



**CITY OF CLERMONT
PLANNING AND ZONING COMMISSION AGENDA
LOCATION: CLERMONT CITY HALL
685 WEST MONTROSE STREET
6:30 PM, Tuesday, November 3, 2020**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

MINUTES

REPORTS

NEW BUSINESS

Item No. 1 - Ordinance No. 2020-30
Encompass Health PUD

Consider rezoning of 32 +/- acres along SR 50 between Hancock Road and Emil Jahna for two different uses. Phase 1 is for a 100-bed rehabilitation center and phase 2 is for C-2 General Commercial uses.

Item No. 2 - Ordinance No. 2020-38
Sign Code Amendment

Consider text amendment to the Land Development Code, Chapter 102 Signs, adding Section 102-26 Other Signs.

Discussion of Non-Agenda Items

ADJOURN

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

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

Meeting Date	
Tuesday, November 3, 2020	
Agenda Item Name	
Ordinance No. 2020-30 <i>Encompass Health PUD</i>	
Requested Action	
Recommend approval of Ordinance 2020-30.	
Staff Report	
The applicant, Crawford, Modica & Holt, is requesting a rezoning from Urban Estate Low Density Residential to a Planned Unit Development (PUD) for a 100-bed rehabilitation facility and C-2 General Commercial uses on a 32.46-acre parent parcel. The rehabilitation facility will use approximately 11 acres of the site and the remaining 21 acres will be used for future C-2 General Commercial uses. Phase 1 is the rehabilitation facility and phase 2 will be the C-2 General Commercial use. The vacant site is located south of State Road 50, ¼ mile east of the SR 50 and Hancock Road intersection. The property has not been disturbed, except for the placement of a billboard that will be removed prior to construction of the site. The applicant has provided a conceptual Planned Unit Development (PUD) Plan – SP-1 showing the proposed layout of the site for Phase 1. The project will consist of one single-story building, associated parking, and single shared access point off SR 50. The rehabilitation building will be constructed in three phases, with a total approximate square footage of 83,500 square feet, when completed. The first phase will consist of 50-beds, the second phase will be 20-beds, and the third phase will be 30-beds. The site as designed has one waiver to the Land Development Code. The waiver includes: 1. Cut and fill great than 15 feet, up to a maximum of 21 feet, due to the elevation changes on the site. Due to the topography changes onsite and the single story building for Phase 1, the applicant is requesting a cut/fill variance. The western portion of the site will consist of a terraced retaining wall system that consists of three walls no higher than 6 feet each. This area will have more than 15 feet of cut, up to 20.5 feet over 5.75% of the site. The eastern portion of the site will also consist of a similar terraced wall system as well and will have more than 15 feet of fill, up to 19.5 feet over 9.55% of the site. This is detailed in the cut/fill exhibit provided by the applicant. Staff has reviewed the request and finds the proposal does meet the intent of Section 122-315, Review Criteria for a PUD if certain conditions are imposed in the PUD. The City's Traffic Engineering Consultant has reviewed the submitted traffic impact analysis and additional responses from the applicant. The only access point proposed will be from State Road 50. This proposed single access point is not signalized and is not a full intersection, which forces 66% of the outbound traffic to make a U-turn at the signalized intersection of SR 50 and Emil Jahna/Great Hills. The future connection to Hooks Street is paramount and will provide a secondary access point for the development, which will allow westbound vehicles leaving the site an alternative route to the west. In addition, a condition has been required to provide cross-access with the parcel to the east the directly fronts on Emil Jahna and will share the single access point on SR 50. This may provide an additional access point in the future at a signalized intersection as well at Emil Jahna and SR 50. Discussions with this property owner have occurred and they are agreeable to cross-access. A condition requiring dedication of Hooks Street right-of-way has been added along with the transportation impact fee credit for construction of Hooks Street. The major obstacle is until Hooks Street is constructed, a single access point for the facility is the only point of entry/exit, which does cause concern, especially when the C-2 General Commercial develops in phase 2.	

Staff has reviewed the applicant's proposal and the proposed 100-bed rehabilitation facility may be desirable in the Clermont area. The C-2 General Commercial permitted uses under phase 2 is appropriate at this location with the required transportation improvements. The completion of Hooks Street through this corridor will provide the mitigation needed to overcome the current transportation deficiencies identified on SR 50. The Hooks Street construction is linked to the C-2 General Commercial phase of the project. At the time of phase 2 development, an updated traffic impact analysis will be required as well. The cut/fill of the project is over 15 feet, per the code, but has been granted on other projects. The cut/fill only applies to phase 1 of the project boundary.

Staff recommends approval of Ordinance No. 2020-30 to rezone the subject property from Urban Estates (UE) to (PUD) Planned Unit Development to allow for Phase 1: a 100-bed rehabilitation facility and Phase 2: C-2 General Commercial uses.

Additional Analysis

Fiscal Impact Summary

Fiscal Impact

Fund Number and Description

Available Budget Amount

Exhibits Attached (copies of original agreements)

1.	Ord 2020-30 Encompass Health PUD (10.28.2020 V4) - R&F BL	Ord 2020-30 Encompass Health PUD (10.28.2020 V4) - R&F BL.pdf
2.	Encompass Health Maps	Encompass Health Maps.pdf
3.	PUD 2020-10-15_EHC Clermont Conceptual Site Plan	PUD 2020-10-15_EHC Clermont Conceptual Site Plan.pdf
4.	2020-07-15_EHC Clermont Cut Fill Exhibit	2020-07-15_EHC Clermont Cut Fill Exhibit.pdf
5.	A300_CLERMONT_2020_07_15(1)	A300_CLERMONT_2020_07_15(1).pdf
6.	Revised Application	Revised Application.pdf
7.	ORDINANCE 2020-30 UPDATED LEGAL AD	ORDINANCE 2020-30 UPDATED LEGAL AD.pdf



CITY OF CLERMONT
ORDINANCE NO. 2020-30

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, THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, 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

A PARCEL OF LAND LOCATED IN THE SE 1/4 OF THE NW 1/4 OF SECTION 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST, CITY OF CLERMONT, LAKE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NW 1/4 OF SAID SECTION 27; THENCE WITH THE SOUTH LINE OF SAID NW 1/4, N88°59'12"W, A DISTANCE OF 222.01 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE WITH THE SOUTH LINE OF SAID NW 1/4, N88°59'12"W, A DISTANCE OF 1099.77 FEET TO THE WEST LINE OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 27; THENCE WITH SAID WEST LINE, N00°48'16"E, A DISTANCE OF 1287.12 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 50 (207-FOOT PUBLIC RIGHT OF WAY PER MAP SECTION 11070 F.P. 238429 4); THENCE WITH SAID SOUTH RIGHT-OF-WAY LINE, S89°06'30"E, A DISTANCE OF 1092.68 FEET TO THE WEST LINE OF THE EAST 222.00 FEET OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 27; THENCE WITH SAID WEST LINE, S00°29'22"W, A DISTANCE OF 1289.49 FEET TO THE POINT OF BEGINNING.

