



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

CALL TO ORDER

PLEDGE OF ALLEGIANCE

Discussion of Non-Agenda Items

MINUTES

REPORTS

NEW BUSINESS

Item 1 - Ordinance No. 2020-30
Encompass Health PUD Rezoning
Tabled to November 3, 2020

Item 2 - Ordinance No. 2020-37
Hooks St./Skorman Multifamily Rezoning
Tabled to November 3, 2020

Item 3 - FRDAP Grant - Hancock Park
Playground

Presentation of a FRDAP Grant for
Hancock Park

Item 4 - FRDAP Grant - Kehlor Recreation
Center

FRDAP Grant - Kehlor Recreation
Center

Item 5 - 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 6 - Resolution No. 2020-54R
Beloved Church Office CUP

Consider a request for a Conditional
Use Permit to allow for a church office
use in the Central Business District
(CBD) Zoning District.

Item 7 - Ordinance No. 2020-35
Clermont Ridge Senior Villas CPA

Consider ordinance to change the
future land use from Lake County
Urban Medium Density to Clermont
High Density Residential for property
located at 13625 North Jacks Lake
Road.

Item 8 - Ordinance No. 2020-36
Clermont Ridge Senior Villas Rezoning

Consider Ordinance for rezoning from
Lake County Planned Unit
Development (PUD) to Clermont
Planned Unit Development (PUD) for
property located at 13625 North Jacks
Lake Road.

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

Item 9 - Ordinance No. 2020-33
*Land Development Code Amendment - Traffic
Impact Study*

Staff initiated amendment to the Land Development Code to clarify the applicant's financial responsibility for the City's review of a Traffic Impact Study for a project.

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 2069 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 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, October 6, 2020		
Agenda Item Name		
FRDAP Grant - Hancock Park Playground		
Requested Action		
Staff Report		
2021 Florida Recreational Development Assistance Program (FRDAP)		
<i>City staff is applying for a Florida Recreation Development Assistance Program (FRDAP) grant to improve the Hancock Park playground. If approved by the State, this will provide up to \$50,000 toward the park improvements. Improvements would be the removal and replacement of the playground equipment.</i> <i>This grant process requires a public hearing presentation, which this meeting qualifies for. Staff does not need a recommendation from the board, just the presentation is required.</i>		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, October 6, 2020		
Agenda Item Name		
FRDAP Grant - Kehlor Recreation Center		
Requested Action		
Staff Report		
2021 Florida Recreational Development Assistance Program (FRDAP) <i>City staff is applying for a Florida Recreation Development Assistance Program (FRDAP) grant to improve the Kehlor Recreation Center. If approved by the State, this will provide up to \$50,000 toward the park improvements. Improvements will include the repair and resurfacing of the tennis courts as well as adding pickle ball markings to the courts to be utilized as multi-purpose.</i> <i>This grant process requires a public hearing presentation, which this meeting qualifies for. Staff does not need a recommendation from the board, just the presentation is required.</i>		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date		
Tuesday, October 6, 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 and as amended.		
		
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 2020-05-10-2020	Final ORD 2020-05-10-2020.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 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



**CITY OF CLERMONT
ORDINANCE NO. 2020-05**

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. The Property shall be developed substantially in accordance with the Amended Site Plan #6136-Project No. 2019040003, AR No. 3963, approved by Lake County on March 26, 2020, (hereafter called Lake County Site Plan).” 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 with supporting accessory uses to the car dealership, included but not limited to a wholesale auction sales facility, as identified in the Conceptual Site Plan submitted with the Planned Unit Development (PUD) Master Development Plan. The property may also be developed with any permitted uses allowed in the in the C-2 General Commercial zoning district and Land Development Regulations.
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
3. All landscape buffers and screening must be in accordance with Clermont Land Development Regulations (LDR), as amended.
4. 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, unless otherwise approved by the Lake County Site Plan. No Fencing with slats are permitted in the City of Clermont Land Development Regulations as specified in the required JPA Site Plan review process for development.
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 this development is binding and shall be coordinated with Lake County Public Works, FDOT and the City of Clermont.



CITY OF CLERMONT
ORDINANCE NO. 2020-05

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.
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.
16. PUD Expiration: Physical development shall commence within three (3) years from the approval date of the rezoning, (Ordinance No. 2019-63, RZ-19-23-2, aka East Clermont Village PUD) enacted and effective on November 19, 2019. Failure to commence construction within three (3) years of approval shall cause the revocation of this ordinance, in accordance with the Coimprehensive Plan or superseding documents amended. Prior to expiration of the three (3) year time frame, the City of Clermont Council may grant, via a Public Hearing, one (1) extension of the time frame for a maximum of two (2) years upon showing that reasonable efforts have been made towards securing the required approvals and commencement of construction work.

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.



CITY OF CLERMONT
ORDINANCE NO. 2020-05

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 27TH day of October 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

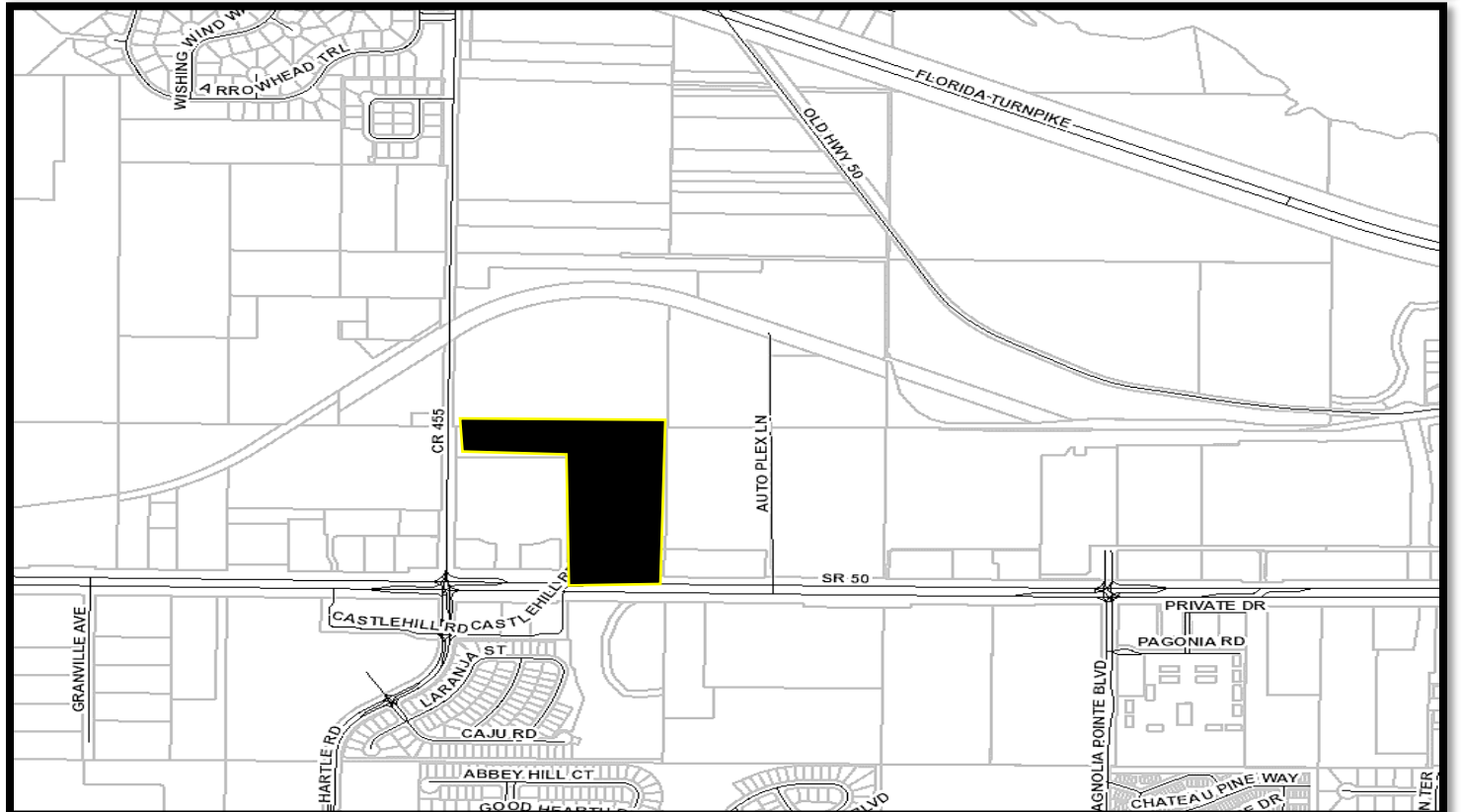
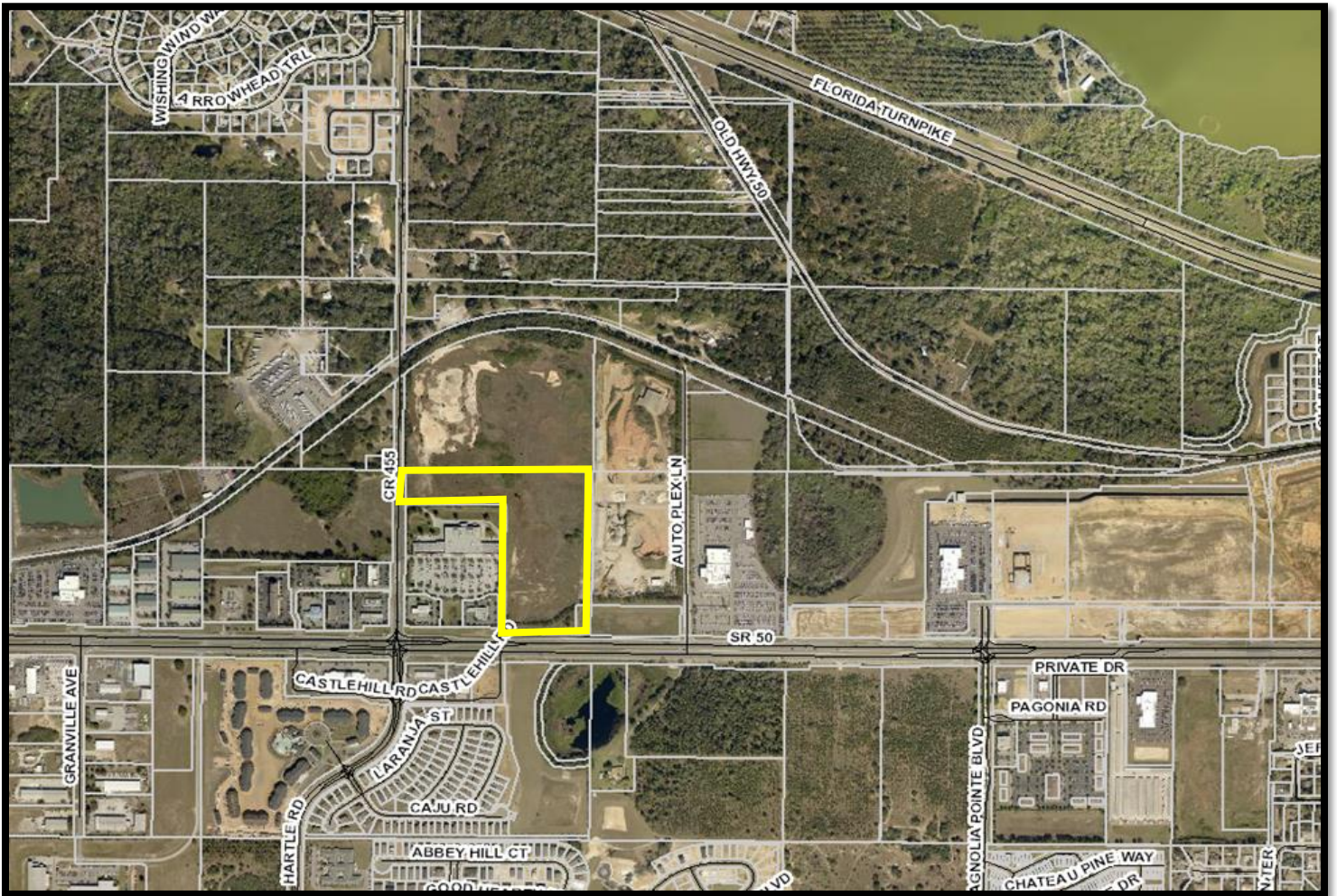


