



**CITY OF CLERMONT
PLANNING AND ZONING COMMISSION AGENDA
LOCATION: CLERMONT CITY CENTER
620 WEST MONTROSE STREET
6:30 PM, Tuesday, February 2, 2021**

**CALL TO ORDER
PLEDGE OF ALLEGIANCE
SELECTION OF CHAIR & VICE-CHAIR
MINUTES
REPORTS
NEW BUSINESS**

Item 1 - Ordinance No. 2021-001
*Hooks Street/Skorman Multi-family PUD
Rezoning*

A rezoning request to a Planned Unit Development for 17 +/- acres southwest of the Hooks Street and Excalibur Road intersection for 204 apartment units.

Item 2 - Ordinance No. 2021-002
Ford of Clermont

Consider ordinance to change the zoning from C-2 General Commercial to Planned Unit Development (PUD) for property located at 1101 East Highway 50 and 1075 State Road Highway 50.

Item No. 3 - Ordinance No. 2021-003
Victory Village & Market PUD Rezoning

Consider rezoning from CBD Central Business District and C-1 Light Commercial to PUD Planned Unit Development for a 1.04 +/- acre site located northwest of the West Avenue and Minneola Avenue intersection for a mixed-use project consisting of 25 residential units and up to 8,000 square feet of commercial use.

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.

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LOCATION: CLERMONT CITY CENTER
620 WEST MONTROSE STREET
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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, February 2, 2021		
Agenda Item Name		
Ordinance No. 2021-001 <i>Hooks Street/Skorman Multi-family PUD Rezoning</i>		
Requested Action		
Recommend approval of Ordinance 2021-001.		
Staff Report		
The applicant is requesting to rezone the property from Urban Estate to Planned Unit Development (PUD) for a 204-unit apartment complex. The 17 +/- acre property is located southwest of the Hooks Street and Excalibur Road intersection, adjacent to East Ridge Middle School. The future land use is Residential/Office, which permits up to 12 dwellings units per acre. The project can be served by City services. A traffic impact analysis has been conducted and showed no new roadway deficiencies because of the project. The applicant is requesting one waiver, cut/fill, up to a maximum of 13 feet over 10% of the site. Since this is a multi-family project, the maximum cut/full is limited to 10 feet. The applicant revised the conceptual plan and has reduced the volume and depth of the original cut/fill request and the request for retaining wall heights greater than six feet has been removed. Staff has reviewed the application and proposed project in regards to Section 122-315 Review Criteria for a Planned Unit Development. The location is suitable for multi-family use since the future land use of Residential/Office allows this type of land use. The property has access to major road networks. The revised conceptual plan does preserve the natural topography of the site as much as possible. An in-depth evaluation is included in the attached Staff Analysis Report. Staff is able to support the request and recommends approval of Ordinance 2021-001.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Hooks St Skorman Staff Analysis V2	Hooks St Skorman Staff Analysis V2.pdf	
2. Skorman MF Maps	Skorman MF Maps.pdf	
3. SkormanApartmentsCOLOR RENDERING	SkormanApartmentsCOLOR RENDERING.pdf	
4. SKORMAN PUD revised-PUD Plan	SKORMAN PUD revised-PUD Plan.pdf	
5. SKORMAN PUD revised-Grading Waiver	SKORMAN PUD revised-Grading Waiver.pdf	
6. Elevations	Elevations.pdf	
7. 2021-001 Hooks St Skorman (V3) 01.27.2021 - RF BL (002)	2021-001 Hooks St Skorman (V3) 01.27.2021 - RF BL (002).pdf	
8. Application and Property Record Cards	Application and Property Record Cards.pdf	
9. HooksStreet_APFLtrUpdate_10162020.doc	HooksStreet_APFLtrUpdate_10162020.doc.pdf	
10. Ord 2021-001 Skorman Legal Ad Feb 2021	Ord 2021-001 Skorman Legal Ad Feb 2021.pdf	



CITY OF CLERMONT Staff Analysis Report

OWNER: Richard E Bosserman Trustee & Gladys T Bosserman Trustee

APPLICANT: Jimmy Crawford, Esq. – Crawford, Modica & Holt

PROJECT NAME: Hooks Street Multi-Family/Skorman Project

REQUESTED ACTION: A rezoning to a Planned Unit Development (PUD) to allow up to 204 apartment units.

SIZE OF PARCEL: 17 acres +/-

LOCATION: Property is southwest of the Excalibur Road and Hooks Street intersection

EXISTING ZONING: UE, Urban Estate Low Density Residential District

EXISTING LAND USE: Vacant property

FUTURE LAND USE CATEGORY: Residential/Office

SITE UTILITIES: City of Clermont Water and Sewer

ANALYSIS:

The applicant is requesting to rezone the property from Urban Estate to Planned Unit Development (PUD) for a 204-unit apartment complex. The future land use, Residential/Office, allows up to 12 dwelling units per acre with a conditional use permit or through a planned unit development (PUD). The PUD zoning category is being requested since it allows the flexibility necessary, through waivers to the Land Development Code, to develop the site and at the density necessary to construct the multi-family project. The property is located within the City of Clermont and will be served by the City's water and sewer systems.

The property is located adjacent to East Ridge Middle School and across from East Ridge High School. The project is proposing two (2) full access points, one access on Hooks Street and another access on Excalibur Road. A traffic impact analysis has been performed. The study did not identify any new roadway deficiencies as a result of the project. The study did identified a failing level of service (LOS) and delay during the AM peak hour due to existing school traffic at the full access driveway on Excalibur Road. The applicant's consultant indicated that during peak times of school traffic, it is more likely that most of the apartment complex will use the Hooks Street full access point and

avoid the access point on Excalibur Road. Lake County Public Works will have final jurisdiction of where the access points and number of access points will be developed on the site.



WAIVERS:

The applicant, as part of the proposed project, is requesting one waiver to the Land Development Code.

The applicant has requested a waiver for cut/fill over the project site that exceeds the Land Development Code, which is 10 feet for residential projects. A grading plan variance exhibit has been provided that shows the area on the site that will have more than 10 feet of cut/fill. The maximum cut/fill will be up to 13 feet. The area is approximately 10% of the site. The applicant has revised the site plan to reduce the cut/fill from the original 30 feet to 13 feet. Since the applicant has revised the site plan to incorporate the current topography into the site, through the construction of split level buildings, staff's concern over the amount and extent of cut/fill on the project site has been reduced and staff can support this waiver.

STAFF RECOMMENDATION:

Staff has reviewed the application and proposed project in regards to Section 122-315 Review Criteria for a Planned Unit Development. The location is suitable for multi-family use since the future land use of Residential/Office allows this type of land use. The property has access to major road networks. The City's water and sewer service will be required in order to develop the property and capacity is available to serve the multi-family project. The project is located within walking distance of the assigned high school and middle school. School concurrency shall be met as a requirement prior to site plan approval. The proposed project, as presented in the revised conceptual plan, does preserve the natural topography of the site as much as possible. Staff is able to support the request and recommends approval of Ordinance 2021-001.

Exhibit - Location Map – Hooks St. Multi-Family/Skorman

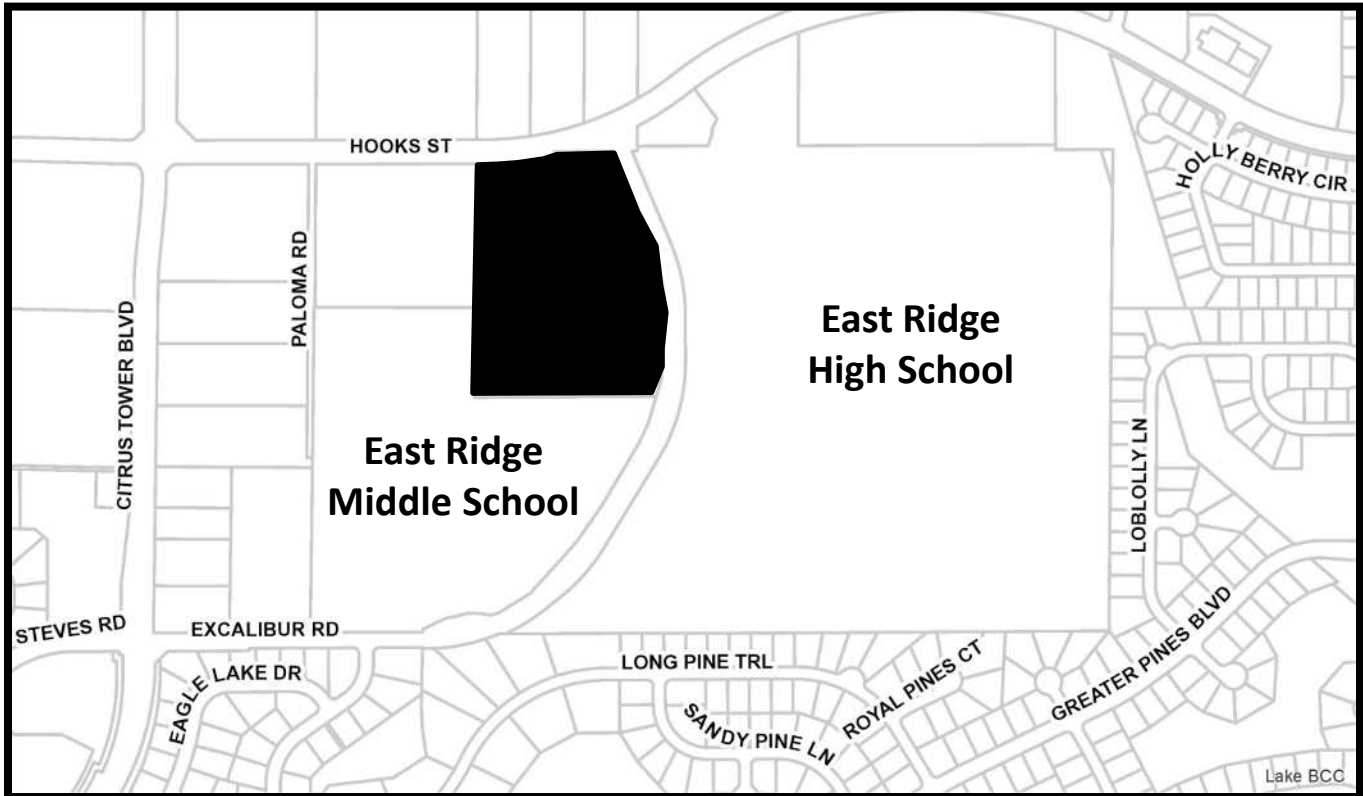
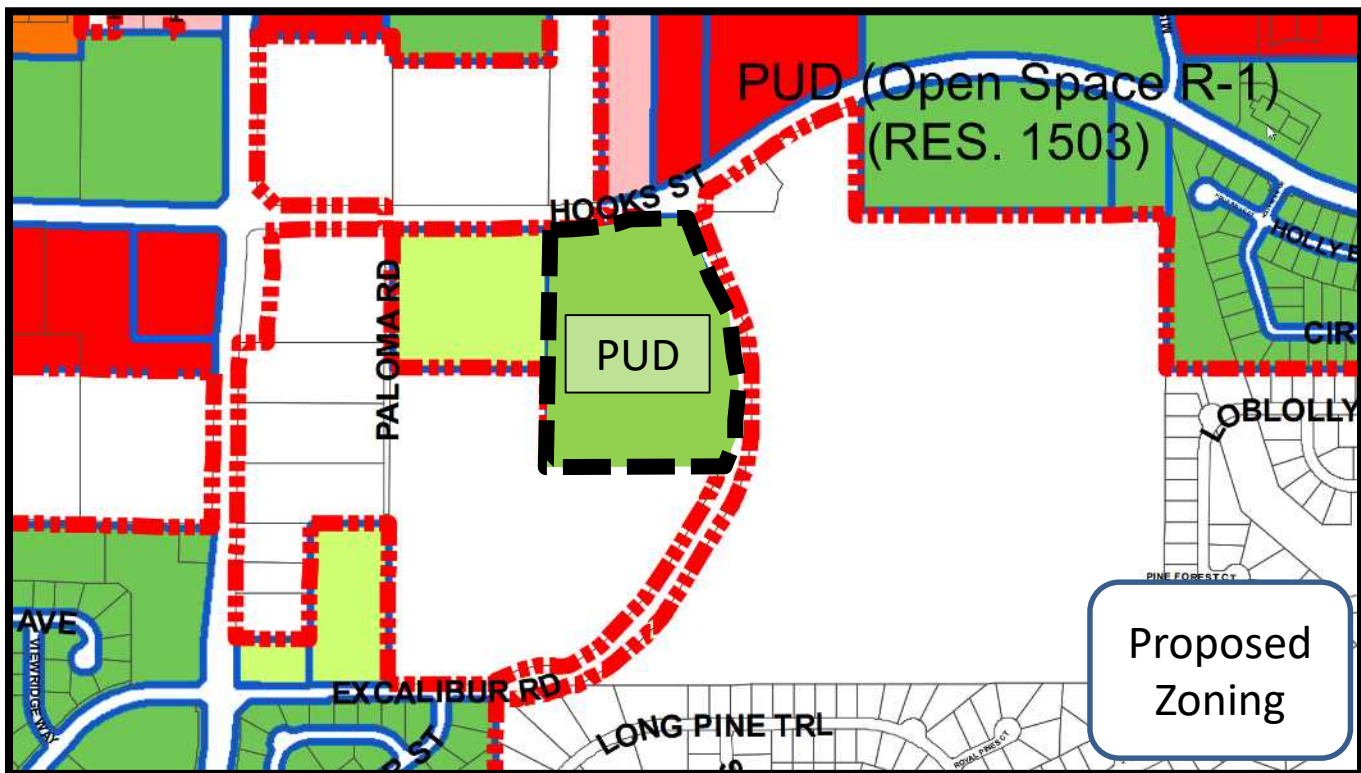
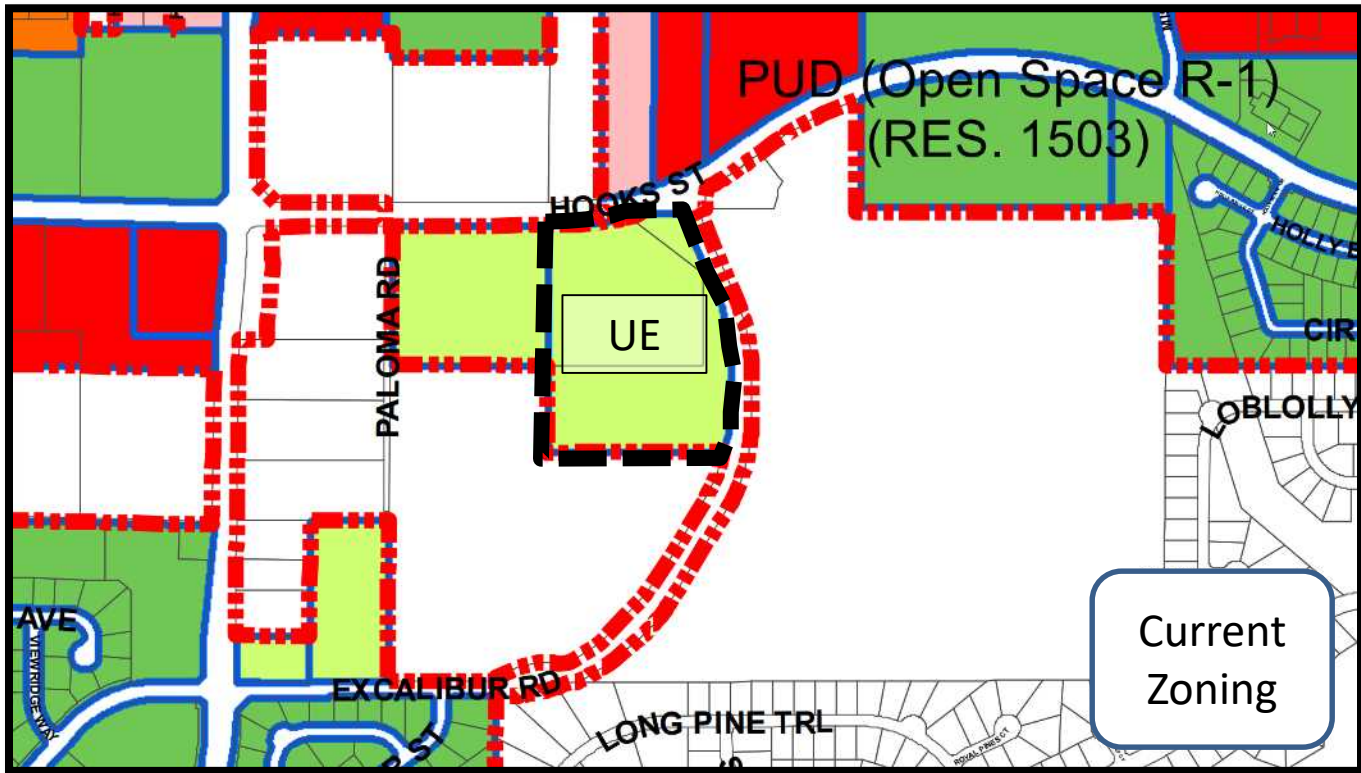
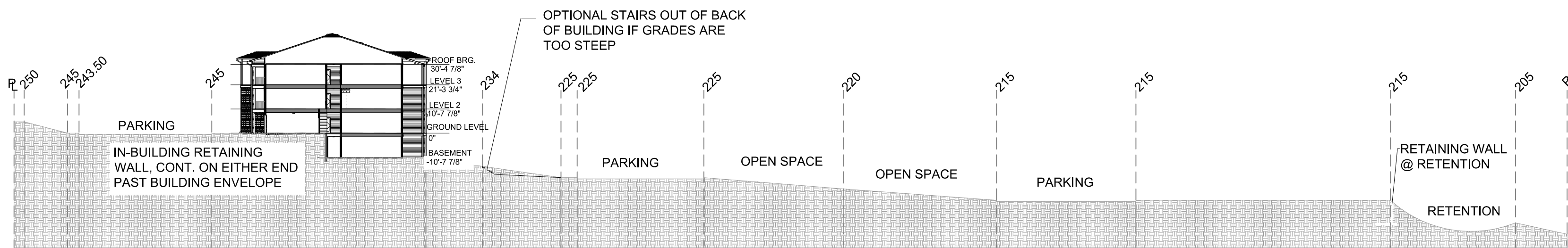
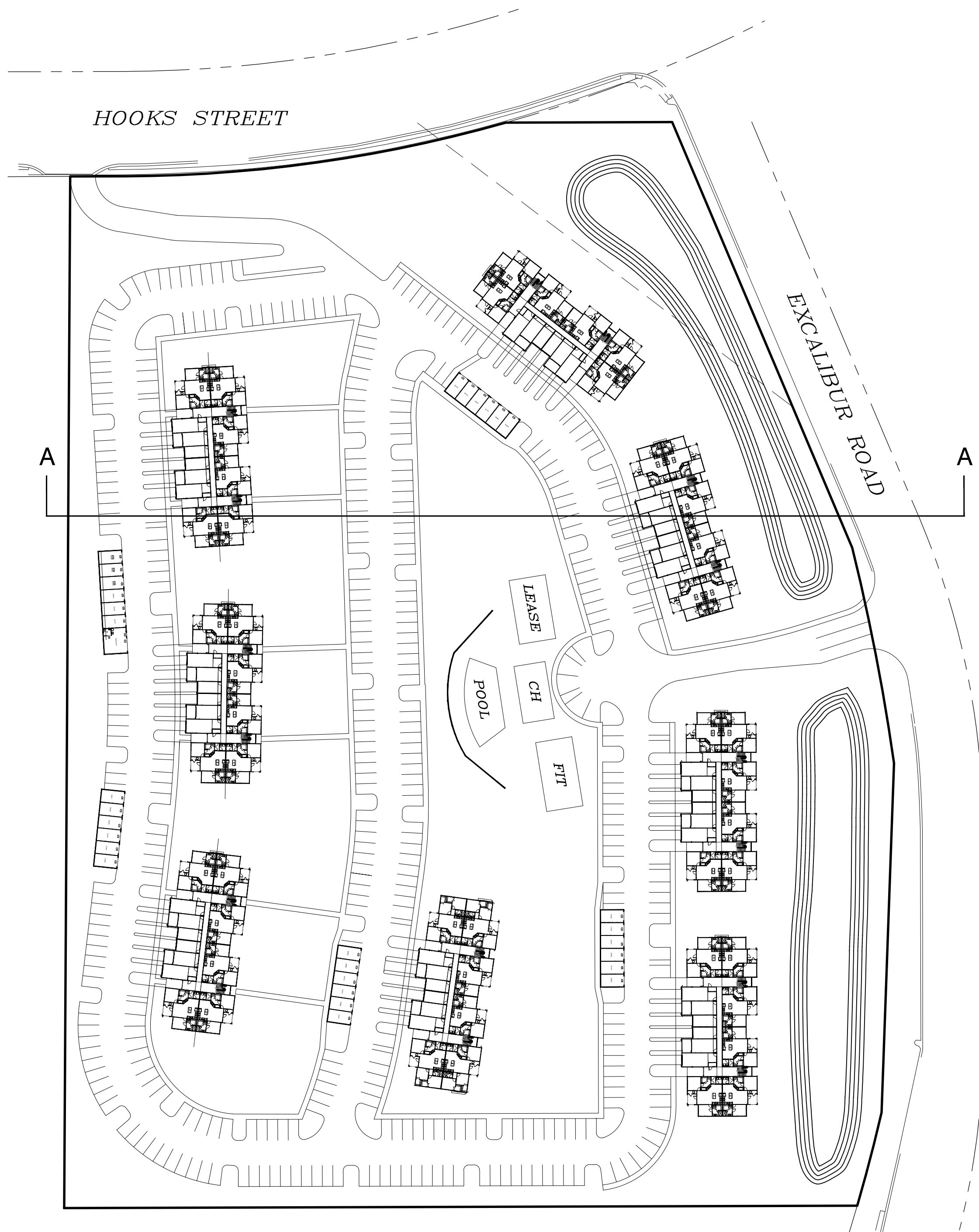


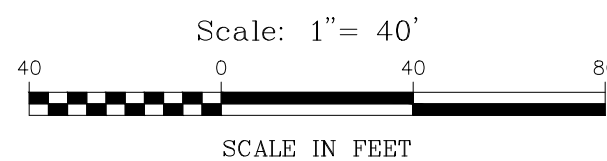
Exhibit – Zoning – Hooks St. Multi-Family/Skorman







SECTION A-A



LAND USE

OWNER
RICHARD E BOSSERMAN & TRUSTEE
1701 SPRING LAKE DRIVE
ORLANDO, FL 32804

ACREAGE 17.02 AC
ALT KEY 3815507 / 1103908 / 3801505
EXISTING ZONING URBAN ESTATE
EXISTING LAND USE LOW DENSITY RESIDENTIAL
PROPOSED ZONING PUD
PROPOSED LAND USE PUD
ACREAGE 17.02 AC
UNITS 204 (20 S / 51 1BR / 113 2BR / 20 3BR)
DENSITY 12 UNITS PER ACRE
PARKING REQUIRED 408 SPACES
PARKING PROVIDED 71 GARAGE / 41 APRON / 373 SURFACE = 485 SPACES
WETLANDS 0 AC

ZONING NORTH (RP COUNTY) (C-1 CITY)
SOUTH (CFD COUNTY)
EAST (R6 COUNTY)
WEST (CFD COUNTY) (URBAN ESTATE CITY)

FUTURE LAND USE NORTH (REGIONAL COMMERCIAL COUNTY)
SOUTH (PUBLIC SERVICE FACILITY & INFRASTRUCTURE COUNTY)
EAST (PUBLIC SERVICE FACILITY & INFRASTRUCTURE COUNTY)
WEST (PUBLIC SERVICE FACILITY & INFRASTRUCTURE COUNTY) (LOW DENSITY RESIDENTIAL CITY)

SETBACKS FRONT 25'
REAR 25'
SIDE 25'