CONTAINING 32.421 ACRES (1,412,249 SQUARE FEET) OF LAND, MORE OR LESS.

LOCATION

Vacant property located on the south side of SR 50
¼ mile east of the SR 50 and Hancock Road Intersection
AK 2713216

From: Urban Estate (UE)
To: Planned Unit Development (PUD) for 100-bed rehabilitation center
and C-2 General Commercial uses



CITY OF CLERMONT
ORDINANCE NO. 2020-30

SECTION 2: GENERAL CONDITIONS

This application for a Planned Unit Development (PUD) to allow for a 100-bed rehabilitation center and C-2 General Commercial uses be granted subject to the following conditions:

1. The conditions as set forth in this Planned Unit Development shall be legally binding upon any heirs, assigns and successors in title or interest.
2. The property shall be developed in substantial accordance with Exhibit A – Conceptual Site Plan SP-1 prepared by Kimley-Horn. 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.
4. An environmental assessment addressing habitat and species shall be submitted to the City during the construction plans approval stage of each phase of the project. Applicable permits for any gopher tortoises and associated burrow commensal species or other threatened or endangered species found on the property must be received from the appropriate regulatory agencies prior to the initiation of development activity.
5. Fiber optic conduit and pull boxes may be required to be installed by the developer in the utility easements to extend the City’s fiber optic network. The City will reimburse the developer at 100 percent for all costs including design, permitting, materials and construction of the fiber optic conduit and pull boxes. At the time of site plan review, the City’s Information Technology Director or authorized designee will make this determination.
6. Any proposed City-maintained utilities that are not located within a dedicated public right-of-way shall be placed in a utility easement dedicated to the City. Easements shall be provided at no expense to the City and in a form acceptable to the City.
7. The development shall comply with all applicable City, County and Florida Department of Transportation access management requirements. The Developer shall timely complete all required mitigation and other improvements as may be applicable.



CITY OF CLERMONT
ORDINANCE NO. 2020-30

SECTION 3: LAND USES AND SPECIFIC CONDITIONS

1. The project will consist of two separate phases. Phase 1, approximately 12 acres, will be the 100-bed rehabilitation center, and Phase 2, approximately 20 acres, will be C-2 General Commercial uses.
2. Phase 1 will consist of one primary building, constructed in three bed phases with a final total of 100-beds. The total square footage of the overall building shall not exceed 85,000 square feet.
2. Building Setbacks

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

From State Road 50 (Front)	20 feet Buffer
Side (East/West)	10 feet Buffer
Rear (South)	10 feet Buffer
4. Phase 1 building shall be constructed in a manner that closely resembles the architectural style and elevations as presented in Exhibit B – Elevations, and shall meet the City of Clermont’s Architectural Standards.
5. Phase 1 grading shall be completed in accordance with Exhibit C - Cut/Fill Exhibit, prepared by Kimley-Horn, that allows a maximum cut of 20.5 feet and a maximum fill of 19.5 feet in the areas indicated on the exhibit. Cut/Fill will be analyzed once development plans are prepared for Phase 2. If cut/fill exceeds the Land Development Code for the proposed project, a separate cut/fill variance will be required at that time.
6. By virtue of the transportation system needs for the project, the developer shall dedicate without compensation, on the final plat and/or commercial site plan, a 100-foot right-of-way for Hooks Street within the project boundary, from the western property line through the property towards to east, as directed by the final engineering plans of Hooks Street. In addition to this 100-foot right-of-way, additional land necessary to accommodate temporary construction easements; not to exceed 100 feet in width, shall be provided. The slope easement shall be identified at preliminary plat and/or preliminary commercial site plan review and shown on the final plat/commercial site plan. The developer shall coordinate with the County and City on alignment and grading of Hooks Street. The slope easement width will be adjusted with design plans approved by the County and the City.
7. Cross-access between Phase 1 and Phase 2 will be required, as well as cross-access to the development to the East, Shops at Waterbrooke, Ordinance 2017-49, and as amended.
8. The developer will agree to construct that segment of Hooks Street in exchange for impact fee credits or other consideration as outlined in an agreement with the City and



CITY OF CLERMONT
ORDINANCE NO. 2020-30

Lake County. The project shall be required to connect to Hooks Street as an access point for the development. This will be completed prior to first building receiving a Certificate of Occupancy in Phase 2.

9. Roadway Lighting: The developer shall arrange with the power utility provider for installation of streetlights along Hooks Street. The cost of installation shall be paid by the developer and shall be installed at the time of construction of Hooks Street.
10. Any development on Phase 2 shall be subject to a Traffic Impact Analysis at time of site plan submittal.
11. The entire 32 acre site shall be master planned for utilities, including any off-site improvements and connections. This shall be completed prior to any site plan approval for Phase 1 or Phase 2.
12. All fencing within public view shall be ornamental vinyl, metal, or brick, as approved by the Site Review Committee.
13. The existing billboard onsite shall be removed prior to issuance of the first building permit.
14. The project shall be developed according to the C-2 General Commercial zoning designation in the Land Development Code, unless expressly stated above.
15. This Planned Unit Development shall become null and void if substantial construction work has not begun within five (5) years of the date that this Planned Unit Development is executed and signed by the permittee. "Substantial construction work" means the commencement and continuous prosecution of construction of required improvements ultimately finalized at completion. If the Planned Unit Development becomes null and void, the property will revert to the C-2 General Commercial Zoning Designation.

SECTION 4: CONFLICT

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

SECTION 5: SEVERABILITY

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

SECTION 6: ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR

Sections of this 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.