CITY OF CLERMONT
ORDINANCE NO. 2020-05



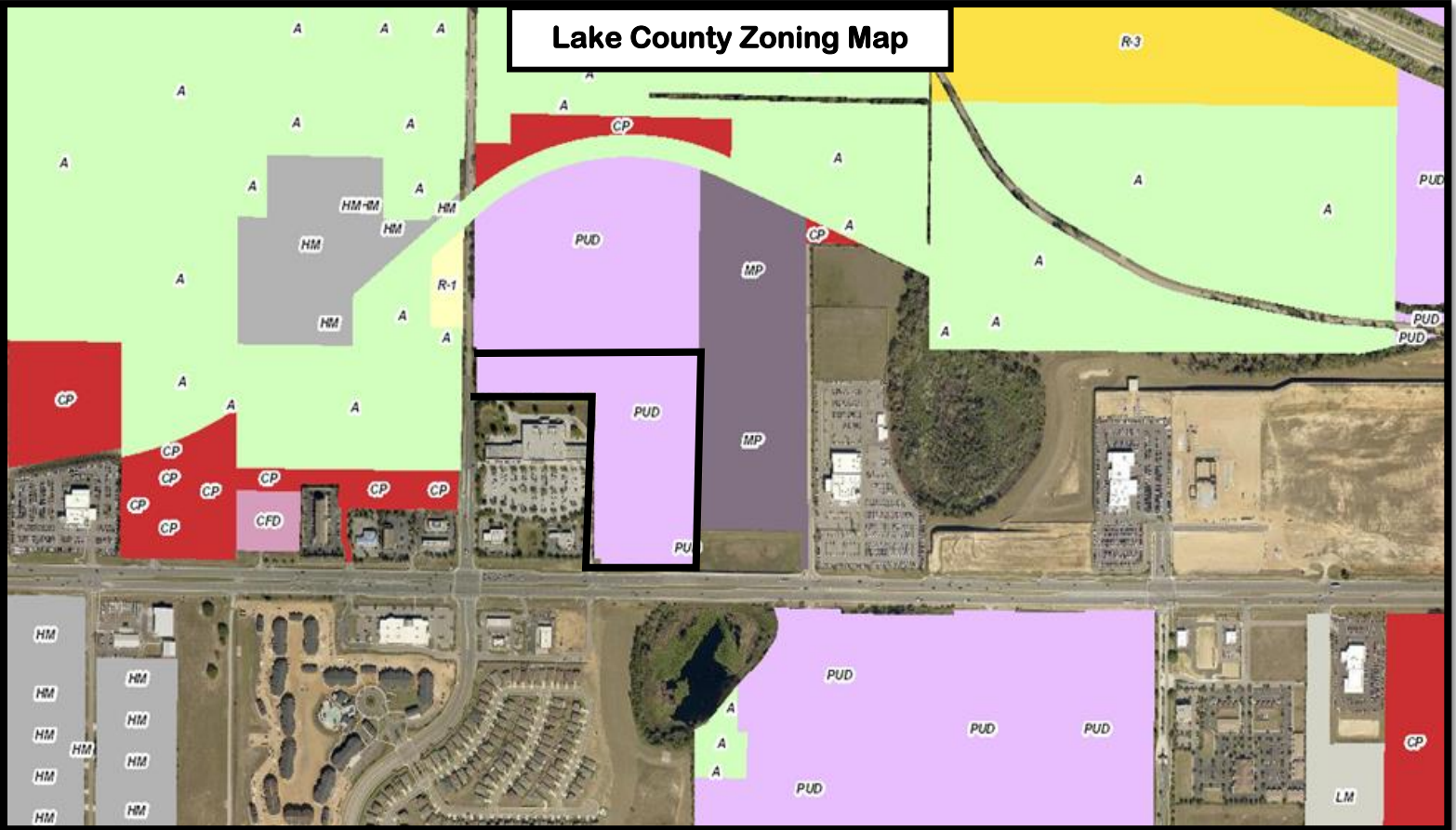
CITY OF CLERMONT
ORDINANCE NO. 2020-05

CARMAX LOCATION MAP

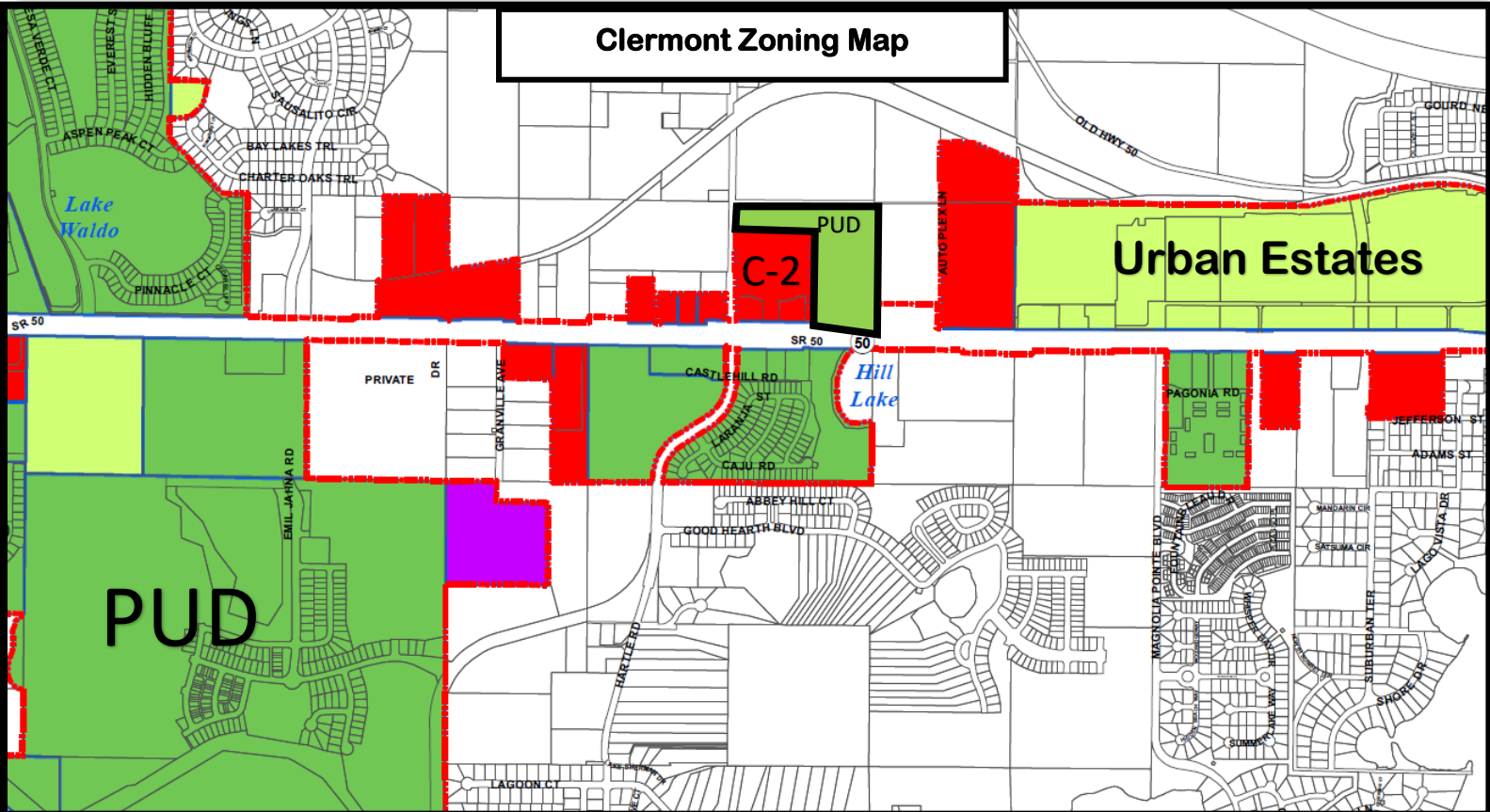


Zoning Maps

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

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

the West for State Road 455 and Less right of way on the South for State Road 50, in and for Lake County, Florida.

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

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

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

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

AND LESS AND EXCEPT THE FOLLOWING AS CONTAINED IN THAT CERTAIN

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

Tract 13 of LAKE HIGHLANDS COMPANY SUBDIVISION OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, according to the Plat thereof, as recorded in Plat Book 3, Page 52, of the Public Records of Lake County, Florida, Less and except right of way for SR 50. Site contains 19.8 +/- acres.

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



CITY OF CLERMONT

AGENDA ITEM

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Meeting Date		
Tuesday, October 6, 2020		
Agenda Item Name		
Resolution No. 2020-54R <i>Beloved Church Office CUP</i>		
Requested Action		
Recommend approval of Resolution No. 2020-54R.		
Staff Report		
The applicant is requesting a Conditional Use Permit (CUP) to allow for a church administrative office use, with ancillary support services for counseling and bible study in the CBD – Central Business District zoning district. The Land Development Code, Section 122-244 requires a Conditional Use Permit for the proposed use. The subject property is located at 705 West Avenue. The applicant proposes to occupy the building for a church administrative office as the primary use with limited counseling services and bible study for the church congregation. The maximum building occupancy shall not exceed 15 occupants at this location. The Land Development Code, Section 98-14 requires 0.5 spaces per four permanent seats, in the Central Business District. The proposed site can provide sufficient parking to accommodate this use. The proposed church office use will not be out of character with other business establishments in the surrounding areas. Staff has reviewed the application and finds the proposed use will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity and the proposed use will comply with the regulations and provisions specified. Therefore, staff recommends approval of Resolution No. 2020-54R.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. CUP RES 2020-54R	CUP RES 2020-54R.pdf	
2. LOCATION MAP	LOCATION MAP.docx	
3. Application	Application.pdf	
4. BELOVED CHURCH OFFICE CUP-AD	BELOVED CHURCH OFFICE CUP-AD.pdf	



CITY OF CLERMONT
RESOLUTION NO. 2020-54R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR A CHURCH OFFICE USE IN THE CBD CENTRAL BUSINESS DISTRICT ZONING DISTRICT.

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held September 6, 2020 recommended approval of this Conditional Use Permit to allow for a church office use in the CBD Central Business District zoning district; at the following location:

LOCATION:
705 West Avenue
(Alternate Key# 1615011)

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 church office use in the CBD - Central Business District zoning 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 further expansion of the use or additions to the facility shall be permitted except as approved by another Conditional Use Permit.
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. 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 or require further conditions as deemed appropriate.



CITY OF CLERMONT
RESOLUTION NO. 2020-54R

5. The Conditional Use Permit must be executed and processed through the office of the City Clerk within 90 days of its date of approval 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. If any of the stated conditions are violated, the applicant understands and agrees that the City Council may open the Conditional Use Permit for further conditions or revoke this Conditional Use Permit by Resolution.
9. No business can occupy any portion of the building(s) after construction and final Certificate of Occupancy unless the proposed business has applied for and obtained a Local Business Tax Receipt from the Clermont Development Services Department.
10. Should approved uses cease operation for more than one year, a new Conditional Use Permit shall be required for the same or similar operations.
11. 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.
12. In the event that the noise levels create a nuisance to the surrounding property owners, the City reserves the right to open the Conditional Use Permit for further review and additional conditions.
13. Should the church use cease operations for a period greater than 180 days, a new Conditional Use Permit shall be required.
14. Should a new business that sells alcoholic beverages for onsite consumption wish to locate within 500 feet of the church, the church would not contest said use within 500 feet of the church.

SECTION 2. Land Use

1. This Conditional Use Permit shall grant approval to allow for a church administrative office use, with ancillary support services for counseling and bible studies. The maximum building occupancy may not exceed 15 occupants at this location.



CITY OF CLERMONT
RESOLUTION NO. 2020-54R

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 27th day of September, 2020.

CITY OF CLERMONT

Gail Ash, Mayor

ATTEST:

Tracy Ackroyd, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

LOCATION MAP





CITY OF CLERMONT CONDITIONAL USE PERMIT (CUP) FILING INSTRUCTIONS

1. Prior to submitting an application, a meeting with the Development Services Director is required. Call 394-4083 to schedule a meeting.
2. After meeting with the Planning Manager, the applicant shall prepare and submit 6 sets of preliminary site plans for review by the Site Review Committee (SRC) (if required). The preliminary site plan shall clearly depict the proposed project, showing the location and dimensions of the site, topographic features including floodplains and wetlands, all existing and proposed structures, architectural elevations (all sides), signs, driveways, parking areas and landscaping, etc.
3. After the preliminary site plans are reviewed by the Site Review Committee (SRC), a list of review comments will be forwarded to the applicant. The applicant will then revise the preliminary site plan, addressing the comments from the SRC. The revised plans must be approved by the SRC prior to submitting the CUP application.
4. Upon preliminary site plan approval, the applicant will submit a complete CUP application, including the revised preliminary site plan. The revised preliminary site plan is for purposes of the conditional use permit only, and is not an approved site plan for construction.*
5. Complete CUP applications that are submitted to and accepted by the Development Services Director on or before the 1st of the month will be scheduled for public hearings the following month. Public hearings are scheduled for the 1st and 4th Tuesdays of the following month for the Planning & Zoning Commission and the City Council respectively.
6. Your presence at the Public Hearings is strongly recommended. Staff will present the application, but it is the applicant's responsibility to make a case for their request.

** The site plan submitted with the CUP application is not the final site plan approved for construction. After the CUP is approved by the Council, site plans and the site review application shall be submitted to the Site Review Committee for review and approval, pursuant to Chapter 86 of the City of Clermont's Land Development Regulations. Construction can commence only after the final site plans have been approved and a zoning clearance has been issued.*



CITY OF CLERMONT
CONDITIONAL USE PERMIT (CUP)
FILING INSTRUCTIONS

Page 2

In addition to the attached application, the applicant shall provide the follow information:

1. Proof of ownership, i.e. tax receipt, deed, or Lake County Property record card.
2. A complete legal description and survey of the subject property.
3. A preliminary site plan clearly depicting the proposed project, showing the location and dimensions of the site, topographic features including floodplains and wetlands, all existing and proposed structures, architectural elevations (all sides), signs, driveways, parking areas and landscaping, etc. Maximum size for plans is 11" x 17" (two full size copies for detail as needed, depending on type of CUP)
4. One PDF copy of the Site Plan on disk, as directed by City staff. This will depend if the project borders a Lake County right-of-way.
5. Plans for the provision of services and infrastructure, and if required, traffic studies, Transportation Proportionate Fair Share information, or School Concurrency information.
6. Landscape plans in conformance with Chapter 118 of the Code. (see #3 above)
7. Original signature application

APPLICATION FEE: \$845.00, plus the cost of the advertisement

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
--



**CONDITIONAL USE PERMIT (CUP)
APPLICATION**

DATE: July 21, 2020

FEE: \$845
+ cost of advertisement

PROJECT NAME (if applicable): Beloved Church office

APPLICANT: Beloved Church

CONTACT PERSON: Kevin Franklin

Address: Po Box 121219

City: Clermont State: FL Zip: 34712

Phone: 407-674-9280 Fax: _____

E-Mail: info@BelovedChurch.com

OWNER: Weatherbee Charles E & Margaret Trustees

Address: 1555 Lake Ave.

City: Clermont State: FL Zip: 34711

Phone: 352-394-3971 Fax: _____

Address of Subject Property: 705 West Ave. Clermont, FL

General Location: on the corner lot of West Ave.

and Montrose St. Downtown

Legal Description (include copy of survey): Clermont Beg At NW cor of

Lot 17, Blk 91, Rvn S 63 FT, E 37 FT, S 37 FT, E 38 FT,
N 100 FT, W 75 FT to POB PB 8 PG 170 RB 746 PG
1825 ORG 3314 PG 740

Land Use (City verification required): 1700

Zoning (City verification required): C13D



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.

UTILIZE THE BUILDING PRIMARILY AS ADMINISTRATIVE
OFFICE SPACE WITH OCCASIONAL MEETINGS FOR
COUNSELING OR BIBLE STUDIES. OCCUPANCY TO BE
CAPPED AT 15 AS MARK GRENIER ADVISED TO
ALLOW FOR USE AS IS.

Applicant Name (print) KEVIN FRANKLIN

Applicant Name (signature)

Applicant Name (signature)

Owner Name (print)

Owner Name (signature)

☒ ~~MONROSE~~ WEATHERS
Monroe Weatherbee

☒ Charles Weatherbee
Charles Weatherbee

***** 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: 10098867
Phone: (352) 241-7331
Date: 09/23/20
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	09/29/2020	10/20/2020	\$176.44

LEGAL NOTICE

Tracy Ackroyd Howe, MMC
City Clerk

Notice is hereby given that the City of Clermont will consider a request for a Conditional Use Permit to allow a church office use in the Central Business District (CBD) Zoning District, at the following location:

Ad No: 10098867
September 29, 2020 &
October 20, 2020

LOCATION

Beloved Church
705 West Avenue, Clermont, FL
(AK 1615011)

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, October 6, 2020 at 6:30 P.M.