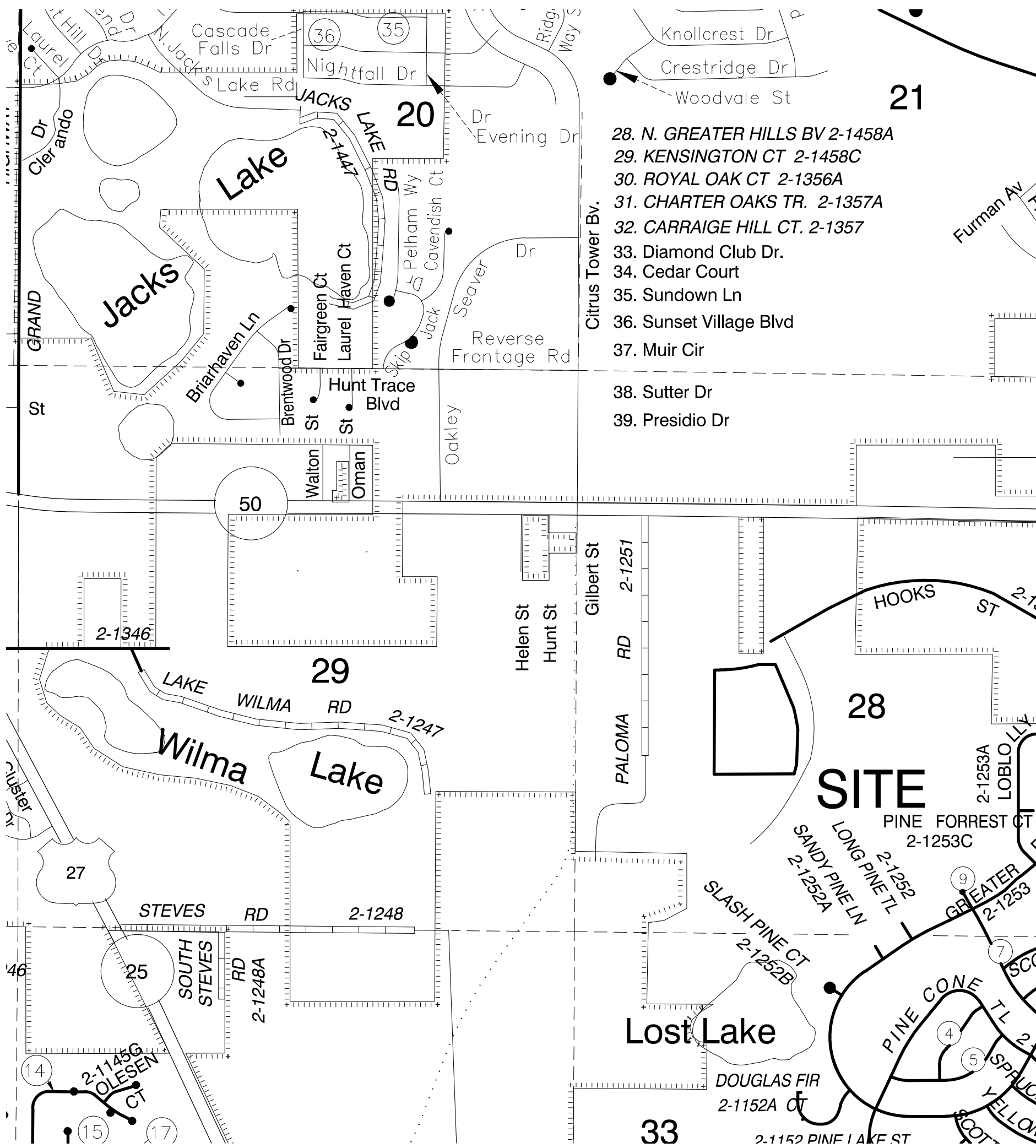
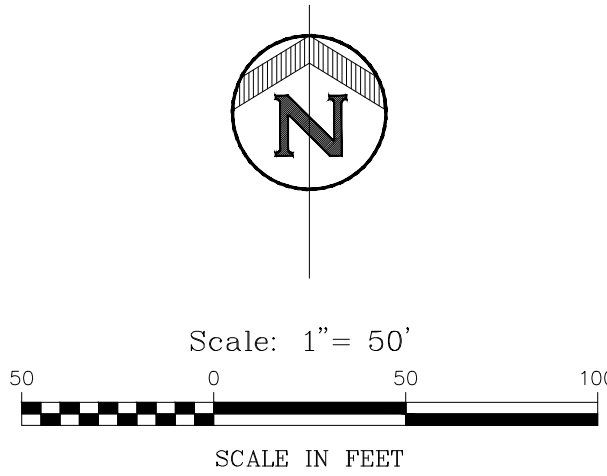
LANDSCAPE BUFFERS 10' ALONG WEST AND SOUTH / 20' ALONG NORTH AND EAST

MAX BUILDING HEIGHT 55'

WATER CITY PF CLERMONT
SEWER CITY OF CLERMONT

VARIANCE REQUESTED RESIDENTIAL GRADING OF 13' VERSUS CODE MAX OF 10'

PROJECT TO BE GATED AND THE STREETS TO BE PRIVATE AND OWNED AND MAINTAINED BY THE HOA



REVISION						
	1	2	3	4	5	6
DATE						

SKORMA

PUD

BESH
HALFF

907

907

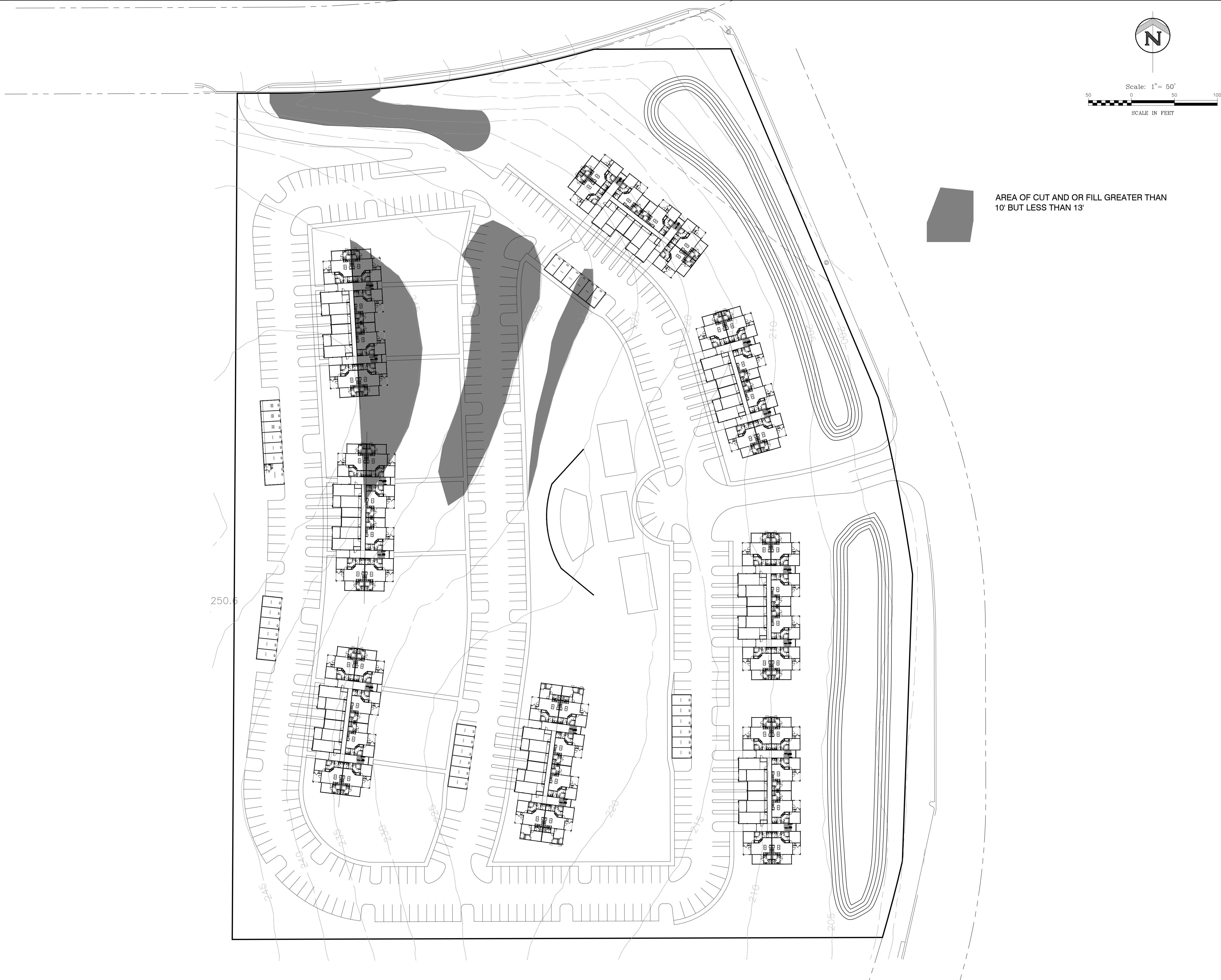
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907

DATE:	OCTOBER 2020
DESIGNED BY:	CCH
DRAWN BY:	CCH
CHECKED BY:	CCH
JOB NO.:	201053.0001
FILE NAME:	PUD PLAN
Sheet 1	

PROFESSIONAL ENGINEER NO. 00090

PROFESSIONAL ENGINEER NO. 00090



DATE	REVISION
1	N
2	S
3	E
4	W
5	T
6	B

SKORMA



DATE:	OCTOBER 2020
DESIGNED BY:	CCH
DRAWN BY:	CCH
CHECKED BY:	CCH
JOB NO.:	201053.0001
FILE NAME:	PUD PLAN
Sheet 1	

PROFESSIONAL ENGINEER NO. 00090



BUILDING TYPE 1 & 2 - REAR ELEVATION (EXCALIBUR RD.)



FUGLEBERG KOCH

© 2020 FUGLEBERG KOCH

EXTERIOR ELEVATIONS | SKORMAN APARTMENTS

CLERMONT, FLORIDA

PROJECT No: XXXX-01/13/2021

2555 TEMPLE TRAIL

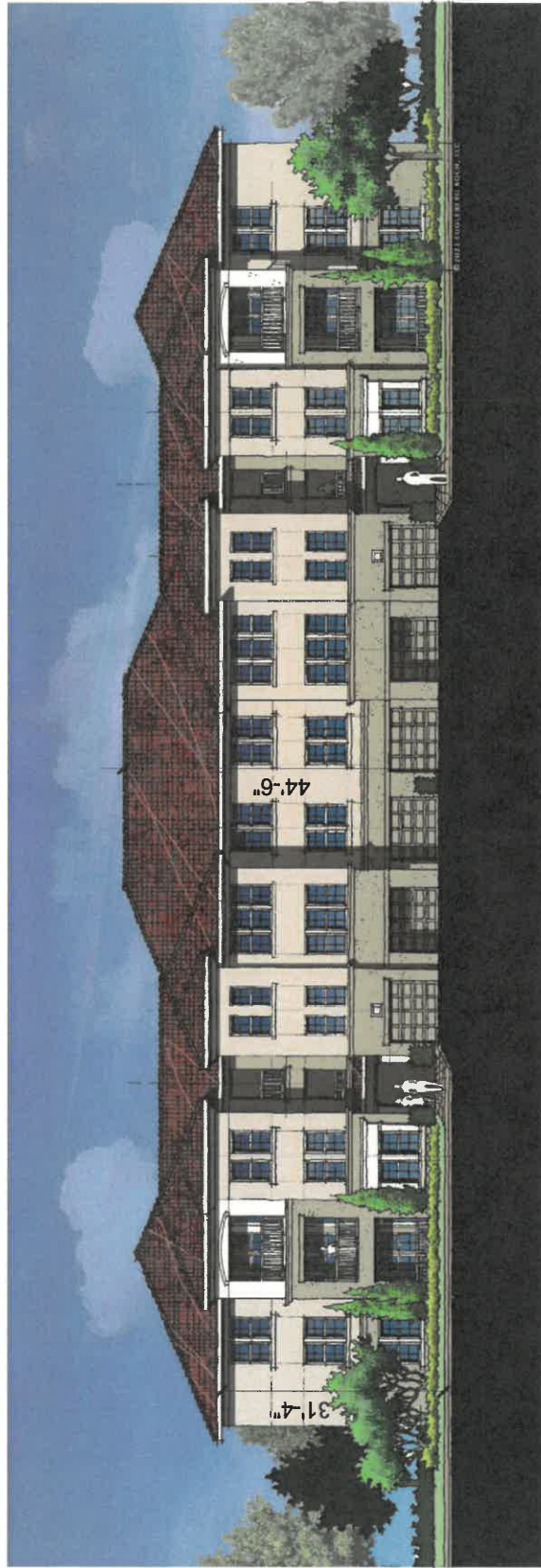
WINTER PARK, FLORIDA 32789

TEL: 407-629-0595

FAX: 407-628-1057

AA26002103

WWW.FUGLEBERGKoch.COM



BUILDING TYPE 1, 2, & 3 - GARAGE ELEVATION



FUGLEBERG KOCH
© 2020 FUGLEBERG KOCH

EXTERIOR ELEVATIONS | SKORMAN APARTMENTS

PROJECT No: XXXX - 01/13/2021
CLERMONT, FLORIDA

2555 TEMPLE TRAIL

WINTER PARK, FLORIDA 32789

TEL: 407-629-0595

FAX: 407-628-1057

AA26002103

WWW.FUGLEBERGKCOCH.COM



BUILDING TYPE 3 - REAR ELEVATION



FUGLEBERG KOCH

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EXTERIOR ELEVATIONS | SKORMAN APARTMENTS

PROJECT No: XXXX-01/13/2021
CLERMONT, FLORIDA

2555 TEMPLE TRAIL

WINTER PARK, FLORIDA 32789

TEL: 407-629-0593

FAX: 407-628-1057

AA26002103

WWW.FUGLEBERGKCOCH.COM



CITY OF CLERMONT
ORDINANCE NO. 2021-001

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 CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, RECORDING, 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

THAT PART OF TRACTS 37, 38, 43 AND 44 OF LAKE HIGHLANDS COMPANY PLAT IN SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, AS RECORDED IN PLAT BOOK 2, PAGE 28 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF TRACT 53 OF SAID LAKE HIGHLANDS COMPANY PLAT (SAID POINT ALSO BEING ON THE CENTERLINE OF A 30.00 FOOT WIDE RIGHT OF WAY AS SHOWN ON SAID PLAT); THENCE SOUTH 89°51'04" WEST ALONG THE SOUTHERLY LINE OF TRACTS 53, 54 AND 55 (ALSO BEING THE NORTHERLY LINE OF GREATER PINES PHASE 9, AS RECORDED IN PLAT BOOK 48, PAGE 80 AND THE NORTHERLY LINE OF GREATER PINES PHASE 10, AS RECORDED IN PLAT BOOK 48, PAGE 83, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA) FOR 1968.84 FEET TO THE WEST LINE OF SAID TRACT 55; THENCE NORTH 00°12'38" EAST ALONG THE WEST LINE OF TRACTS 55 AND 42 OF SAID LAKE HIGHLANDS COMPANY PLAT, FOR 1326.74 FEET TO THE NORTH LINE OF SAID TRACT 42; THENCE NORTH 89°49'40" EAST ALONG THE SAID NORTH LINE FOR 659.27 TO THE SOUTHWEST CORNER OF TRACT 38 OF SAID LAKE HIGHLANDS COMPANY PLAT AND THE POINT OF BEGINNING; THENCE NORTH 00°20'02" EAST ALONG THE WEST LINE OF SAID TRACT 38 FOR 613.51 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF HOOKS STREET; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING TWO COURSES: NORTH 89°48'50" EAST FOR 51.62 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1350.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°38'08" FOR A DISTANCE OF 368.40 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT 38; THENCE NORTH 89°48'50" EAST ALONG SAID NORTH LINE 158.69 FEET TO THE WESTERLY LINE OF THE PROPERTY CONVEYED TO LAKE COUNTY AND DESCRIBED IN OFFICIAL RECORDS BOOK 2574, PAGES 830-833 FOR STEVE'S ROAD; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING FOUR COURSES: SOUTH 22°56'53" EAST FOR 440.88 FEET TO A POINT ON A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 2053.62 FEET TO WHICH A RADIAL LINE BEARS NORTH 76°05'45" EAST, THENCE RUN SOUTHERLY ALONG THE ARC THEREOF, THROUGH A CENTRAL ANGLE OF 05°50'49" FOR 209.57 FEET; THENCE SOUTH 02°01'00" WEST FOR 333.32 FEET TO A POINT ON A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1630.11 FEET TO WHICH A RADIAL LINE BEARS SOUTH 76°58'15" EAST, THENCE RUN SOUTHERLY ALONG THE ARC THEREOF, THROUGH A CENTRAL



CITY OF CLERMONT
ORDINANCE NO. 2021-001

ANGLE OF 03°14'30" FOR 92.23 FEET; THENCE DEPARTING SAID WESTERLY LINE, SOUTH 89°49'40" WEST FOR 756.48 FEET TO THE WESTERLY LINE OF TRACT 43 OF SAID LAKE HIGHLANDS COMPANY PLAT; THENCE NORTH 00°20'02" EAST ALONG THE SAID WESTERLY LINE OF TRACT 43 FOR 370.92 FEET TO THE POINT OF BEGINNING.

CONTAINING 17.03 ACRES OF LAND, MORE OR LESS.

LOCATION

Vacant property southwest of Excalibur Road and Hooks Street Intersection
Alt. Key 1103908, 3801505, 3815507

From: Urban Estate Low Density
To: Planned Unit Development for a 204-unit apartment complex

SECTION 2. General Conditions

This application is for a Planned Unit Development to allow for a multi-family residential Planned Unit 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 PUD Plan, prepared by BESH Halff dated October 2020, Skorman Apartments. 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. 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's Information Technology Director will work with the developer at the time of site plan review to determine the extent of fiber optic conduit. 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.

SECTION 3. Land Uses and Specific Conditions

1. A total of up to 204 multi-family dwelling units (d.u) may be permitted on the site, not to exceed a base density of 12 dwelling units/acre.
2. Building setbacks shall be 25 feet from the property lines.



CITY OF CLERMONT
ORDINANCE NO. 2021-001

3. Maximum building height shall be up to 55 feet, measured at the highest point.
4. The project may have elevation changes of up to 13 feet maximum cut and 13 feet maximum fill up to 10% of the project site, as shown on the cut and fill exhibit – Grading Plan Variance prepared by BESH Halff, dated October 2020. These elevation changes will be submitted to the City Engineer at the time of final engineering.
5. Individual retaining wall height up to 6 feet in height are permitted to deal with grade changes on the perimeter of the project and in the stormwater pond. A minimum 5 foot transition shall be required between the walls with landscaping incorporated within the terracing of the exterior perimeter wall sections.
6. Trash compacters may be substituted for dumpsters for the project if the Applicant can demonstrate it can sufficiently meet the waste demands for the project.
7. The project will be gated and the streets will be privately owned and maintained by the HOA, owner, or developer.
8. The buildings shall be constructed in a manner that closely resembles the architectural style and elevations as presented at the end of this ordinance and shall meet the City of Clermont's Architectural Standards.
9. If required by Lake County or Florida Department of Transportation, the developer shall be responsible to coordinate the modification of the existing traffic signals and turn lane improvements to accommodate safe and efficient traffic flow resulting from the project as identified in the Transportation Impact Analysis prepared on September, 2020 by Kimley-Horn.
10. The development shall comply with all applicable County and Florida Department of Transportation access management requirements. The final access points shall be determined during the final site plan and final engineering review and may change from the conceptual plan.
11. Additional right-of-way may be required for offsite improvements and the sidewalk. This dedication shall be made at no cost to the County or the City.
12. The Developer shall install sidewalks along Excalibur Road prior to first Certificate of Occupancy.
13. The project shall be developed according to the C-2 General Commercial zoning designation in the Land Development Code, unless expressly stated above.
14. 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 UE Urban Estate Zoning Designation.



CITY OF CLERMONT
ORDINANCE NO. 2021-001

15. School concurrency shall be met before final site plan approval in accordance with the Comprehensive Plan and Land Development Code.
16. The property management office shall prominently display a notification sign informing potential tenants of the sounds resulting from activities by the adjacent schools, such as but not limited to; daytime PE classes, night games, bands playing, bus noise, etc. The sign shall be a minimum of 11 inches x 17 inches. In addition, as part of the rental contract, similar wording shall also be included that the applicant acknowledges.

SECTION 4: CONFLICT

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

SECTION 5: RECORDING

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

SECTION 6: SEVERABILITY

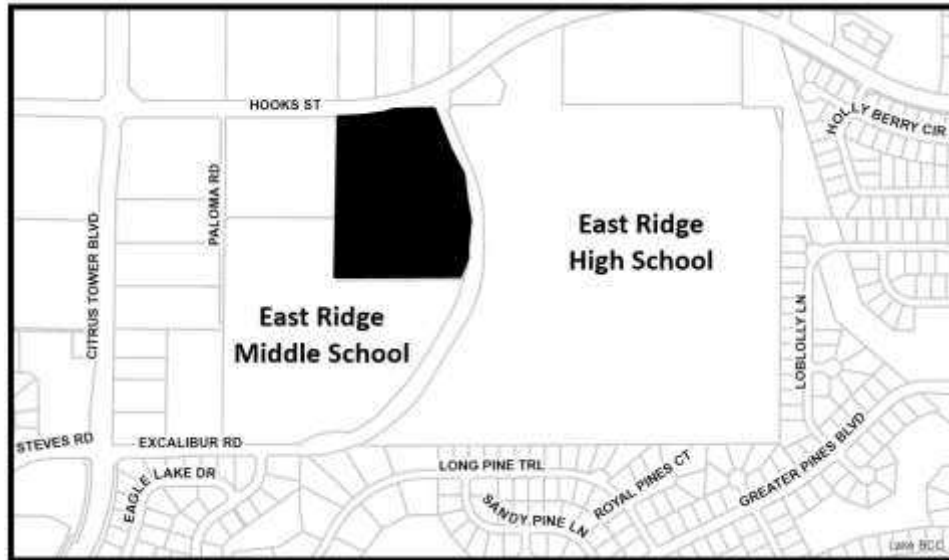
Should any Section or part of this Section be declared invalid by any court of competent jurisdiction, such adjudications shall not apply to or affect any other provision of this Ordinance, except to the extent that the entire Section or part of the Section may be inseparable in meaning and effect from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

SECTION 7: PUBLICATION AND AN EFFECTIVE DATE

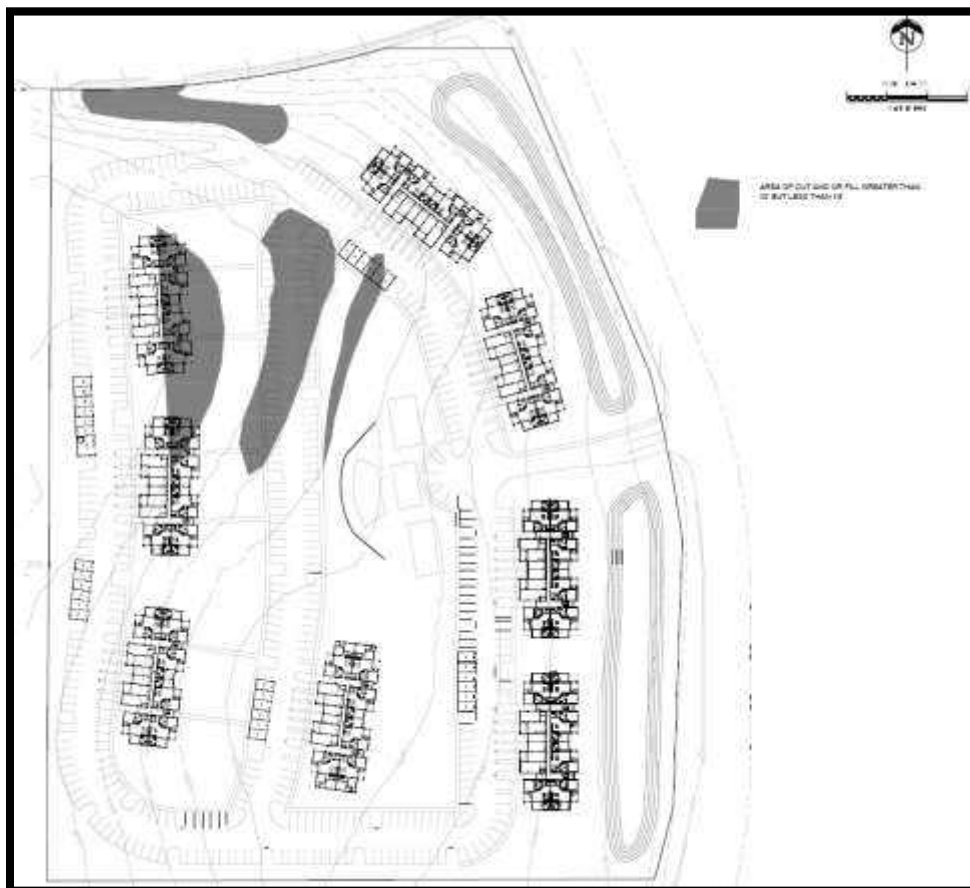
This Ordinance shall be published as provided by law, and it shall become law and take effect upon its Second Reading and Final Passage.

CITY OF CLERMONT
ORDINANCE NO. 2021-001

Location map:



Cut/Fill Exhibit:



Sample Elevations:





CITY OF CLERMONT
ORDINANCE NO. 2021-001

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 23rd day of February, 2021.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney



CITY OF CLERMONT REZONING APPLICATION

DATE 8-31-20		FEE: \$542.00 + cost of advertisement + cost of traffic review, if necessary	
Project Name (if applicable)			
Applicant Jimmy Crawford, Esq.			
Contact Person Jimmy Crawford or Jennifer Cotch			
Address 702 W Montrose Street	City Clermont	State FL	Zip 34711
Telephone 352-432-8644	Fax 352-432-8699		
Email jcrowford@cmhlawyers.com			
OWNER INFORMATION			
Owner's Name Richard E. Bosserman & Gladys T. Bosserman, as Co-Trustees of the William Kendal Boss			
Owner Address 125-A East Marks Street	City Orlando	State FL	Zip 32803
Telephone	Email		
PROPERTY INFORMATION			
Address of Subject Property Hooks Steet and Excalibur Rd (SW corner)	City Clermont	State FL	Zip 34711
Legal Description (include copy of survey) See attached survey AK #s 3815507, 1103908, 3801505			
Acreage 17+/-	Land Use (City verification required) Residential/Office		
Present Zoning (City verification required) UE	Proposed Zoning PUD		



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?

Multi-family residential community. Requires CUP for over 8 du/acre in current FLUC.

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

See other
Signature
page.

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



**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?

Multifamily housing.

Jimmy D. Crawford
Applicant Name (print)

X [Signature]
Applicant Name (signature)

Richard E. Bosserman Trustee
Owner Name (print)

X Richard E. Bosserman
Owner Name (signature)

08/27/2020 11:06 AM
EDT

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

Statement of Justification and Support for Multi-family Housing at intersection of Hooks Street and Excalibur Road

To rezone from Urban Estates to Planned Unit Development

The Applicant is requesting to rezone approximately 17 acres located at the southwest corner of Hooks Street and Excalibur Road (the "Property"). The Property is located north of East Ridge Middle School and west of East Ridge High School.