CITY OF CLERMONT
ORDINANCE NO. 2020-30

SECTION 7: RECORDING

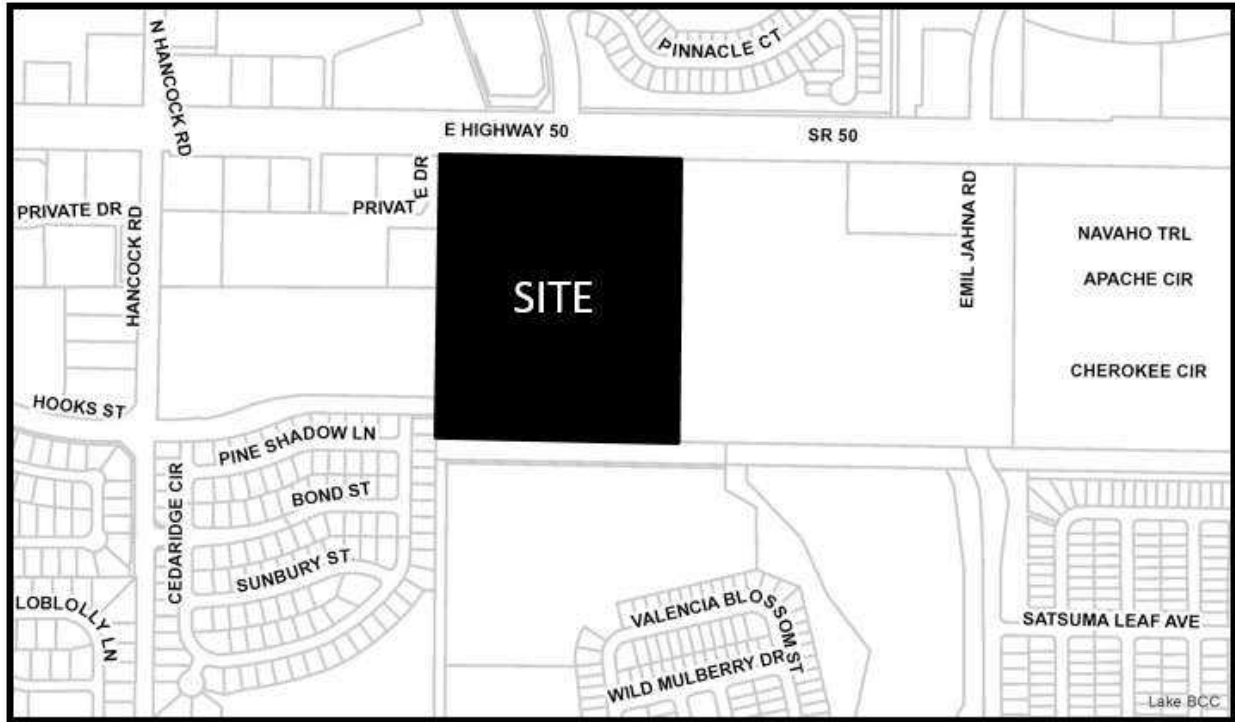
This Ordinance shall be recorded in the Public Records of Lake County, Florida.

SECTION 8: PUBLICATION AND 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.

**CITY OF CLERMONT
ORDINANCE NO. 2020-30**

Location Map:



Phasing:





CITY OF CLERMONT
ORDINANCE NO. 2020-30

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 10th day of November, 2020.

CITY OF CLERMONT

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Exhibit B – Elevations – Phase 1