The Clermont City Council shall consider this request at a public meeting to be held on Tuesday, October 27, 2020 at 6:30 P.M.

All meetings will be held at the Clermont City Hall, first floor 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) 241-7330, 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



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date		
Tuesday, October 6, 2020		
Agenda Item Name		
Ordinance No. 2020-35 <i>Clermont Ridge Senior Villas CPA</i>		
Requested Action		
Recommend approval of Ordinance No. 2020-35.		
Staff Report		
The applicant, Provident Housing Solutions, is requesting a small-scale comprehensive plan amendment for the subject property located at 13625 North Jacks Lake Road. The parcel is approximately 7.75 +/- acres and is located north of Hunt Trace Boulevard and west of Oakley Seaver Drive. This request will be presented concurrently with the annexation and rezoning of subject property to a Planned Unit Development (PUD) for affordable senior housing. The applicant wishes to develop the property and utilize the City of Clermont utility services. The small-scale comprehensive plan amendment would change the Future Land Use from Lake County's Urban Medium to Clermont's High Density Residential designation. The Lake County's Urban Medium density allows up to seven (7) dwelling units per acre; and the Clermont High Density Residential Land Use allows up to twelve (12) units per acre. The applicant has indicated that because this project is for senior affordable housing with small one-bedroom units (approximately 400 square feet of living space), the increase of density of 12 units per acre; will allow construction of more units to increase the opportunity for more affordable housing in Clermont. The subject property is within 2,000 feet of the regional hospital (South Lake Hospital), medical offices, an assisted living facility, hotel, a public transportation network, and commercial shopping opportunities. In addition, within this vicinity are several other multi-family housing projects with up to 12 dwelling units per acre, such as the Madison of Clermont Apartments and the Lofts. The Future Land Use change is consistent with the goals, objectives and policies for the Clermont Comprehensive Plan and will not be out of character with the surrounding neighborhoods. Therefore, staff recommends approval of Ordinance No. 2020-35, to change the future land use from Lake County Urban Medium to Clermont High Density Residential.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. 2020-35 Clermont Ridge Senior Villas CPA	2020-35 Clermont Ridge Senior Villas CPA.pdf	
2. LOCATION MAP	LOCATION MAP.pdf	
3. Site Plan	Site Plan.pdf	
4. Future Land Use Map	Future Land Use Map.pdf	
5. Application	Application.pdf	

6. CPA ORD 2020-35 AD

D055622 ORD 2020-35.pdf



**CITY OF CLERMONT
ORDINANCE No. 2020-35**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, 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 a 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

Lot Tract 61-A, Map of Section 20 Township 22 South Range 26 East Lake County, Florida, according to the mapor plat thereof, as recorded in Plat Book 3, Page 30, of the Public Records of Lake County, Florida

Together with that portion of the now vacated road lying South of and contiguous too said Tract 61-A and lying West of the contiguous too said Tract 61-A, from the South line of said Section 20 to the high water line of Jacks Lake



CITY OF CLERMONT
ORDINANCE No. 2020-35

Together with that portion of the new vacated lands lying between the North of said Tract 61-A and the waters of Jacks Lake, bounded on the West by an extension of the West line of said Tract 61-A and the high water line of Jacks Lake.

Containing 7.75 Acres +/-

CHANGE IN FUTURE LAND USE CLASSIFICATION

FROM: LAKE COUNTY URBAN MEDIUM DENSITY
TO: CITY OF CLERMONT HIGH DENSITY RESIDENTIAL

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.

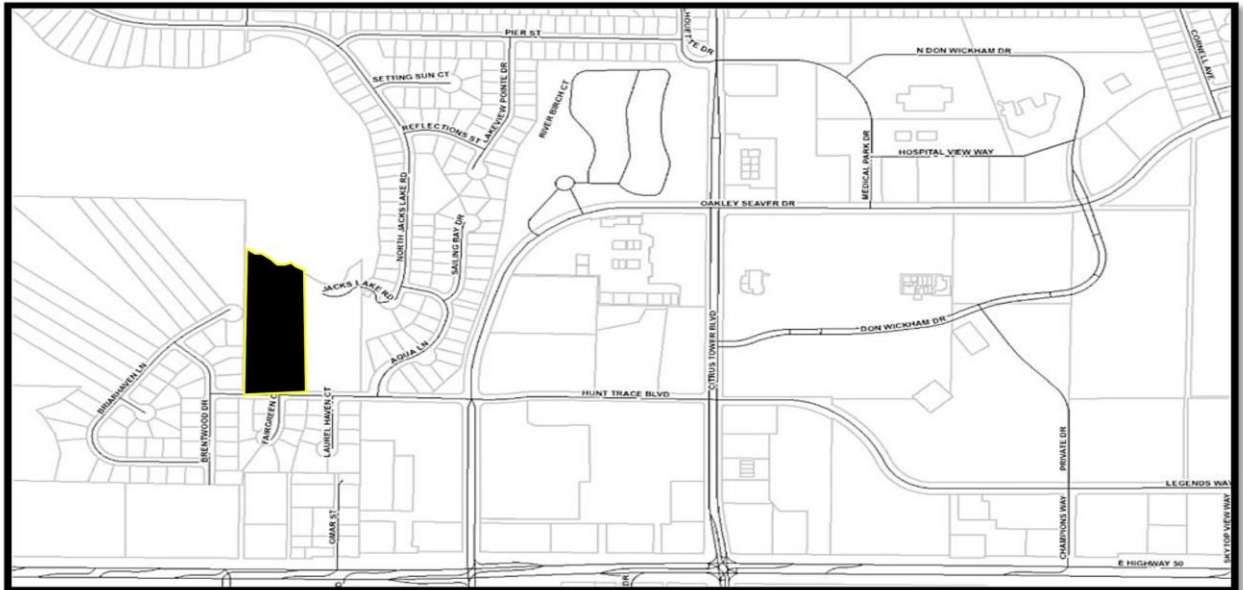
Section 3.

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. 2020-35

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, this 27th day of October 2020.

Gail L. Ash, Mayor

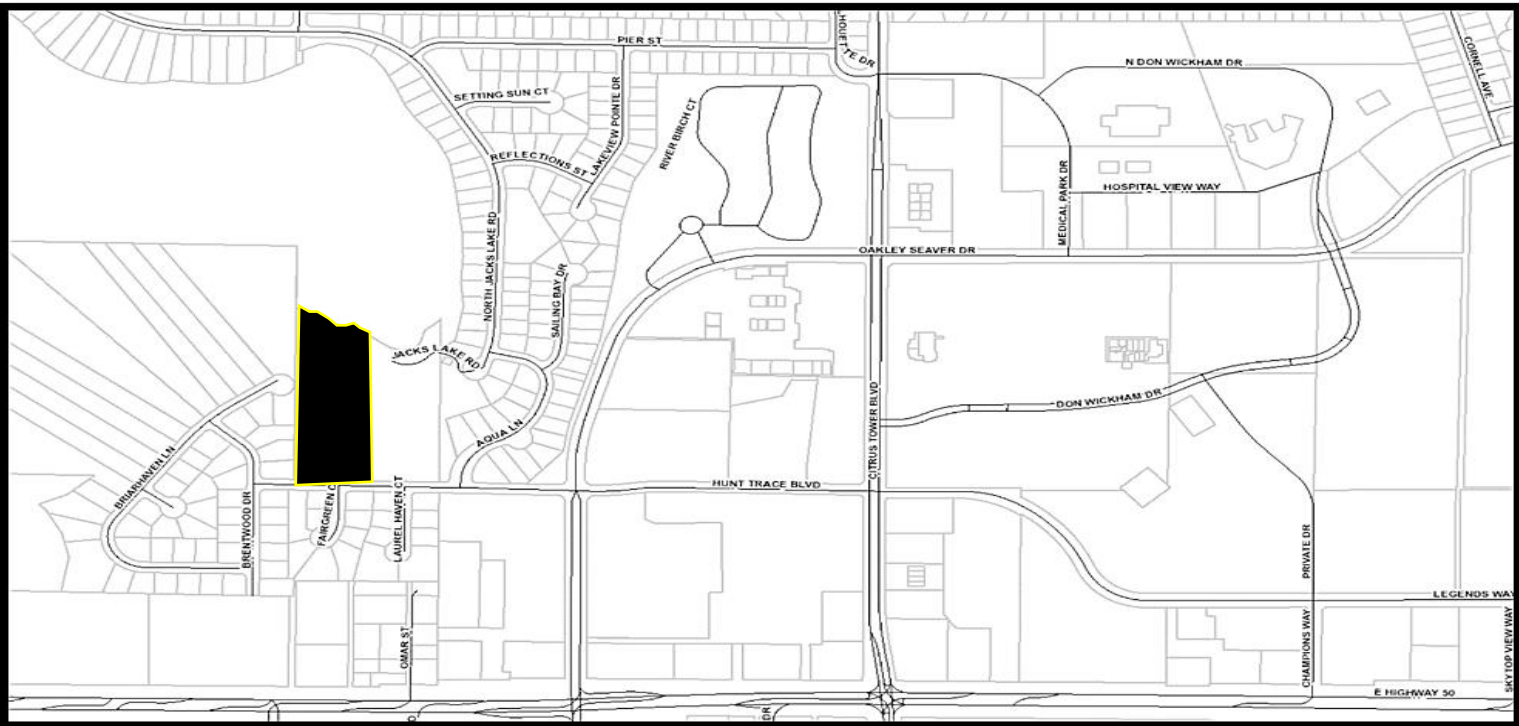
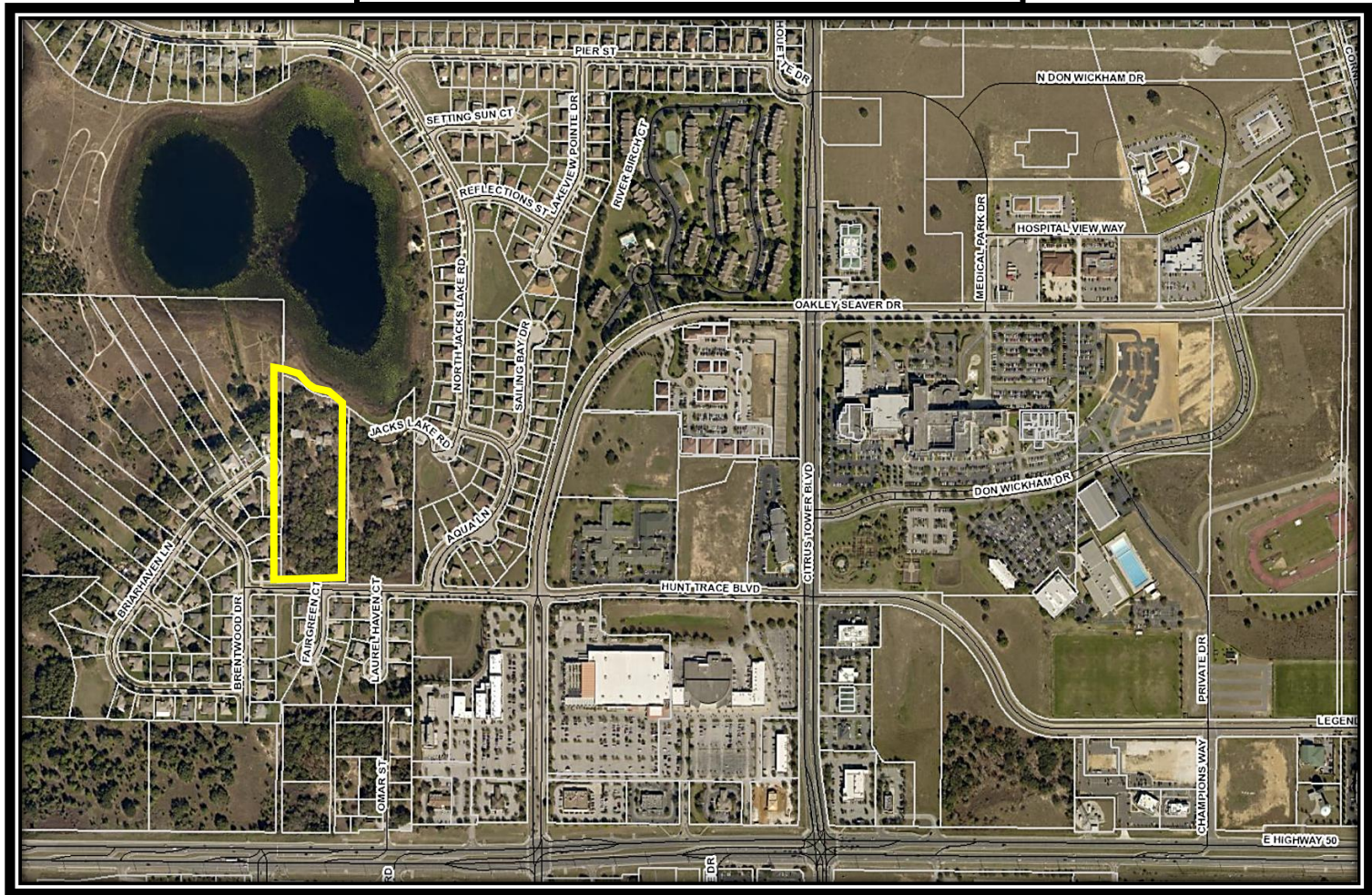
ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

LOCATION MAP



[illegible]