The Property has a mixed-use land use designation of Residential/Office that allows up to 12 dwelling units to the acre, however a conditional use permit is required for projects that propose density over 8 dwelling units per acre. It is the applicant's intent to construct a multi-family community at a density of 12 dwelling units per acre and therefore is requesting the PUD zoning in order to condition the ordinance and increase the density authorized in the current UE zoning district. The PUD zoning category allows the flexibility necessary to develop the site at the density necessary to construct multi-family uses while adding conditions to ensure a successful development for both the Applicant and the City. It is the Applicant's understanding that the PUD can be used to satisfy the CUP requirement.

The Property will be provided central water and sewer services by the City. All applicable levels of service are within acceptable levels and will not be adversely impacted, with the potential exception of public schools, which if not within capacities, will require a Concurrency Mitigation Agreement which will cure any deficiencies. Furthermore, the requested rezoning will not fiscally burden city services, in fact, the applicant believes the taxes and impact fees to be paid will offset or exceed any fiscal burden. A traffic study has been ordered and copy will be provided to the City as soon as possible.

The Property does not contain any wetlands or protected upland communities. Prior to site plan issuance, the applicant will supply an Environmental Assessment of the property to ensure there are no negative impacts on natural resources. The applicant has no reason to believe there are any historical or cultural resources on the site. If any are discovered through the development process, all local, state and federal laws and regulations regarding such shall be complied with.

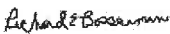
Due to the elevation of the site, the project engineer is analyzing the necessity of a waiver to the grading provision. This analysis is still being completed and the Applicant will update the City as soon as possible.

Certificate of Authenticity

Session Information

Signing Session ID:	af2476b3-b5d9-4eb2-9f39-50e4a36c8f59	Status:	Completed
Transaction Name:	Hook St 16.5 Ac Clermont FL - Bosserman to Skorman	Created On:	08/27/2020 8:58:02 AM EDT
Session Title:	Rezoning Application - Hook St - Skorman	Last Modified:	08/27/2020 11:06:19 AM EDT
Documents:	1	Owner:	Marvin Puryear
Signers:	1	Company:	Saunders Ralston Dantzler Real

Signer Information

Signature Events	Signature	Timestamp
Richard E. Bosserman, Trustee rebosserman@gmail.com		Sent: 08/27/2020 9:00:06 AM EDT Viewed: 08/27/2020 11:05:27 AM EDT
Signer Security: Email	IP Address: 108.188.113.169 ID: 994428cb-ad70-4e9e-9922-d79b10b956e5	Disclosure: 08/27/2020 11:05:27 AM EDT Signed: 08/27/2020 11:06:17 AM EDT

Session Documents

Document	Signatures	Initials	Dates	FormFields	Dropdown	Checkbox	RadioButton
RezoningApplication2020.pdf	1	0	1	0	0	0	0

Session Activity

Timestamp	IP Address	Activity
08/27/2020 11:06:19 AM EDT	108.188.113.169	Session completed and closed by Marvin Puryear
08/27/2020 11:06:17 AM EDT	108.188.113.169	Signing Completed by Richard E. Bosserman, Trustee (rebosserman@gmail.com)
08/27/2020 11:05:27 AM EDT	108.188.113.169	Signature created and disclosure approved by Richard E. Bosserman, Trustee (rebosserman@gmail.com)
08/27/2020 9:00:06 AM EDT	72.189.178.115	Invitation sent to Richard E. Bosserman, Trustee(rebosserman@gmail.com) by Marvin Puryear
08/27/2020 9:00:06 AM EDT	72.189.178.115	eSignOnline Session Created by Marvin Puryear
08/27/2020 8:59:58 AM EDT	72.189.178.115	Document has been marked up by Marvin Puryear

Disclosure

Consumer Disclosure

Please read the information below regarding the terms and conditions of receiving documents, contracts, and disclosures electronically through the eSign Online electronic signature system. If this information is to your satisfaction and you agree to the terms and conditions, please confirm your acceptance and agreement by checking the box 'I Agree to the above Consumer Disclosure' and selecting the 'Create

and Approve Signature button’.

Electronic distribution of documents and contracts

Saunders Ralston Dantzler Real (We, us, or the Company) acknowledges your agreement to receive required documents, contracts, notices, disclosures, authorizations, and other documents electronically through the eSign Online electronic signature system. We appreciate and thank you for doing your part to go paperless and save our environment. Through the eSign Online electronic signature system, we are able to save time and process a transaction faster. We do not have to print and mail paper copies, wait for signatures that could take days or weeks, and there are no delays associated with waiting for you to mail it back to us. Unless you tell us otherwise in accordance with the procedures described herein this disclosure, we will provide documents through this electronic method during the course of our relationship with you. If you do not agree with this process and method, please let us know as described below.

Saunders Ralston Dantzler Real outsources personal information to a third party processing and storage service provider which is located in the USA. The Buyer and Seller hereby acknowledge that personal information processed and stored by a US third party service provider is subject to the laws of that country and that information may be made available to the US government or its agencies under a lawful order made in that country.

Paper copies

During the signing process on eSign Online, you will have the opportunity to download and print your copies of the documents before and after signing. At any time, you may contact us to obtain paper copies of documents that have been provided to you electronically. To request paper copies, you must send an email to mpuryear@srdcommercial.com and in the body of the email state your full name, address, telephone number, and the name of the document or transaction that you would like a paper copy for. If any fees apply, we will notify you.

Withdrawing your consent to sign electronically

Once you have decided and agreed to the following disclosure to sign documents electronically, you may at any time thereafter decide to withdraw your consent and receive required documents only in paper format. There are several ways to inform us that you no longer wish to received documents and sign electronically:

- a) During the electronic signing process, you may elect to ‘decline’ and indicate your reasons for declining and withdrawing your consent.
- b) Send an email to mpuryear@srdcommercial.com and in the body of the email indicate your full name, address, telephone number and that you no longer wish to sign electronically and instead would like to receive paper copies

Please be aware that withdrawing your consent to sign electronically may result in delays and/or more time to complete a transaction. We will then have to print and mail paper copies to you, wait for you to receive and sign documents, then wait for you to mail it back and follow the same procedure with other parties to the transaction.

How to contact Saunders Ralston Dantzler Real

At any time, you may contact us to change your email and contact information, request paper copies, or to indicate your change in consent to sign electronically hereafter.

Contact Name : Marvin Puryear
Email Address : mpuryear@srdcommercial.com
Phone Number :

Hardware and Software Requirements

The following are minimum hardware and software requirements to use the eSign Online electronic signature system.

Operating Systems: Windows® 10, Windows® 8, Windows® 7, Windows Vista®, Mac OS® X 10.6 and higher.

Browsers: Google Chrome® 36 and higher, Internet Explorer® 9.0 and higher, Mozilla Firefox® 31.0 and higher, Safari® 5.1.7 and higher.

Screen Resolution: 800 x 600 minimum

Security Settings: Allow per session cookies

PDF Reader: Acrobat® or similar software to view and print PDF files

Your Acknowledgment and Consent to use electronic signatures

To confirm to us that you can access this information electronically, which will be similar to other electronic documents that we will provide to you, please verify that you were able to read this electronic consumer disclosure and that you also were able to print on paper or electronically save this page for your future reference and access. Further, you consent to receiving notices and disclosures in electronic format on the terms and conditions described herein this consumer disclosure, please let us know by checking the ‘I agree with the above

Consumer Disclosure' box below.

By checking the 'I agree with the above Consumer Disclosure' box, I confirm that I can access and read this electronic consumer disclosure to consent to receipt of electronic documents, I can print on paper if I so choose, the disclosure and/or save to a place where I can print it for future reference and access, and until I notify Saunders Ralston Dantzler Real otherwise, I consent to receive from Saunders Ralston Dantzler Real electronic documents that are required to be provided or made available to me by Saunders Ralston Dantzler Real during the course of my relationship with Saunders Ralston Dantzler Real.

PROPERTY RECORD CARD

General Information

Name:	BOSSERMAN RICHARD E TRUSTEE &	Alternate Key:	1103908
Mailing Address:	GLADYS T BOSSERMAN TRUSTEE 1701 SPRING LAKE DR ORLANDO, FL 32804 Update Mailing Address	Parcel Number:	09-22-26-1205-038-00000
		Millage Group and City:	000C (CLERMONT)
		2019 Total Certified Millage Rate:	17.9211
		Trash/Recycling/Water/Info:	My Public Services Map
Property Location:	HOOKS ST CLERMONT FL 34711 Update Property Location	Property Name:	-- Submit Property Name
		School Information:	School Locator & Bus Stop Map School Boundary Maps
Property Description:	CLERMONT, LAKE HIGHLANDS 28-22-26 THAT PART OF TRACT 38 SW OF FOLLOWING DESCRIBED LINE: FROM NW COR OF GREATER PINES PH 1 PB 34 PG 27-28, RUN S 0-27-55 W 1324.89 FT, S 89-38-58 W 1321 FT, S 89-51-48 W 1157.05 FT, N 40-21-04 E 1016.09 FT, N 0-08-56 W 682.94 FT TO POB, N 22-56-53 W 285.05 FT, N 52-52-41 W 448.74 FT TO N LINE OF S 1/2 OF SEC 28 & END OF DESCRIBED LINE--LESS R/W--PB 2 PG 28 ORB 1049 PG 2186 ORB 3057 PG 1898 ORB 3713 PG 54		
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 RESIDENTIAL (0000)	0	0		9	AC	\$0.00	\$270,000.00

[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
3713 / 54	10/29/2008	Warranty Deed	Multi-Parcel	Vacant	\$100.00
3057 / 1898	1/4/2006	Warranty Deed	Multi-Parcel	Vacant	\$1.00
1050 / 213	3/1/1990	Warranty Deed	Qualified	Vacant	\$65,000.00
863 / 10	12/1/1985	Warranty Deed	Qualified	Vacant	\$32,500.00

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

Values and Estimated Ad Valorem Taxes

Values shown below are 2020 CERTIFIED 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	\$270,000	\$270,000	\$270,000	5.07340	\$1,369.82
LAKE COUNTY MSTU AMBULANCE	\$270,000	\$270,000	\$270,000	0.46290	\$124.98
SCHOOL BOARD STATE	\$270,000	\$270,000	\$270,000	3.88500	\$1,048.95
SCHOOL BOARD LOCAL	\$270,000	\$270,000	\$270,000	2.99800	\$809.46
CITY OF CLERMONT	\$270,000	\$270,000	\$270,000	4.20610	\$1,135.65
ST JOHNS RIVER FL WATER MGMT DIST	\$270,000	\$270,000	\$270,000	0.24140	\$65.18
LAKE COUNTY VOTED DEBT SERVICE	\$270,000	\$270,000	\$270,000	0.11000	\$29.70
LAKE COUNTY WATER AUTHORITY	\$270,000	\$270,000	\$270,000	0.35570	\$96.04
SOUTH LAKE HOSPITAL DIST	\$270,000	\$270,000	\$270,000	0.00000	\$0.00
			Total:	17.3325	Total: \$4,679.78

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 July 26, 2020.

Site Notice

PROPERTY RECORD CARD

General Information

Name:	BOSSERMAN RICHARD E TRUSTEE &	Alternate Key:	3801505
Mailing Address:	GLADYS T BOSSERMAN TRUSTEE 1701 SPRING LAKE DR ORLANDO, FL 32804 Update Mailing Address	Parcel Number:	28-22-26-0003-000-00400
		Millage Group and City:	000C (CLERMONT)
		2019 Total Certified Millage Rate:	17.9211
		Trash/Recycling/Water/Info:	My Public Services Map
Property Location:	EXCALIBUR RD CLERMONT FL 34711 Update Property Location	Property Name:	Submit Property Name
		School Information:	School Locator & Bus Stop Map School Boundary Maps
Property Description:	FROM NW COR OF GREATER PINES PH 1 PB 34 PG 27-28, RUN S 00DEG 27MIN 55SEC W 1324.89 FT, S 89DEG 38MIN 58SEC W 1321 FT, S 89DEG 51MIN 48SEC W 1157.05 FT, N 40DEG 21MIN 04SEC E 1016.09 FT, N 00DEG 08MIN 56SEC W 682.94 FT, N 22DEG 56MIN 53SEC W 139.12 FT FOR POB, CONT N 22DEG 56MIN 53SEC W 145.93 FT, N 52DEG 52MIN 41SEC W TO A PT ON E LINE OF TRACT 38 LAKE HIGHLANDS SUB IN SEC 28, S TO SE COR OF SAID TRACT 38, W ALONG S LINE OF TRACT 38 TO SW COR OF SAID TRACT 38, S 0-20-02 W 370.92 FT, N 89-40-40 E 756.46 FT TO W'LY R/W LINE OF STEVE'S RD, NW'LY ALONG SAID W'LY R/W LINE TO POB ORB 1049 PG 2186 ORB 3713 PG 54 ORB 3790 PG 1211		

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Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT RESIDENTIAL (0000)	0	0		7.5	AC	\$0.00	\$225,000.00

[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
3790 / 1211	6/24/2009	Warranty Deed	Multi-Parcel	Vacant	\$100.00
3713 / 54	10/29/2008	Warranty Deed	Multi-Parcel	Vacant	\$100.00

2775 / 806 2/25/2005 Quit Claim Deed Unqualified Vacant \$0.00

[Click here to search for mortgages, liens, and other legal documents.](#)**Values and Estimated Ad Valorem Taxes****Values shown below are 2020 CERTIFIED 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	\$225,000	\$196,181	\$196,181	5.07340	\$995.30
LAKE COUNTY MSTU AMBULANCE	\$225,000	\$196,181	\$196,181	0.46290	\$90.81
SCHOOL BOARD STATE	\$225,000	\$225,000	\$225,000	3.88500	\$874.13
SCHOOL BOARD LOCAL	\$225,000	\$225,000	\$225,000	2.99800	\$674.55
CITY OF CLERMONT	\$225,000	\$196,181	\$196,181	4.20610	\$825.16
ST JOHNS RIVER FL WATER MGMT DIST	\$225,000	\$196,181	\$196,181	0.24140	\$47.36
LAKE COUNTY VOTED DEBT SERVICE	\$225,000	\$196,181	\$196,181	0.11000	\$21.58
LAKE COUNTY WATER AUTHORITY	\$225,000	\$196,181	\$196,181	0.35570	\$69.78
SOUTH LAKE HOSPITAL DIST	\$225,000	\$196,181	\$196,181	0.00000	\$0.00
				Total:	Total:
				17.3325	\$3,598.67

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 0

The assessment reductions marked with a ✓ above are providing a tax dollar savings of: **\$301.14**

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 July 26, 2020.

Site Notice

PROPERTY RECORD CARD

General Information

Name:	BOSSERMAN RICHARD E TRUSTEE &	Alternate Key:	3815507
Mailing Address:	GLADYS T BOSSERMAN TRUSTEE 1701 SPRING LAKE DR ORLANDO, FL 32804 Update Mailing Address	Parcel Number:	28-22-26-0003-000-00600
		Millage Group and City:	000C (CLERMONT)
		2019 Total Certified Millage Rate:	17.9211
		Trash/Recycling/Water/Info:	My Public Services Map
Property Location:	HOOKS ST CLERMONT FL 34711 Update Property Location	Property Name:	-- Submit Property Name
		School Information:	School Locator & Bus Stop Map School Boundary Maps
Property Description:	FROM SE COR OF TRACT 51 OF SAID LAKE HIGHLANDS 28-22-26 NOW VACATED RUN N 00DEG 27MIN 55SEC E 1987.33 FT TO NE COR OF SAID TRACT 35 NOW VACATED, S 89DEG 48MIN 50SEC W 2064.20 FT FOR POB, CONT S 89DEG 48MIN 50SEC W 242.81 FT, S 52DEG 52MIN 41SEC E 448.74 FT, N 22DEG 56MIN 53SEC W 294.95 FT TO POB ORB 3057 PG 1898 ORB 3713 PG 54		
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 RESIDENTIAL (0000)	0	0		0.79	AC	\$0.00	\$23,700.00

[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
3713 / 54	10/29/2008	Warranty Deed	Multi-Parcel	Vacant	\$100.00
3057 / 1898	1/4/2006	Warranty Deed	Multi-Parcel	Vacant	\$1.00
2236 / 2376	11/18/2002	Warranty Deed	Qualified	Vacant	\$12,700.00

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

Values and Estimated Ad Valorem Taxes

Values shown below are 2020 CERTIFIED 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	\$23,700	\$6,159	\$6,159	5.07340	\$31.25
LAKE COUNTY MSTU AMBULANCE	\$23,700	\$6,159	\$6,159	0.46290	\$2.85
SCHOOL BOARD STATE	\$23,700	\$23,700	\$23,700	3.88500	\$92.07
SCHOOL BOARD LOCAL	\$23,700	\$23,700	\$23,700	2.99800	\$71.05
CITY OF CLERMONT	\$23,700	\$6,159	\$6,159	4.20610	\$25.91
ST JOHNS RIVER FL WATER MGMT DIST	\$23,700	\$6,159	\$6,159	0.24140	\$1.49
LAKE COUNTY VOTED DEBT SERVICE	\$23,700	\$6,159	\$6,159	0.11000	\$0.68
LAKE COUNTY WATER AUTHORITY	\$23,700	\$6,159	\$6,159	0.35570	\$2.19
SOUTH LAKE HOSPITAL DIST	\$23,700	\$6,159	\$6,159	0.00000	\$0.00
				Total:	Total:
				17.3325	\$227.49

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: **\$183.29**

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](#).

Copyright © 2014 Lake County Property Appraiser. All rights reserved.
Property data last updated on July 26, 2020.

Site Notice



Superintendent:
Diane S. Kornegay, M.Ed.

School Board Members:
District 1
Bill Mathias
District 2
Kristi Burns, Ph.D.
District 3
Marc Dodd
District 4
Sandy Gamble
District 5
Stephanie Luke

201 West Burleigh Boulevard · Tavares · FL 32778-2496
(352) 253-6500 · Fax: (352) 253-6503 · www.lake.k12.fl.us

October 16, 2020

Mr. John Kruse, Planning Mgr.
City of Clermont
682 W. Montrose Street
Clermont, Florida 34712

Via Email

RE: Hooks Street Multi-Family – City of Clermont (Updated)
Adequate Public Facilities Determination (LCS APF33-2019)

Dear Mr. Kruse:

The School District has performed a second review of the above referenced development proposing an increase in the multifamily dwellings for a total of 204 units on approximately seventeen (17) acres. The subject property is located at the southwest corner of Hooks Street and Excalibur Road. This project is in close proximity to East Ridge Middle and High Schools.

The proposed development has the potential to generate approximately fifty-eight (58) students for the Lake County School system. Based on current school attendance zones, the schools impacted by the proposed residential project and their projected 5th year capacities are as follows:

- | | |
|--------------------------------------|----------------------|
| • Lost Lake Elementary School | 106% Capacity |
| • East Ridge Middle School | 66% Capacity |
| • East Ridge High School | 107% Capacity |

This project does exceed the level of service standards for the elementary and high school levels. Lake Point Academy, which is under construction, will provide relief at the elementary level. Additionally, the school district approved a south county boundary adjustment that may provide some relief at the elementary schools. The district continues to monitor the growth in South County to address high school capacities.

Please be aware that school concurrency review is required prior to final development order approval. Proportionate share mitigation may be required at that time.

Should you have any questions or need additional information please contact me at (352) 253-6694 or by email at lavalleyh@lake.k12.fl.us.

Sincerely,

Helen LaValley
Growth Planning Department

Encl: Adequate Public Facilities Analysis



Lake County Schools Adequate Public Facilities Determination

REVIEWING AUTHORITY	Lake County Schools	
PROJECT NAME/CASE#	LCS APF33-2019 Revised	Hooks Street Multi-family
ITEM DESCRIPTION	Proposed 204 multi-family units/17+/- acres	
LOCATION	SWC Hooks Street and Excalibur Road	
AK's	3815507, 1103908, 3801505	

	SF-DU	MF-DU	MH-DU	SF Impacts	MF Impacts
NEW DU IMPACT					204
STUDENT GENERATION	0.350	0.282	0.185	0	58
Elementary School	0.157	0.153	0.095	0	31
Middle School	0.079	0.061	0.044	0	12
High School	0.114	0.068	0.046	0	14

*Students generated may differ from distribution percentages due to rounding

CSA #10

Assigned Schools:

Lost Lake Elementary

East Ridge Middle

East Ridge High

Enrollment 2024-2025	Concurrency Capacity*	Projected Five Year Capacity %	Student Enrollment w/ Impact	% of Perm. Capacity w/ Impact	Planned Capacity Project
1,149	1,112	103%	1,180	106%	Yes
1,041	1,590	65%	1,053	66%	No
2,757	2,648	104%	2,771	105%	No

*Lake County School District Five-Year Plan, Fiscal Year 2020-2025

Please note that this is NOT a School Concurrency capacity reservation.

Please be aware that at time of school concurrency review that proportionate share mitigation may be required.
This review does not include already reserved capacities.

Prepared by: Helen LaValley, Lake County Schools Growth Planning Dept.

Issue Date:

10/16/2020

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. 2021-001

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 CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, RECORDING, AN EFFECTIVE DATE AND PUBLICATION.

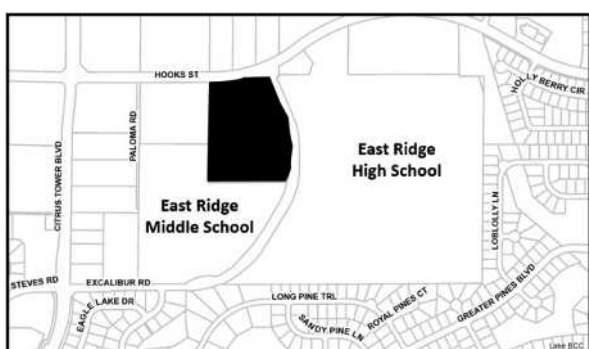
LOCATION:

Vacant property southwest of Excalibur Road and Hooks Street
Intersection
AK 1103908, 3801505, 3815507
17.03 +/- Acres

LEGAL DESCRIPTION

THAT PART OF TRACTS 37, 38, 43 AND 44 OF LAKE HIGHLANDS COMPANY PLAT IN SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, AS RECORDED IN PLAT BOOK 2, PAGE 28 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF TRACT 53 OF SAID LAKE HIGHLANDS COMPANY PLAT (SAID POINT ALSO BEING ON THE CENTERLINE OF A 30.00 FOOT WIDE RIGHT OF WAY AS SHOWN ON SAID PLAT); THENCE SOUTH 89°51'04" WEST ALONG THE SOUTHERLY LINE OF TRACTS 53, 54 AND 55 (ALSO BEING THE NORTHERLY LINE OF GREATER PINES PHASE 9, AS RECORDED IN PLAT BOOK 48, PAGE 80 AND THE NORTHERLY LINE OF GREATER PINES PHASE 10, AS RECORDED IN PLAT BOOK 48, PAGE 83, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA) FOR 1968.84 FEET TO THE WEST LINE OF SAID TRACT 55; THENCE NORTH 00°12'38" EAST ALONG THE WEST LINE OF TRACTS 55 AND 42 OF SAID LAKE HIGHLANDS COMPANY PLAT, FOR 1326.74 FEET TO THE NORTH LINE OF SAID TRACT 42; THENCE NORTH 89°49'40" EAST ALONG THE SAID NORTH LINE FOR 659.27 TO THE SOUTHWEST CORNER OF TRACT 38 OF SAID LAKE HIGHLANDS COMPANY PLAT AND THE POINT OF BEGINNING; THENCE NORTH 00°20'02" EAST ALONG THE WEST LINE OF SAID TRACT 38 FOR 613.51 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF HOOKS STREET; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING TWO COURSES: NORTH 89°48'50" EAST FOR 51.62 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1350.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°38'08" FOR A DISTANCE OF 368.40 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT 38; THENCE NORTH 89°48'50" EAST ALONG SAID NORTH LINE 158.69 FEET TO THE WESTERLY LINE OF THE PROPERTY CONVEYED TO LAKE COUNTY AND DESCRIBED IN OFFICIAL RECORDS BOOK 2574, PAGES 830-833 FOR STEVE'S ROAD; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING FOUR COURSES: SOUTH 22°56'53" EAST FOR 440.88 FEET TO A POINT ON A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 2053.62 FEET TO WHICH A RADIAL LINE BEARS NORTH 76°05'45" EAST, THENCE RUN SOUTHERLY ALONG THE ARC THEREOF, THROUGH A CENTRAL ANGLE OF 05°50'49" FOR 209.57 FEET; THENCE SOUTH 02°01'00" WEST FOR 333.32 FEET TO A POINT ON A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1630.11 FEET TO WHICH A RADIAL LINE BEARS SOUTH 76°58'15" EAST, THENCE RUN SOUTHERLY ALONG THE ARC THEREOF, THROUGH A CENTRAL ANGLE OF 03°14'30" FOR 92.23 FEET; THENCE DEPARTING SAID WESTERLY LINE, SOUTH 89°49'40" WEST FOR 756.48 FEET TO THE WESTERLY LINE OF TRACT 43 OF SAID LAKE HIGHLANDS COMPANY PLAT; THENCE NORTH 00°20'02" EAST ALONG THE SAID WESTERLY LINE OF TRACT 43 FOR 370.92 FEET TO THE POINT OF BEGINNING.



FROM: Urban Estate

TO: Planned Unit Development (PUD) for a 204-unit apartment complex

This request will be considered by the Planning & Zoning Commission on Tuesday, February 2, 2021 at 6:30 P.M.