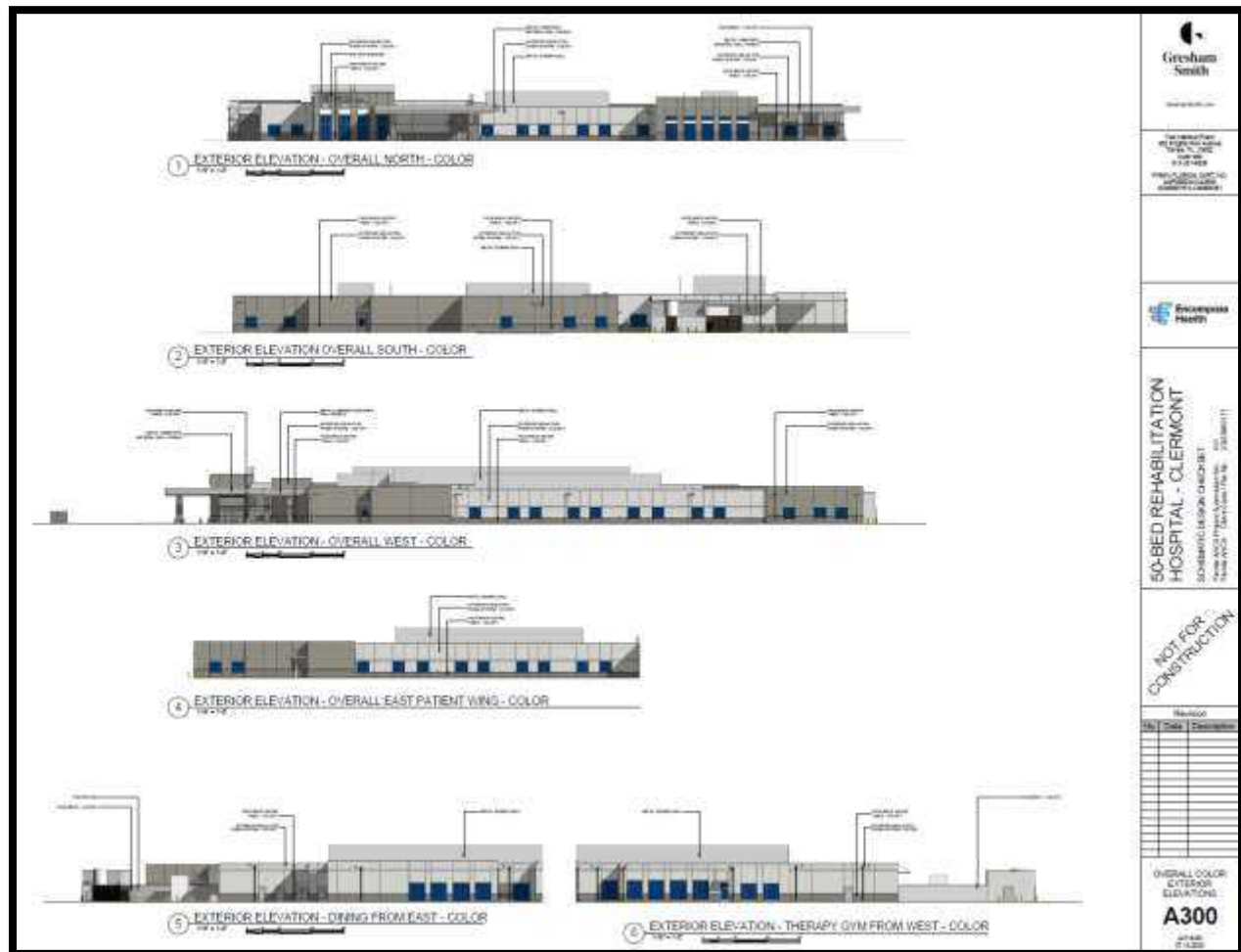


Exhibit - Location Map – Encompass Health

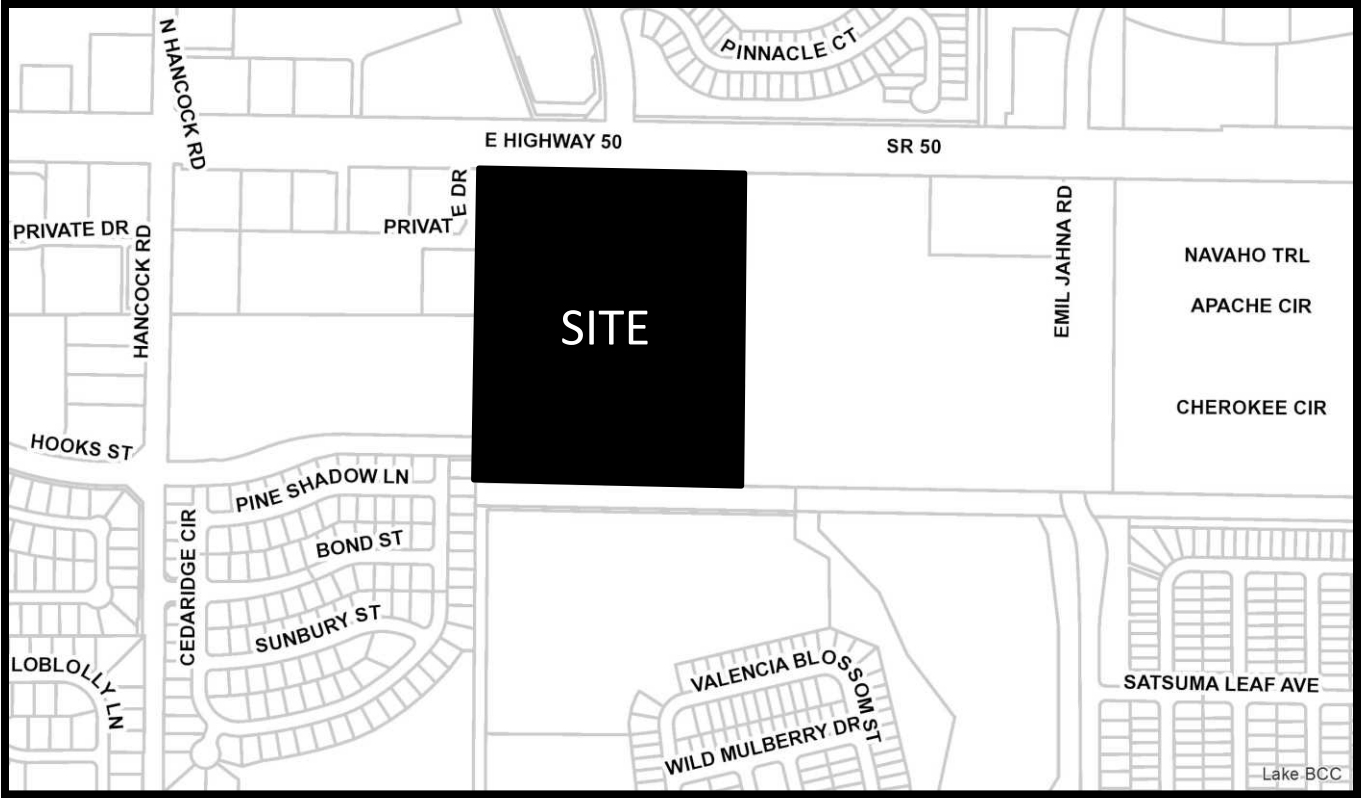
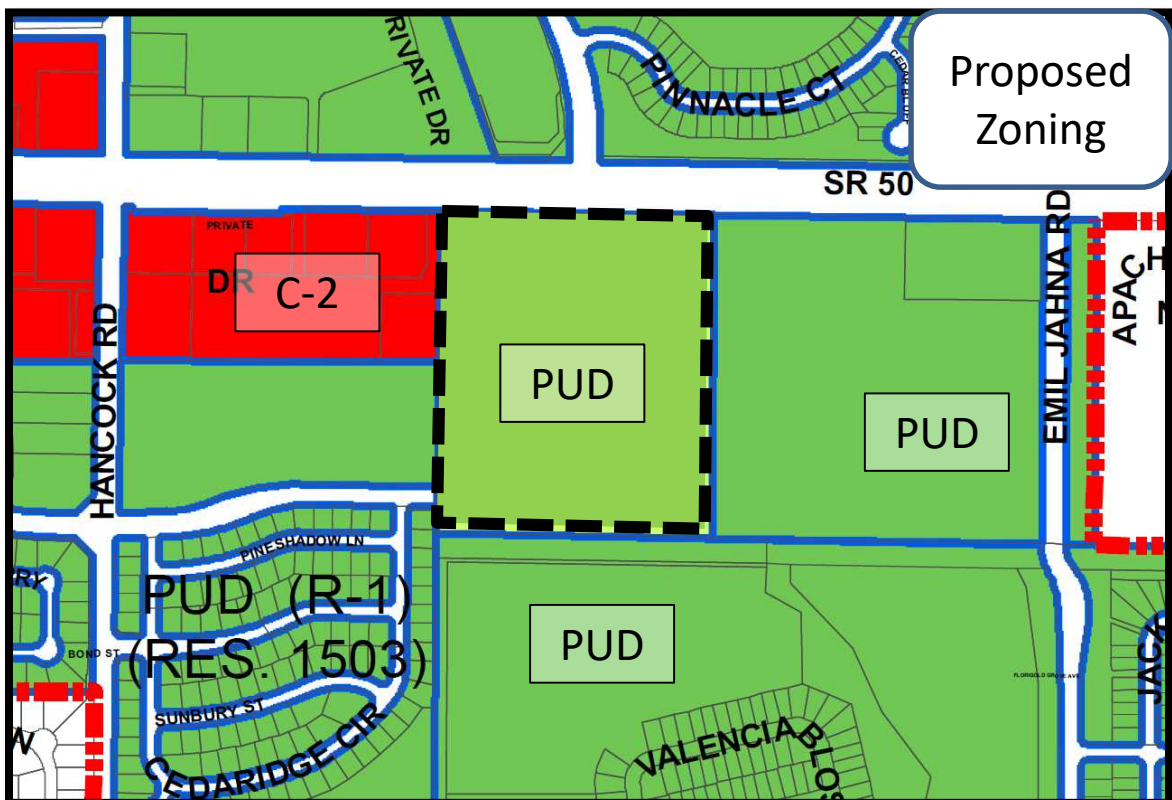
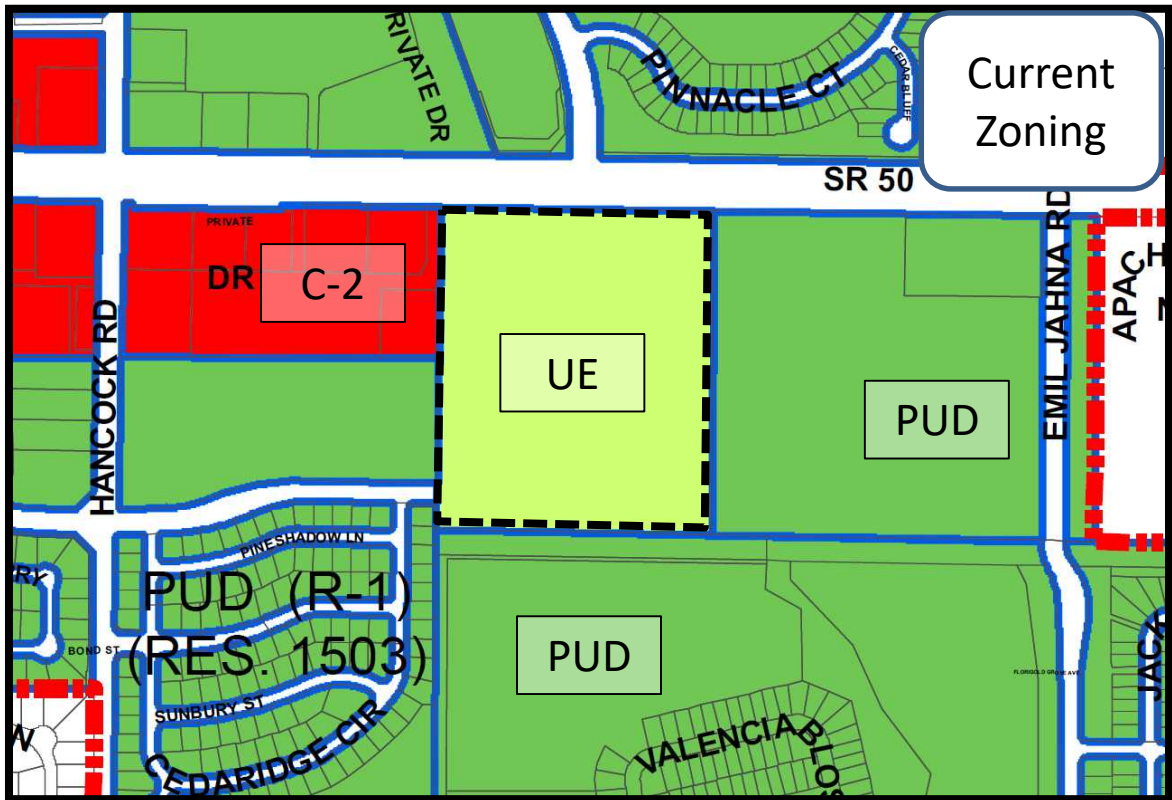