CLERMONT RIDGE
PHASE TWO
CONCEPT PLAN



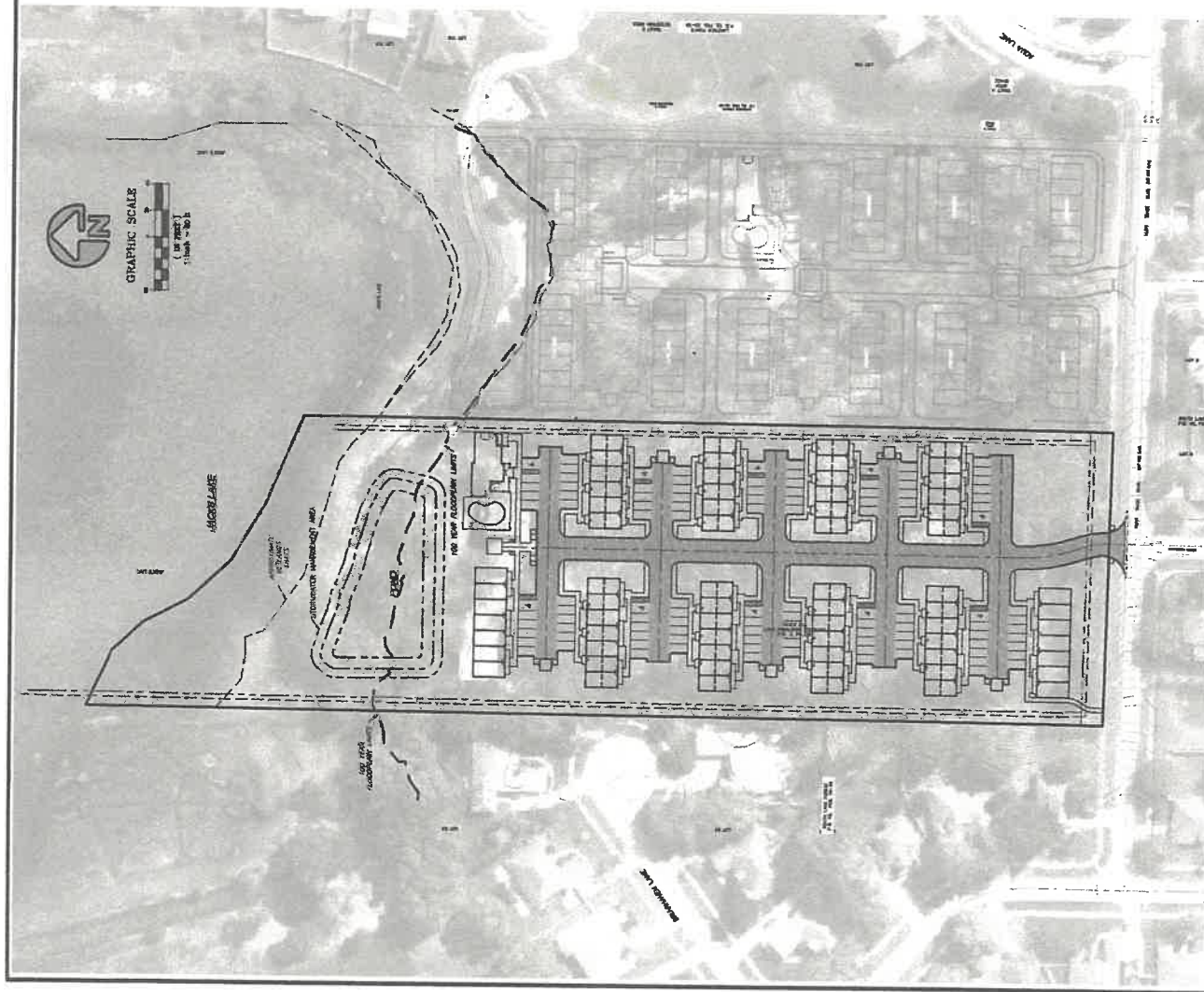
**WIGHTLAND
ENGINEERING, INC.**
2801 Olive Street
Ann Arbor, MI 48106
Tel: 402-275-7877
402-275-7888

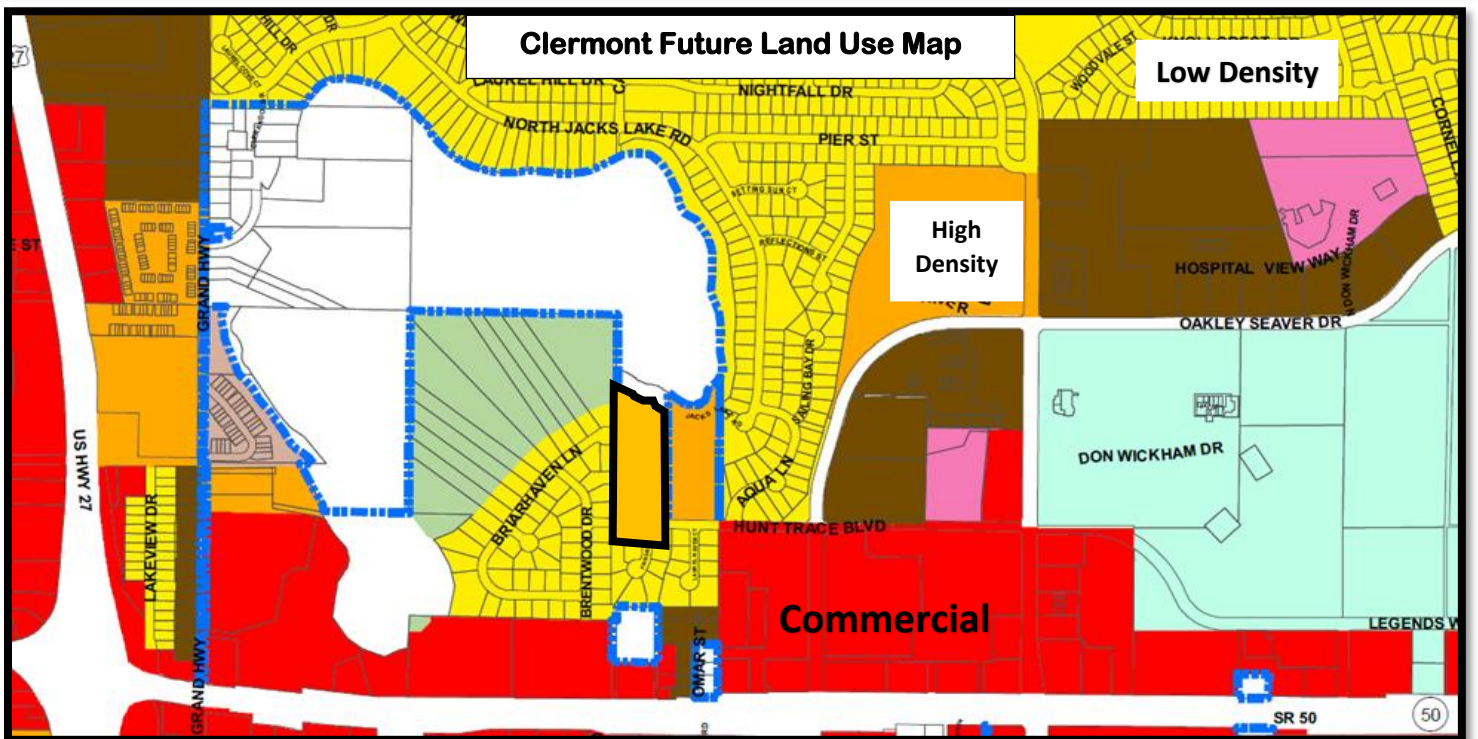
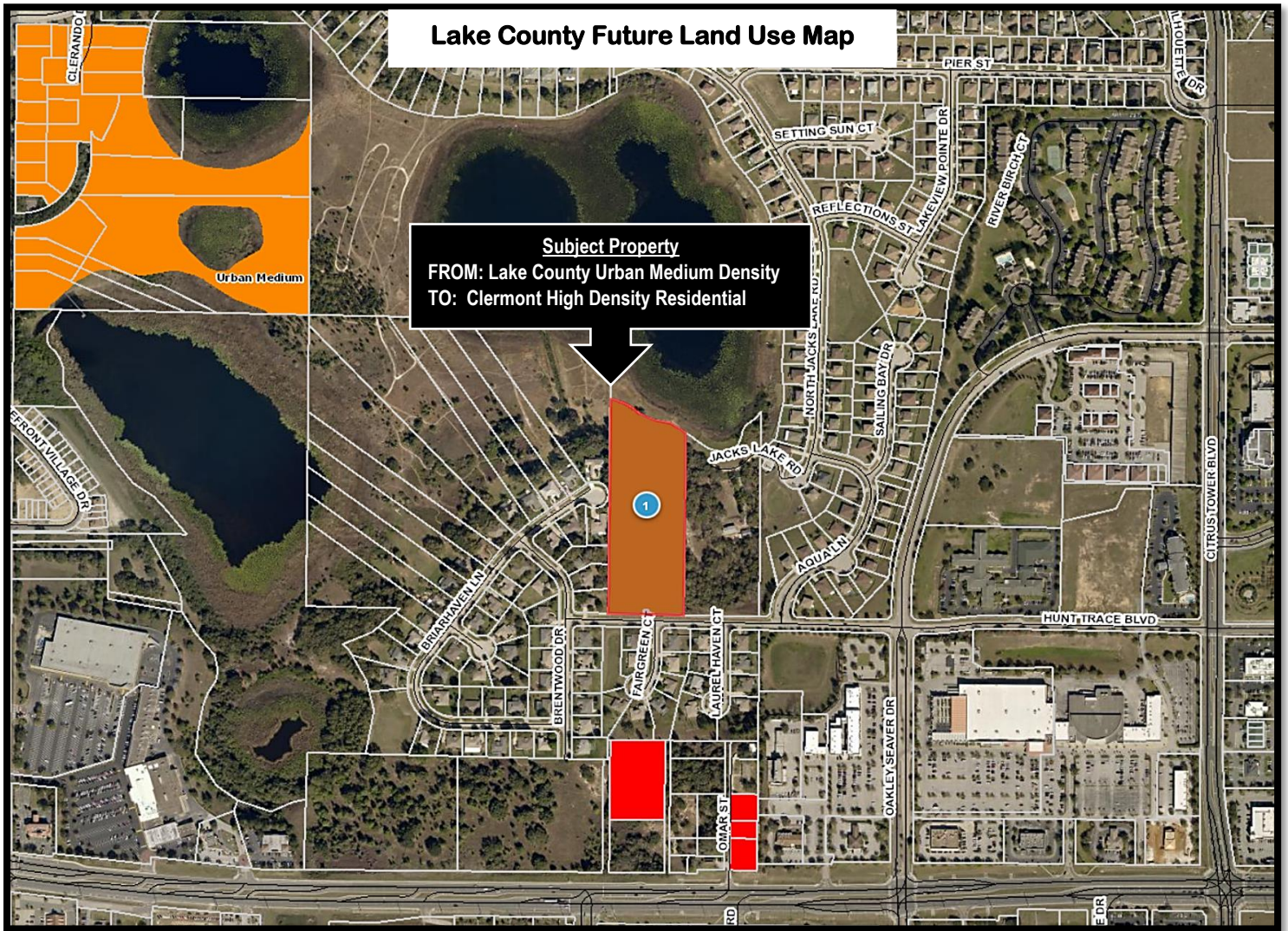
JOB No.: MEI-001-02
 DESIGNED BY: J.K.
 DRAWN BY: J.K.
 APPROVED BY: J.K.
 DATE: 02/04/2008
 1 OF 1

DATE: 02/04/2005
TIME: 10E1

[illegible]

TRACT 8 1/4, SECTION 20, TOWNSHIP 22 NORTH RANGE 30 EAST, AS PER PLAT OF LAKE HIGHLANDS COMPANY, ALSO RECORDED IN PLAT BOOK 1 PAGE 30, IN PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

[illegible]





**CITY OF CLERMONT
COMPREHENSIVE PLAN AMENDMENT
Application**

DATE: July 10, 2020

FEE: _____

Project Name (if applicable): Clermont Ridge Senior Villas Phase Two

Applicant: Provident Housing Solutions

Contact Person: Jim F. Arrington

Address: 13750 W. Colonial Dr Ste. 350-357

City: Winter Garden State: Florida Zip: 34787

Phone: 407-353-2052 Fax: _____

E-Mail: Jim.Arrington@providenths.org

OWNER: Mr. Byron Beebe and Kathy Diaz

Address: 13625 N. Jacks Lake Rd

City: Clermont State: Florida Zip: 34711

Phone: _____ Fax: _____

E-Mail: _____

General Location: _____

13625 N. Jacks Lake Rd Clermont, FL 34711

Legal Description (include copy of survey): _____

Section 09, Township 22, Range 26

Property size (in acres or square feet): 7.75

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

Existing (Actual) Land Use: Residential

Existing Zoning: Agriculture

Existing Future Land Use: _____

Proposed Future Land Use: Multifamily

Type of development proposed: Senior multifamily



Proposed density (dwelling units/acre) or intensity: 20 / 2

Proposed Zoning 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).

This proposed amendment when approved will provide housing for the ever increasing need for affordable housing within the City of Clermont.

