



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

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

Item 1 - Ordinance No. 2021-005
Hook Street Medical Office CPA

Consider request to change the future land use from Lake County Regional Commercial to Clermont Commercial for vacant parcel located on Hooks Street and east of Sandhill View Road.

Item 2 - Ordinance No. 2021-006
Hook Street Medical Office Rezoning

Consider request to change the zoning from Lake County R-6 Urban Residential to Clermont C-2 General Commercial for vacant property located on Hooks Street and just east of Sandhill View Road.

Item 3 - Resolution 2021-014R
Greater Horizons Academy CUP

Consider a conditional use permit in the C-2 General Commercial zoning district for a private school for children with intellectual and developmental disabilities located in suite A of the Emerald Lakes Shopping Plaza located at 1203 West Highway 50.

Item 4 - Ordinance No. 2021-007
CBD Code Amendment

Consider text amendments to the codes of ordinances, Chapter 50, Solid Waste Collections and Disposal for the Clermont Downtown and Central Business District (CBD).

Item 5 - Ordinance No. 2021-009
Victory Pointe CPA

Consider request to change the future land use from Downtown Mixed Use and Low Density Residential to Parks designation for property located at 851 Victory Way.

Item 6 - Ordinance No. 2021-011
Victory Pointe Rezoning

Consider request to change the zoning from Central Business District and C-1 Light Commercial to Parks and Recreation for property located at 851 Victory Way.

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

Item 7 - Ordinance No. 2021-010
Graff Building PUD Rezoning
Table to April 6, 2021

Consider a request for a rezoning to
Planned Unit Development (PUD) for a
mixed-use residential and office project
located in the Central Business District
at 872 West Minneola Avenue.

Discussion of Non-Agenda Items

ADJOURN

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

In accordance with the Americans with Disabilities Act (ADA), if any person with a disability as defined by the ADA needs special accommodation to participate in this proceeding, then not later than two (2) business days prior to the proceeding, he or she should contact Development Services at (352) 241-7302.

Please be advised that if you intend to show any document, picture, video or items to the Council or Board in support or opposition to any item on the agenda; a copy of the document, picture, video or item must be provided to the Committee Clerk for the City's records.



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date		
Tuesday, March 2, 2021		
Agenda Item Name		
Ordinance No. 2021-005 <i>Hook Street Medical Office CPA</i>		
Requested Action		
Recommend approval of Ordinance No. 2021-005.		
Staff Report		
The applicant is requesting an annexation, small-scale comprehensive plan amendment and rezoning for the 9.31 +/- acre vacant parcel located on Hooks Street, and east of Sandhill View Boulevard to allow for a commercial and medical office development. The proposed project as designed will consist of two (2) one-story buildings with each building providing approximately 17,000 square feet of office space. The conceptual plan prepared by Germana Engineering, Inc, shows the layout of the proposed buildings and parking for the site. The annexation petition to the City; also included a request to change the future land use from Lake County Regional Commercial to Clermont Commercial designation. The proposed rezoning from Lake County "R-6" Urban Residential to Clermont C-2 General Commercial, which allows office and commercial development as a permitted use. The project will connected to City services, which has adequate capacity to service the proposed project. The primary point of transportation access will be from Hooks Street. The proposed development will be required to comply with Clermont Land Development Regulations and Architectural Design Standards to allow for construction of the development. The Commercial Land Use allows a maximum development intensity of 0.25 Floor Area Ratio (FAR). The applicant has not requested any variances to the code to construct the project. The property is contiguous to Clermont boundaries and meets the requirements of Florida Statutes, Chapter 171 for Annexation. The adjacent parcel located to the east is within Clermont boundaries and zoned C-2 General Commercial, and parcel to the west is located in Lake County and the zoning is R-6 Urban Residential. Lake Wilma borders the property on the south and Lowes is located to the north. Staff has reviewed the application and proposed project in regards to compliance with the Clermont Codes of Ordinances and Comprehensive Plan. The proposed use is consistent with the goals, objectives and policies of the comprehensive plan and intent of the land development regulations for commercial zoning. Staff recommends approval of Ordinance No. 2021-004 annexation and Ordinance No. 2021-05, changing the future land use to Clermont Commercial and approval of Ordinance No. 2021-06, rezoning the subject parcel to C-2 General Commercial zoning.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Staff Analysis Report	Staff Analysis Report.pdf	