Exhibit – Zoning – Encompass Health





Two Harbour Place
302 Knights Run Avenue
Tampa, FL 33602
Suite 900
813-251-6838

FIRM'S FLORIDA CERT. NO.
AAP000034/CA3806
IB26000797/LC26000381

© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
1777 MAIN STREET, SUITE 200
SARASOTA, FL 34236
PHONE: 941-379-7600
WWW.KIMLEY-HORN.COM CA 00000696



ENCOMPASS HEALTH
REHABILITATION HOSPITAL

SCHEMATIC DESIGN

Florida AHCA Project Submission No.: 101
Florida AHCA Client Code / File No.: 23/23960171

Project Address
Florida AHCA[illegible]

CONCEPTUAL SITE
PLAN

SP-1

OCTOBER 2020

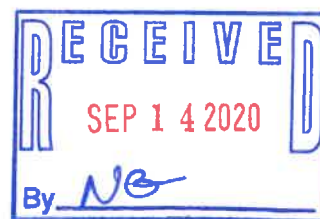
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CITY OF CLERMONT
**REZONING
APPLICATION**



DATE 9/10/20		FEE: \$542.00 + cost of advertisement + cost of traffic review, if necessary	
Project Name (if applicable) Revised Encompass Health PUD application with remaining site to be rezoned C-2			
Applicant Crawford, Modica, & Holt, Chartered Attorneys at Law			
Contact Person Jimmy D. Crawford, Esq.			
Address 702 W. Montrose Street		City Clermont	State FL Zip 34711
Telephone 352-343-8644		Fax 352-343-8699	
Email jcrawford@cmhlawyers.com			
OWNER INFORMATION			
Owner's Name Bosserman Richard E Trustee & Charles E Bosserman III			
Owner Address 1701 Spring Lake Drive		City Orlando	State FL Zip 32804
Telephone		Email	
PROPERTY INFORMATION			
Address of Subject Property State Road 50 (AK 2713216)		City Clermont	State FL Zip 34711
Legal Description (include copy of survey) Please see attached. NW legal to be rezoned PUD and SE legal to be rezoned C-2.			
Acreage 32.46+/-		Land Use (City verification required) Commercial	
Present Zoning (City verification required) Urban Estates		Proposed Zoning PUD and C-2	