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



Lake County, Florida

OFFICE OF THE TAX COLLECTOR

David W. Jordan, Tax Collector

2019 Roll Details — Real Estate Account At 13625 JACKS LAKE RD

Real Estate Account #0922260800-61A-00000

Parcel details

Latest bill

View/Print full bill history

Print this page

2019	2018	2017	2016	...	1998
PAID	PAID	PAID	PAID		PAID

PAID 2019-12-05 \$3,392.51

Effective 2019-11-29

Receipt #2019-00233788

Owner: BEEBE BYRON

13625 N JACKS LAKE RD

CLERMONT, FL 34711

Situs: 13625 JACKS LAKE RD

Account number: 0922260800-61A-00000

Alternate Key: 1647797

Millage code: 0003

Millage rate: 14.6811

Assessed value: 250,720

School assessed value: 250,720

Exemptions

HOMESTEAD: 25,000

ADDITIONAL HX EXEMPTION: 25,000

2019 Annual bill

View

GIS - Property Appraiser

Ad valorem: \$3,118.86

Non-ad valorem: \$415.00

Total Discountable: 3533.86

No Discount NAVA: 0.00

Total tax: \$3,533.86

Legal description

LAKE HIGHLANDS 28-22-26 TRACT 61A, A VACATED PLATTED RD LYING W OF TRACT 61A BOUNDED ON N BY HIGH WATER LINE OF JACKS LAKE & BOUNDED ON S BY S LINE OF TRACT 61A & THE W'LY EXTENSION THEREOF, THAT PART OF VACATED PLATTED RD BOUNDED ON S BY N LINE OF TRACT 61A ON N BY HIGH WATER LINE OF JACKSLAKE ON E & W BY N'LY EXTENSIONS OF E & W LINES OF TRACT 61APB 3 PG 380RB 1318 PG 114 3740 PG 843 ORB 3749 PG 1318

Location

Book, page, item: --

Geo number: 2622090800-61A-00000

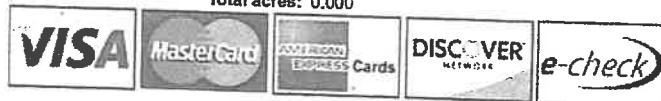
Range: 26

Township: 22

Section: 08

Use code: 01

Total acres: 0.000



PROPERTY RECORD CARD

General Information

Owner Name:	BEEBE BYRON	Alternate Key:	1647797
Mailing Address:	13625 N JACKS LAKE RD CLERMONT, FL 34711	Parcel Number:	09-22-26-0800-61A-00000
Update Mailing Address		Millage Group and City:	0003 (UNINCORPORATED)
		Total Certified Millage Rate:	14.6811
		Trash/Recycling/Water/Info:	My Public Services Map
Property Location:	13625 JACKS LAKE RD CLERMONT FL 34711	Property Name:	-- Submit Property Name
Update Property Location		School Information:	School Locator & Bus Stop Map School Boundary Maps
Property Description:	LAKE HIGHLANDS 20-22-26 TRACT 61A, A VACATED PLATTED RD LYING W OF TRACT 61A BOUNDED ON N BY HIGH WATER LINE OF JACKS LAKE & BOUNDED ON S BY S LINE OF TRACT 61A & THE WLY EXTENSION THEREOF, THAT PART OF VACATED PLATTED RD BOUNDED ON S BY N LINE OF TRACT 61A ON N BY HIGH WATER LINE OF JACKS LAKE ON E & W BY N'LY EXTENSIONS OF E & W LINES OF TRACT 61A PB 3 PG 30 ORB 1318 PG 114 3740 PG 843 ORB 3749 PG 1318		

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 LAKEFRONT (0103)	0	0		7.75	AC	\$0.00	\$250,635.00

[Click here for Zoning Info Map](#)

[FEMA Flood](#)

Residential Building(s)

Building 001

Residential	Single Family	Building Value: \$154,786.00
-------------	---------------	------------------------------

Summary

Year Built: 1997

Total Living Area:
3825

Central A/C: Yes

Attached Garage:
Yes

Bedrooms: 3

Full Bathrooms: 2

Half Bathrooms: 1

Fireplaces: 1

Incorrect Bedroom, Bath, or other information?**Section(s)**

Section No.	Section Type	Ext. Wall Type	No. Stories	Floor Area	Finished Attic	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	Wood (001)	2	1480	N	0%	0%	
2	FINISHED LIVING AREA (FLA)	Wood (001)	1	472	N	0%	0%	
3	GARAGE FINISHED WOOD (GAF)	Wood (001)	1	528	N	0%	0%	
4	FINISHED LIVING AREA (FLA)	Wood (001)	1	393	N	0%	0%	
5	OPEN PORCH FINISHED (OPF)	No Wall Type (000)	1	296	N	0%	0%	
6	CANOPY (CAN)	No Wall Type (000)	1	296	N	0%	0%	

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

No.	Type	No. Units	Unit Type	Year	Depreciated Value
0001	GARAGE DETACHED (DGF)	2400	SF	2006	\$13,525.00

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
3740 / 843	1/12/2009	Quit Claim Deed	Unqualified	Improved	\$122,800.00
3749 / 1318	1/12/2009	Quit Claim Deed	Unqualified	Improved	\$100.00
1318 / 114	8/1/1994	Warranty Deed	Qualified	Improved	\$50,000.00
1256 / 1104	8/1/1993	Warranty Deed	Qualified	Improved	\$30,000.00
1117 / 724	5/1/1991	Quit Claim Deed	Unqualified	Improved	\$0.00
638 / 318	1/1/1977	Misc Deed/Document	Qualified	Improved	\$21,400.00

[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	\$418,946	\$255,483	\$205,483	5.07340	\$1,042.50
LAKE COUNTY MSTU AMBULANCE	\$418,946	\$255,483	\$205,483	0.46290	\$95.12
LAKE COUNTY MSTU FIRE	\$418,946	\$255,483	\$205,483	0.47040	\$96.66
SCHOOL BOARD STATE	\$418,946	\$255,483	\$230,483	3.88500	\$895.43
SCHOOL BOARD LOCAL	\$418,946	\$255,483	\$230,483	2.99800	\$690.99
LAKE COUNTY MSTU STORMWATER	\$418,946	\$255,483	\$205,483	0.49570	\$101.86
ST JOHNS RIVER FL WATER MGMT DIST	\$418,946	\$255,483	\$205,483	0.24140	\$49.60
LAKE COUNTY VOTED DEBT SERVICE	\$418,946	\$255,483	\$205,483	0.11000	\$22.60
LAKE COUNTY WATER AUTHORITY	\$418,946	\$255,483	\$205,483	0.35570	\$73.09
SOUTH LAKE HOSPITAL DIST	\$418,946	\$255,483	\$205,483	0.00000	\$0.00
Total:				14.0925	\$3,067.85

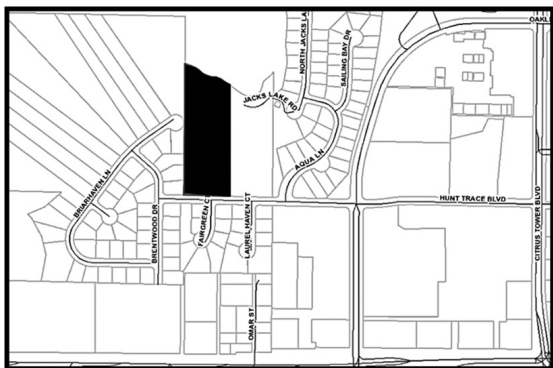
Exemptions Information

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

CITY OF CLERMONT NOTICE OF PROPOSED LAND USE CHANGE Small-Scale Comprehensive Plan Amendment ORDINANCE NO. 2020-35

The City of Clermont Planning and Zoning Commission will hold a public hearing on Tuesday, October 6, 2020 at 6:30 P.M. to consider the Ordinance; and a public hearing will be held before the Clermont City Council on Tuesday, October 13, 2020 at 6:30 P.M. for the (1st reading of the adoption ordinance) and on Tuesday, October 27, 2020 at 6:30 P.M. for the (final reading of the adoption ordinance) 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 7.75 +/-acre parcel below from Lake County Urban Medium Density to City of Clermont High Density Residential. Alternate Key 1647797.



Location:

**13625 North Jacks Lake Road
Property on the north side of Hunt Trace Blvd,
and south of Jacks Lake.
(Alternate Key 1647797)**

ORDINANCE NO. 2020-35

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) 241-7302 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) 241-7330, at least 48 hours prior to the public hearings.

**Tracy Ackroyd Howe, MMC
City Clerk**



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date	
Tuesday, October 6, 2020	
Agenda Item Name	
Ordinance No. 2020-36 <i>Clermont Ridge Senior Villas Rezoning</i>	
Requested Action	
Recommend approval of Ordinance No. 2020-36	
Staff Report	
The applicant, Provident Housing Solutions, is requesting a rezoning of the subject property from Lake County Planned Unit Development (PUD) to Clermont Planned Unit Development (PUD), this request is being presented concurrently with requests for annexation and small scale comprehensive plan amendment. The applicant is requesting to annex into the City of Clermont and rezone to Planned Unit Development (PUD) to allow for development of the subject parcel as an age-restricted (62 and over) residential affordable housing project. The applicant is proposing 93 units on 7.75 +/- acres, located north of Hunt Trace Boulevard and west of Oakley Seaver Drive. The property is within 2,000 feet of the regional hospital (South Lake Hospital), medical offices, an assisted living facility, hotel, a public transportation network, and commercial shopping opportunities. The Clermont City Council on September 19, 2017, annexed the property located to the east of subject parcel and rezoned to a Planned Unit Development (PUD) to allow for construction of 70 affordable senior housing units, known as the Clermont Ridge Senior Villas, Phase 1. The proposed development will be similar in design and character to that development that is currently under review and construction. The Conceptual Site Plan, as designed, provides the layout of the buildings and parking on the site. The project will consist of up to 93 dwelling units, with a clubhouse and other amenities for the residents. The proposal is for residential use only with no commercial aspects are proposed. In addition, age-restricted residential development is exempt from Lake County School requirements for student capacity. The existing site is currently being used for a single family home. The purpose and intent of the Planned Unit Development (PUD) zoning district is to allow development standards flexibility that encourage complete living through creative designs and developments. The PUD zoning allows waivers for flexible development purposes. The applicant is requesting three (3) waivers/variances to the Land Development Code: (1) To allow for a minimum living space of 400 square feet per unit, the Code Section 122-183 requires a minimum of 600 square feet. (2) To allow for required parking spaces be calculated at 1.2 spaces for a 1 bedroom unit instead of the 1.5 spaces for a 1 bedroom unit as required by the Land Development Code Section 98.14. The project as designed will provide a minimum 143 parking spaces for the overall development. (3) To allow for retaining walls up to the maximum 10 feet height instead of the 6 foot height as required by the Land Development Code, Section 122.122.343. The applicant has indicated that they can serve the entire development with one central trash enclosure for solid waste collection. Staff has reviewed the application as submitted and finds the request does comply with the general requirements and special regulations for a Planned Unit Development (PUD) Staff finds the proposal meets the standards and provisions of Section 122-315, Review Criteria for a PUD. Therefore, staff recommends approval of Ordinance 2020-36.	

Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	2020-36 Clermont Ridge Senior Villas PUD	2020-36 Clermont Ridge Senior Villas PUD.pdf
2.	LOCATION MAP	LOCATION MAP.pdf
3.	ZONING MAP	ZONING MAP.pdf
4.	Site Plan	Site Plan.pdf
5.	Clermont Ridge - Building Elevations	Clermont Ridge - Building Elevations.jpg
6.	ITE Trip Generation	ITE Trip Generation.pdf
7.	Application	Application.pdf
8.	ORDINANCE 2020-36 Legal AD	ORDINANCE 2020-36 Legal AD.pdf



CITY OF CLERMONT
ORDINANCE No. 2020-36

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-, OF ORDINANCES; REZONING THE REAL PROPERTIES DESCRIBED HEREIN AS SHOWN BELOW, PROVISING FOR SEVERABILITY, AN EFFECTIVE DATE AND PUBLICATION.

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

SECTION 1:

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

LEGAL DESCRIPTION

Lot Tract 61-A, Map of Section 20 Township 22 South Range 26 East Lake County, Florida, according to the mapor plat thereof, as recorded in Plat Book 3, Page 30, of the Public Records of Lake County, Florida

Together with that portion of the now vacated road lying South of and contiguous too said Tract 61-A and lying West of the contiguous too said Tract 61-A, from the South line of said Section 20 to the high water line of Jacks Lake

Together with that portion of the new vacated lands lying between the North of said Tract 61-A and the waters of Jacks Lake, bounded on the West by an extension of the West line of said Tract 61-A and the high water line of Jacks Lake.

Containing 7.75 Acres +/-

LOCATION

13625 North Jacks Lake Road
Property on the north side of Hunt Trace Blvd,
and south of Jacks Lake.
(Alternate Key 1647797)

FROM: Lake County Planned Unit Development (PUD)
TO: Clermont Planned Unit Development (PUD)



**CITY OF CLERMONT
ORDINANCE No. 2020-36**

SECTION 2 - General Conditions:

This application for a Planned Unit Development (PUD) to allow for an age-restricted; 62 and over, senior housing multi-family development; be granted subject to the following conditions:

1. The conditions as set forth in this Planned Unit Development shall be legally binding upon any heirs, assigns and successors in title or interest.
2. The property shall be developed in substantial accordance with the Conceptual Site Plan prepared by Highland Engineering, Inc., dated 02-04-2020, Clermont Ridge Senior Villas Phase 2-Conceptual 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.
3. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.

SECTION 3 - Land Uses and Specific Conditions:

1. The subject parcel shall be allowed up to 93 multi-family dwelling units, not to exceed a maximum density of 12 units per acre within the project.
2. The project shall be used as an age-restricted 62 and over community for senior housing only. If, at a future date, the community wishes to eliminate its age-restricted status, an amendment to the Planned Unit Development Ordinance shall be required. Any school related impacts due to development changes, including assessment of impact fees, cost of student stations, and other unforeseeable impacts at this time, shall be coordinated and approved through the Lake County School Board prior to the elimination of the age-restricted status.
3. Setbacks for buildings:

From East and West Property Lines:	10 feet from the property line
From Hunt Trace Boulevard:	25 feet from right-of-way
From Jacks Lake:	25 feet from the established high-water mark
4. The senior housing project will have private trash collection service that will be maintained by the developer or designated party. Trash collection will be coordinated through a central trash receptacle/dumpster.



CITY OF CLERMONT
ORDINANCE No. 2020-36

5. Maximum building height for all structures will be 35 feet, measured at the highest point for the senior housing project.
6. The minimum residential unit size shall be 400 square feet of air-conditioned living space.
7. The project minimum off-street parking requirements shall be determined at 1.2 spaces per one-bedroom unit instead of the code requirements of 1.5 spaces per one-bedroom unit. The project total parking shall provide a minimum of 143 parking spaces for the overall development.
8. Retaining walls are allowed up to a maximum 10 feet height; to deal with the extreme grades on the site. A five foot landscape buffer shall be required in front of the retaining walls if they are viewed from public rights-of way.
9. The landscape buffer along Hunt Trace Boulevard shall be 20 feet in width and the landscape buffer along the east and west property lines shall be 10 feet in width. The rear property boundary shall provide a minimum 10 feet in width landscape buffer. All landscape buffers must comply with the Clermont Land Development Regulations.
10. Recreation amenities shall be provided for the residents.
11. The project shall be developed according to the R-3 Residential/Professional zoning designation, Section 122-181 in the Land Development Code, unless expressly stated in this ordinance.