A public meeting to consider this request will be held before the City Council on Tuesday, February 23, 2021 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, Clermont FL, Monday through Friday between the hours of 8:00 A.M. and 5:00 P.M. Please be advised that under State law, if you should decide to appeal a decision made with respect to this matter, you may need to 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



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date	
Tuesday, February 2, 2021	
Agenda Item Name	
Ordinance No. 2021-002 <i>Ford of Clermont</i>	
Requested Action	
Recommend approval of Ordinance No. 2021-002.	
Staff Report	
The applicant is requesting to rezone the property from C-2 General Commercial to Planned Unit Development (PUD) to allow for a remodel and expansion to the existing automobile sales and service dealership. The future land use is Commercial. The PUD zoning category is being requested to allow some development flexibility that includes waivers/variances request to the Land Development Code, without a separate public hearing process. The proposed remodel and expansion as designed will required five (5) waivers to the Land Development Code. Staff can support the request for PUD rezoning to allow development flexibility; however, Staff cannot support four of the five requested waivers to the Land Development Code. Staff has reviewed the application and proposed project in regards to Section 122-315 Review Criteria for a Planned Unit Development. The Ford of Clermont automotive dealership use is existing at this location and because the applicant is requesting to remodel and expand the existing use; the code requires either a Conditional Use Permit and Variance process or a PUD to allow the expansion. The property has access to major road networks and the City's water and sewer services has capacity to accommodate the expansion. Staff can support the Planned Unit Development (PUD) rezoning to allow flexible development standards for redevelopment of the site. The project conceptual plan design as submitted, with the requested waivers to the code will allow the site development intensity of up to 84 percent impervious surface ratio (ISR), The National Pollutant Discharge Elimination System (NPDES) Stormwater Program indicates stormwater runoff is generated from rain events that flow over land and impervious surfaces, and does not soak into the ground. The runoff picks up pollutants, trash, chemicals and oils that can harm our natural water bodies. To protect these resources, municipalities have adopted performance standards to regulate and limit the maximum impervious surface permitted, known as Best Management Practices (BMP), to manage and control development runoff. The project could be designed in a less intense manner to meet impervious surface requirement for site development. The existing use of automobile sales allows outside storage and display of vehicles, which requires screening from public view and streets. The required landscape buffers and interior landscape islands will help improve the aesthetic appearance of the site and preserve natural resources that provides a visual pleasing screen to enhance the commercial corridor. Staff recommends approval of Ordinance No. 2021-002 as amended to approve a waiver request to allow a parking space size reduction to 10'x18' feet for inventory only parking spaces. Staff recommends denial of all other requested waivers to the Land Development Codes.	
Additional Analysis	

Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	Ford of Clermont CUP Staff Report	Ford of Clermont CUP Staff Report.pdf
2.	Ord 2021-002 - Ford of Clermont (V1)	Ord 2021-002 - Ford of Clermont (V1).pdf
3.	Location Map	Location Map.pdf
4.	Conceptial Site Plan	Conceptial Site Plan.pdf
5.	Site Plan - Renovations	Site Plan - Renovations.pdf
6.	Preliminary Design	Preliminary Design.pdf
7.	Application	Application.pdf
8.	Legal AD	Legal AD.pdf



CITY OF CLERMONT

Staff Analysis Report

OWNER: Pablo River Clermont, LLC.

APPLICANT: Jimmy Crawford, Esq. – Crawford, Modica & Holt

PROJECT NAME: Ford of Clermont

REQUESTED ACTION: A rezoning to a Planned Unit Development (PUD).

SIZE OF PARCEL: 13 +/-

LOCATION/ADDRESS: 1101 East Highway 50 and 1075 State Road 50
Alternate Keys #1648343 and 1103924

EXISTING ZONING: C-2 - General Commercial District

EXISTING LAND USE: Ford of Clermont Automobile Sales and Services

FUTURE LAND USE CATEGORY: Commercial

SITE UTILITIES: City of Clermont Water and Sewer

ANALYSIS:

The applicant is requesting to rezone the property from C-2 General Commercial to Planned Unit Development (PUD) to allow for a remodel and expansion to the existing automobile sales and services dealership. The future land use is Commercial. The PUD zoning category is being requested to allow some development flexibility that includes waivers/variances request to the Land Development Code, without a separate public hearing process.

The proposed remodel and expansion as designed will required five (5) waivers to the Land Development Code. Staff can support the request for PUD rezoning to allow development flexibility; however, Staff cannot support four of the five requested waivers to the Land Development Code.

WAIVERS/VARIANCES:

The applicant, as part of the proposed project, is requesting five waivers/variances to the Land Development Code. The requested waivers are listed below in more detail with the provisions of the code.

(1) The applicant is requesting a waiver to allow landscape islands to be less than the 300 square feet required by the Land Development Code, Section 118-38. The Code requires a minimum 300 square feet landscape island with one Canopy Tree for vehicular interior parking areas.

Staff comments, the purpose of landscape parking areas is to enhance the aesthetics of a property with landscaping to break up the expanse of paving and reduce impervious surface through environmental design concepts. The requested waiver is inconsistent with other similar uses and because of the large automobile inventory and storage on site, the landscape islands and buffers are needed to provide sufficient screening and be complementary to adjacent properties.

Staff cannot support this waiver to the Land Development Code.

(2) The applicant is requesting twenty five (25) continuous parking spaces without a landscape island break instead of the maximum 10 (ten) continuous parking spaces allowed by the Code, Section 118-38. The proposed 25 continuous parking spaces will be for employee parking and inventory parking areas.

Staff comments, the purpose for landscape islands is to provide a visual screen to compensate for massive impervious surface and onsite storage of inventory. Similar automobile dealerships have been allowed up to 15 continuous parking spaces without a landscape break for inventory only areas. The employee and customer parking areas should be limited to the code requirements of ten (10) continuous parking spaces on site.

Staff cannot support this waiver to the Land Development Code.

(3) The applicant is requesting a waiver to allow a reduced landscape buffer width of 10 feet instead of the 20 feet width along State Road 50 as required for the code, Section 118-37.

Staff comments, the proposed 10-foot landscape buffer width adjacent to State Road 50, would be inconsistent with other properties along the commercial corridor. The redevelopment of the site requires code compliance to the land development regulation for existing sites that are nonconforming to allow for an expansion. A sufficient perimeter landscaping screening provides an attractive display at the property line.

Staff cannot support this waiver to the Land Development Code.

(4) A waiver request to allow a decrease of the parking space size to 10'x18' feet for inventory only parking spaces instead of 10' x 20' as required by code, Section 98-6.

Staff comments, this request is consistent with other similar permitted uses and shall only be used for inventory and storage of vehicles and not for public parking.

Staff can support this waiver to the Code.

(5) A waiver request to exceed the maximum 80% percent impervious surface ratio (ISR) permitted for commercial development; this request would allow up to 84% percent (ISR). The Land Development Code, Section 122-225 allows a maximum impervious surface coverage of 80% percent.

Staff comments, the impervious surface ratio is a performance standard used to measure the site development intensity. The environmental and site benefits of not exceeding the permitted ISR of 80% is to reduce pollution; water that runs over impervious surfaces carries pollutants such as litter and vehicle waste fluids to rivers and streams. Impervious surface limits is an environmental effort encouraged by state and federal agencies to help minimize runoff from these impervious surfaces. Staff cannot support this wavier to the Land Development Code.

STAFF RECOMMENDATIONS:

Staff has reviewed the application and proposed project in regards to Section 122-315 Review Criteria for a Planned Unit Development. The Ford of Clermont use is existing at this location and because the applicant is requesting to remodel and expand the existing use; the code requires either a Conditional Use Permit and Variance process or a PUD to allow the expansion. The property has access to major road networks and the City's water and sewer services has capacity to accommodate the expansion. Staff can support the Planned Unit Development (PUD) rezoning to allow flexible development standards for redevelopment of the site.

The project conceptual plan design as submitted, with the requested waivers to the code will allow the site development intensity of up to 84 percent impervious surface ratio (ISR). The National Pollutant Discharge Elimination System (NPDES) Stormwater Program indicates stormwater runoff is generated from rain events that flow over land and impervious surfaces, and does not soak into the ground. The runoff picks up pollutants, trash, chemicals and oils that can harm our natural water bodies. To protect these resources, municipalities have adopted performance standards to regulate and limit the maximum impervious surface permitted, known as Best Management Practices (BMP), to manage and control development runoff. The project could be designed in a less intense manner to meet impervious surface requirement for site development.

The existing use of automobile sales allows outside storage and display of vehicles, which requires screening from public view and streets. The required landscape buffers and interior landscape islands will help improve the aesthetic appearance of the site and preserve natural resources that provides a visual pleasing screen to enhance the community.

Staff recommends approval of Ordinance No. 2021-002 as amended to approve a waiver request to allow a parking space size reduction to 10'x18' feet for inventory only parking spaces. Staff recommends denial of all other requested waivers to the Land Development Codes.



CITY OF CLERMONT
ORDINANCE NO. 2021-002

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 CONFLICT, SEVERABILITY, AND ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, RECORDING, PUBLICATION AND EFFECTIVE DATE.

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

Parcel 1:

ADJACENT TRACT:

Tract 23 and the East ½ of Tract 26, Section 29, Township 22 South, Range 26 East, according to the Plat of Property of Lake Highlands Company, recorded in Plat Book 2, Page 25, of the Public Records of Lake County, Florida

Less that part:

Lying Northerly of a line being described as follows for road purposes: Commence at a point on the West line of Section 29, Township 22 South, Range 26 East, said point being 1431.29 feet N 00°43'12" E of the SW corner of the NW ¼ of said Section 29, said point being on a curve concave Northerly and having a radius of 8,594.37 feet; thence from a tangent bearing of S 81°38'39" E run Easterly along the arc of said curve through a central angle of 01°24'49" a distance of 212.03 feet; thence from a tangent bearing of S 83°03'28" E run S 06°56'32" W a distance of 75 feet to the existing Right-of-Way of line of State Road 50; thence continue to run S 06°56'32" W a distance of 14.75 feet to the Point of Beginning; thence run S 83°03'28" E a distance of 942.61 feet; thence run S 00°44'50" W a distance of 99.24 feet; thence run S 89°15'10" E a distance of 200 feet to the end of this described line.

LESS AND EXCEPT:

That part of Tracts 23 and 26, Section 29, Township 22 South, Range 26 East, Property of Lake Highlands Company as recorded in Plat Book 2, Page 25, Public Records of Lake County, Florida, described as follows:

Begin at the intersection of the East line of Lot 23, Section 29, Township 22 South, Range 26 East,



CITY OF CLERMONT
ORDINANCE NO. 2021-002

Property of Lake Highlands Company as recorded in Plat Book 2, Page 25, Public Records of Lake County, Florida, with the Southerly Right-of-Way line of State Road 50, thence N 89°41'37" W, a distance of 181.92 feet to the point of curvature, said curve being concave Northerly, and having a radius of 8,669.41 feet; thence Northwesterly, along the arc of said curve, through a central angle of 01°10'37", a distance of 178.08 feet; thence departing said Right-of-Way line, S 01°12'53" W, a distance of 636.88 feet to the Southerly line of said Lot 23; thence S 88°42'01" E, along said Southerly line a distance of 30.34 feet to the NW corner of the East 1/2 of Tract 26; thence S 00°11'06" W along the West line of the East 1/2, of said Tract 26, a distance of 661.84 feet to the SW corner of the East 1/2 of said Tract 26; thence S 88°38'24" E, 330.73 feet to the SE corner of said Tract 26; thence N 00°11'19" E along the East line of said Tract 26 and 23, a distance of 1,303.31 feet to the Point of Beginning.

Less that part:

Lying Northerly of a line being described as follows for road purposes:

Commence at a point on the West line of Section 29, Township 22 South, Range 26 East, said point being 1431.29 feet, N 00°43'12" E of the SW corner of the NW 1/4 of said Section 29, said point being on a curve concave Northerly and having a radius of 8,594.37 feet; thence from a tangent bearing of S 81°38'39" E run Easterly along the arc of said curve through a central angle of 01°24'49", a distance of 212.03 feet; thence from a tangent bearing of S 83°03'28" E run S 06°56'32" W, a distance of 75 feet to the existing Right-of-Way line of State Road 50; thence continue to run S 06°56'32" W, a distance of 14.75 feet to the Point of Beginning; thence run S 83°03'28" E, a distance of 942.61 feet; thence run S 00°44'50" W, a distance of 99.24 feet; thence run S 89°15'10" E, a distance of 200 feet to the end of this described line.

Parcel 2:

That part of Tracts 23 and 26, Section 29, Township 22 South, Range 26 East, Property of Lake Highlands Company as recorded in Plat Book 2, Page 25, Public Records of Lake County, Florida, described as follows:

Begin at the intersection of the East line of Lot 23, Section 29, Township 22 South, Range 26 East, Property of Lake Highlands Company as recorded in Plat Book 2, Page 25, Public Records of Lake County, Florida, with the Southerly Right-of-Way line of State Road 50, thence N 89°41'37" W, a distance of 181.92 feet to the point of curvature, said curve being concave Northerly, and having a radius of 8,669.41 feet; thence Northwesterly, along the arc of said curve, through a central angle of 01°10'37", a distance of 178.08 feet; thence departing said Right-of-Way line, S 01°12'53" W, a distance of 636.88 feet to the Southerly line of said Lot 23, thence S 88°42'01" E, along said Southerly line a distance of 30.34 feet to the NW corner of the East 1/2 of Tract 26; thence S 00°11'06" W along the West line of the East 1/2 of said Tract 26, a distance of 661.84 feet to the SW corner of said Tract 26; thence S 88°38'24" E, 330.73 feet to the SE corner of said Tract 26; thence N 00°11'19" E along the East line of said Tract 26 and 23, a distance of 1303.31 feet to the Point of Beginning.



CITY OF CLERMONT
ORDINANCE NO. 2021-002

Less that part:

Lying Northerly of a line being described as follows for road purposes: Commence at a point on the West line of Section 29, Township 22 South, Range 26 East, said point being 1431.29 feet, N 00°43'12" E of the SW corner of the NW 1/4 of said Section 29, said point being on a curve concave Northerly and having a radius of 8,594.37 feet; thence from a tangent bearing of S 81°38'39" E run Easterly along the arc of said curve through a central angle of 01°24'49", a distance of 212.03 feet; thence from a tangent bearing of S 83°03'28" E run S 06°56'32" W, a distance of 75 feet to the existing Right-of-Way line of State Road 50; thence continue to run S 06°56'32" W, a distance of 14.75 feet to the Point of Beginning; thence run S 83°03'28" E, a distance of 942.61 feet; thence run S 00°44'50" West, a distance of 99.24 feet; thence run S 89°15'10" E, a distance of 200 feet to the end of this described line.

LESS AND EXCEPT

A parcel of land lying in the NW 1/4 of Section 29, Township 22 South, Range 26 East, Lake County, Florida being more particularly described as follows: Commence at the SW corner of the NW 1/4 of said Section 29; thence S 88°26'37" E, 992.18 feet along the South line of said NW 1/4 of Section 29; thence N 00°24'51" E, 15.00 feet to the North Right-of-Way line of Hooks Street and the intersection with the West line of those lands described in Official Record Book 3298, Page 946, Public Records of said county and the Point of Beginning; thence N 00°24'51" E, 35.00 feet along said West line; thence S 88°26'37" E, 273.26 feet; thence N 56°04'25" E, 51.37 feet; thence S 89°36'59" E, 15.00 feet to the East line of said lands recorded in Official Record Book 3298, Page 946; thence S 00°23'01" W, 65.15 feet along said East line to the North line of Hooks Street; thence N 88°26'37" W, 330.72 feet along said North line of Hooks Street to the Point of Beginning.

LOCATION
Ford of Clermont
1101 East Highway 50 and 1075 State Road 50
Alternate Keys #1648343 & 1103924

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

SECTION 2: GENERAL CONDITIONS

This application for a Planned Unit Development (PUD) to allow an automobile and truck sales dealership with a Collision and Service Center 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.



CITY OF CLERMONT
ORDINANCE NO. 2021-002

2. 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 property may be developed to allow an automotive and truck sales dealership with a Collision and Service Center. The property may also be used for any other permitted uses allowed in the C-2 General Commercial zoning district.
2. All buildings shall be designed and constructed to comply with the Clermont Architectural Design Standards.
3. The development shall comply with all applicable Clermont Land Development Regulations, fire safety codes and fire access requirements; and building codes which includes all American Disabilities Act (ADA) standards and regulations.
4. The automobile dealership's vehicular use area may be developed to allow landscape islands to be less than 300 square feet.
5. The automobile dealership vehicular use area may be designed to increase the number of parking spaces between the designated islands landscape breaks. . The parking areas designated for customer parking and employee parking shall be designed to provide a landscape island for every 10 parking spaces. The inventory parking areas may be designed to allow up to a maximum number of 25 spaces between the designated landscape island breaks.
6. The automobile dealership may be developed to allow a minimum 10 feet landscape buffer width along State Road 50 (Front) of subject prcel.
7. The project may be allowed a minimum parking spaces size of (10'width x 20'depth) for customer parking and employee parking for the development. The parking spaces for inventory only areas may be a minimum size of (10'width x 18' depth).
8. The project may allow up to a maximum Impervious Surface Ratio (ISR) of 84% percent instead of the code requirements of 80% percent for any commercial development.



CITY OF CLERMONT
ORDINANCE NO. 2021-002

9. The existing pole sign must be removed and can be replaced with a monument sign that meets city code. All other signs must comply with the Land Development Regulations, Chapter 102-Signs.
10. The property shall be developed according to the C-2 General Commercial zoning designation in the Land Development Code, unless expressly stated above.

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

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.

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.

Location map:





CITY OF CLERMONT
ORDINANCE NO. 2021-002

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 23rd day of February 2021.

CITY OF CLERMONT

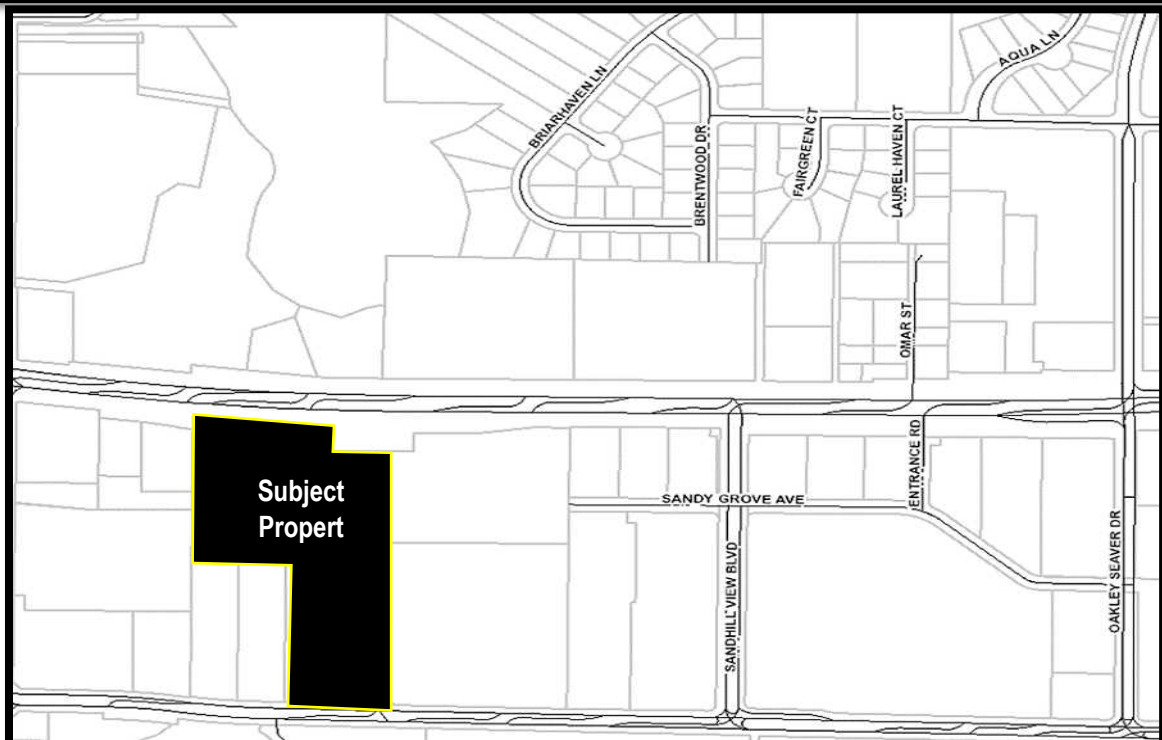
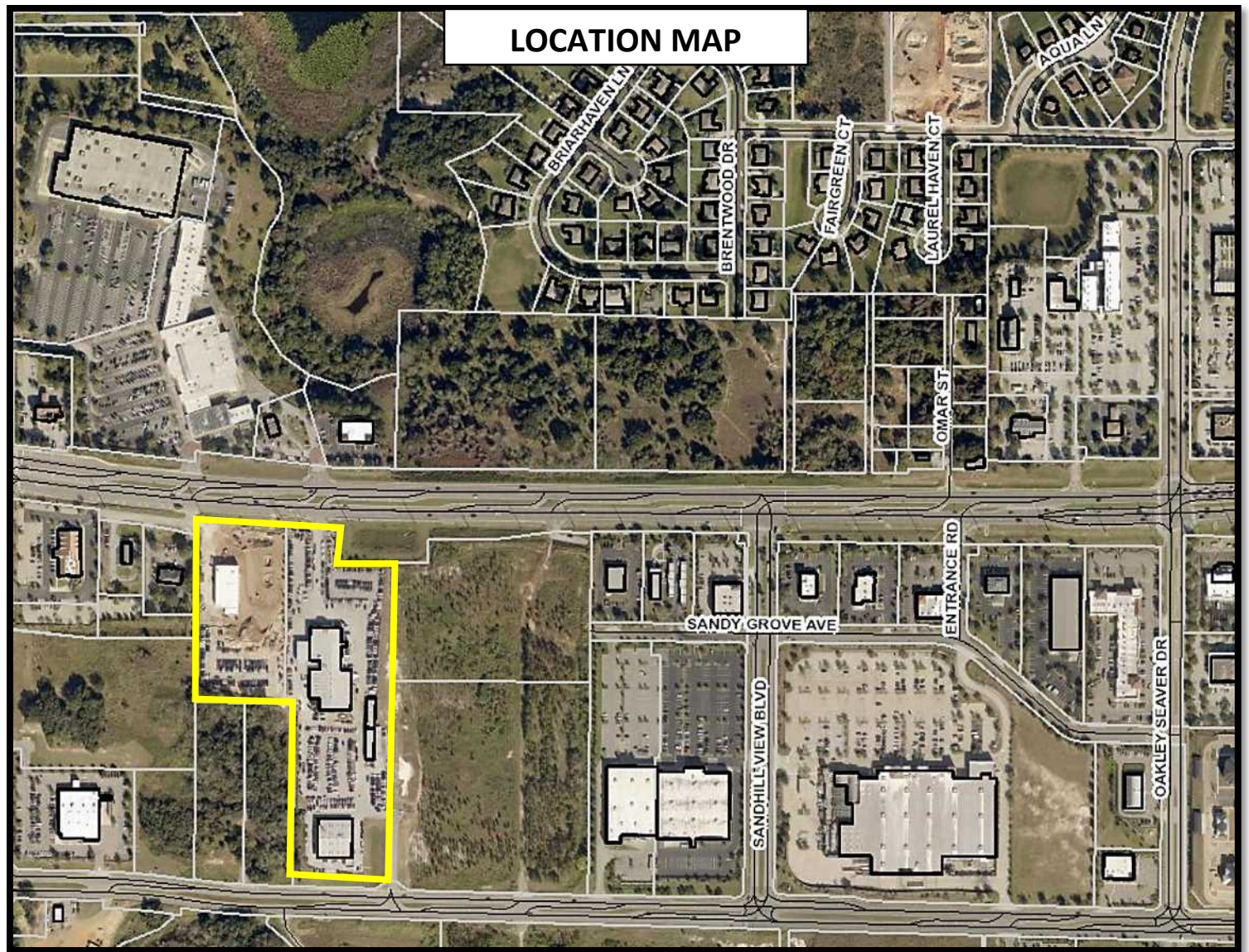
Tim Murry, Mayor

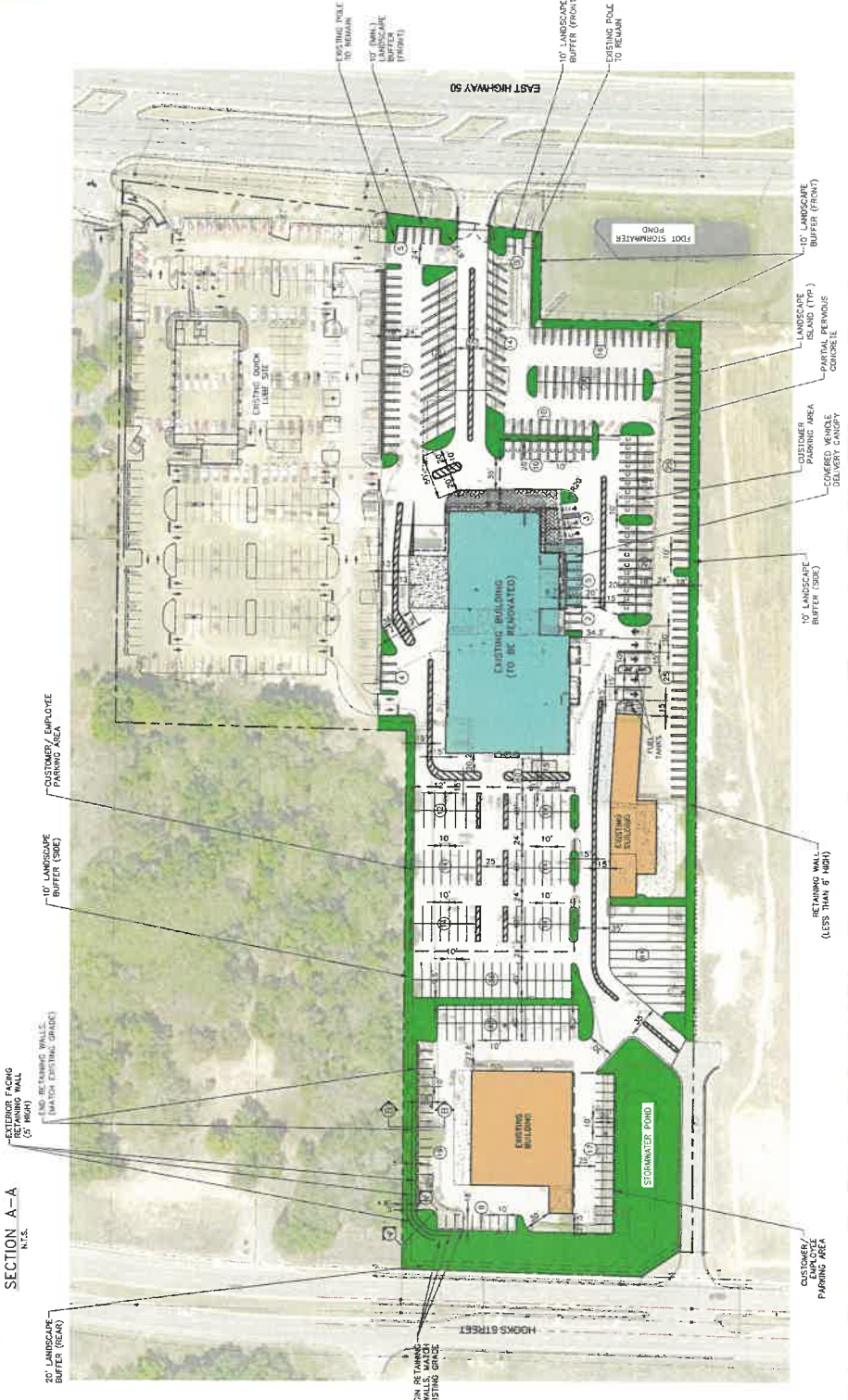
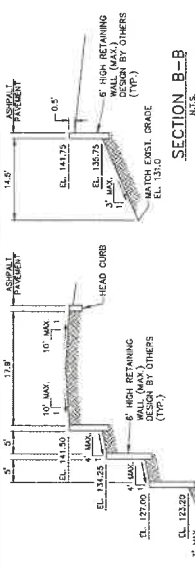
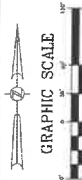
ATTEST:

Tracy Ackroyd Howe, City Clerk

APPROVED AS TO FORM AND LEGALITY:

Daniel F. Mantzaris, City Attorney





LEGAL DESCRIPTION:

Parcel 1:
The east 1/2 of the 1/4 of Section 22, Township 22 North, Range 26 East, according to the Plat of
the Property of the State of Florida, recorded in Public Book 2, Page 23, of the Public Records of Lake County,
Florida.