NORTHWEST PARCEL

A PARCEL OF LAND LOCATED IN THE SE 1/4 OF THE NW 1/4 OF SECTION 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST, CITY OF CLERMONT, LAKE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NW 1/4 OF SAID SECTION 27; THENCE WITH THE SOUTH LINE OF SAID NW 1/4, N88°59'12"W, A DISTANCE OF 1258.71 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE WITH THE SOUTH LINE OF SAID NW 1/4, N88°59'12"W, A DISTANCE OF 63.07 FEET TO THE WEST LINE OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 27; THENCE WITH SAID WEST LINE, N00°48'16"E, A DISTANCE OF 1287.12 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 50 (207-FOOT PUBLIC RIGHT OF WAY PER MAP SECTION 11070 F.P. 238429 4); THENCE WITH SAID SOUTH RIGHT-OF-WAY LINE, S89°06'30"E, A DISTANCE OF 992.68 FEET; THENCE THE FOLLOWING FIVE (5) COURSES: 1) S00°29'22"W, A DISTANCE OF 79.50 FEET; 2) N89°06'30"W, A DISTANCE OF 339.60 FEET; 3) S00°53'30"W, A DISTANCE OF 596.68 FEET; 4) N89°08'05"W, A DISTANCE OF 588.61 FEET; 5) S00°53'30"W, A DISTANCE OF 610.81 FEET TO THE POINT OF BEGINNING.

CONTAINING 11.651 ACRES (507500 SQUARE FEET) OF LAND, MORE OR LESS.

SOUTHEAST PARCEL

A PARCEL OF LAND LOCATED IN THE SE 1/4 OF THE NW 1/4 OF SECTION 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST, CITY OF CLERMONT, LAKE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NW 1/4 OF SAID SECTION 27; THENCE WITH THE SOUTH LINE OF SAID NW 1/4, N88°59'12"W, A DISTANCE OF 222.01 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE WITH THE SOUTH LINE OF SAID NW 1/4, N88°59'12"W, A DISTANCE OF 1036.70 FEET; THENCE THE FOLLOWING FIVE (5) COURSES: 1) N00°53'30"E, A DISTANCE OF 610.81 FEET; 2) S89°08'05"E, A DISTANCE OF 588.61 FEET; 3) N00°53'30"E, A DISTANCE OF 596.68 FEET; 4) S89°06'30"E, A DISTANCE OF 339.60 FEET; 5) N00°29'22"E, A DISTANCE OF 79.50 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 50 (207-FOOT PUBLIC RIGHT OF WAY PER MAP SECTION 11070 F.P. 238429 4); THENCE WITH SAID SOUTH RIGHT-OF-WAY LINE, S89°06'30"E, A DISTANCE OF 100.00 FEET; TO THE WEST LINE OF THE EAST 222.00 FEET OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 27; THENCE WITH SAID WEST LINE, S00°29'22"W, A DISTANCE OF 1289.49 FEET TO THE POINT OF BEGINNING.

CONTAINING 20.770 ACRES (904749 SQUARE FEET) OF LAND, MORE OR LESS.



CITY OF CLERMONT REZONING APPLICATION

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

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

The owner is under contract with Encompass Health, a health care provider who operates over 400 rehabilitation/physical therapy centers across the United States, to purchase the northwest portion of property (see enclosed legal description for NW property). Encompass Health is planning to construct a 100-bed rehabilitation facility on the property, pursuant to the attached concept plan. The current land use classification of Commercial will allow the proposed use, however the zoning of Urban Estates will not; therefore we request to rezoned this portion of the property to PUD. We request the remainder of the site be rezoned to C-2 for future development.

Check box to indicate additional materials are provided via attachment. ☒

Applicant Name (print)

x _____
Applicant Name (signature)

Owner Name (print)

x _____
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

5/22/2020

PROPERTY RECORD CARD

General Information

Owner Name:	BOSSERMAN RICHARD E TRUSTEE &	Alternate Key:	2713216
Mailing Address:	CHARLES E BOSSERMAN III 1701 SPRING LAKE DR ORLANDO, FL 32804 Update Mailing Address	Parcel Number:	27-22-26-0002-000-00502
		Millage Group and City:	000C (CLERMONT)
		2019 Total Certified Millage Rate:	17.9211
		Trash/Recycling/Water/Info:	My Public Services Map
Property Location:	STATE ROAD 50 CLERMONT FL 34711 Update Property Location	Property Name:	-- Submit Property Name
		School Information:	School Locator & Bus Stop Map School Boundary Maps
Property Description:	SE 1/4 OF NW 1/4--LESS E 222 FT-- ORB 1000 PG 687 ORB 1517 PG 1590 ORB 1546 PG 1087 ORB 2562 PGS 108 110 112 ORB 2596 PGS 555 & 557		
NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT COMMERCIAL (1000)	0	0		32.35	AC	\$0.00	\$3,882,000.00
2	BILLBOARD SITE (1020)	0	0		1	LT	\$0.00	\$20,000.00

[Click here for Zoning Info](#)
[FEMA Flood Map](#)

Miscellaneous Improvements

There is no improvement information to display.

Sales History

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

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
2596 / 555	6/9/2004	Warranty Deed	Unqualified	Vacant	\$58,400.00
2596 / 557	5/28/2004	Warranty Deed	Unqualified	Vacant	\$250,300.00
2562 / 108	4/21/2004	Warranty Deed	Unqualified	Vacant	\$250,300.00
2562 / 110	4/21/2004	Warranty Deed	Unqualified	Vacant	\$250,300.00
2562 / 112	4/21/2004	Warranty Deed	Unqualified	Vacant	\$250,300.00
1546 / 1087	9/5/1997	Warranty Deed	Unqualified	Vacant	\$0.00
1517 / 1590	5/1/1997	Trustees Deed	Multi-Parcel	Vacant	\$1,592,100.00
1000 / 687	2/1/1989	Warranty Deed	Unqualified	Vacant	\$0.00
820 / 322	10/1/1984	Warranty Deed	Qualified	Vacant	\$500,000.00