SECTION 4:

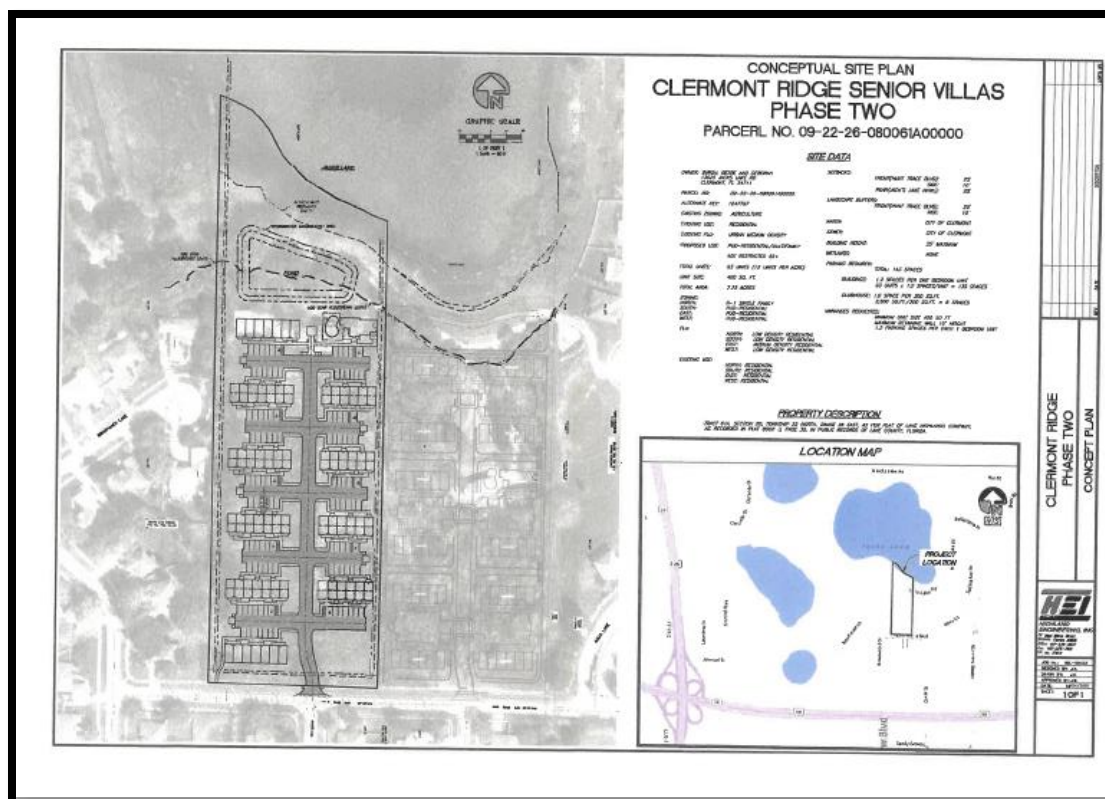
All Ordinances or parts of this Ordinance in conflict herewith are hereby repealed.

SECTION 5:

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

SECTION 6:

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





CITY OF CLERMONT
ORDINANCE No. 2020-36

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 27th day of October 2020.

CITY OF CLERMONT

Gail L. Ash, Mayor

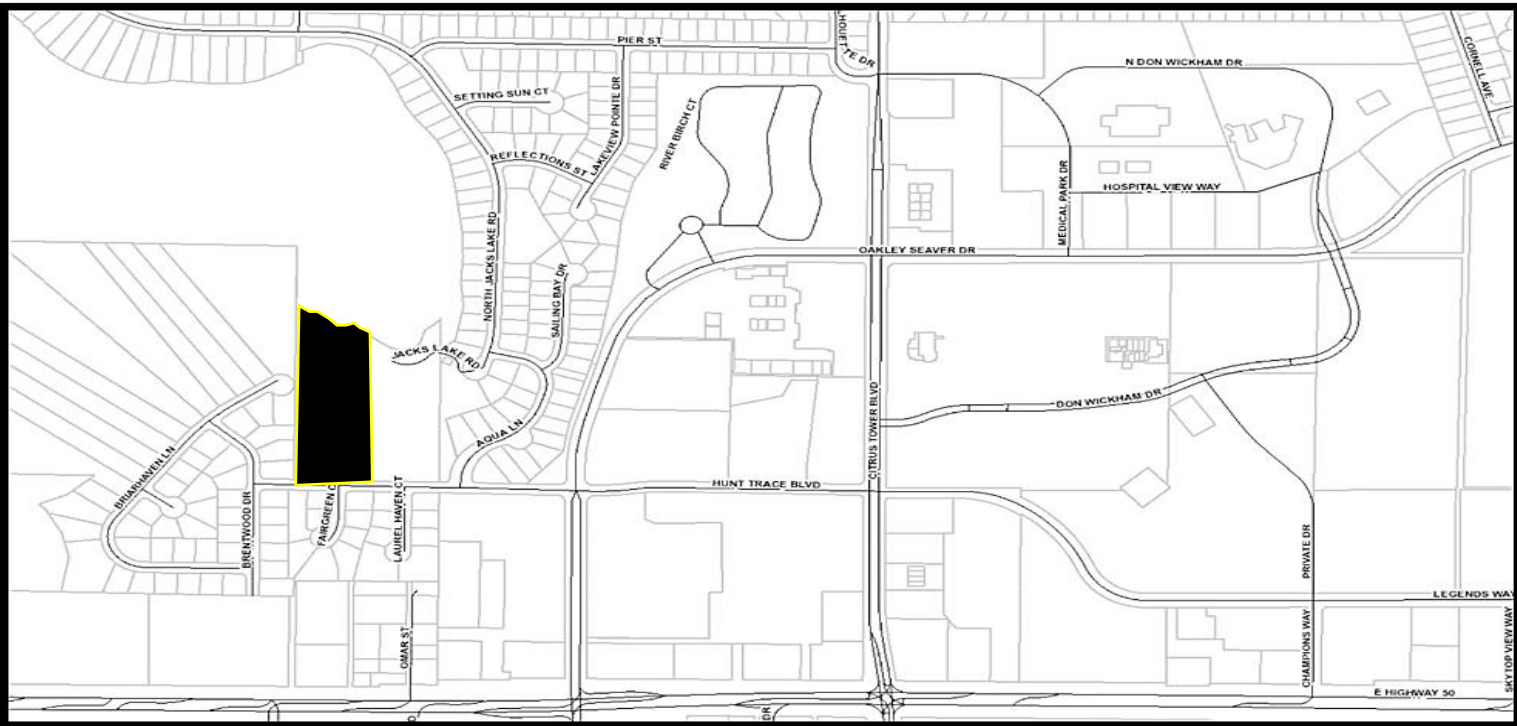
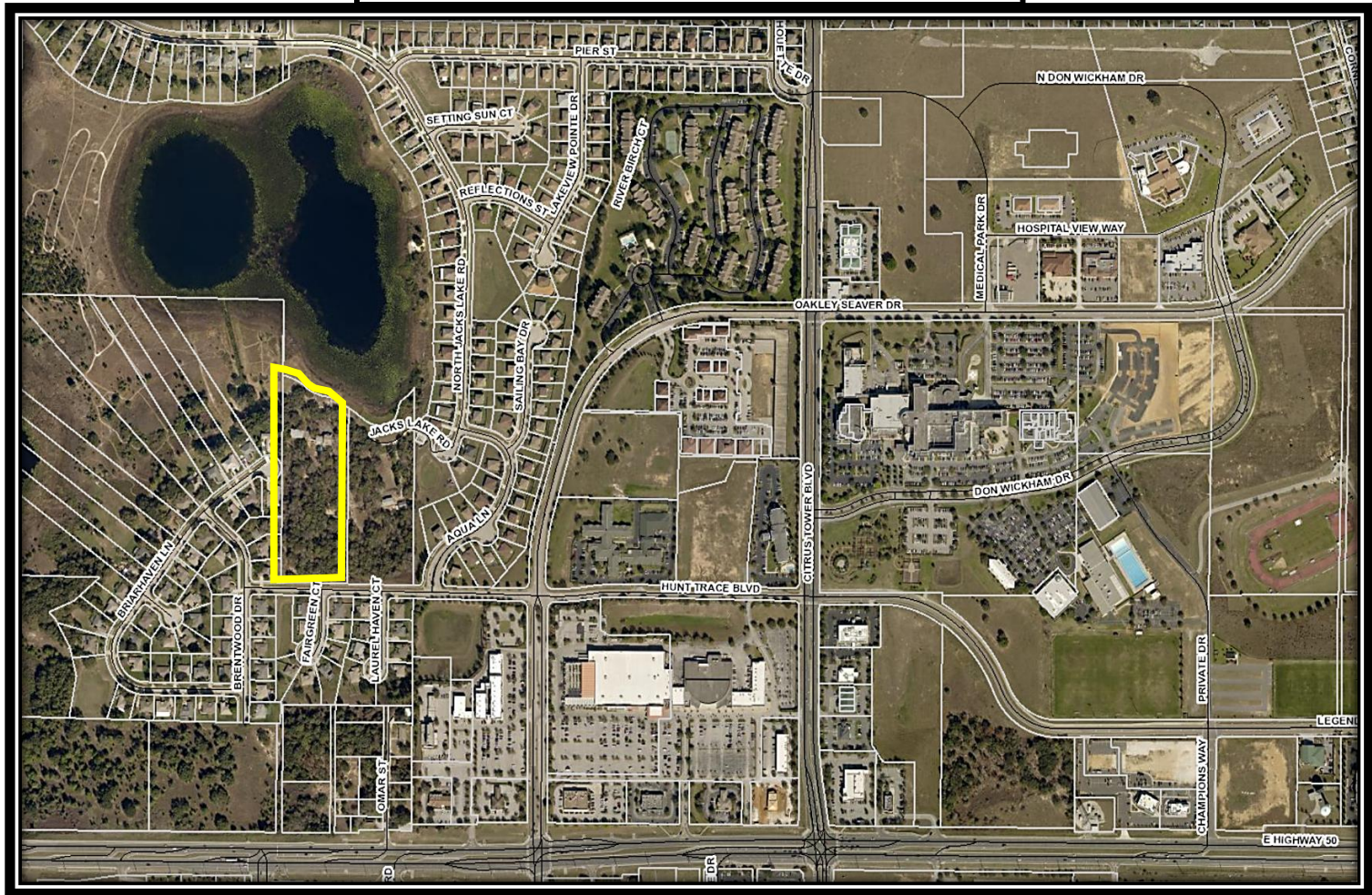
ATTEST:

Tracy Ackroyd Howe, MMC, City Clerk

Approved as to form and legality:

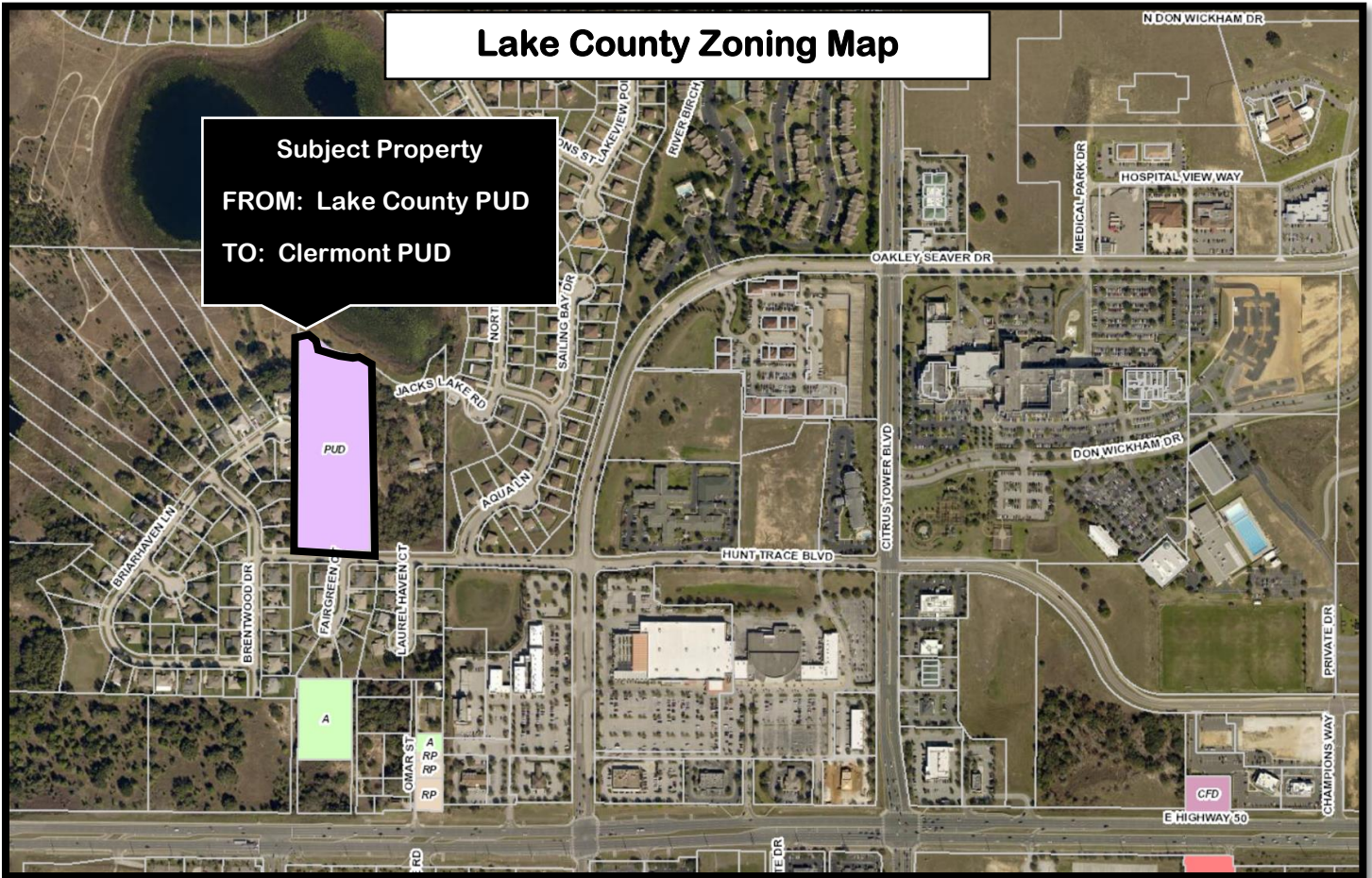
Daniel F. Mantzaris, City Attorney

LOCATION MAP

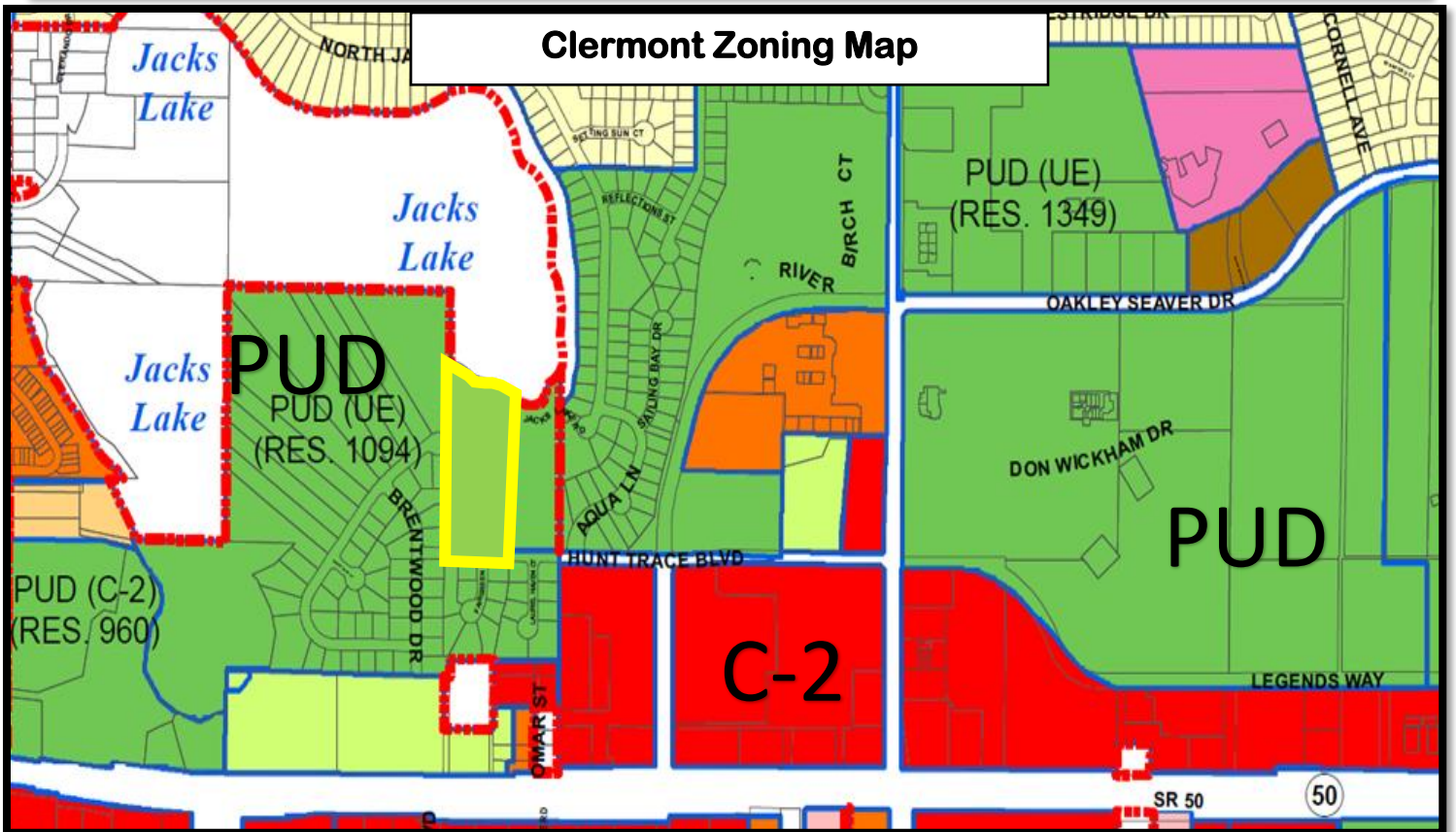


Lake County Zoning Map

Subject Property
FROM: Lake County PUD
TO: Clermont PUD



Clermont Zoning Map



PARCERL NO. 09-22-26-080061A00000

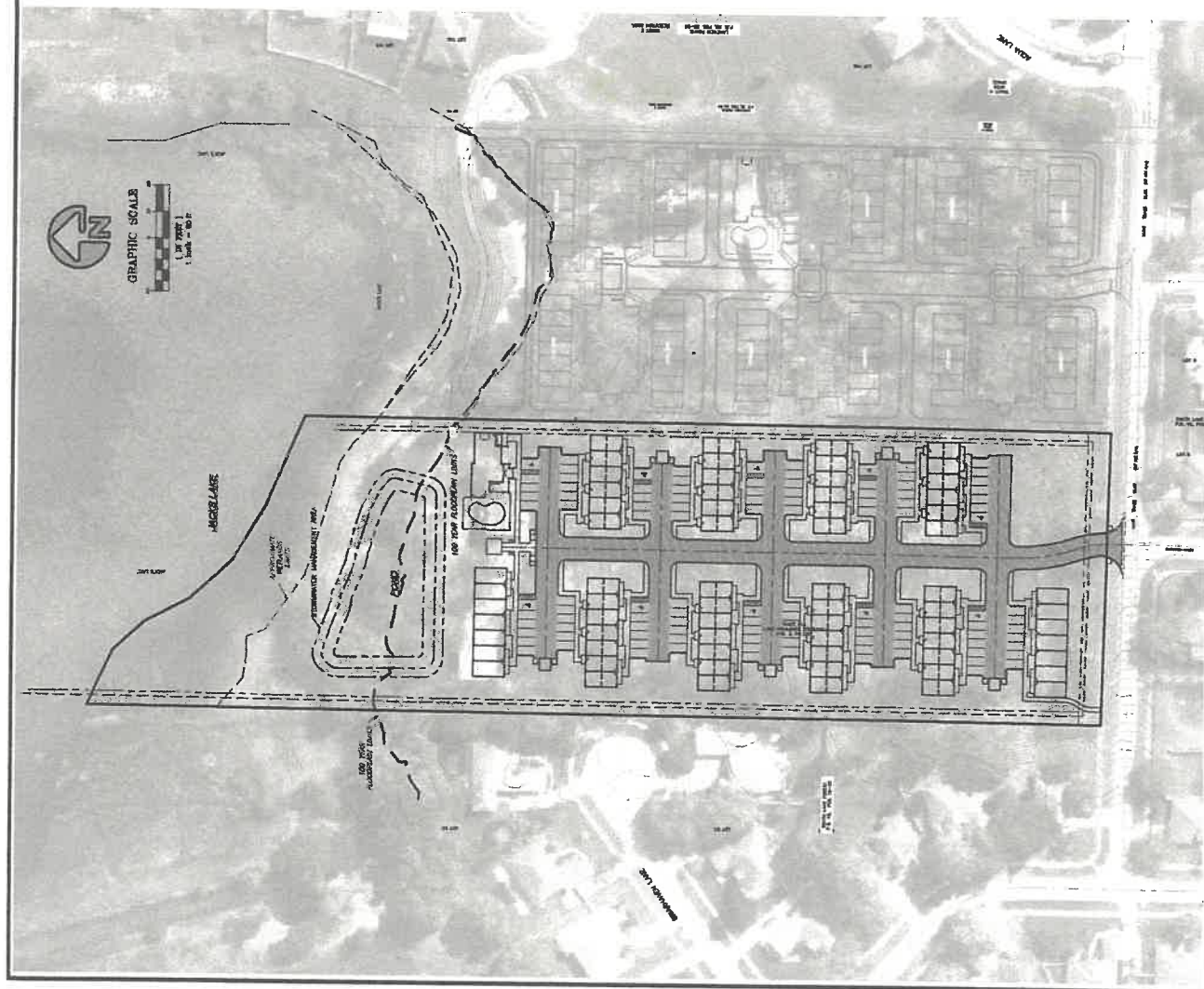
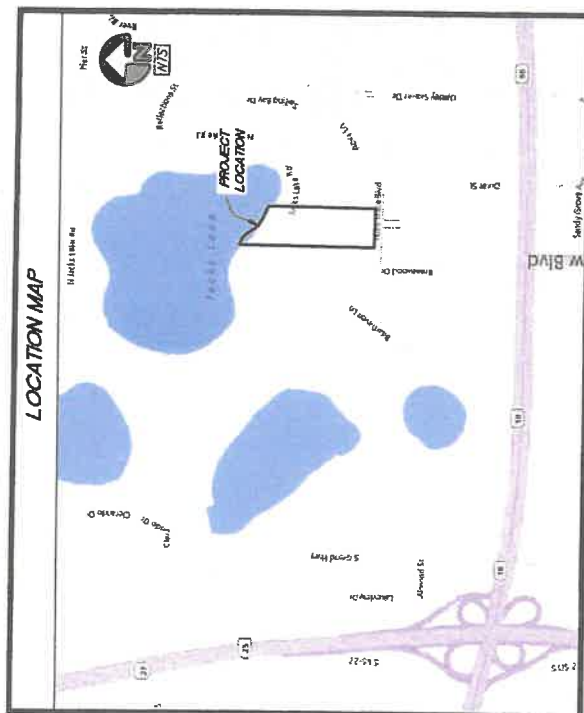
SITE DATA

[illegible]

EXISTING USE:

PROPERTY DESCRIPTION

TRACT 61A, SECTION 20, TOWNSHIP 22 NORTH, RANGE 28 EAST, AS PER PLAT OF LAKE HIGHLANDS COMPANY, IS RECORDED IN PLAT BOOK 3, PAGE 30, IN PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.







HIGHLAND ENGINEERING, INC.

Introduction

Clermont Ridge Phase 2 is a 96 unit senior housing development located in Clermont Florida.

This trip generation statement is used in support of the pending zoning application and to demonstrate that the net new peak hour trips fall into the Tier 1 TIS category as outlined in the Lake~Sumter Metropolitan Planning Organization Transportation Concurrency Management System and Methodology Guidelines. This statement should sufficiently demonstrate that the traffic impacts of a proposed development can be clearly determined without the submittal of a TIS, and the applicant would therefore request exemption from a Full TIS.

Trip Generation

The *ITE Trip Generation Manual 10th Edition* was used to estimate the projected trips by this development. "Senior Adult Housing-Attached" # 252 was used to estimate trips.

Table 1 contains the summary of the trip generation estimate.

Table 1 - ITE Trip Generation							
Average Weekday Driveway Volumes				AM Peak Hour		PM Peak Hour	
Land Use	ITE Code	Size		Daily Trips		Enter	Exit
Senior Adult Housing (Attached)	252	96	Dwelling Units	330 Total		7	13
Total Trips				330		7	13

Table 1 above demonstrates that a maximum of 20 AM Peak Hour Trips and 24 PM Peak Hour Trips are generated by the proposed development, which is less than the 25 Peak Hour Trip maximum for a Tier 1 TIS and a full traffic study is not required and an exemption from a Full TIS is hereby requested.



**CITY OF CLERMONT
REZONING
APPLICATION**

DATE: July 10, 2020

FEE: \$542.⁰⁰
+ cost of advertisement

PROJECT NAME (if applicable): Clermont Ridge Senior Villas Phase Two

APPLICANT: Provident Housing Solutions

CONTACT PERSON: Jim F. Arrington

Address: 13750 W. Colonial Dr Ste. 350-357

City: Winter Garden State: Florida Zip: 34787

Phone: 407-353-2052 Fax: _____

E-Mail: Jim.Arrington@providenthsa.org

OWNER: Mr Byron Beebe and Kathy Diaz

Address: 13625 N. Jacks Lake Rd

City: Clermont State: Florida Zip: 34711

Phone: _____ Fax: _____

Address of Subject Property: 13625 N. Jacks Lake Rd, Clermont, FL 34711

Legal Description (include copy of survey): _____

Section 09, Township 22, Range 26

Acreage: 7.75 Land Use: Residential
(City verification required)

Present Zoning: Agriculture Proposed Zoning: Multifamily
(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?

*Once the zoning has been approved the property
will be used to build multifamily housing for seniors.*

Jim F. Arrington
Applicant Name (print)
Kathy Diaz POA for
Byron Beebe
Owner Name (print)

X *[Signature]*
Applicant Name (signature)
X *Kathy Diaz POA for*
Byron Beebe
Owner Name (signature)

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



OFFICE OF THE TAX COLLECTOR

David W. Jordan, Tax Collector

2019 Roll Details — Real Estate Account At 13625 JACKS LAKE RD

Real Estate Account #0922260800-61A-00000

[Parcel details](#)

[Latest bill](#)

[View/Print full bill history](#)

[Print this page](#)

2019	2018	2017	2016	...	1998
PAID	PAID	PAID	PAID		PAID

PAID 2019-12-05 \$3,392.51

Effective 2019-11-29

Receipt #2019-00233788

Owner: BEEBE BYRON

13625 N JACKS LAKE RD

CLERMONT, FL 34711

Situs: 13625 JACKS LAKE RD

Account number: 0922260800-61A-00000

Alternate Key: 1847797

Millage code: 0003

Millage rate: 14.6811

Assessed value: 250,720

School assessed value: 250,720

Exemptions

HOMESTEAD: 25,000

ADDITIONAL HX EXEMPTION: 25,000

2019 Annual bill

Ad valorem: \$3,118.86

Non-ad valorem: \$415.00

Total Discountable: 3533.86

No Discount NAVA: 0.00

Total tax: \$3,533.86

[View](#)

GIS - Property Appraiser

Legal description

LAKE HIGHLANDS 20-22-26 TRACT 61A, A VACATED PLATTED RD LYING W OF TRACT 61A BOUNDED ON N BY HIGH WATER LINE OF JACKS LAKE & BOUNDED ON S BY S LINE OF TRACT 61A & THE W'LY EXTENSION THEREOF, THAT PART OF VACATED PLATTED RD BOUNDED ON S BY N LINE OF TRACT 61A ON N BY HIGH WATER LINE OF JACKSLAKE ON E & W BY N'LY EXTENSIONS OF E & W LINES OF TRACT 61A PB 3 PG 38 ORB 1318 PG 114 3740 PG 843 ORB 3749 PG 1318

Location

Book, page, item: —

Geo number: 2622090800-61A-00000

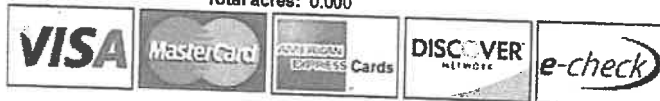
Range: 26

Township: 22

Section: 09

Use code: 01

Total acres: 0.000



PROPERTY RECORD CARD

Select Language : ▼

General Information

Owner Name:	BEEBE BYRON	Alternate Key:	1647797
Mailing Address:	13625 N JACKS LAKE RD CLERMONT, FL 34711 Update Mailing Address	Parcel Number:	09-22-26-0800-61A-00000
		Millage Group and City:	0003 (UNINCORPORATED)
		Total Certified Millage Rate:	14.6811
		Trash/Recycling/Water/Info:	My Public Services Map
Property Location:	13625 JACKS LAKE RD 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 20-22-26 TRACT 61A, A VACATED PLATTED RD LYING W OF TRACT 61A BOUNDED ON N BY HIGH WATER LINE OF JACKS LAKE & BOUNDED ON S BY S LINE OF TRACT 61A & THE WLY EXTENSION THEREOF, THAT PART OF VACATED PLATTED RD BOUNDED ON S BY N LINE OF TRACT 61A ON N BY HIGH WATER LINE OF JACKS LAKE ON E & W BY N'LY EXTENSIONS OF E & W LINES OF TRACT 61A
PB 3 PG 30
ORB 1318 PG 114 3740 PG 843 ORB 3749 PG 1318

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 LAKEFRONT (0103)	0	0		7.75	AC	\$0.00	\$250,635.00

[Click here for Zoning Info Map](#)

[FEMA Flood](#)

Residential Building(s)

Building 001

Residential	Single Family	Building Value: \$154,786.00
-------------	---------------	------------------------------

Summary

Year Built: 1997

Total Living Area:
3825

Central A/C: Yes

Attached Garage:
Yes

Bedrooms: 3

Full Bathrooms: 2

Half Bathrooms: 1

Fireplaces: 1

Incorrect Bedroom, Bath, or other information?