2.	Ord 2021-005 CPA (02.19.2021) - R&F BL	Ord 2021-005 CPA (02.19.2021) - R&F BL.pdf
3.	Location Map	Location Map.pdf
4.	Future Land Use Maps	Future Land Use Maps.pdf
5.	Final Hooks Street Medical Office Concept Layout - (REV 1)	Final Hooks Street Medical Office Concept Layout - (REV 1).pdf
6.	Hooks Street Medical Offices_Scene 1 (West BLDG)	Hooks Street Medical Offices_Scene 1 (West BLDG).jpg
7.	Hooks Street Medical Offices_Scene 3 (East BLDG)	Hooks Street Medical Offices_Scene 3 (East BLDG).jpg
8.	Comprehensive Plan Amendment Application	Comprehensive Plan Amendment Application.PDF
9.	Ordinance No 2021-005 Legal AD	Ordinance No 2021-005 Legal AD.pdf



CITY OF CLERMONT Staff Analysis Report

OWNER: Lena Mare Abbott Living Trust U/T/A

APPLICANT: Amit Pandy

PROJECT NAME: Hook Street Medical Offices

REQUESTED ACTION: A request for annexation, small-scale comprehensive plan amendment and rezoning of vacant parcel to allow for development of commercial and medical offices.

SIZE OF PARCEL: 9.31 acres +/- Alternate Key 2665815

LOCATION: Property is located on Hooks Street, and east of Sandhill view Road.

EXISTING ZONING: FROM: Lake County "R-6" Urban Residential
TO: City of Clermont "C-2" General Commercial

EXISTING LAND USE: Vacant property

FUTURE LAND USE CATEGORY: FROM: Lake County Regional Commercial
TO: City of Clermont Commercial

SITE UTILITIES: City of Clermont Water and Sewer

ANALYSIS:

The applicant is requesting an annexation, small-scale comprehensive plan amendment and rezoning for the 9.31 +/- acre vacant parcel located on Hooks Street, and east of Sandhill View Boulevard to allow for a commercial and medical office development. The proposed project as designed will consist of two (2) one-story buildings with each building providing approximately 17,000 square feet of office space. The conceptual plan prepared by Germana Engineering, Inc, shows the layout of the proposed buildings and parking for the site.

The annexation petition to the City; also included a request to change the future land use from Lake County Regional Commercial to Clermont Commercial designation. The proposed rezoning from Lake County "R-6" Urban Residential to Clermont C-2 General Commercial, which allows office and commercial development as a permitted use. The project will connected to City services, which has adequate capacity to service the proposed project. The primary point of transportation access will be from Hooks Street.

The proposed development will be required to comply with Clermont Land Development Regulations and Architectural Design Standards to allow for construction of the development. The Commercial Land Use allows a maximum development intensity of 0.25 Floor Area Ratio (FAR). The applicant has not requested any variances to the code to construct the project. The property is contiguous to Clermont boundaries and meets the requirements of Florida Statutes, Chapter 171 for Annexation. The adjacent parcel located to the east is within Clermont boundaries and zoned C-2 General Commercial, and west of the property the parcel is located in Lake County and the zoning is R-6 Urban Residential. Lake Wilma borders the property on the south and Lowes is located to the north.

STAFF RECOMMENDATION:

Staff has reviewed the application and proposed project in regards to compliance with the Clermont Codes of Ordinances and Comprehensive Plan. The proposed use is consistent with the goals, objectives and policies of the comprehensive plan and intent of the land development regulations for commercial zoning.

Staff recommends approval of Ordinance No. 2021-004 annexation and Ordinance No. 2021-05, changing the future land use to Clermont Commercial and approval of Ordinance No. 2021-06, rezoning the subject parcel to C-2 General Commercial zoning.





CITY OF CLERMONT
ORDINANCE NO. 2020-005

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

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

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

WHEREAS, the Planning and Zoning Commission and the City Council of the City of Clermont have held public hearings to consider this amendment to the Future Land Use Map of the Comprehensive Plan and considered all written and oral comments, proposals and objections from the general public; and

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

SECTION 1.

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

LEGAL DESCRIPTION

Tracts 36A and 36B, 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, Public Records of Lake County, Florida. Site contains 9.31 +/- acres.