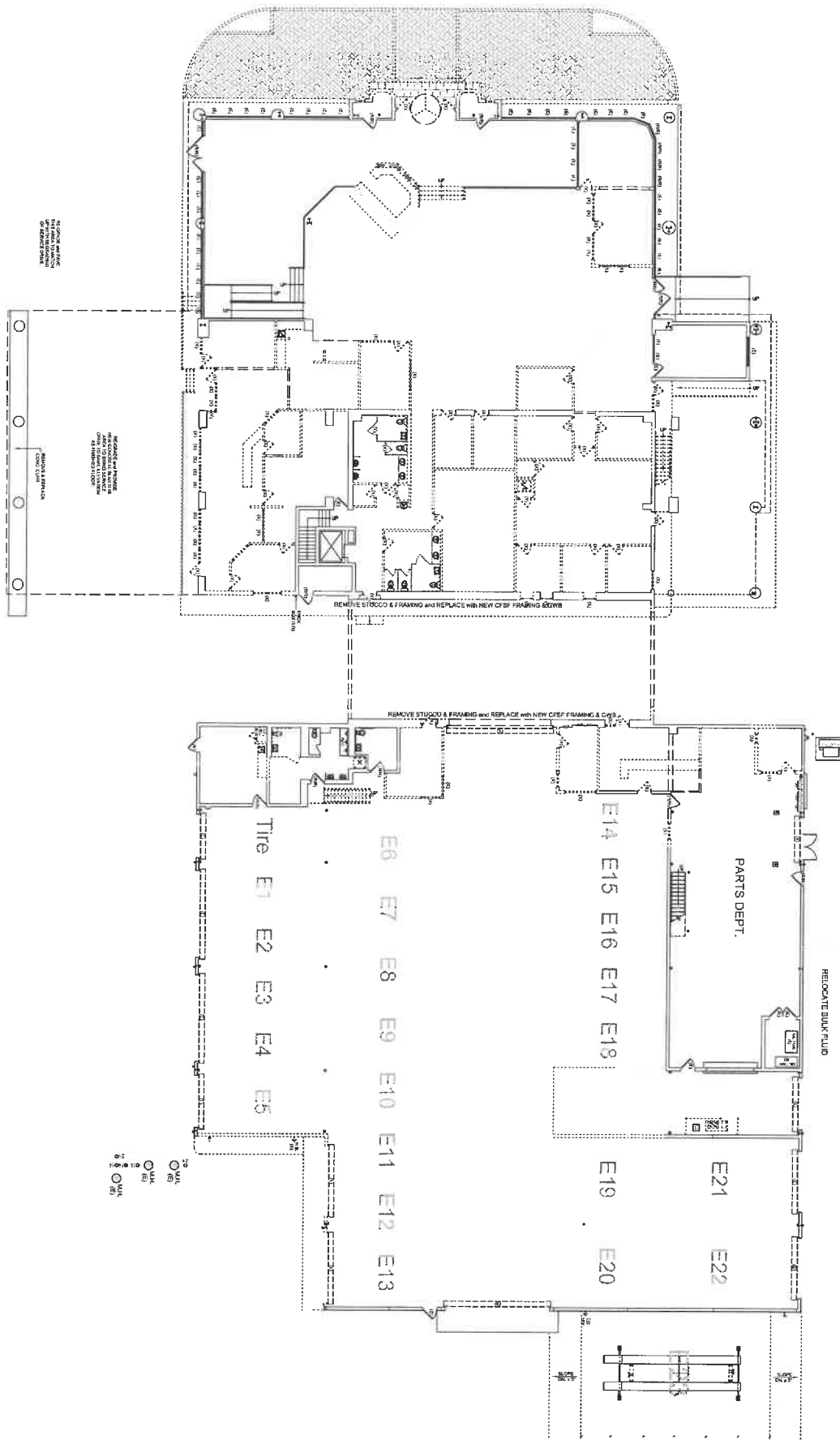
Parcel 2:
The east 1/2 of the 1/4 of Section 22, Township 22 North, Range 26 East, according to the Plat of
the Property of the State of Florida, recorded in Public Book 2, Page 23, of the Public Records of Lake County,
Florida.

LEGAL DESCRIPTION CONTINUED:

Parcel 3:
The east 1/2 of the 1/4 of Section 22, Township 22 North, Range 26 East, according to the Plat of
the Property of the State of Florida, recorded in Public Book 2, Page 23, of the Public Records of Lake County,
Florida.

Parcel 4:
The east 1/2 of the 1/4 of Section 22, Township 22 North, Range 26 East, according to the Plat of
the Property of the State of Florida, recorded in Public Book 2, Page 23, of the Public Records of Lake County,
Florida.

DATE	BY	REVISIONS	FORD OF CLERMONT PARKING EXTENSION 1101 EAST HIGHWAY 50 CLERMONT FLORIDA	FEG FLORIDA ENGINEERING GROUP Engineering the Future	DESIGNED BY GRC	DRAWN BY JWN	CHECKED BY GRC	APPROVED BY GRC	DATE OCTOBER 9, 2020	SCALE 1" = 60'	PROJECT NO. 20-022



① EXIST'G/DEMO PLAN
 1/2" = 1'-0" @ 1/8" = 1'-0"
 PLAN NORTH

THE DRAWING AND INFORMATION CONTAINED HEREON IS CONFIDENTIAL AND MAY NOT BE USED, AND/OR REPRODUCED IN WHOLE OR IN PART FOR ANY OTHER PURPOSE OTHER THAN THAT FOR WHICH IT WAS SPECIFICALLY FURNISHED.

© 2019 Ford of Clermont. All rights reserved. No part of this drawing may be reproduced without the written permission of Ford of Clermont. The information contained herein is for informational purposes only and does not constitute an offer of insurance or any other financial product. Please consult your agent for more information.

AO-1	SHEET TITLE
	1st FLOOR PLAN EXIST'G. / DEMO.
	DO NOT SCALE DRAWING - USE DIMENSIONS ONLY

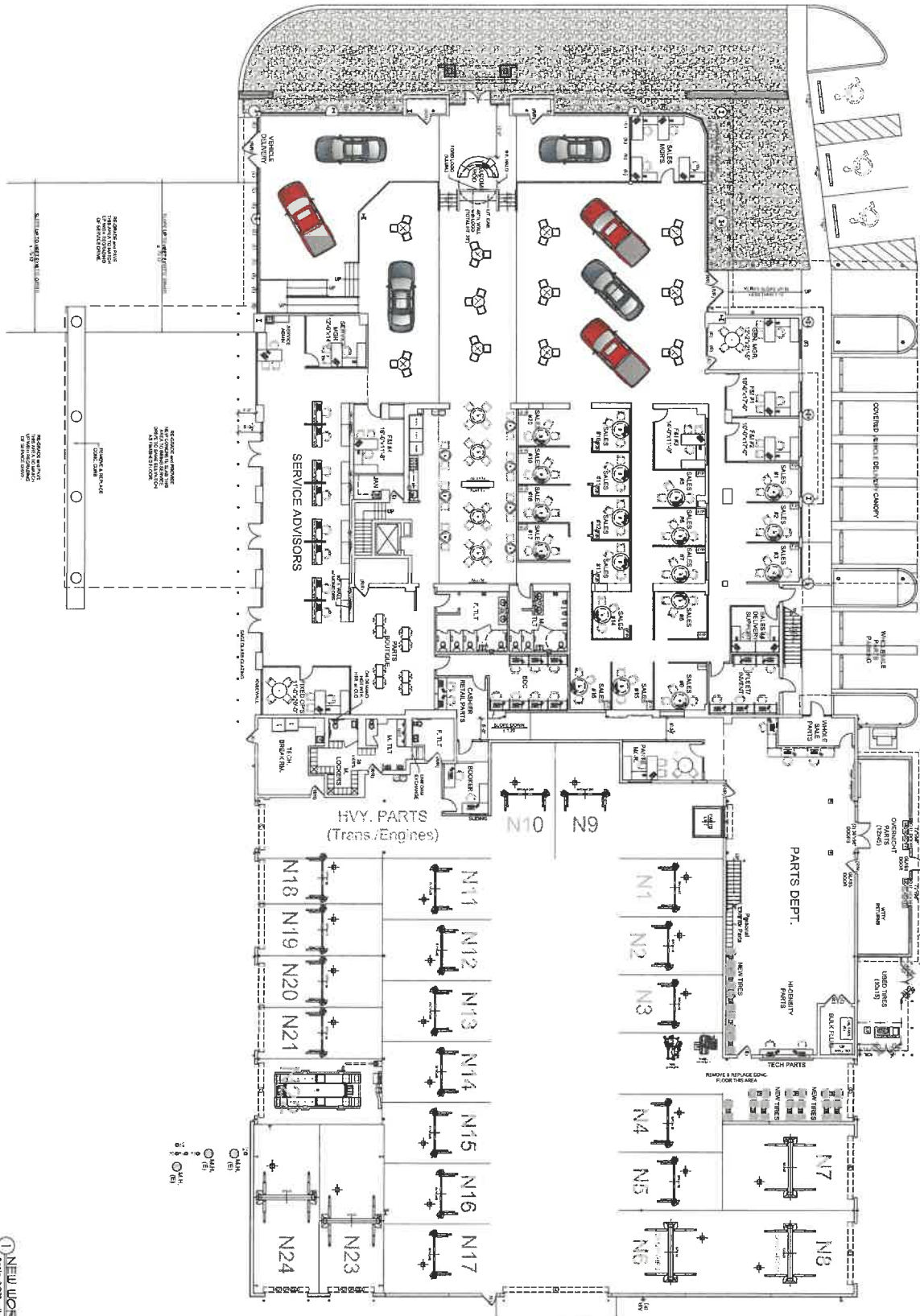
FORD of CLERMONT
MISCELLANEOUS RENVOATIONS
 1101 STATE ROAD 50, EAST
 CLERMONT, FLORIDA 34711



DRAWN	RCW
CHECKED	RCW
DATE	07/01/19
PROJECT NO.	1684.00

REVISIONS	REMARKS
DATE	CONDITIONAL USE PERMIT





NEW WORK PLAN
 11/10/10

THE DRAWINGS AND INFORMATION CONTAINED HEREON IS CONFIDENTIAL AND MAY NOT BE USED, AND/OR REPRODUCED IN WHOLE OR IN PART FOR ANY OTHER PURPOSE OTHER THAN THAT FOR WHICH IT WAS SPECIFICALLY FURNISHED.

SHEET TITLE
1st FLOOR PLAN NEW WORK
DO NOT SCALE DRAWINGS - USE DIMENSIONS ONLY

FORD of CLERMONT
MISCELLANEOUS RENOVATIONS
 1101 STATE ROAD 50, EAST
 CLERMONT, FLORIDA 34711



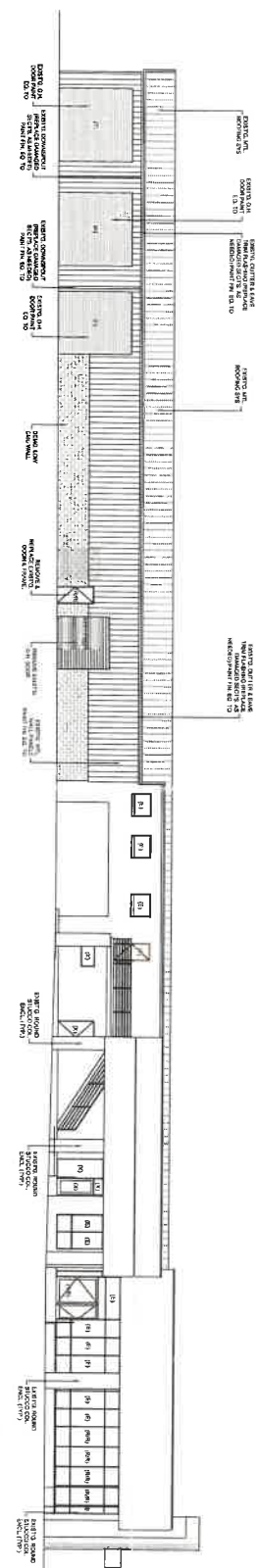
DRAWN	RCW
CHECKED	DATE
DATE	11/10/10
PROJECT NO.	1684.00

REVISIONS	
DATE	REMARKS
07/31/20	CONDITIONAL USE PERMIT

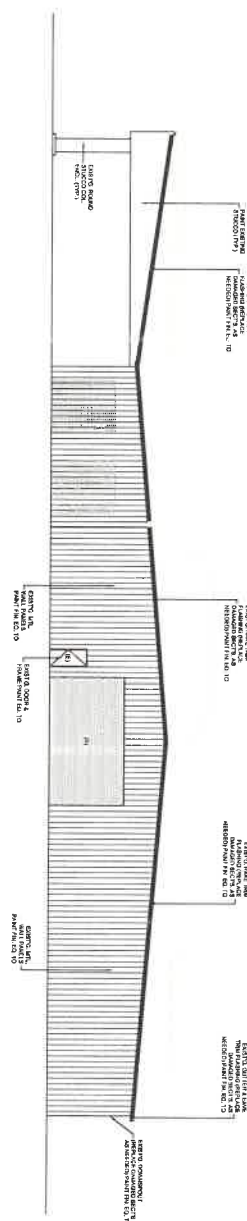


R. Walther
 Architect PA

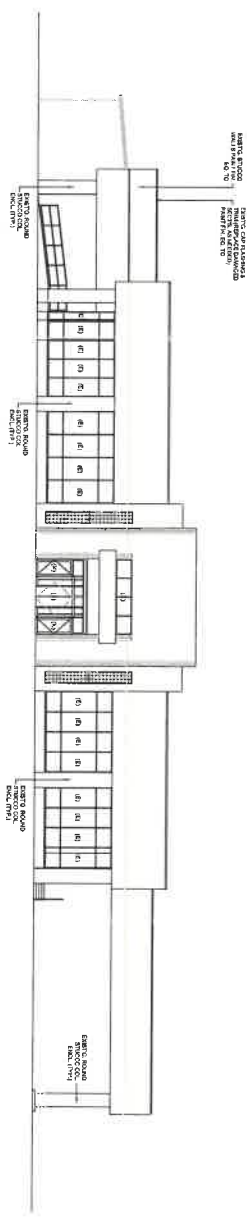




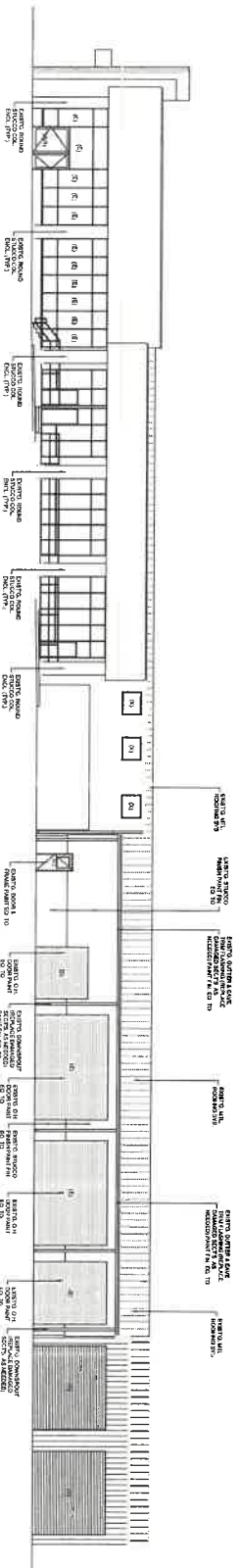
④ DET. CASE. ELEV.
 Section 3077' = 1.50" at 24.500'



③ **PETRO. SOUTH ELEM.**
Bosch 2011 - P-01 41 2 20000 -



② DETO. NORTH ELEV
Rough 3/21" = 7'-0" at 24% slope



① DEMO. WEST ELEV.
Broken 302' x 7-0" at 34 1/4 ft.

THE DRAWING AND INFORMATION CONTAINED HEREON IS CONFIDENTIAL AND MAY NOT BE USED, AND/OR REPRODUCED IN WHOLE OR IN PART FOR ANY OTHER PURPOSE, OTHER THAN THAT FOR WHICH IT WAS SPECIFICALLY FURNISHED.

A0-3

SHEET TITLE

EXTERIOR ELEVATIONS
(EXIST'G./DEMO.)

DO NOT SCALE DRAWING - USE DIMENSIONS ONLY

FORD of CLERMONT
MISCELLANEOUS RENVOATIONS
1101 STATE ROAD 50, EAST
CLERMONT, FLORIDA 34711

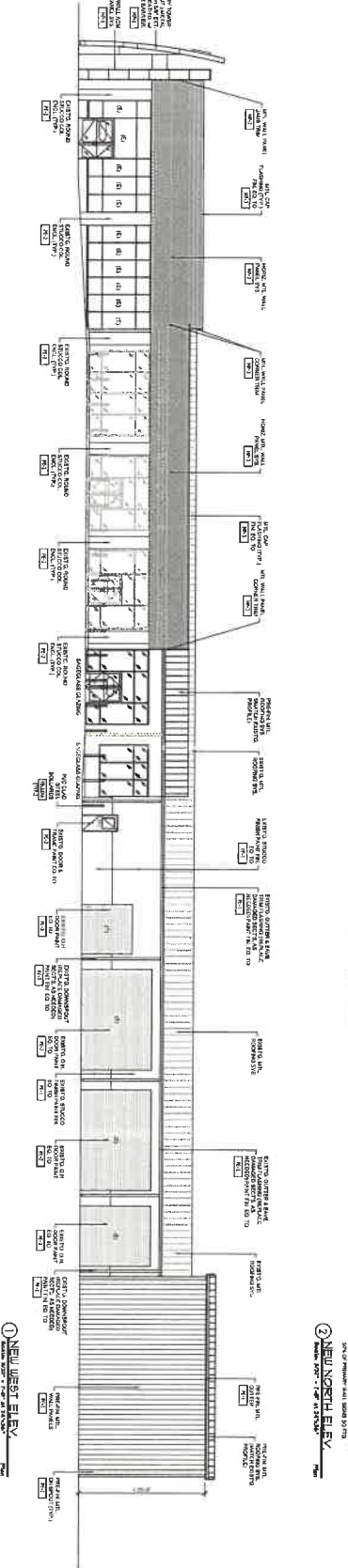
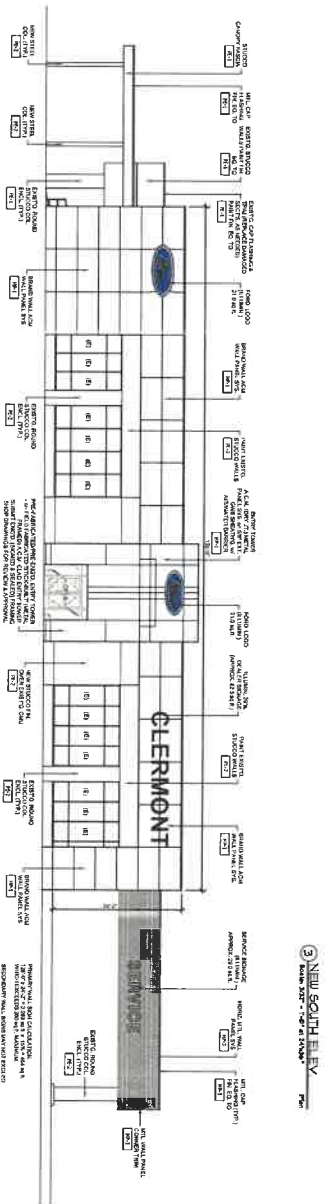
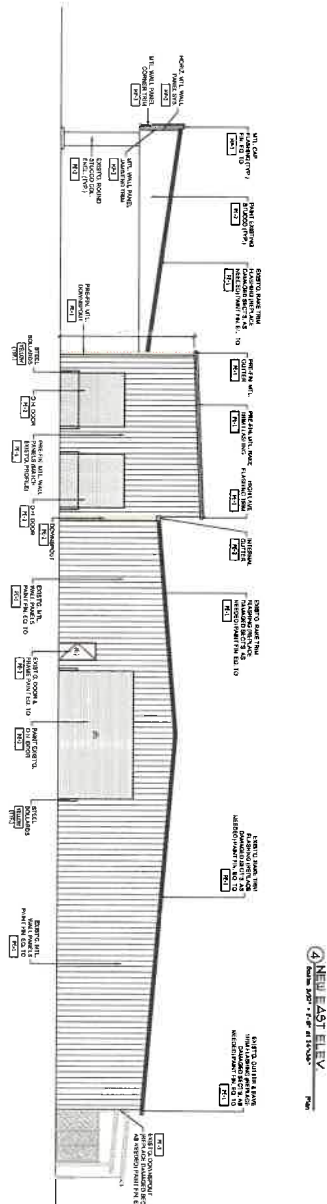
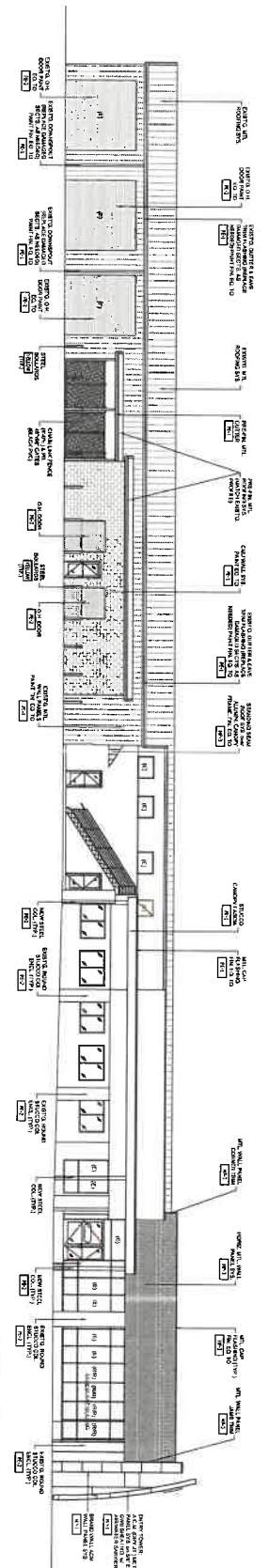


DRAWN	RCW	
CHECKED	RCW	DATE
© Robert Walters Architect, P.A.		07/21/20
DATE 11/01/19		
PROJECT NO.		
1684.00		



R. Wulbern
Architect PA
AA • 1060233 50





Prototype Ford Material Schedule - Exterior

MFG
Acrylic
SPECIFICATION
Reprocolor Clayco LF
COLOR
Long Breaker Aluminum
LOCATION
Tower and Bridge Wall
CONTACT
410-230-3800

MFG
Acrylic
SPECIFICATION
Corrugated Metal Panel
COLOR
Cement 100 - Steel
Gray (R117189)
30% Gloss
LOCATION
Exterior Walls
CONTACT
410-230-3800

MFG
Acrylic
SPECIFICATION
Ribbed Metal Panel
COLOR
Cement 100 - Steel
Gray (R117189)
30% Gloss
LOCATION
Exterior Walls
CONTACT
410-230-3800

MFG
Benjamin Moore
Ultra Spec Exterior
COLOR
2121-00 Stormy Monday
LOCATION
Exterior Walls
CONTACT
benjaminmoore.com
800-372-1654

MFG
Benjamin Moore
Ultra Spec Exterior
COLOR
2121-00 Stormy Monday
LOCATION
Exterior Walls
CONTACT
benjaminmoore.com
800-372-1654

MFG
Benjamin Moore
Ultra Spec Exterior
COLOR
2121-00 Stormy Monday
LOCATION
Exterior Walls
CONTACT
benjaminmoore.com
800-372-1654



CITY OF CLERMONT
REZONING
APPLICATION

DATE: 11/10/20

FEE: \$542.00
+ cost of advertisement

PROJECT NAME (if applicable): Ford of Clermont

APPLICANT: Jimmy D. Crawford, Esq.