[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	\$3,902,000	\$3,902,000	\$3,902,000	5.07340	\$19,796.41
LAKE COUNTY MSTU AMBULANCE	\$3,902,000	\$3,902,000	\$3,902,000	0.46290	\$1,806.24
SCHOOL BOARD STATE	\$3,902,000	\$3,902,000	\$3,902,000	3.88500	\$15,159.27
SCHOOL BOARD LOCAL	\$3,902,000	\$3,902,000	\$3,902,000	2.99800	\$11,698.20
CITY OF CLERMONT	\$3,902,000	\$3,902,000	\$3,902,000	4.20610	\$16,412.20
ST JOHNS RIVER FL WATER MGMT DIST	\$3,902,000	\$3,902,000	\$3,902,000	0.24140	\$941.94
LAKE COUNTY VOTED DEBT SERVICE	\$3,902,000	\$3,902,000	\$3,902,000	0.11000	\$429.22
LAKE COUNTY WATER AUTHORITY	\$3,902,000	\$3,902,000	\$3,902,000	0.35570	\$1,387.94
SOUTH LAKE HOSPITAL DIST	\$3,902,000	\$3,902,000	\$3,902,000	0.00000	\$0.00
				Total:	Total:
				17.3325	\$67,631.42

Exemptions Information

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

Homestead Exemption (first exemption up to \$25,000)	Learn More View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000) ✓	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$500)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$500)	Learn More View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Economic Development Exemption	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

Exemption Savings ⓘ

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

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

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

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

Assessment Reduction Savings ⓘ

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

NOTE: Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or beneficial/equitable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted [Site Notice](#).

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Property data last updated on May 10, 2020.
Site Notice



CITY OF CLERMONT

REZONING APPLICATION

Page 2

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

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

The Owner is under contract with Encompass Health, a health care provider who operates over 400 rehabilitation/physical therapy centers across the U.S. Encompass is planning to construct a 100-bed rehab facility on this property, pursuant to the attached Concept Plan. The current land use classification of Commercial will allow this use, but the zoning of Urban Estates will not; therefore we request rezoning to Planned Unit Development. We request C-2 uses for the entire site, as well as multi-family use, as this location/corridor has been targeted by the City for potential multi-family development. We will likely request a grading waiver in the PUD, as there are significant slopes on the property. The engineer is developing the grading plan which will be submitted to the City.

Jimmy D. Crawford, Esq.
Applicant Name (print)

Applicant Name (signature)

Owner Name (print)

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



CITY OF CLERMONT
REZONING
APPLICATION

DATE: June 18, 2020

FEE: \$542.⁰⁰
+ cost of advertisement

PROJECT NAME (if applicable): Encompass Health PUD

APPLICANT: Crawford, Modica & Holt, Chartered Attorneys at Law

CONTACT PERSON: Jimmy D. Crawford, Esq.

Address: 702 West Montrose Street

City: Clermont State: Florida Zip: 34711

Phone: 352-343-8644 Fax: 352-343-8699

E-Mail: jcrawford@cmhlawyers.com

OWNER: Bosserman Richard E Trustee & Charles E Bosserman III

Address: 1701 Spring Lake Drive

City: Orlando State: Florida Zip: 32804

Phone: _____ Fax: _____

Address of Subject Property: State Road 50, Clermont, Florida (AK# 2713216)

Legal Description (include copy of survey): SE 1/4 OF NW 1/4--LESS E 222 FT-- |

ORB 1000 PG 687 ORB 1517 PG 1590 ORB 1546 PG 1087 ORB 2562 |

PGS 108 110 112 ORB 2596 PGS 555 & 557 |

Acreage: 32.46 +/- Land Use: Commercial
(City verification required)

Present Zoning: Urban Estates Proposed Zoning: Planned Unit Development
(City verification required)

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: 10099178
Phone: (352) 241-7331
Date: 10/12/20
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	10/19/2020	10/26/2020	\$366.24

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. 2020-30

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, THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, EFFECTIVE DATE, AND PUBLICATION.

LOCATION:

Vacant property located on the south side of SR 50
¼ mile east of the SR 50 and Hancock Road Intersection
AK 271.3216
32.35 +/- Acres

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SE 1/4 OF THE NW 1/4 OF SECTION 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST, CITY OF CLERMONT, LAKE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NW 1/4 OF SAID SECTION 27; THENCE WITH THE SOUTH LINE OF SAID NW 1/4, N88°59'12"W, A DISTANCE OF 222.01 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE WITH THE SOUTH LINE OF SAID NW 1/4, N88°59'12"W, A DISTANCE OF 1099.77 FEET TO THE WEST LINE OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 27; THENCE WITH SAID WEST LINE, N00°48'16"E, A DISTANCE OF 1287.12 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 50 (207-FOOT PUBLIC RIGHT OF WAY PER MAP SECTION 11070 F.P. 238429 4); THENCE WITH SAID SOUTH RIGHT-OF-WAY LINE, S89°06'30"E, A DISTANCE OF 1092.68 FEET TO THE WEST LINE OF THE EAST 222.00 FEET OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 27; THENCE WITH SAID WEST LINE, S00°29'22"W, A DISTANCE OF 1289.49 FEET TO THE POINT OF BEGINNING.

CONTAINING 32.421 ACRES (1,412,249 SQUARE FEET) OF LAND, MORE OR LESS.

FROM: Urban Estate
TO: Planned Unit Development (PUD) for 100-bed rehabilitation center and C-2 General Commercial uses

This request will be considered by the Planning & Zoning Commission on Tuesday, November 3, 2020 at 6:30 P.M. and

A public meeting to consider this request will be held before the City Council on Tuesday, November 10, 2020 for final enactment.

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

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

mont FL, Monday through Friday between the hours of 8:00 A.M. and 5:00 P.M. Please be advised that under State law, if you should decide to appeal a decision made with respect to this matter, you may need to 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: 10099178
October 19, 2020 &
October 26, 2020

Payment Info	
Ad Price	\$366.24
Tax	\$0.00
Sub Total	\$366.24
Prepaid Amount	\$0.00
Balance Due	\$366.24



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, November 3, 2020		
Agenda Item Name		
Ordinance No. 2020-38 <i>Sign Code Amendment</i>		
Requested Action		
Recommend approval of Ordinance No. 2020-38		
Staff Report		
Staff is proposing a land development code amendment to add regulations for artistic murals. The code amendment will provide regulations to allow artistic murals to be installed on building walls within the Central Business District. The owner of the building will be required to obtain a permit for the mural, which will be reviewed and permitted by staff. Staff will use the regulations approved within this ordinance for the approval process. The regulations include: • Allowing murals on the sides and rear of commercial building walls • Content of the mural shall not include: corporate logos or advertisements of products • Maximum amount of text within the mural shall be limited to 5% • Artwork may not include any nudity, offensive language or gestures, gang symbols, political affiliations, violence, and no racial or hate messages within its content. • Murals are not permitted for residential only structures and uses. The proposed amendment will allow for a cultural art displays in the downtown district that were previously not allowed. Staff recommends approval of Ordinance 2020-38.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Ord 2020-38 Public Arts Program (10.29.2020 V3) - R&F BL Ord 2020-38 Public Arts Program (10.29.2020 V3) - R&F BL.pdf		
2. ORDINANCE 2020-38 AD ORDINANCE 2020-38.pdf		