Section No.	Section Type	Ext. Wall Type	Section(s)					Map Color
			No. Stories	Floor Area	Finished Attic	Basement	Basement Finished	
1	FINISHED LIVING AREA (FLA)	Wood (001)	2	1480	N	0%	0%	
2	FINISHED LIVING AREA (FLA)	Wood (001)	1	472	N	0%	0%	
3	GARAGE FINISHED WOOD (GAF)	Wood (001)	1	528	N	0%	0%	
4	FINISHED LIVING AREA (FLA)	Wood (001)	1	393	N	0%	0%	
5	OPEN PORCH FINISHED (OPF)	No Wall Type (000)	1	296	N	0%	0%	
6	CANOPY (CAN)	No Wall Type (000)	1	296	N	0%	0%	

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

No.	Type	No. Units	Unit Type	Year	Depreciated Value
0001	GARAGE DETACHED (DGF)	2400	SF	2006	\$13,525.00

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
3740 / 843	1/12/2009	Quit Claim Deed	Unqualified	Improved	\$122,800.00
3749 / 1318	1/12/2009	Quit Claim Deed	Unqualified	Improved	\$100.00
1318 / 114	8/1/1994	Warranty Deed	Qualified	Improved	\$50,000.00
1256 / 1104	8/1/1993	Warranty Deed	Qualified	Improved	\$30,000.00
1117 / 724	5/1/1991	Quit Claim Deed	Unqualified	Improved	\$0.00
638 / 318	1/1/1977	Misc Deed/Document	Qualified	Improved	\$21,400.00

[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	\$418,946	\$255,483	\$205,483	5.07340	\$1,042.50
LAKE COUNTY MSTU AMBULANCE	\$418,946	\$255,483	\$205,483	0.46290	\$95.12
LAKE COUNTY MSTU FIRE	\$418,946	\$255,483	\$205,483	0.47040	\$96.66
SCHOOL BOARD STATE	\$418,946	\$255,483	\$230,483	3.88500	\$895.43
SCHOOL BOARD LOCAL	\$418,946	\$255,483	\$230,483	2.99800	\$690.99
LAKE COUNTY MSTU STORMWATER	\$418,946	\$255,483	\$205,483	0.49570	\$101.86
ST JOHNS RIVER FL WATER MGMT DIST	\$418,946	\$255,483	\$205,483	0.24140	\$49.60
LAKE COUNTY VOTED DEBT SERVICE	\$418,946	\$255,483	\$205,483	0.11000	\$22.60
LAKE COUNTY WATER AUTHORITY	\$418,946	\$255,483	\$205,483	0.35570	\$73.09
SOUTH LAKE HOSPITAL DIST	\$418,946	\$255,483	\$205,483	0.00000	\$0.00
Total:				14.0925	\$3,067.85

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

Advertising Receipt

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

Account Number: 7101866
Order Number: 10098768
Phone: (352) 241-7331
Date: 09/16/20
Ad Taker: liana.rickman

Ad Classification: LEGAL NOTICES

Description	Start	End	Total
LEGAL NOTICE Notice is hereby given that the City of Clermont City Council w	09/21/2020	10/12/2020	\$319.52

LEGAL NOTICE

Notice is hereby given that the City of Clermont City Council 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. 2020-36

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

13625 North Jacks Lake Road
Property on the north side of Hunt
Trace Blvd,
and south of Jacks Lake.
(Alternate Key 1647797)

LEGAL DESCRIPTION

LOT TRACT 61-A, MAP OF SECTION 20 TOWNSHIP 22 SOUTH RANGE 26 EAST LAKE COUNTY, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 30, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA

TOGETHER WITH THAT PORTION OF THE NOW VACATED ROAD LYING SOUTH OF AND CONTIGUOUS TOO SAID TRACT 61-A AND LYING WEST OF THE CONTIGUOUS TOO SAID TRACT 61-A, FROM THE SOUTH LINE OF SAID SECTION 20 TO THE HIGH WATER LINE OF JACKS LAKE

TOGETHER WITH THAT PORTION OF

THE NEW VACATED LANDS LYING BETWEEN THE NORTH OF SAID TRACT 61-A AND THE WATERS OF JACKS LAKE, BOUNDED ON THE WEST BY AN EXTENSION OF THE WEST LINE OF SAID TRACT 61-A AND THE HIGH WATER LINE OF JACKS LAKE.

CONTAINING 7.75 ACRES +/-

FROM: Lake County Planned Unit Development (PUD)
TO: Clermont Planned Unit Development (PUD)

The Planning & Zoning Commission will consider this request on Tuesday, October 6, 2020 at 6:30 P.M.

A public meeting to consider the request will be held before the City Council on Tuesday, October 13, 2020 (Introduction) and another public meeting will be held on Tuesday, October 27, 2020 at 6:30 P.M. for (final enactment).

All meetings will be held at Clermont 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 hearings.

Tracy Ackroyd Howe, MMC
City Clerk

Ad No: 10098768
September 21, 2020 &
October 12, 2020

Payment Info	
Ad Price	\$319.52
Tax	\$0.00
Sub Total	\$319.52
Prepaid Amount	\$0.00
Balance Due	\$319.52



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, October 6, 2020		
Agenda Item Name		
Ordinance No. 2020-33 <i>Land Development Code Amendment - Traffic Impact Study</i>		
Requested Action		
Recommend approval of Ordinance 2020-33.		
Staff Report		
This is a staff initiated code change to the Land Development Code to indicate an applicant's financial responsibility for the City's independent transportation consultant review of a Transportation Impact Study (TIS) when developing a project. This change also clarifies the Methodology and Guidelines for the three levels or tiers of review. In February of 2020, the City Council approved a bid award for transportation engineering consulting services with three firms. The submitted TIS by the applicant is rotated through these firms with a scope of services and a not to exceed amount for the review. The applications have been updated to reflect the cost of this review fee to the applicant. This code changes provides clarity in that the applicant will pay the review fee along with what tier level would be required for the study. Staff recommends approval of this change.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Ord 2020-33 - Code Amendment - TIA - FR BL Ord 2020-33 - Code Amendment - TIA - FR BL.pdf		
2. Legal Ad Proof Legal Ad Proof.pdf		



**CITY OF CLERMONT
ORDINANCE NO. 2020-33**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE OF THE CITY OF CLERMONT, CHAPTER 90 “CONCURRENCY MANAGEMENT”, ARTICLE I, “IN GENERAL”, SECTION 90-7 “ESTIMATION OF DEMAND FOR PROPOSED DEVELOPMENT”; PROVIDING FOR CONFLICT, SEVERABILITY, THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, CODIFICATION, PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Clermont desires to Amend Chapter 90, Article I, “In General”, Section 90-7 “Estimation of demand for proposed development” of the City of Clermont’s Land Development Code;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Clermont, Florida as follows:

SECTION 1: AUTHORITY

The City Council of the City of Clermont has the authority to adopt this Ordinance pursuant to Article VIII of the Constitution of the State of Florida and Chapter 163 and 166, Florida Statutes.

SECTION 2.

Section 90-7 “Estimation of demand for proposed development” (a) “Roads/traffic circulation (1) “Traffic analysis required” of the Land Development Code of the City of Clermont is hereby amended to read as follows (note strikethrough indicates removed words and underlined indicates added):

Sec. 90-7. - Estimation of demand for proposed development.

(a) *Roads/traffic circulation.*

- (1) *Traffic analysis required.* All new developments, including but not limited to; rezonings and conditional use permits, shall be required to submit a traffic analysis or Transportation Impact Study (TIS) prepared at the applicant’s expense by a qualified transportation consultant. The applicant shall be responsible for all costs associated with review of the traffic impact analysis by the City’s independent professional transportation consultant. p. in accordance with the Lake-Sumter Metropolitan Planning Organization’s (MPO) Transportation Concurrency Management System (TCMS) and the Traffic Impact Study Methodology Guidelines Volume 1: Lake County Checkbook TCMS, dated May 28, 2008 and as amended. The Transportation Impact Study (TIS) is composed of three levels and shall follow the Lake-Sumter MPO Traffic Impact Study Methodology and Guidelines, dated 2017 and as amended :



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- Tier 1 TIS: Less than 100 Peak Hour Two-way Net New Trips
- Tier 2 TIS: 100 or More Peak Hour Two-way Net New Trips
- Tier 3 TIS: Projects that generate 5,000 or more Average Daily Traffic (ADT)

The TIS ~~This study~~ shall identify the development's impact on the city's transportation system using methodology as approved by the city. The city may also require the submission of a traffic analysis for developments whose site location, anticipated total trip generation, circulation patterns or other such factors warrant a more extensive review of traffic impacts.

Upon results of the TIS, an applicant may be required to participate in the requirements of Article II. transportation proportionate fair share. Possible payment into an escrow account for transportation proportionate fair share impact (TPFS) for impacted roadways will be in accordance with the approved methodology of the TPFS formula, as amended.

(b) *Sanitary sewer.* The following generation standards shall be used to estimate the sanitary sewer demand of a proposed development:

- (1) *Residential developments.* The standard for residential developments is 188 gallons per equivalent residential unit, per day.
- (2) *Commercial, institutional and industrial developments.* Demand for commercial, institutional and industrial developments shall be estimated based upon the city impact fee, section 2-261 et seq., in the form of equivalent residential units by development type. These types of developments shall also provide the city with a description and estimate of wastewater generation created by any special processes which will be discharged into the city's system.

(c) *Solid waste.*

- (1) *Generation standards.* The following standards shall be used to estimate the volume of solid waste anticipated to be generated by a proposed development:
 - a. *Residential developments.* The standard for residential developments is 16 pounds per equivalent residential unit, per day.
 - b. *Commercial, institutional and industrial developments.* Developers shall be required to provide the city with a description and estimate of tonnage of solid waste to be generated.
- (2) *Hazardous waste.* Commercial, institutional and industrial developments which are potential hazardous waste generators shall be responsible for coordinating with the county for disposal of such waste. Written approval must be obtained from the county and submitted to the city that the hazardous waste to be generated by the proposed



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development can be accommodated at the county's landfill or directed to an alternative licensed disposal facility.

(d) *Stormwater drainage.* A stormwater drainage plan based on the stormwater management requirements of this land development code shall be prepared for all developments. Such plans shall incorporate the level of service design storm and shall be approved as meeting such standard.

(e) *Potable water.*

(1) The following use standards shall be used to estimate the potable water needs of proposed developments:

Land Use	Use Standard
Residential	220 gallons per day per capita
Commercial	*
Institutional	*
Industrial	*

* Shall be estimated based upon city impact fee, section 2-261 et seq., in the form of equivalent residential units by development type.

(2) Additionally, commercial, institutional and industrial developments shall provide the city with a description and estimate of water use needs for any special processes involving potable water.

(f) *Recreation and open space.*

(1) *Residential developments.* Recreational impacts of proposed residential developments shall be based on the anticipated total number of persons residing in the development, calculated by using the population figures per dwelling unit as follows:

Unit Type	Number per Unit
Single-family	2.42



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- (2) *Commercial, institutional and industrial developments.* Commercial, institutional and industrial developments shall not be assessed as having an impact on recreational facilities. The city may, however, require the provision of recreational facilities as part of planned unit developments and developments of regional impact.

SECTION 3: CONFLICT

All Ordinances or parts of Ordinances, all City Code Sections or parts of City Code Sections, and all Resolutions or parts of Resolutions in conflict with this Ordinance are hereby repealed to the extent of such conflict.

SECTION 4: SEVERABILITY

Should any provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the Ordinance as a whole, or any part thereof, other than the part declared to be invalid.

SECTION 5: ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR

Regardless of whether such inclusion in the Code as described in Section 6 is accomplished, sections of the Ordinance may be re-numbered or re-lettered and the correction of typographical and/or scrivener's errors which do not affect the intent may be authorized by the City Manager or designee, without need of public hearing, by filing a corrected or re-codified copy of same with the City Clerk.

SECTION 6: CODIFICATION

The text of Section 2 of this Ordinance shall be codified as a part of the Clermont City Code. The codifier is authorized to make editorial changes not effecting the substance of this Ordinance by the substitution of "Article" for "Ordinance", "Section" for "Paragraph", or otherwise to take such editorial license.

SECTION 7: EFFECTIVE DATE

This Ordinance shall be effective immediately upon its adoption as provided by law.

First Reading this ____ day of _____, 2020.

Second Reading this ____ day of _____, 2020.



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PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida
on this 27th day of October, 2020.

CITY OF CLERMONT

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

LEGAL IN FORM AND VALID IF ADOPTED

Daniel F. Mantzaris, City Attorney

Advertising Receipt

The Daily Commercial
PO Box 490007
Leesburg, FL 34749-0007
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CITY OF CLERMONT
Paola Vasquez
P.O. BOX 120219
CLERMONT, FL 34712

Account Number: 7101866
Order Number: 10098758
Phone: (352) 241-7331
Date: 09/16/20
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	09/21/2020	10/12/2020	\$208.56

LEGAL NOTICE

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

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The Planning and Zoning Commission will consider this ordinance at a public hearing on Tuesday, October 6, 2020 at 6:30 P.M.

A public meeting to consider the ordinance will be held before the Clermont City Council on Tuesday, October 13, 2020 at 6:30 P.M. for (introduction), and a public meeting will be held on Tuesday, October 27, 2020 at 6:30 P.M. for (final enactment).

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

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

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

Ad No: 10098758
September 21, 2020 &
October 12, 2020

Payment Info	
Ad Price	\$208.56
Tax	\$0.00
Sub Total	\$208.56
Prepaid Amount	\$0.00
Balance Due	\$208.56