CONTACT PERSON: Jimmy Crawford, Esq. or Jennifer Cotch

Address: 702 W. Montrose Street

City: Clermont State: Florida Zip: 34711

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

E-Mail: jcrawford@cmhlawyers.com and jcotch@cmhlawyers.com

OWNER: Pablo River Clermont, LLC

Address: 1 Independent Drive, Suite 1600

City: Jacksonville State: Florida Zip: 32202

Phone: _____ Fax: _____

Address of Subject Property: 1101 E Hwy 50

Legal Description (include copy of survey): Please see attached.

Acreage: 13 +/- acres Land Use: Commercial
(City verification required)

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



**CITY OF CLERMONT
REZONING
APPLICATION
Page 2**

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

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

Please see attached Statement of Justification.

Jimmy D. Crawford, Esq.

Applicant Name (print)

X

[Signature]
Applicant Name (signature)

PABLO RIVER CLERMONT, LLC dba
FORD OF CLERMONT

Owner Name (print)

X

[Signature]
Owner Name (signature)
CHARLES B. TOMM
CHAIRMAN & CEO

**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**

Statement of Justification and Support for Ford of Clermont

To rezone from General Commercial to Planned Unit Development

The proposed project is to upgrade the existing improvements for the Clermont Ford auto sales and service dealership located at 1101 E. Highway 50 in Clermont, Florida. The auto dealership has been at this location and operated continuously as an auto dealership since 1976. Even though the site has been operated as an auto sales and service dealership for over 40 years, the current City of Clermont Code requires that auto dealerships obtain Conditional Use Permit approval by the City Council to operate within the City limits of Clermont. This site is appropriate for an auto dealership use since, as mentioned, it has been operated continuously as an auto dealership at this same location for over 40 years.

The proposed improvements for the property will be for the existing auto sales and services dealership and collision facilities and does not include the recently constructed Quick Lane improvements located on the western portion of the overall dealership property. The proposed improvements will include renovating the existing sales and service building; upgrading the parking lot areas for the expansion of the parking lot on the eastern portion of the property, adding landscape islands and buffer areas, reworking existing parking areas to improve functionality of the site for the auto dealership, expanding parking and access around the collision center facility on the southern portion of the site, including fuel tanks for use by the employees only; and improving traffic circulation around the property. The overall site will generally remain the same, but is proposed to be renovated to improve it as described above.

As part of the site plan revisions, there are several areas of improvement that are not able to comply with requirements of the current Land Development Code due to the site being an existing developed project that was constructed prior to many of the current regulations being implemented. In addition, over time, the site has been impacted by the taking of right-of-way by Lake County and the Florida Department of Transportation (FDOT) for Hooks Street and State Road 50, respectively. However, the proposed site improvements have incorporated the requirements of the current code where possible and provided for as much of other code requirements to meet their intent where possible. Below is a list of several of the code requirements with which the proposed improvements are not able to fully comply and the owner is requesting a variance for them from the City. The items are:

1. Landscape islands containing less than 300 square feet. There are several landscape islands that are existing or being added that will comply with this code requirement, but in other areas, the full 300 square feet of landscape area could not be provided. However, in the areas that cannot provide the full 300 square feet, the landscape area was shown to provide as much as possible without impacting the parking or overall circulation patterns of the site.
2. Increase the number of parking spaces between landscape islands. The parking areas designated for customer parking have been designed to provide a landscape island for every 10 parking spaces or less. For the employee parking and inventory parking areas, the number of parking spaces between the landscape islands is greater with a maximum number of 25 parking spaces between the landscape islands.

3. Landscape buffers less than code minimum. The east, south, and west property lines have the required landscape buffer widths per the City code. However, the landscape buffer along State Road 50 is reduced in width compared to the code requirements. The code requires the landscape buffer width to be a minimum 20 feet, but due to the existing parking uses on the site and the recent taking of additional right-of-way by FDOT for the State Road 50 improvements and stormwater pond, the landscape buffer width is reduced to 10 feet.

4. Parking spaces less than 10'x20'. The parking spaces proposed for the customer and employee parking areas will be 10'x20' to comply with the City code. The parking spaces shown for inventory parking are proposed to be 10'x18' since parking in these areas will be controlled by employees and not the customer.

5. Wall heights greater than 6 feet in height. As part of the parking expansion along the east, south, and west property lines, retaining walls will be required for the grading in those areas. The retaining wall along the east property line will vary in height, but it will not exceed six (6) feet. The retaining walls along the south and west property lines will vary in height, but a portion of the wall will exceed six (6) feet.

6. Request to exceed 80% Impervious Area. As part of the overall renovation of the site, the proposed impervious area will exceed the maximum allowable Impervious Area Ratio (ISR) of 80%. The proposed plan reflects an impervious area of 83.8%.

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. 2021-002

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:

Ford of Clermont
1101 East Highway 50 and 1075 State Road 50
AK 1648343 and 1103924

LEGAL DESCRIPTION

Parcels 1 and 2: Ford of Clermont,

PARCEL 1:

ADJACENT TRACT:

TRACT 23 AND THE EAST ½ OF TRACT 26, SECTION 29, TOWNSHIP 22 SOUTH, RANGE 26 EAST, ACCORDING TO THE PLAT OF PROPERTY OF LAKE HIGHLANDS COMPANY, RECORDED IN PLAT BOOK 2, PAGE 25, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA

LESS THAT PART:

LYING NORTHERLY OF A LINE BEING DESCRIBED AS FOLLOWS FOR ROAD PURPOSES: COMMENCE AT A POINT ON THE WEST LINE OF SECTION 29, TOWNSHIP 22 SOUTH, RANGE 26 EAST, SAID POINT BEING 1431.29 FEET N 00°43'12" E OF THE SW CORNER OF THE NW ¼ OF SAID SECTION 29, SAID POINT BEING ON A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 8,594.37 FEET; THENCE FROM A TANGENT BEARING OF S 81°38'39" E RUN EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°24'49" A DISTANCE OF 212.03 FEET; THENCE FROM A TANGENT BEARING OF S 83°03'28" E RUN S 06°56'32" W A DISTANCE OF 75 FEET TO THE EXISTING RIGHT-OF-WAY OF LINE OF STATE ROAD 50; THENCE CONTINUE TO RUN S 06°56'32" W A DISTANCE OF 14.75 FEET TO THE POINT OF BEGINNING; THENCE RUN S 83°03'28" E A DISTANCE OF 942.61 FEET; THENCE RUN S 00°44'50" W A DISTANCE OF 99.24 FEET; THENCE RUN S 89°15'10" E A DISTANCE OF 200 FEET TO THE END OF THIS DESCRIBED LINE.

LESS AND EXCEPT:

THAT PART OF TRACTS 23 AND 26, SECTION 29, TOWNSHIP 22 SOUTH, RANGE 26 EAST, PROPERTY OF LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 2, PAGE 25, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE EAST LINE OF LOT 23, SECTION 29, TOWNSHIP 22 SOUTH, RANGE 26 EAST, PROPERTY OF LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 2, PAGE 25, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 50, THENCE N 89°41'37" W, A DISTANCE OF 181.92 FEET TO THE POINT OF CURVATURE, SAID CURVE BEING CONCAVE NORTHERLY, AND HAVING A RADIUS OF 8,669.41 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°10'37", A DISTANCE OF 178.08 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, S 01°12'53" W, A DISTANCE OF 636.88 FEET TO THE SOUTHERLY LINE OF SAID LOT 23; THENCE S 88°42'01" E, ALONG SAID SOUTHERLY LINE A DISTANCE OF 30.34 FEET TO THE NW CORNER OF THE EAST 1/2 OF TRACT 26; THENCE S 00°11'06" W ALONG THE WEST LINE OF THE EAST 1/2, OF SAID TRACT 26, A DISTANCE OF 661.84 FEET TO THE SW CORNER OF THE EAST 1/2 OF SAID TRACT 26; THENCE S 88°38'24" E, 330.73 FEET TO THE SE CORNER OF SAID TRACT 26; THENCE N 00°11'19" E ALONG THE EAST LINE OF SAID TRACT 26 AND 23, A DISTANCE OF 1,303.31 FEET TO THE POINT OF BEGINNING.

LESS THAT PART:

LYING NORTHERLY OF A LINE BEING DESCRIBED AS FOLLOWS FOR ROAD PURPOSES:

COMMENCE AT A POINT ON THE WEST LINE OF SECTION 29, TOWNSHIP 22 SOUTH, RANGE 26 EAST, SAID POINT BEING 1431.29 FEET, N 00°43'12" E OF THE SW CORNER OF THE NW 1/4 OF SAID SECTION 29, SAID POINT BEING ON A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 8,594.37 FEET; THENCE FROM A TANGENT BEARING OF S 81°38'39" E RUN EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°24'49", A DISTANCE OF 212.03 FEET; THENCE FROM A TANGENT BEARING OF S 83°03'28" E RUN S 06°56'32" W, A DISTANCE OF 75 FEET TO THE EXISTING RIGHT-OF-WAY LINE OF STATE ROAD 50; THENCE CONTINUE TO RUN S 06°56'32" W, A DISTANCE OF 14.75 FEET TO THE POINT OF BEGINNING; THENCE RUN S 83°03'28" E, A DISTANCE OF 942.61 FEET; THENCE RUN S 00°44'50" W, A DISTANCE OF 99.24 FEET; THENCE RUN S 89°15'10" E, A DISTANCE OF 200 FEET TO THE END OF THIS DESCRIBED LINE.

PARCEL 2:

THAT PART OF TRACTS 23 AND 26, SECTION 29, TOWNSHIP 22 SOUTH, RANGE 26 EAST, PROPERTY OF LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 2, PAGE 25, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE EAST LINE OF LOT 23, SECTION 29, TOWNSHIP 22 SOUTH, RANGE 26 EAST, PROPERTY OF LAKE HIGHLANDS COMPANY AS RECORDED IN PLAT BOOK 2, PAGE 25, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 50, THENCE N 89°41'37" W, A DISTANCE OF 181.92 FEET TO THE POINT OF CURVATURE, SAID CURVE BEING CONCAVE NORTHERLY, AND HAVING A RADIUS OF 8,669.41 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°10'37", A DISTANCE OF 178.08 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, S 01°12'53" W, A DISTANCE OF 636.88 FEET TO THE SOUTHERLY LINE OF SAID LOT 23, THENCE S 88°42'01" E, ALONG SAID SOUTHERLY LINE A DISTANCE OF 30.34 FEET TO THE NW CORNER OF THE EAST 1/2 OF TRACT 26; THENCE S 00°11'06" W ALONG THE WEST LINE OF THE EAST 1/2 OF SAID TRACT 26, A DISTANCE OF 661.84 FEET TO THE SW CORNER OF SAID TRACT 26; THENCE S 88°38'24" E, 330.73 FEET TO THE SE CORNER OF SAID TRACT 26; THENCE N 00°11'19" E ALONG THE EAST LINE OF SAID TRACT 26 AND 23, A DISTANCE OF 1303.31 FEET TO THE POINT OF BEGINNING.

LESS THAT PART:

LYING NORTHERLY OF A LINE BEING DESCRIBED AS FOLLOWS FOR ROAD PURPOSES:

COMMENCE AT A POINT ON THE WEST LINE OF SECTION 29, TOWNSHIP 22 SOUTH, RANGE 26 EAST, SAID POINT BEING 1431.29 FEET, N 00°43'12" E OF THE SW CORNER OF THE NW 1/4 OF SAID SECTION 29, SAID POINT BEING ON A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 8,594.37 FEET; THENCE FROM A TANGENT BEARING OF S 81°38'39" E RUN EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°24'49", A DISTANCE OF 212.03 FEET; THENCE FROM A TANGENT BEARING OF S 83°03'28" E RUN S 06°56'32" W, A DISTANCE OF 75 FEET TO THE EXISTING RIGHT-OF-WAY LINE OF STATE ROAD 50; THENCE CONTINUE TO RUN S 06°56'32" W, A DISTANCE OF 14.75 FEET TO THE POINT OF BEGINNING; THENCE RUN S 83°03'28" E, A DISTANCE OF 942.61 FEET; THENCE RUN S 00°44'50" WEST, A DISTANCE OF 99.24 FEET; THENCE RUN S 89°15'10" E, A DISTANCE OF 200 FEET TO THE END OF THIS DESCRIBED LINE.

LESS AND EXCEPT

A PARCEL OF LAND LYING IN THE NW 1/4 OF SECTION 29, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SW CORNER OF THE NW 1/4 OF SAID SECTION 29; THENCE S 88°26'37" E, 992.18 FEET ALONG THE SOUTH LINE OF SAID NW 1/4 OF SECTION 29; THENCE N 00°24'51" E, 15.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF HOOKS STREET AND THE INTERSECTION WITH THE WEST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 3298, PAGE 946, PUBLIC RECORDS OF SAID COUNTY AND THE POINT OF BEGINNING; THENCE N 00°24'51" E, 35.00 FEET ALONG SAID WEST LINE; THENCE S 88°26'37" E, 273.26 FEET; THENCE N 56°04'25" E, 51.37 FEET; THENCE S 89°36'59" E, 15.00 FEET TO THE EAST LINE OF SAID LANDS RECORDED IN OFFICIAL RECORD BOOK 3298, PAGE 946; THENCE S 00°23'01" W, 65.15 FEET ALONG SAID EAST LINE TO THE NORTH LINE OF HOOKS STREET; THENCE N 88°26'37" W, 330.72 FEET ALONG SAID NORTH LINE OF HOOKS STREET TO THE POINT OF BEGINNING.



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

This request will be considered by the Planning & Zoning Commission on Tuesday, February 2, 2021 at 6:30 P.M.

A public meeting to consider the request will be held before the Clermont City Council on Tuesday, February 23, 2021 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, Clermont FL 34711

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

Please be advised that under State law, if you should decide to appeal a decision made with respect to this matter, you may need to 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



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date		
Tuesday, February 2, 2021		
Agenda Item Name		
Ordinance No. 2021-003 <i>Victory Village & Market PUD Rezoning</i>		
Requested Action		
Recommend approval of Ordinance No. 2021-003		
Staff Report		
The applicant is requesting a rezoning from CBD Central Business District and C-1 Light Commercial to PUD Planned Unit Development for a 1.04 +/- acre site located northwest of the West Avenue and Minneola Avenue intersection for a mixed-use project consisting of 25 residential units and up to 8,000 square feet of commercial use. The property is located in the Downtown Mixed Use future land use category. Under Policy 1.7.3 of the City's Comprehensive Plan, the downtown mixed-use category is intended to provide for a mixture of residential and business uses, as well as cultural and tourist facilities, recognized as characteristic of the City's established downtown central business district. The applicant is proposing 25 units per acre, which is the maximum residential density permitted in the central business district. The Comprehensive Plan limits the commercial portion of the project to a floor area ratio (FAR) of 3.0. The applicant is proposing a FAR of 0.18, which is well below the 3.0 FAR. Staff has analyzed the request and finds no conflict with the City's Comprehensive Plan. The applicant has provided elevations of the project, which meets the City's Architectural Standards. The structure will not exceed the maximum building height of 55 feet. The elevations are included in Exhibit B of the ordinance. The applicant has requested four waivers to the Code. These waivers include: (1) cut more than 10 feet up to a maximum of 12 feet over less than 1% of the site, (2) an interior facing retaining wall up to 15 feet, (3) on-site parking space width of 9 feet, and (4) off-site parking. Staff has reviewed the four variance requests and is not opposed to granting them. An in-depth evaluation is included in the attached Staff Analysis Report. Staff has reviewed the application and proposed project in regards to Section 122-315 Review Criteria for a Planned Unit Development. The location is suitable for a mixed-use project consisting of residential and commercial uses, especially since the future land use of Downtown Mixed Use promotes this type of land use. The property has access to the City's road networks and is easily accessible via pedestrian trails and sidewalks. The City's water and sewer service is readily available to serve the project and stormwater will be conveyed to Victory Pointe. The site was previously used for a stormwater pond and restaurant, which is being redeveloped to improve the site and take advantage of the location to downtown amenities and the trail. School concurrency shall be met as a requirement prior to site plan approval for the 25 residential units. The proposed project is a redevelopment opportunity to create a better urban environment in the Central Business District. Staff is able to support the request and recommends approval of Ordinance 2021-003.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Staff Report Attachment 1 V3	Staff Report Attachment 1 V3.docx	
2. Victory Village Concept Plan 01-25-2021 FINAL	Victory Village Concept Plan 01-25-2021 FINAL.pdf	

3.	Victory Village Maps	Victory Village Maps.pdf
4.	Exhibit B - Elevations	Exhibit B - Elevations.pdf
5.	Ord 2021-003 Victory Village PUD (V4) 01.27.2021 - RF BL	Ord 2021-003 Victory Village PUD (V4) 01.27.2021 - RF BL.pdf
6.	PUD Application	PUD Application.pdf
7.	11-6-17 Survey-VW	11-6-17 Survey-VW.pdf
8.	Survey West Ave	Survey West Ave.pdf
9.	Legal Ad Proof	Legal Ad Proof.pdf



CITY OF CLERMONT Staff Analysis Report

OWNER: Victory Coast Land Company LLC

APPLICANT: Darren Johnson - Victory Coast Land Company LLC

PROJECT NAME: The Residences of Victory Village & The Market

REQUESTED ACTION: A rezoning to a Planned Unit Development (PUD) to allow a mixed-use project consisting of 25 residential units and commercial uses.

SIZE OF PARCEL: 1.04 acres +/-

LOCATION: Property is located northwest of the West Avenue and Minneola Avenue intersection.

EXISTING ZONING: CBD Central Business District
C-1 Light Commercial

EXISTING LAND USE: Vacant property

FUTURE LAND USE CATEGORY: Downtown Mixed Use

SITE UTILITIES: City of Clermont Water and Sewer

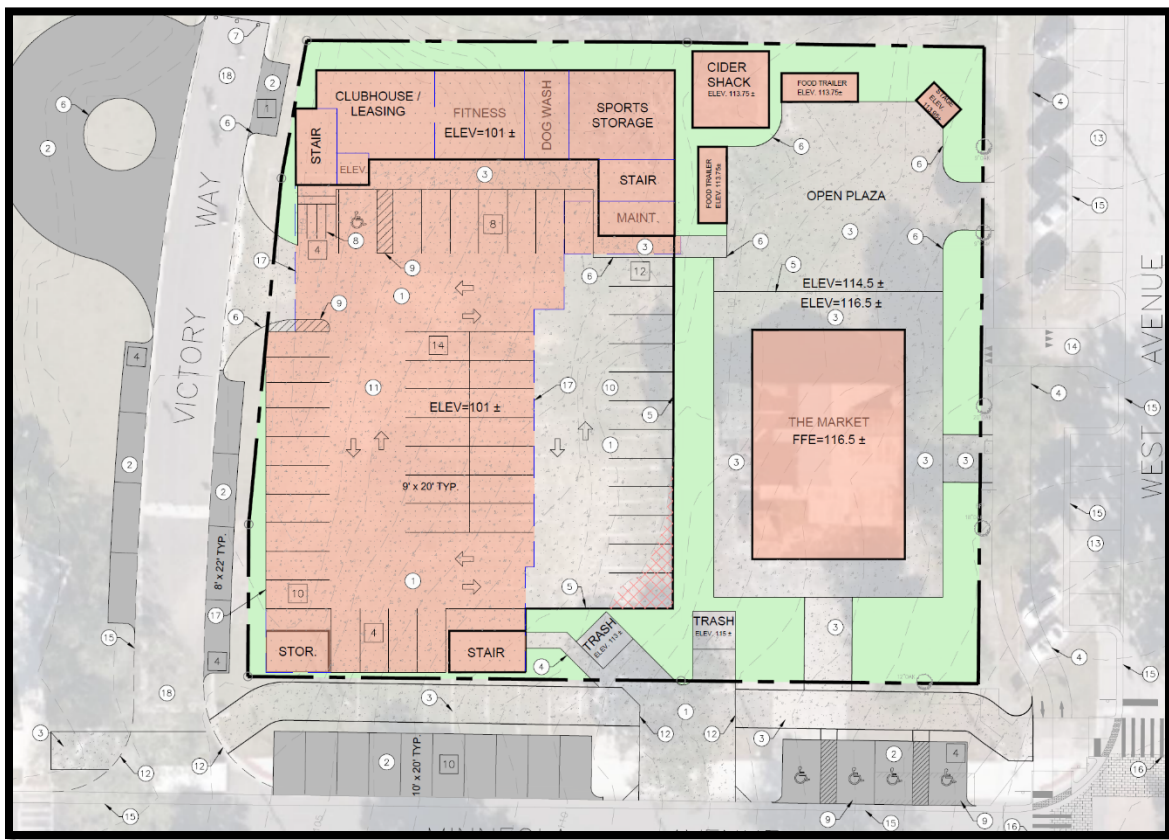
ANALYSIS:

The applicant is requesting a rezoning from CBD Central Business District and C-1 Light Commercial to PUD Planned Unit Development for a 1.04 +/- acre site located northwest of the West Avenue and Minneola Avenue intersection for a mixed-use project consisting of 25 residential units and up to 8,000 square feet of commercial use. The concept plan prepared by Highland Engineering, Inc, shows the layout of the residential and commercial areas on the site.

The property is located in the Downtown Mixed Use future land use category. Under Policy 1.7.3 of the City's Comprehensive Plan, the downtown mixed-use category is intended to provide for a mixture of residential and business uses, as well as cultural and tourist facilities, recognized as characteristic of the City's established downtown central business district. The applicant is proposing a residential component and various commercial uses that meet the intent of this policy. The Downtown Mixed Use category may allow up to 40 units per acre with a Community Benefit Agreement as provided for in the Land Development Code, Section 122, Division 12 CBD/Central Business District. The applicant is proposing 25 units per acre, which is the maximum residential density permitted in the central business district. The Comprehensive Plan limits the commercial

portion of the project to a floor area ratio (FAR) of 3.0. The applicant is proposing a FAR of 0.18, which is well below the 3.0 FAR. Staff has analyzed the request and finds no conflict with the City's Comprehensive Plan.

Majority of the property is currently zoned CBD Central Business District with the remainder zoned C-1 Light Commercial. The C-1 portion is completely surrounded by CBD zoning in the area, which is spot zoning. The applicant is requesting a rezoning to PUD with CBD uses since it allows the flexibility necessary, through waivers to the Land Development Code, to develop the site. The residential portion of the project is 25 dwelling units, which is at the permitted 25 units per acre under Section 122-249 of the Land Development Code. The commercial portion is approximately 8,000 square feet of retail and take-out food uses through the proposed market and cider shack building and two food trailer pads. The conceptual site plan indicates an open plaza area between these retail uses and small stage venue.



The applicant has provided elevations of the project, which meets the City's Architectural Standards. The structure will not exceed the maximum building height of 55 feet. The elevations are included in Exhibit B of the ordinance.



The site will be developed with some parking on-site and a waiver for off-site parking is being requested. The concept plan shows 48 parking spots beneath the residential portion of the project on-site in a lower level garage area.

The parking space provisions for the residential portion of the site are as follows:

3 bedroom unit @ 2 spaces per unit x 6 total units = 12 spaces

1 & 2 bedroom unit @ 1.5 spaces per unit x 19 total units = 29 spaces

Total required spaces for the residential use = 41 spaces

The retail portion of the project will be up to 8,000 square feet of commercial space. The required parking spaces for this use is 20 spaces. In addition to the 20 spaces, consideration in the displaced parking for the Woodhouse Spa (8 spaces) will also have to be included in the overall count. The total spaces needed for the development, including the displaced spaces, is 69 spaces. The applicant will construct 48 spaces on-site, thus leaving a deficiency of 21 spaces. The applicant is offering to construct 23 spaces within the City's right-of-way for public use.

WAIVERS:

The applicant, as part of the proposed project, is requesting four waivers to the Land Development Code.

The applicant has requested a waiver for cut over the project site that exceeds the Land Development Code of 10 feet for the residential portion of the project. The red hatching on the Concept Plan shows less than 1% of the site will have more than 10 feet of cut, up to 12 feet maximum. This area is where the lower level parking garage area is

located. The extent and amount removed is very minimal and staff supports this waiver.

The applicant is requesting a retaining wall height up to 15 feet for the interior portion of the lower level parking garage. The retaining wall will face the interior parking spaces of the lower level garage and will not be exposed towards public view. In order to transition the site from the residential portion to the commercial portion and provide parking on-site, this retaining wall is being requested. Staff supports this waiver.

The applicant is requesting a waiver to the on-site parking space width. The applicant has requested 9 feet wide by 20 feet long for the lower level parking spaces. Code currently requires 10 feet wide by 20 feet long. In order maximize the on-site parking under the residential portion of the building, the applicant is requesting this waiver. Staff supports this request.

The applicant is requesting the ability to construct 23 off-site parking spaces along Minneola Avenue and Victory Way to accommodate the deficiency of spaces on the project, which is 21 spaces. The spaces will meet the minimum requirement of the code for sizes and would be fully funded and constructed by the applicant. The spaces would serve the development but they would not be dedicated or reserved strictly for the development. With the recent addition of parking spaces along West Avenue adjacent to the site and these spaces, the total number of spaces in the general vicinity appear to be adequate to serve the project and area. There will be 74 on-street parking spaces on West Ave once the streetscape project is completed, which is within walking distance to the project. Staff supports this request.

