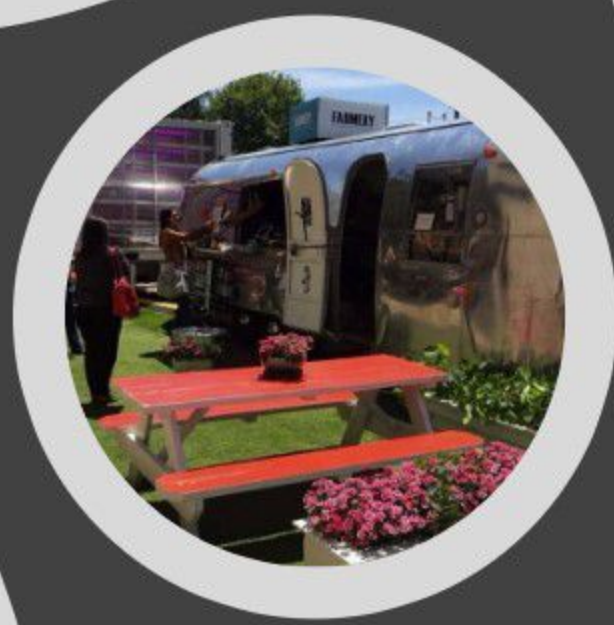




Seamless Indoor | Outdoor
Transition



Family Friendly Gathering Space



Upscale Vendor Vehicles

ART WALK BLDG.
FF EL. 137.5

20.0'

13.0' -

19,05

FAMILY &
KIDS AREA

ART WALK

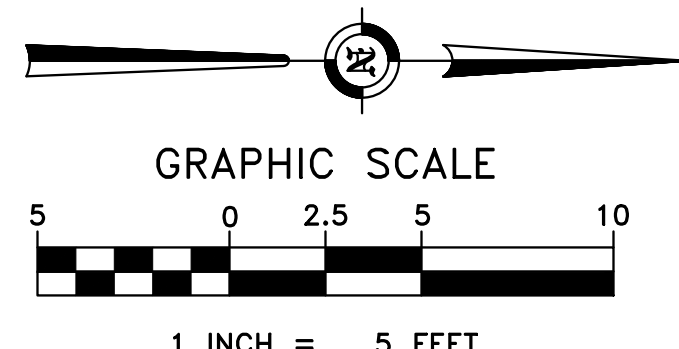
EX. OAK

FEATURE

ENCLOSED
DUMPSTER
PAD

8'x 18' EATERY PAD
FFE=136.0±

8'x 18' EATERY P
FFE=136.0±
4



Digitally signed by
Rick E McCoy
Date: 2020-07-20
19:50:15

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY RICK McCOY, PE No. 3872
ON THE DATE INDICATED HEREON.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED.
THE DIGITAL SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



CONCEPTUAL EATERY SITE PLAN

CLERMONT ART WALK
SEC. 24; TWP 24S RGE 25E, CITY OF CLERMONT, LAKE COUNTY, FLORIDA
DEVELOPER
NEXBIZ INC. JAYSON STRINGELLOW
PO BOX 120788 CLERMONT FLORIDA 34712

**Mc
& A**

McCOY & ASSOCIATES

ENGINEERS & LAND PLANNERS

552 S. HWY 27, Suite C, MINNEOLA, FL 34715
(352) 394-5756 RMcCoyPE@att.net
CA# 83374

**Rhoden Land
Surveying, Inc.**
1009 EAST AVENUE
Clermont, Florida 34711
(352) 394-6255

[illegible]

JOB NO.	16-030
DATE	SEPT 13, 2019
DES. BY:	JDD
APP'D BY:	RM
SHEET	
C-2.1	



CONDITIONAL USE PERMIT (CUP)
APPLICATION

DATE: June 1, 2020

FEE: \$845
+ cost of advertisement

PROJECT NAME (if applicable): Art Walk Eatery

APPLICANT: The Art District LLC

CONTACT PERSON: Alex Stringfellow

Address: 2735 Woodside Ave

City: Winter Park State: FL Zip: 32789

Phone: 352-217-7710 Fax: _____

E-Mail: alex@stringfellowplanning.com

OWNER: The Art District LLC

Address: 756 W. Montrose St.

City: Clermont State: FL Zip: 34711

Phone: _____ Fax: _____

Address of Subject Property: 756 W. Montrose St.

General Location: North of Montrose street adjacent to the Art Walk.

Legal Description (include copy of survey): Alt Key: 1087210
See Survey: Lot 11, Block 80, official map of the
City of Clermont, Plat book 8, page 17, Public Records of
Lake County, Florida.

Lot 11
ONLY

Land Use (City verification required): Downtown MU

Zoning (City verification required): CBD



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

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

We propose a small outdoor eatery adjacent to the Art Walk. A small vending structure will be permanently affixed in a courtyard-type setting. See attachment for further information.

The

Alex Stringfellow
Applicant Name (print)

The Art District LLC
Owner Name (print)

X Alex Stringfellow
Applicant Name (signature)

X Alex Stringfellow
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. 34712-0219
(352) 394-4083 Fax: (352) 394-3542

Advertising Receipt

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

CITY OF CLERMONT
Paola Vasquez
P.O. BOX 120219
CLERMONT, FL 34712

Account Number: 7101866
Order Number: 10097250
Phone: (352) 241-7331
Date: 06/19/20
Ad Taker: liana.rickman

Ad Classification: LEGAL NOTICES

Description	Start	End	Total
LEGAL NOTICE Notice is hereby given that the City of Clermont will consider a	06/30/2020	07/21/2020	\$173.52

LEGAL NOTICE

City Clerk

Notice is hereby given that the City of Clermont will consider a request for a Conditional Use Permit to allow an outdoor eatery business in the Central Business District.

Ad No: 10097250
June 30, 2020 &
July 21, 2020

LOCATION

North of Montrose Street adjacent to the Art Walk
(A portion of Alternate Key # 1087210)

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

The Planning & Zoning Commission will consider the request at a public hearing on Tuesday, July 7, 2020 at 6:30 P.M., and

The City Council will consider the request at a public hearing on Tuesday, July 28, 2020 at 6:30 P.M.

All meetings will be held in the Clermont City Hall, first floor Council Chambers, located at 685 West Montrose Street Clermont, FL 34711.

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) 241-7330, at least 48 hours prior to the public hearings.

Tracy Ackroyd Howe, MMC

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