CITY OF CLERMONT
ORDINANCE NO. 2020-38

AN ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE; CHAPTER 102 SIGNS; ADDING SECTIONS 102-26 OTHER SIGNS; PROVIDING FOR CONFLICT, SEVERABILITY; CODIFICATION; THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERRORS, RECORDING, PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, pursuant to the provisions of Chapter 163, Florida Statutes, the City of Clermont Planning and Zoning Commission, acting as the Local Planning Agency of the City, has held a public hearing on November 3, 2020 and following such hearing found this Ordinance to be in the best interest of the City of Clermont, and recommended that the City Council adopt this Ordinance; and

WHEREAS, the City Council of the City of Clermont shall amend the Land Development Code, Chapter 102-Signs, adding section 102-26 “Other Signs” to allow murals and artworks that reflects and enhances the City’s diversity, character and heritage through designs by artists for commercial development in the Central Business District and

WHEREAS, the City of Clermont Code of Ordinances, Land Development Code, Chapter 102 “Signs” purpose and intent is to ensure adequate means of communication through signage while maintaining attractive visual appearance within the city, and

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Clermont Codes of Ordinances, amending Chapter 102 Signs, adding Section 102-26 “Other Signs” is added as set forth in the following amendments, as shown in Section 2.

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.

The Land Development Code of the City of Clermont Code of Ordinances is hereby amended to read as follows:

Sec. 102-26. “Other Signs”

- (1) Mural signs. Artwork painted or affixed to building walls, facades or other exterior surfaces shall be limited to one single façade only on the first floor on each side directly facing a street. The city council may approve larger murals as a variance to the land development codes, at a public hearing after notice to adjacent property owners. Mural art works are to be exclusively non-commercial in nature, and in no way identify a product and deemed to provide artistic value



CITY OF CLERMONT
ORDINANCE NO. 2020-38

and benefit to the surrounding area and not just of benefit to the building or business proposing the mural. Murals and works of art shall be allowed on the sides and rear of commercial building walls and are not be permitted to be located on the front building walls of any commercial buildings.

- (a) Works of art and murals shall be located in the (CBD) Clermont Central Business District. Murals and artwork projects are not permitted for residential only buildings and uses.
- (b) The artwork should show sensitivity to the aesthetic and cultural traditions of the City of Clermont, the geographic characteristics of the community, be family-oriented, appropriate for all ages, educational, display community values, provide creativity and quality workmanship, enrich history, and create a vision of what makes it unique. Artwork projects may not encompass any nudity, offensive languages or gestures, gang symbols, graffiti, political affiliations, drugs or alcohol symbols, violence, and no racial or hate messages within its content. The maximum amount of text within any mural shall be limited to five (5) percent.
- (c) Corporate logos and/or any commercial signage shall be prohibited for any art project or artwork design content. This article will not permit or allow any type of illegal sign, irrespective of artist content.
- (d) The property owner is required to obtain a permit for any artwork and/or mural art project display before the installation of any art display on any buildings. The artwork permit application must include an 11" x 17" sketch/graphic design of the proposed artwork for review and approval by the designated city staff. All proposed artwork must include the artwork display location on site and/or buildings.
- (e) The property owner is required to execute a maintenance agreement and covenant for any artworks or art projects approved on their property and shall be responsible for maintenance and repairs of all elements of the project and/or improvements to the site. The agreement shall be in a form acceptable to City and binding on all successors in interest.
- (f) Custody, supervision, maintenance and preservation of the murals and art works is the responsibility of the property owner and shall be carried out by qualified art professionals.
- (g) All works of art must comply with any applicable Clermont Codes and Regulations that include any applicable building and fire code requirements for installation, creation, and construction on site. No art project can be located on any streets, sidewalks, dedicated easements; city owned property, rights-of-way, public access and must comply with any ADA requirements for the site.
- (h) The property owner is required to maintain the mural and artwork in good condition at the approved location, failure to comply with this requirement as required by law



CITY OF CLERMONT
ORDINANCE NO. 2020-38

or other applicable guidelines shall subject the property owner to code enforcement action including violations and fines, and the Clermont City Council may revoke the permit after a public hearing.

- (i) A hold-harmless release and identification wavier in a form acceptable to the City must be signed by the property owner that excludes, indemnifies and releases the City of Clermont of any liability for public art projects on private property.

SECTION 4: CONFLICT

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

SECTION 5: SEVERABILITY

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 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: 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 8: RECORDING

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

SECTION 9: PUBLICATION AND EFFECTIVE DATE

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



CITY OF CLERMONT
ORDINANCE NO. 2020-38

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 10th day of November, 2020.

CITY OF CLERMONT

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

APPROVED AS TO FORM AND LEGALITY:

Daniel F. Mantzaris, City Attorney

Advertising Receipt

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

Account Number: 7101866
Order Number: 10099234
Phone: (352) 241-7331
Date: 10/14/20
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	10/19/2020	10/26/2020	\$193.96

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.

sons 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

ORDINANCE NO. 2020-38

AN ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE; CHAPTER 102 SIGNS; ADDING SECTIONS 102-26 OTHER SIGNS; PROVIDING FOR CONFLICT, SEVERABILITY; CODIFICATION; THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERRORS, RECORDING, PUBLICATION AND AN EFFECTIVE DATE.

Ad No: 10099234
October 19, 2020 &
October 26, 2020

The Planning and Zoning Commission will consider this Ordinance at a public meeting to be held on Tuesday, November 3, 2020 at 6:30 P.M.

A public meeting to consider the ordinance will be held before the Clermont City Council on Tuesday, November 10, 2020 at 6:30 P.M. for final enactment.

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

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. Per-

Payment Info	
Ad Price	\$193.96
Tax	\$0.00
Sub Total	\$193.96
Prepaid Amount	\$0.00
Balance Due	\$193.96