STAFF RECOMMENDATION:

Staff has reviewed the application and proposed project in regards to Section 122-315 Review Criteria for a Planned Unit Development. The location is suitable for a mixed-use project consisting of residential and commercial uses, especially since the future land use of Downtown Mixed Use promotes this type of land use. The property has access to the City's road networks and is easily accessible via pedestrian trails and sidewalks. The City's water and sewer service is readily available to serve the project and stormwater will be conveyed to Victory Pointe. The site was previously used for a stormwater pond and restaurant, which is being redeveloped to improve the site and take advantage of the location to downtown amenities and the trail. School concurrency shall be met as a requirement prior to site plan approval for the 25 residential units. The proposed project is a redevelopment opportunity to create a better urban environment in the Central Business District. Staff is able to support the request and recommends approval of Ordinance 2021-003.

CONCEPT PLAN FOR
THE RESIDENCES OF VICTORY VILLAGE
AND
THE MARKET

CLERMONT, FLORIDA

PARCEL NO. 24-22-25-0100-094-00300

PARCEL NO. 24-22-25-0100-094-00500

PARCEL NO. 24-22-25-0100-094-00401

PROJECT DATA

OWNER: VICTORY COAST, LLC
PO BOX 120607
CLERMONT, FL 34712

PARCEL NO: 24-22-25-0100-094-00300
24-22-25-0100-094-00500
24-22-25-0100-094-00401

ALTERNATE KEY: 1615194
2788577
1714061

ZONING JURISDICTION: THE CITY OF CLERMONT, FLORIDA
ZONING CLASSIFICATION: "CBD" - CENTRAL BUSINESS DISTRICT
"C-1" - LIGHT COMMERCIAL DISTRICT

USE CLASSIFICATION: MULTI-FAMILY RESIDENTIAL & MULTI-USE RETAIL

TOTAL PROPERTY AREA: 1.04 ACRES / 45,127 S.F.

PROPOSED BUILDING AREA DATA:

MULTI-FAMILY AREA (BUILT): 46,865 S.F.
(MERCANTILE AREA (BUILT): 7,816 S.F.

SITE RESTRICTIONS:

S122-245.3 MAXIMUM BUILDING HEIGHT: 55'-0"
S122-245.4 MINIMUM LOT WIDTH FOR RESIDENTIAL: 100'-0"
S122-246 YARDS

MINIMUM YARD REQUIREMENTS:
FRONT YARD: NONE
SIDE YARD: NONE
REAR YARD: NONE

OCCUPANCY:

S122-249 MAXIMUM RESIDENTIAL DENSITY:
(WITHOUT DENSITY BONUS) MAXIMUM PERMITTED IN CBD: 25 DWELLING UNITS PER ACRE
MAXIMUM PER 1.04 ACRE = 25 UNITS

TOTAL UNITS PROPOSED: 25 UNITS (24.04 => 24 UNITS / ACRE)

ZONING / FUTURE LAND USE
(SURROUNDING PROPERTIES)

ZONING	FLU
NORTH: CBD - CENTRAL BUSINESS DISTRICT	DOWNTOWN MIXED USE
SOUTH: CBD - CENTRAL BUSINESS DISTRICT	DOWNTOWN MIXED USE
EAST: CBD - CENTRAL BUSINESS DISTRICT	DOWNTOWN MIXED USE
WEST: CBD - CENTRAL BUSINESS DISTRICT	DOWNTOWN MIXED USE

PARKING REQUIREMENTS:

PARKING REQUIRED:
S98-14 RETAIL BUSINESS IN THE CENTRAL BUSINESS DISTRICT
(THE MARKET, CIDER SHACK AND FOOD TRAILERS):
1 SPACE / 400 S.F. (7,816 S.F.) 20 SPACES

S98-14: DWELLING UNITS:
2 SPACES / 3 BEDROOM UNIT (6 UNITS) 12 SPACES
1.5 SPACE / 1 & 2 BEDROOM UNIT (19 UNITS) 29 SPACES

DISPLACED PARKING FOR THE WOODHOUSE SPA: 8 SPACES

PARKING SPACES REQUIRED: 69 SPACES

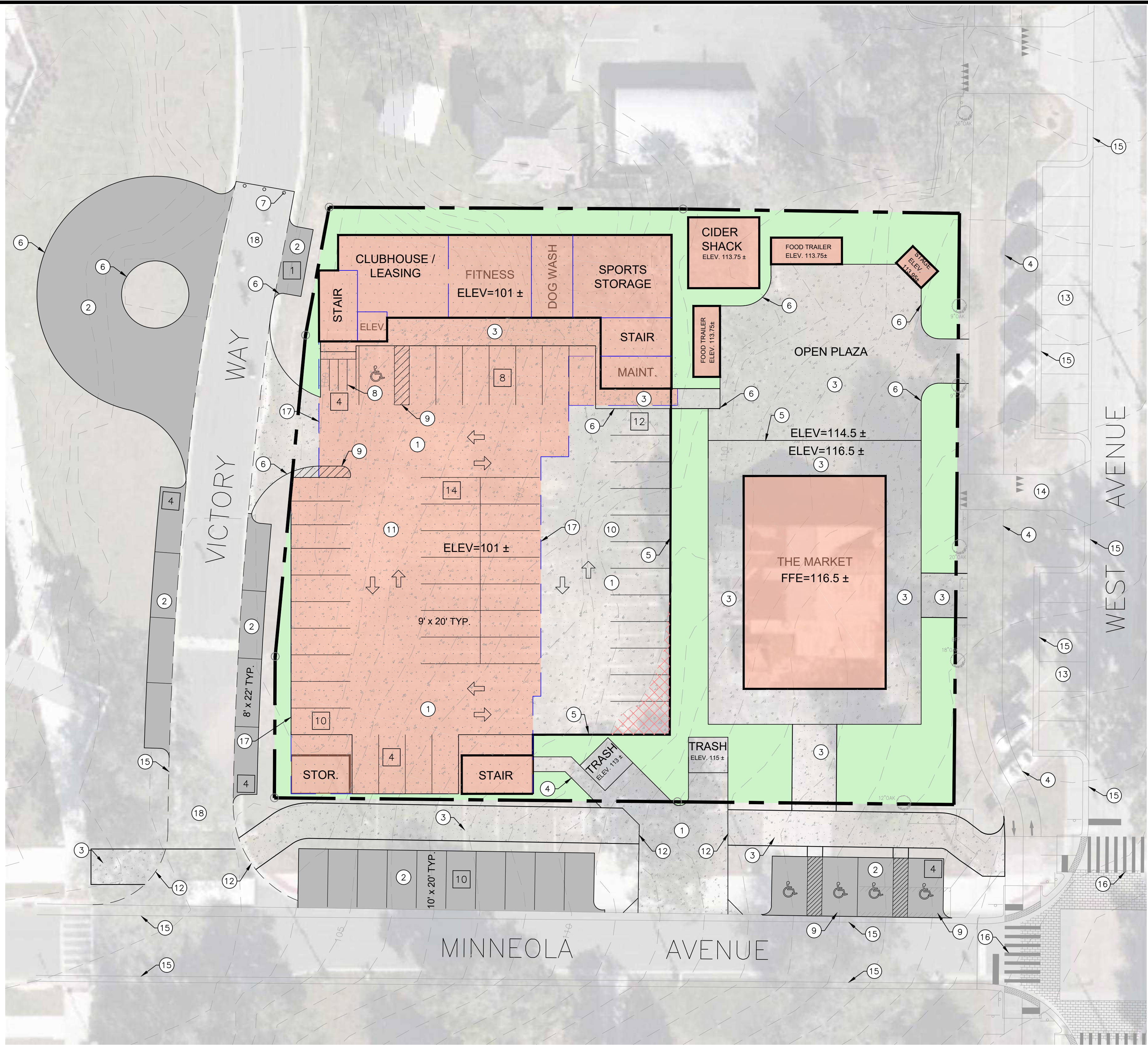
PARKING PROPOSED:
GROUND FLOOR PARKING GARAGE: 48 SPACES
ON-STREET PARKING: 19 SPACES
ON-STREET ADA SPACES RESERVED FOR RETAIL: 4 SPACES

TOTAL PARKING SPACES PROVIDED: 71 SPACES

VARIANCES

VARIANCES REQUESTED:

- MAXIMUM RETAINING WALL HEIGHT OF 15' FOR INTERIOR RETAINING WALLS (SEE KEY NOTE 5 FOR LOCATION). THIS WALL IS NOT ANTICIPATED TO BE VISIBLE FROM THE EXTERIOR OF THE PROJECT AND IS AN INTEGRAL PART OF THE GROUND FLOOR PARKING AREA.
- EXCAVATION / CUT AREAS ANTICIPATED TO EXCEED 10' TOTAL LESS THAN 1% OF THE SITE AREA (SEE RED CROSS HATCHED AREA)
- A WAIVER IS REQUESTED TO REDUCE THE PARKING SPACE SIZE OF THE GROUND FLOOR PARKING GARAGE AREA TO 9' WIDE BY 20' DEEP.



PROPERTY DESCRIPTION

DESCRIPTION:
ALL OF LOT 3, BLOCK 94, ACCORDING TO THE OFFICIAL PLAT OF CLERMONT, FILED 4TH OF FEBRUARY 1926, AND RECORDED IN PLAT BOOK 8, PAGES 17 TO 23, INCLUSIVE, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

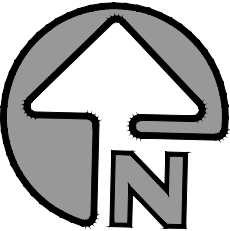
AND

THE EAST 93.5 FEET OF LOTS 4, 5, AND 6, BLOCK 94, AS REPRESENTED ON THE OFFICIAL MAP OF THE CITY OF CLERMONT, FILED FEBRUARY 4, 1926 AND RECORDED IN PLAT BOOK 8, PAGES 17 TO 23, BOTH INCLUSIVE, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

TOGETHER WITH THE FOLLOWING DESCRIBED PROPERTY

COMMENCE AT THE SOUTHEAST CORNER OF LOT 6, BLOCK 94, OFFICIAL MAP OF THE CITY OF CLERMONT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 17, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, THENCE RUN N 89°26'08" W ALONG THE NORTH RIGHT OF WAY LINE OF MINNEOLA AVENUE FOR A DISTANCE OF 93.50 FEET TO THE SOUTHWEST CORNER OF THE EAST 93.50 FEET OF SAID LOT 6 AND THE POINT OF BEGINNING; THENCE CONTINUE N89°26'08" W ALONG SAID NORTH RIGHT OF WAY LINE FOR A DISTANCE OF 136.20 FEET; THENCE RUN N 00°18'15" E FOR A DISTANCE OF 47.78 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 615.00 FEET, A CHORD BEARING OF N 05°23'45" E AND A CHORD DISTANCE OF 109.16 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 109.31 FEET THROUGH A CENTRAL ANGLE OF 10°11'01" TO THE END OF SAID CURVE; THENCE RUN N 10°29'16" E FOR A DISTANCE OF 44.03 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 3, BLOCK 94, SAID PLAT OF OFFICIAL MAP OF THE CITY OF CLERMONT; THENCE RUN S89°26'32" E ALONG SAID WESTERLY EXTENSION OF THE NORTH LINE OF LOT 3 FOR A DISTANCE OF 63.34 FEET TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE RUN S 00°38'18" W ALONG THE WEST LINE OF SAID LOT 3 FOR A DISTANCE OF 50.00 FEET TO THE NORTHWEST CORNER OF LOT 4, BLOCK 94, SAID PLAT OF OFFICIAL MAP OF THE CITY OF CLERMONT; THENCE RUN S 89°26'32" E ALONG THE NORTH LINE OF SAID LOT 4 FOR A DISTANCE OF 56.30 FEET TO THE NORTHWEST CORNER OF THE EAST 93.50 FEET OF SAID LOT 4; THENCE RUN S 00°32'34" W ALONG THE WEST LINE OF THE EAST 93.50 FEET OF LOTS 4, 5 AND 6, BLOCK 94, SAID PLAT OF OFFICIAL MAP OF THE CITY OF CLERMONT FOR A DISTANCE OF 149.94 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.04 ACRES, MORE OR LESS.



(IN FEET)
1 inch = 20 ft.

LEGEND

- PROPOSED CONCRETE PAVEMENT / SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- PROPOSED GRASSED AREA
- PROPOSED BUILDING AREA

SITE PLAN KEYNOTES

- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- EXISTING CONCRETE SIDEWALK
- RETAINING WALL
- PROPOSED CONCRETE CURB
- EXISTING BOLLARD
- PROPOSED MOTORCYCLE PARKING
- PROPOSED PAINTED STRIPED ISLAND
- PROPOSED OPEN AIR PARKING
- PROPOSED LOWER LEVEL PARKING
- PROPOSED HANDICAP RAMP WITH DETECTABLE WARNING STRIP
- EXISTING PARKING
- EXISTING DRIVEWAY
- EXISTING CONCRETE CURB AND GUTTER
- EXISTING PEDESTRIAN CROSSWALK
- BUILDING ABOVE
- EXISTING ASPHALT PAVEMENT

THE RESIDENCES AT VICTORY VILLAGE
AND THE MARKET
CONCEPT PLAN

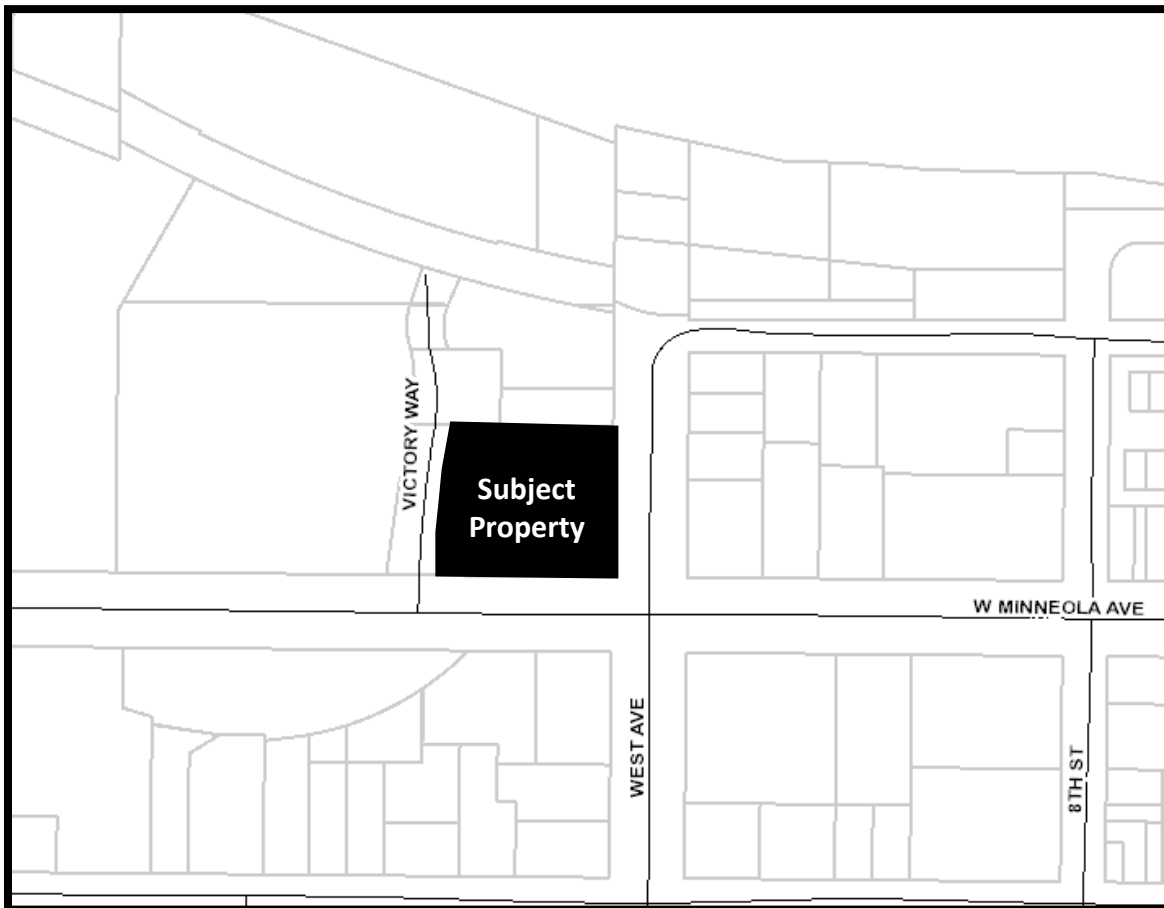


JOB No.: DWJ-002
DESIGNED BY: J.B. & J.K.
DRAWN BY: J.B., J.K.
APPROVED BY: J.B.
DATE: 1-25-2021
SHEET: 1 OF 1

NOT FOR CONSTRUCTION
UNLESS SIGNED AND SEALED

DATE:

Maps - The Residences of Victory Village & The Market



Maps - The Residences of Victory Village & The Market

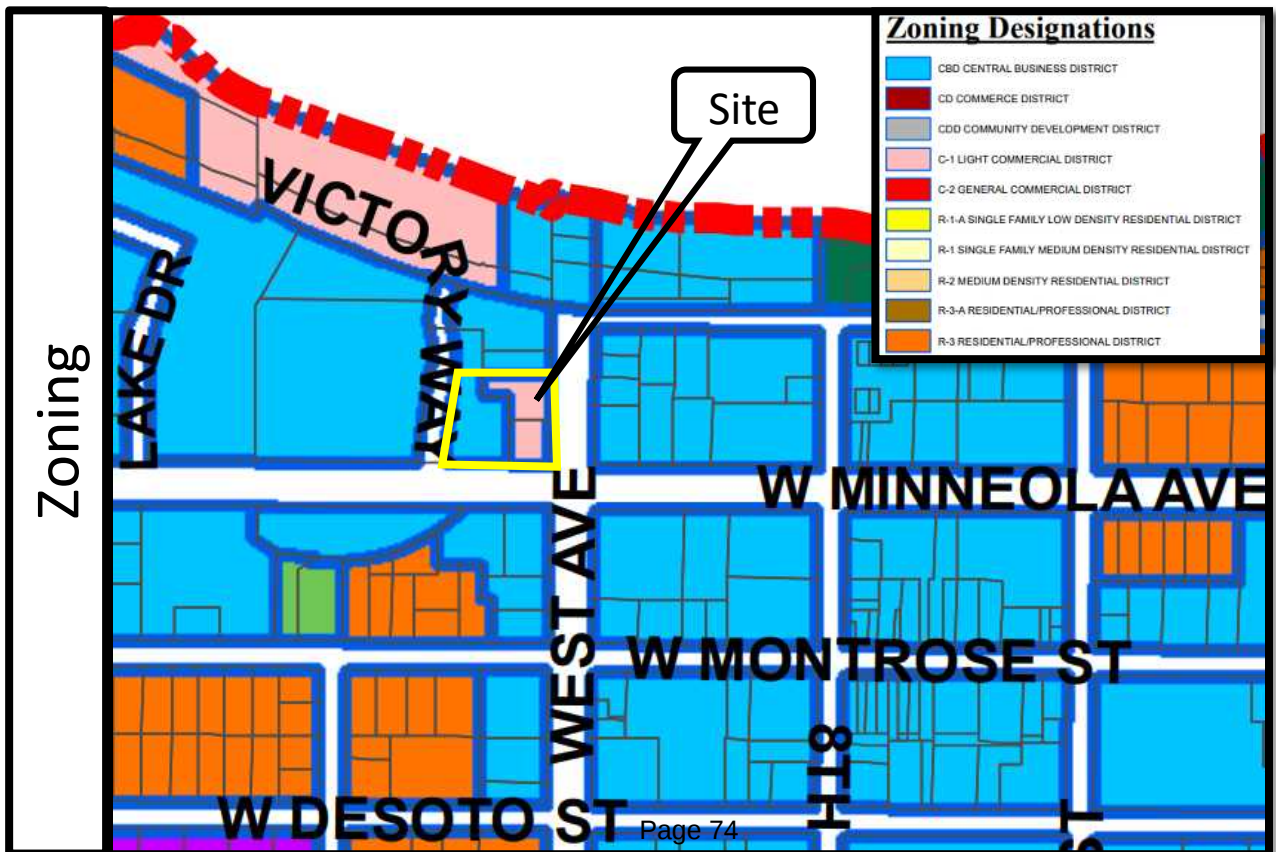
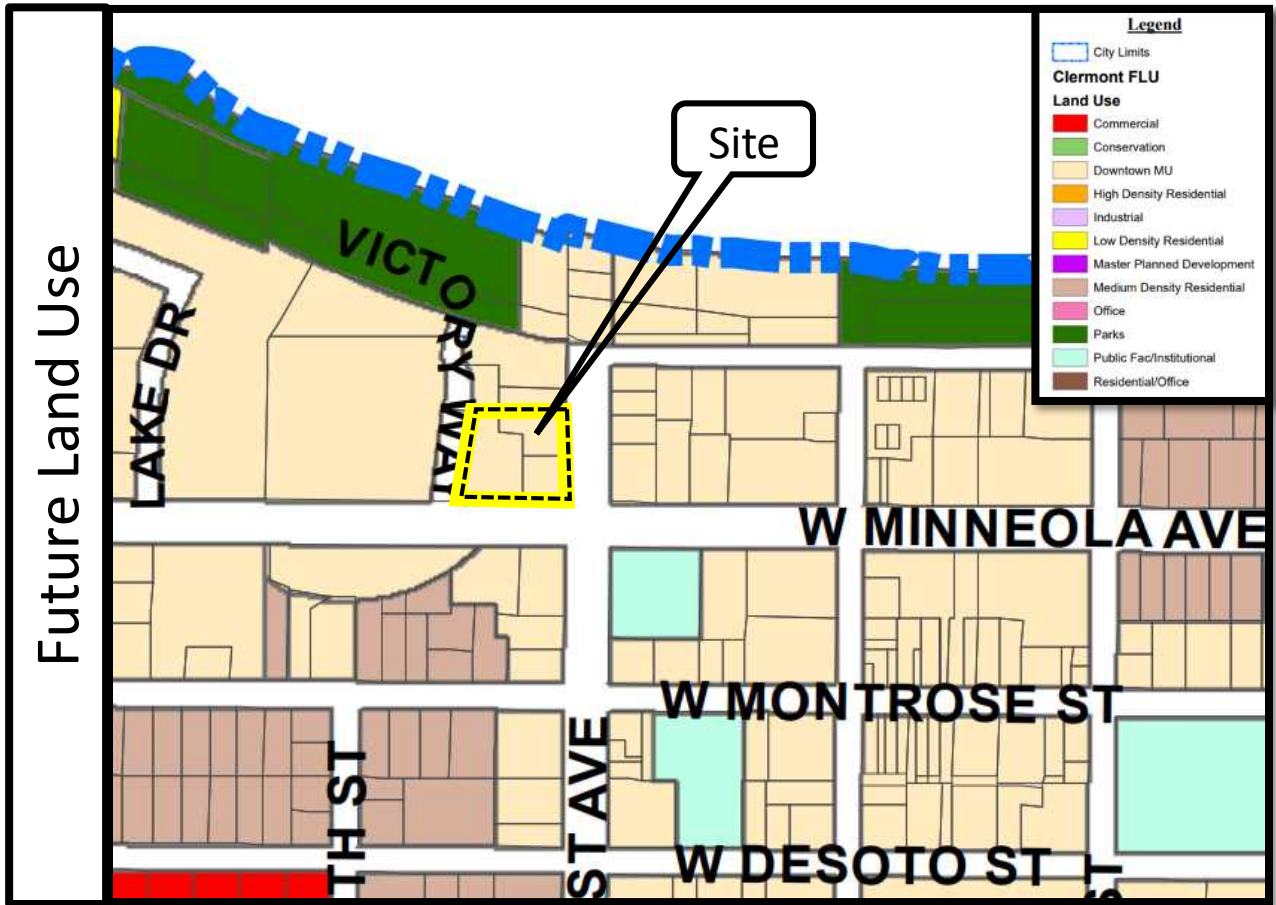


Exhibit B – Elevations
The Residences of Victory Village & The Market



Exhibit B – Elevations
The Residences of Victory Village & The Market





CITY OF CLERMONT
ORDINANCE NO. 2021-003

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 CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, RECORDING, 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

ALL OF LOT 3, BLOCK 94, ACCORDING TO THE OFFICIAL PLAT OF CLERMONT, FILED 4TH OF FEBRUARY 1926, AND RECORDED IN PLAT BOOK 8, PAGES 17 TO 23, INCLUSIVE, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

AND

THE EAST 93.5 FEET OF LOTS 4, 5, AND 6, BLOCK 94, AS REPRESENTED ON THE OFFICIAL MAP OF THE CITY OF CLERMONT, FILED FEBRUARY 4, 1926 AND RECORDED IN PLAT BOOK 8, PAGES 17 TO 23, BOTH INCLUSIVE, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

TOGETHER WITH THE FOLLOWING DESCRIBED PROPERTY

COMMENCE AT THE SOUTHEAST CORNER OF LOT 6, BLOCK 94, OFFICIAL MAP OF THE CITY OF CLERMONT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 17, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, THENCE RUN N 89°26'08" W ALONG THE NORTH RIGHT OF WAY LINE OF MINNEOLA AVENUE FOR A DISTANCE OF 93.50 FEET TO THE SOUTHWEST CORNER OF THE EAST 93.50 FEET OF SAID LOT 6 AND THE POINT OF BEGINNING; THENCE CONTINUE N89°26'08" W ALONG SAID NORTH RIGHT OF WAY LINE FOR A DISTANCE OF 136.20 FEET; THENCE RUN N 00°18'15" E FOR A DISTANCE OF 47.78 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 615.00 FEET, A CHORD BEARING OF N05°23'45" E AND A CHORD DISTANCE OF 109.16 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 109.31 FEET THROUGH A CENTRAL ANGLE OF 10°11'01" TO THE END OF SAID CURVE; THENCE RUN N10°29'16" E FOR A DISTANCE OF 44.03 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 3, BLOCK 94, SAID PLAT OF



CITY OF CLERMONT
ORDINANCE NO. 2021-003

OFFICIAL MAP OF THE CITY OF CLERMONT; THENCE RUN S89°26'32" E ALONG SAID WESTERLY EXTENSION OF THE NORTH LINE OF LOT 3 FOR A DISTANCE OF 63.34 FEET TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE RUN S00°38'18" W ALONG THE WEST LINE OF SAID LOT 3 FOR A DISTANCE OF 50.00 FEET TO THE NORTHWEST CORNER OF LOT 4, BLOCK 94, SAID PLAT OF OFFICIAL MAP OF THE CITY OF CLERMONT; THENCE RUN S 89°26'32" E ALONG THE NORTH LINE OF SAID LOT 4 FOR A DISTANCE OF 56.30 FEET TO THE NORTHWEST CORNER OF THE EAST 93.50 FEET OF SAID LOT 4; THENCE RUN S00°32'34" W ALONG THE WEST LINE OF THE EAST 93.50 FEET OF LOTS 4, 5 AND 6, BLOCK 94, SAID PLAT OF OFFICIAL MAP OF THE CITY OF CLERMONT FOR A DISTANCE OF 149.94 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.04 ACRES, MORE OR LESS.

LOCATION

Vacant property northwest of West Ave and Minneola Ave Intersection
Alt. Key 1615194, 2788577, 1714061
Victory Village and The Market
1.04 +/- Acres

FROM: Central Business District (CBD) and Light Commercial (C-1)
TO: Planned Unit Development (PUD) for a
Mixed-use Residential and Commercial Project

SECTION 2: GENERAL CONDITIONS

This application for a Planned Unit Development (PUD) to allow for a mixed-use project consisting of twenty-five residential units and CBD Central Business District 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 – Concept Plan prepared by Highland Engineering, Inc, dated 1-25-2021. 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



CITY OF CLERMONT
ORDINANCE NO. 2021-003

entities.

4. 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.
5. 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.

SECTION 3: LAND USES AND SPECIFIC CONDITIONS

1. A total of up to 25 residential dwelling units (d.u) may be permitted on the site, not to exceed a base density of 25 dwelling units/acre.
2. The total square footage of the commercial uses (the market, cider shack and food trailers) shall not exceed 8,000 square feet, as shown on the Concept Plan.
3. The project 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.
4. Maximum building height shall be up to 55 feet, measured at the highest point.
5. The project may have elevation changes of up to 12 feet maximum cut on less than 1% of the project site, as shown on in the red hatched area on the Concept Plan.
6. Individual retaining wall height up to 15 feet in height is permitted to deal with grade changes and for the construction of the first floor parking garage area.
7. The internal on-site parking spaces may be developed at 9 feet wide and 20 feet deep.
8. The developer will be required to construct 23 parking spaces off-site that meet the Land Development Code in the areas as shown on the Concept Plan along Victory Way and Minneola Avenue. This will be coordinated with the City and will be required to be installed prior to receiving final certificate of occupancy for the project. These spaces will be offered to the public and will not be reserved for project.
9. The project shall be developed according to the Central Business District (CBD) zoning designation in the Land Development Code, unless expressly stated above.
10. School concurrency shall be met before final site plan approval in accordance with the



CITY OF CLERMONT
ORDINANCE NO. 2021-003

Comprehensive Plan and Land Development Code.

11. 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 CBD Central Business District 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.

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. 2021-003

Location Map:





CITY OF CLERMONT
ORDINANCE NO. 2021-003

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 9th day of February, 2021.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

CITY OF CLERMONT
ORDINANCE NO. 2021-003

Exhibit B – Elevations



CITY OF CLERMONT
ORDINANCE NO. 2021-003

Exhibit B – Elevations – Continued





CITY OF CLERMONT REZONING APPLICATION

DATE 12/09/2020		FEE: \$542.00 + cost of advertisement + cost of traffic review, if necessary	
Project Name (if applicable) The residences of Victory Village and The Market			
Applicant Victory Coast Land Co.			
Contact Person Darren Johnson			
Address 1075 W Lakeshore Dr		City Clermont	State Florida Zip 34711
Telephone 352-242-3870		Fax	
Email darren@dwj-p.com			
OWNER INFORMATION			
Owner's Name Same as Applicant			
Owner Address		City	State Zip
Telephone		Email	
PROPERTY INFORMATION			
Address of Subject Property		City	State Zip
Legal Description (include copy of survey) Parcel 24-22-25-0100-094-00300 (Alt Key 1615194) Parcel 24-22-25-0100-094-00500 (Alt Key 2788577) Parcel 24-22-25-0100-094-00401 (Alt Key 1714061)			
Acreage 1.03		Land Use (City verification required) Downtown Mixed Use	
Present Zoning (City verification required) CBD		Proposed Zoning PUD	



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 current property is split zoned, with a portion of the property in C-1 and the remaining property in the CBD district. The applicant would like to request rezoning to PUD for the entire property to accomodate the building configuration and mixed use of residential and commerical uses, reduced ladscape buffers, etc.

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

Darren Johnson
Applicant Name (print)

x Darren Johnson
Applicant Name (signature)

Same as Applicant
Owner Name (print)

x [Signature]
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

Map of Boundary Survey

Scale = 1"=30'

Lake County
I hereby declare that based on my examination of the Flood Insurance Rate Map number 12069C 0570 E dated Dec. 18, 2012, and that to the best of my knowledge, belief and my professional opinion that the subject property lies within flood zone X.

LEGEND:
○ Denotes set 1/2" iron rod & cap marked "LB 6980"

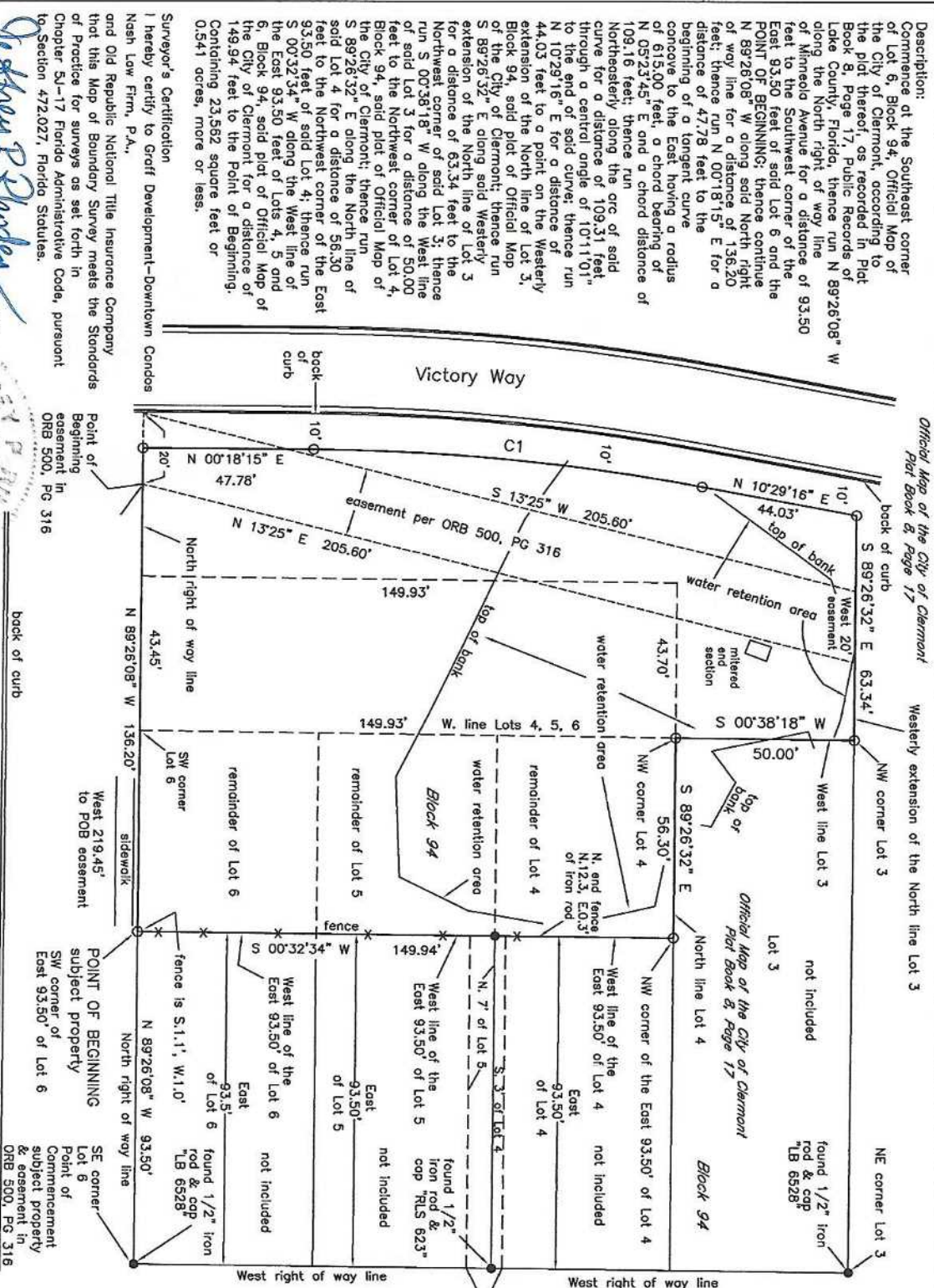
esement for driveway purposes per ORB 176, PG 395, and ORB 181, PG 243, and ORB 314, PG 619, and corrected in ORB 333, PG 589

Notes:
-Bearings based on the North right of way line of Minneola Ave. as being N 89°26'08" W, on assumed meridian.
-Legal description written by Rhoden Land Surveying, Company # 498977 dated 09/18/17 was provided for this Survey.
-No adjacent or underground improvements, other than those shown, located this date.
-Subject property contains 23,562 square feet, or 0.541 acres, more or less.

Field Date 10/10/17
Prepared for: Groff Development-Downtown Condos
Drawn by: JPR
Scale: 1"=30'

Minneola Avenue

CURVE TABLE			
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH
C1	615.00	109.31	109.16



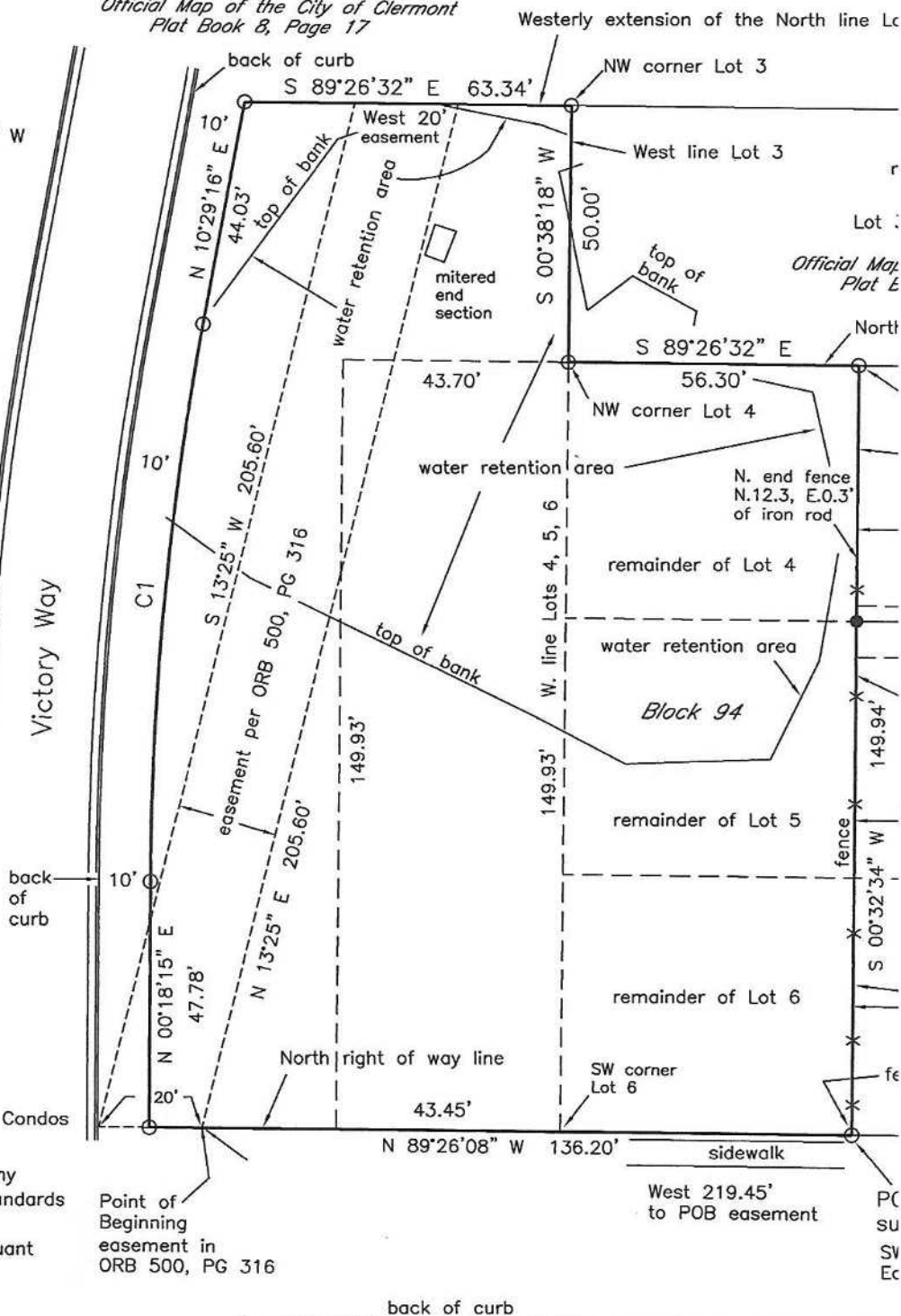
Surveyor's Certification
I hereby certify to Groff Development-Downtown Condos and Old Republic National Title Insurance Company that this Map of Boundary Survey meets the Standards of Practice for surveys as set forth in Chapter Su-17 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Jeffrey P. Rhoden
JEFFREY P. RHODEN
PSN #5322
STATE OF FLORIDA
UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS MAP/REPORT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

Description:

Commence at the Southeast corner of Lot 6, Block 94, Official Map of the City of Clermont, according to the plat thereof, as recorded in Plat Book 8, Page 17, Public Records of Lake County, Florida, thence run N 89°26'08" W along the North right of way line of Minneola Avenue for a distance of 93.50 feet to the Southwest corner of the East 93.50 feet of said Lot 6 and the POINT OF BEGINNING; thence continue N 89°26'08" W along said North right of way line for a distance of 136.20 feet; thence run N 00°18'15" E for a distance of 47.78 feet to the beginning of a tangent curve concave to the East having a radius of 615.00 feet, a chord bearing of N 05°23'45" E and a chord distance of 109.16 feet; thence run Northeasterly along the arc of said curve for a distance of 109.31 feet through a central angle of 10°11'01" to the end of said curve; thence run N 10°29'16" E for a distance of 44.03 feet to a point on the Westerly extension of the North line of Lot 3, Block 94, said plat of Official Map of the City of Clermont; thence run S 89°26'32" E along said Westerly extension of the North line of Lot 3 for a distance of 63.34 feet to the Northwest corner of said Lot 3; thence run S 00°38'18" W along the West line of said Lot 3 for a distance of 50.00 feet to the Northwest corner of Lot 4, Block 94, said plat of Official Map of the City of Clermont; thence run S 89°26'32" E along the North line of said Lot 4 for a distance of 56.30 feet to the Northwest corner of the East 93.50 feet of said Lot 4; thence run S 00°32'34" W along the West line of the East 93.50 feet of Lots 4, 5 and 6, Block 94, said plat of Official Map of the City of Clermont for a distance of 149.94 feet to the Point of Beginning. Containing 23,562 square feet or 0.541 acres, more or less.

Official Map of the City of Clermont
Plat Book 8, Page 17



Surveyor's Certification

I hereby certify to Graff Development—Downtown Condos Nash Law Firm, P.A., and Old Republic National Title Insurance Company that this Map of Boundary Survey meets the Standards of Practice for surveys as set forth in Chapter 5J-17 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

11/06/17

JEFFREY P. RHODEN PSM #5322

STATE OF FLORIDA

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS MAP/REPORT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

Minneola Avenue

CURVE	RADIUS	ARC LENGTH	CHORD
C1	615.00'	109.31'	109.16'

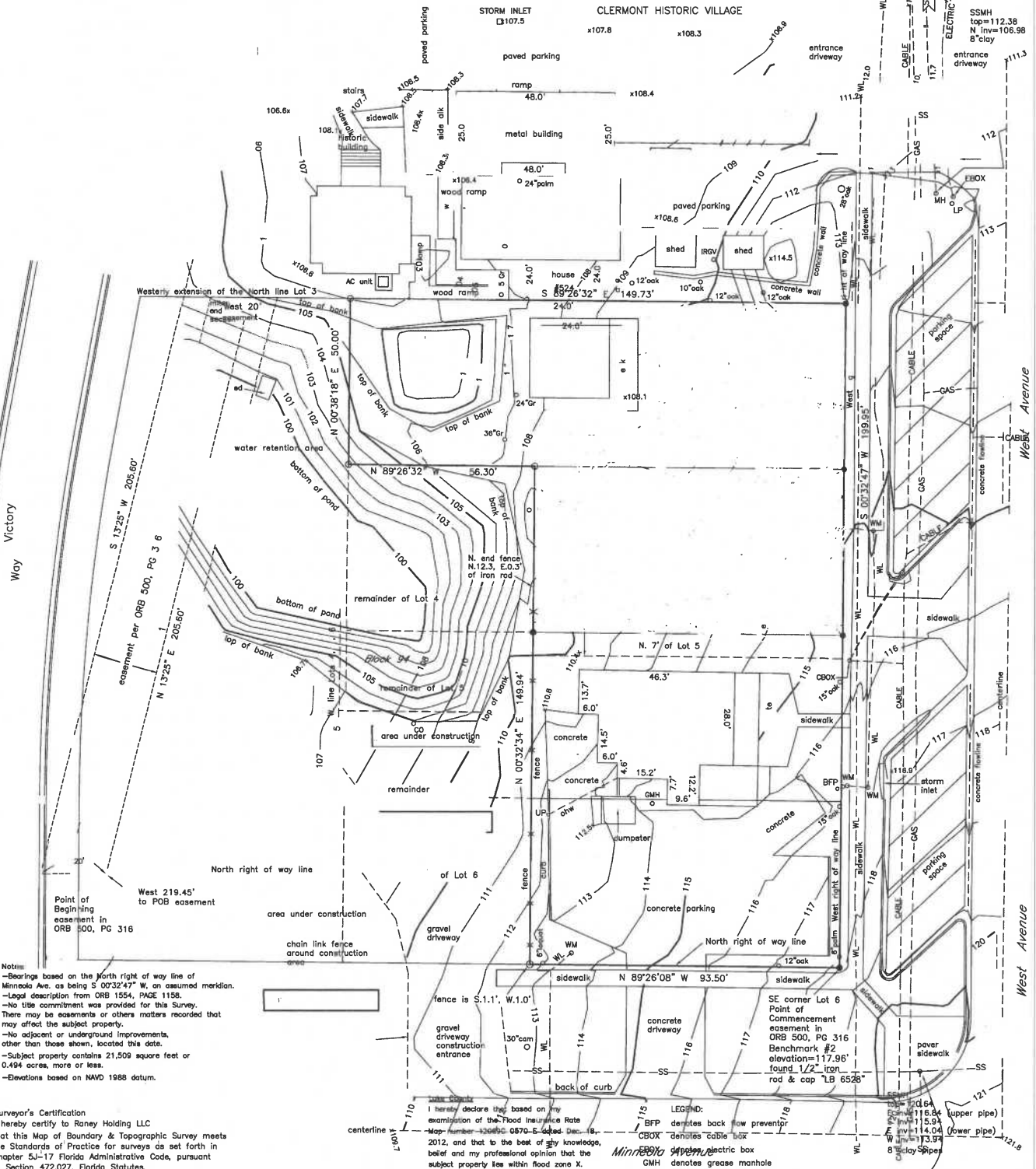
Map of Boundary & Topographic Survey

DESCRIPTION:

ALL OF LOT 3, BLOCK 94, ACCORDING TO THE OFFICIAL PLAT OF CLERMONT, FILED 4TH OF FEBRUARY, 1926, AND RECORDED IN PLAT BOOK 8, PAGES 17 TO 23, INCLUSIVE, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

AND

THE EAST 93.5 FEET OF LOTS 4, 5, AND 6, BLOCK 94, AS REPRESENTED ON THE OFFICIAL MAP OF THE CITY OF CLERMONT, FILED FEBRUARY 4, 1926 AND RECORDED IN PLAT BOOK 8, PAGES 17 TO 23, BOTH INCLUSIVE, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.



Surveyor's Certification
I hereby certify to Raney Holding LLC that this Map of Boundary & Topographic Survey meets the Standards of Practice for surveys as set forth in Chapter 5J-17 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

JEFFREY P. RHODEN PSM #5322
STATE OF FLORIDA
UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS MAP/REPORT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

02/16/18

○ Denotes set 1/2" iron rod & cap marked "LB 6980"
cam denotes camphor tree
Gr denotes Goldenrain tree
pers denotes persimmon tree

LEGEND:
BFP denotes back flow preventer
CBOX denotes cable box
EBOX denotes electric box
GMH denotes grease manhole
IRGV denotes irrigation valve
LP denotes light pole
ohw denotes overhead wires
SS denotes sanitary sewer
SSMH denotes sanitary manhole
UP denotes utility pole
WM denotes water meter
WV denotes water valve

Field Date 02/15/18	Prepared for: Raney Holdings LLC	17065.002
Drawn by: JPR	Rhoden Land Surveying, Inc. LB #6980 420 E. Minnehaha Ave. Clermont, FL 34711 352-394-6255	
Scale: 1"=20'		

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. 2021-003

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 CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, RECORDING, AN EFFECTIVE DATE AND PUBLICATION.

LOCATION:

Vacant property northwest of West Ave and Minneola Ave Intersection
AK 1615194, 2788577, 1714061
Victory Village and The Market
1.04 +/- Acres

LEGAL DESCRIPTION

ALL OF LOT 3, BLOCK 94, ACCORDING TO THE OFFICIAL PLAT OF CLERMONT, FILED 4TH OF FEBRUARY 1926, AND RECORDED IN PLAT BOOK 8, PAGES 17 TO 23, INCLUSIVE, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

AND

THE EAST 93.5 FEET OF LOTS 4, 5, AND 6, BLOCK 94, AS REPRESENTED ON THE OFFICIAL MAP OF THE CITY OF CLERMONT, FILED FEBRUARY 4, 1926 AND RECORDED IN PLAT BOOK 8, PAGES 17 TO 23, BOTH INCLUSIVE, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

TOGETHER WITH THE FOLLOWING DESCRIBED PROPERTY

COMMENCE AT THE SOUTHEAST CORNER OF LOT 6, BLOCK 94, OFFICIAL MAP OF THE CITY OF CLERMONT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 17, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, THENCE RUN N 89°26'08" W ALONG THE NORTH RIGHT OF WAY LINE OF MINNEOLA AVENUE FOR A DISTANCE OF 93.50 FEET TO THE SOUTHWEST CORNER OF THE EAST 93.50 FEET OF SAID LOT 6 AND THE POINT OF BEGINNING; THENCE CONTINUE N 89°26'08" W ALONG SAID NORTH RIGHT OF WAY LINE FOR A DISTANCE OF 136.20 FEET; THENCE RUN N 00°18'15" E FOR A DISTANCE OF 47.78 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 615.00 FEET, A CHORD BEARING OF N05°23'45" E AND A CHORD DISTANCE OF 109.16 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 109.31 FEET THROUGH A CENTRAL ANGLE OF 10°11'01" TO THE END OF SAID CURVE; THENCE RUN N10°29'16" E FOR A DISTANCE OF 44.03 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 3, BLOCK 94, SAID PLAT OF OFFICIAL MAP OF THE CITY OF CLERMONT; THENCE RUN S89°26'32" E ALONG SAID WESTERLY EXTENSION OF THE NORTH LINE OF LOT 3 FOR A DISTANCE OF 63.34 FEET TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE RUN S00°38'18" W ALONG THE WEST LINE OF SAID LOT 3 FOR A DISTANCE OF 50.00 FEET TO THE NORTHWEST CORNER OF LOT 4, BLOCK 94, SAID PLAT OF OFFICIAL MAP OF THE CITY OF CLERMONT; THENCE RUN S 89°26'32" E ALONG THE NORTH LINE OF SAID LOT 4 FOR A DISTANCE OF 56.30 FEET TO THE NORTHWEST CORNER OF THE EAST 93.50 FEET OF SAID LOT 4; THENCE RUN S00°32'34" W ALONG THE WEST LINE OF THE EAST 93.50 FEET OF LOTS 4, 5 AND 6, BLOCK 94, SAID PLAT OF OFFICIAL MAP OF THE CITY OF CLERMONT FOR A DISTANCE OF 149.94 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.04 ACRES, MORE OR LESS.



REQUESTED ACTION - CHANGE THE ZONING

**FROM: Central Business District (CBD) and Light Commercial (C-1)
TO: Planned Unit Development (PUD) for a
Mixed-use Residential and Commercial Project**

This request will be considered by the Planning & Zoning Commission on Tuesday, February 2, 2021 at 6:30 P.M.

A public meeting to consider this request will be held before the City Council on Tuesday, February 9, 2021 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, Clermont FL, Monday through Friday between the hours of 8:00 A.M. and 5:00 P.M. Please be advised that under State law, if you should decide to appeal a decision made with respect to this matter, you may need to 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

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