LOCATION

Vacant parcel located on Hooks Street and
east of Sandhill View Boulevard
Alternate Key 2665815
9.31 +/- acres



CITY OF CLERMONT
ORDINANCE NO. 2020-005

CHANGE IN FUTURE LAND USE DESIGNATION:
FROM: LAKE COUNTY REGIONAL COMMERCIAL
TO: CITY OF CLERMONT COMMERCIAL

SECTION 2: CONFLICT

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

SECTION 3: SEVERABILITY

If any portion of this Ordinance is declared invalid, the invalidated portion shall be severed from the remainder of the Ordinance, and the remainder of the Ordinance shall continue in full force and effect as if enacted without the invalidated portion, except in cases where such continued validity of the remainder would clearly and without doubt contradict or frustrate the intent of the Ordinance as a whole.

SECTION 4: ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR

SECTION 4.

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



CITY OF CLERMONT
ORDINANCE NO. 2020-005

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

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

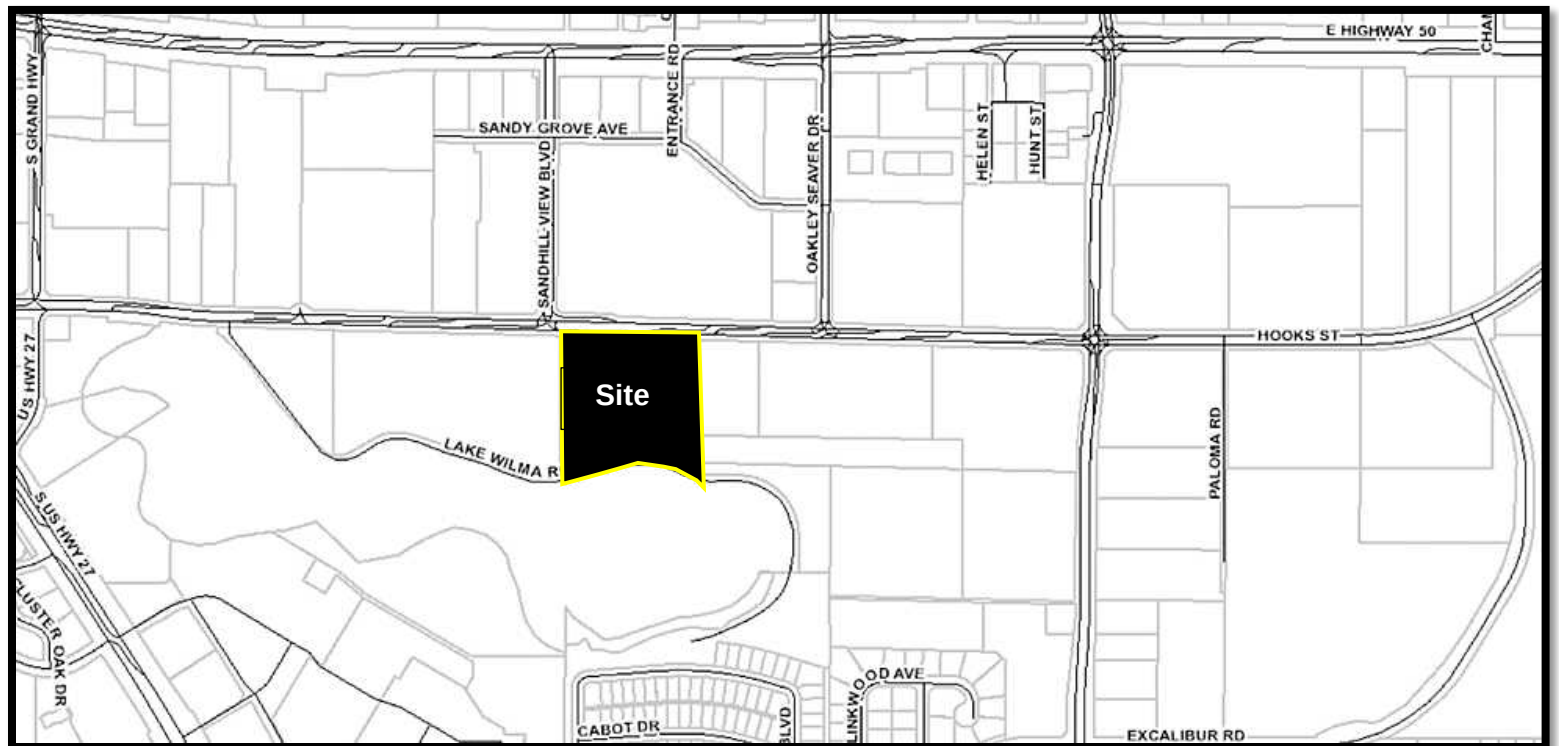
Daniel F. Mantzaris, City Attorney

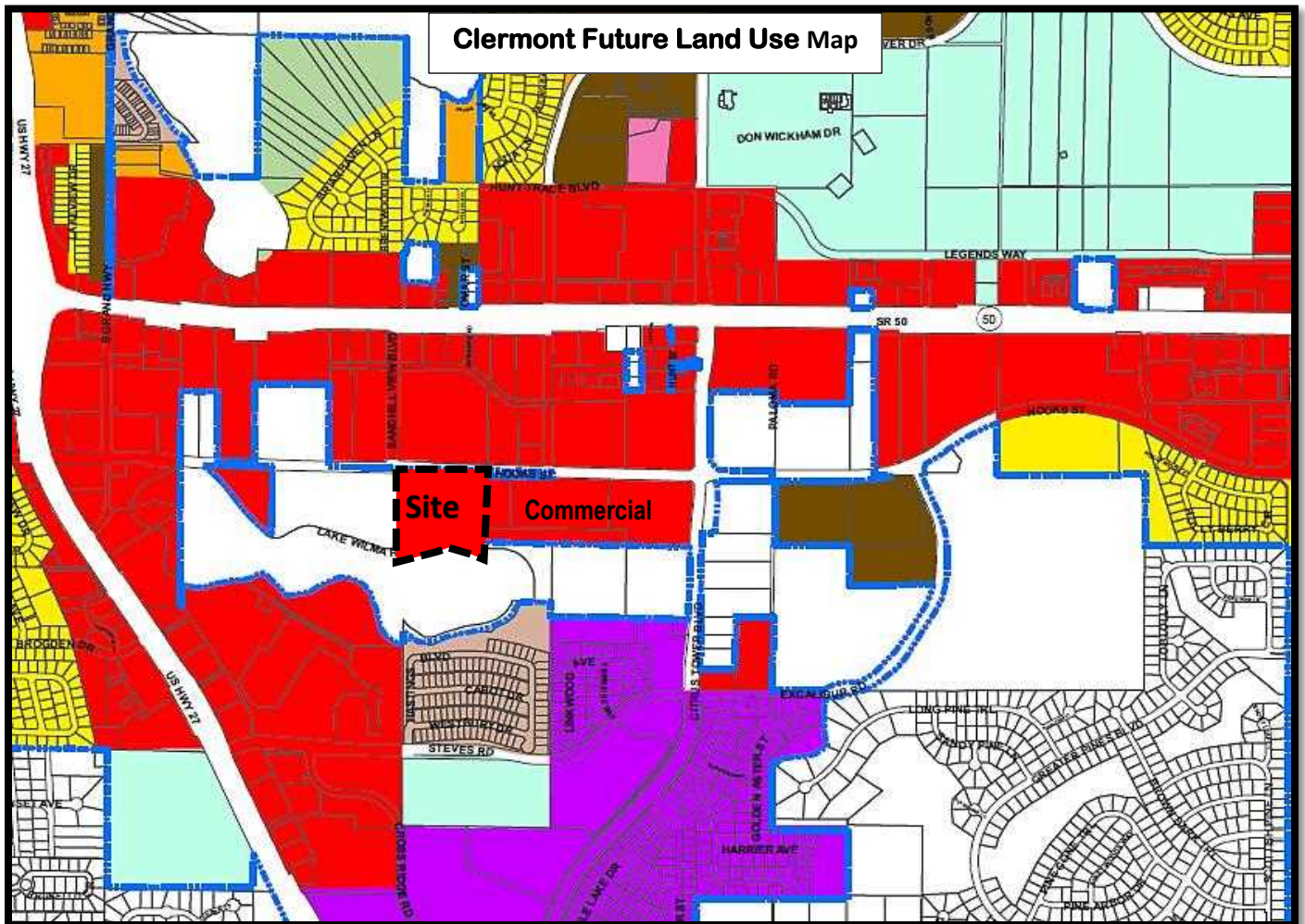
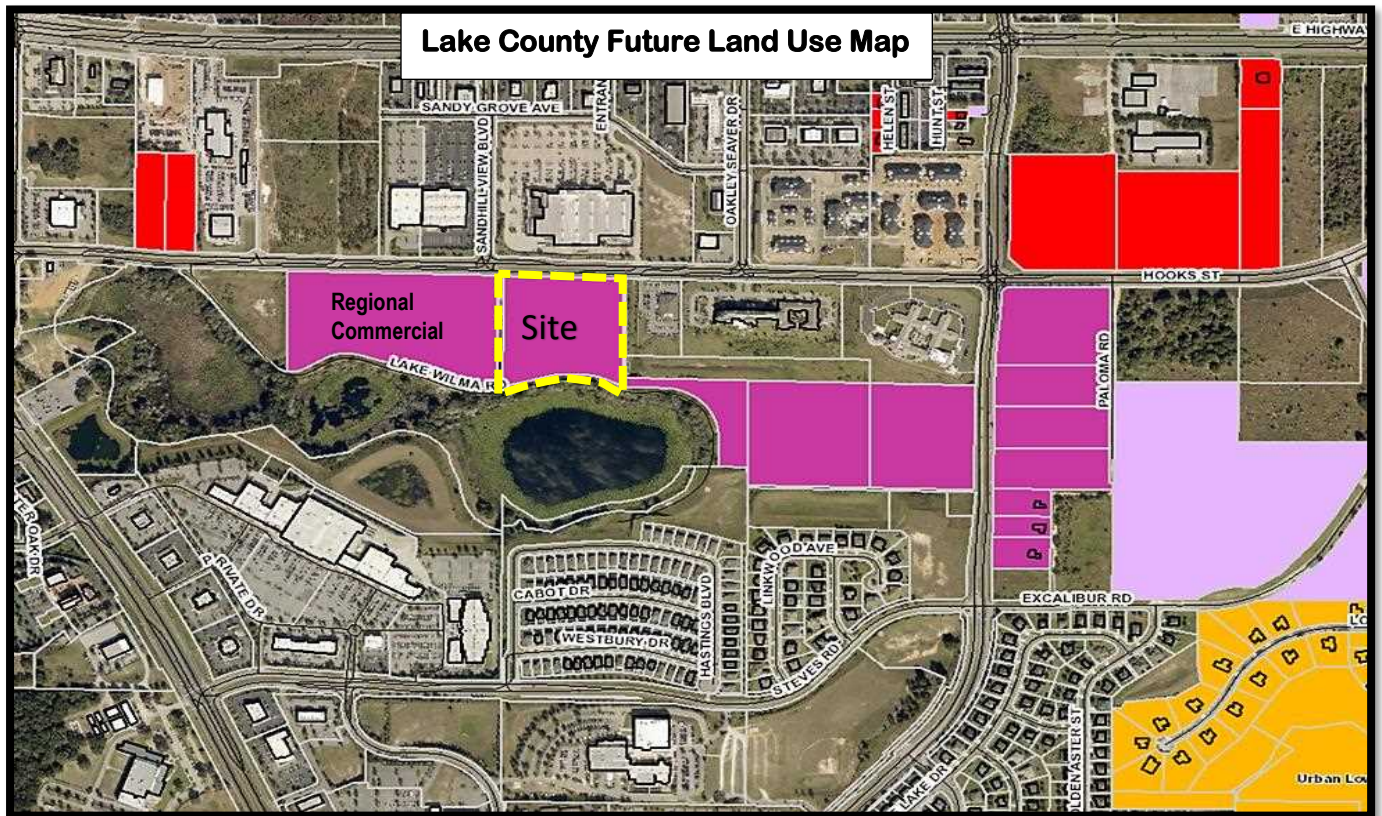
EXHIBIT A

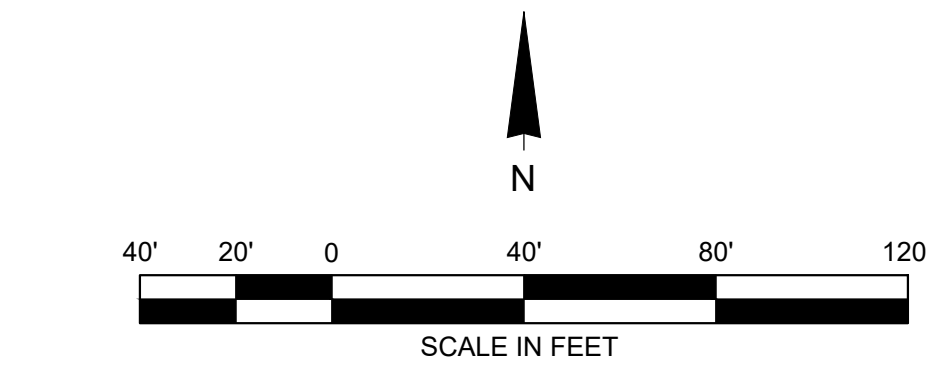
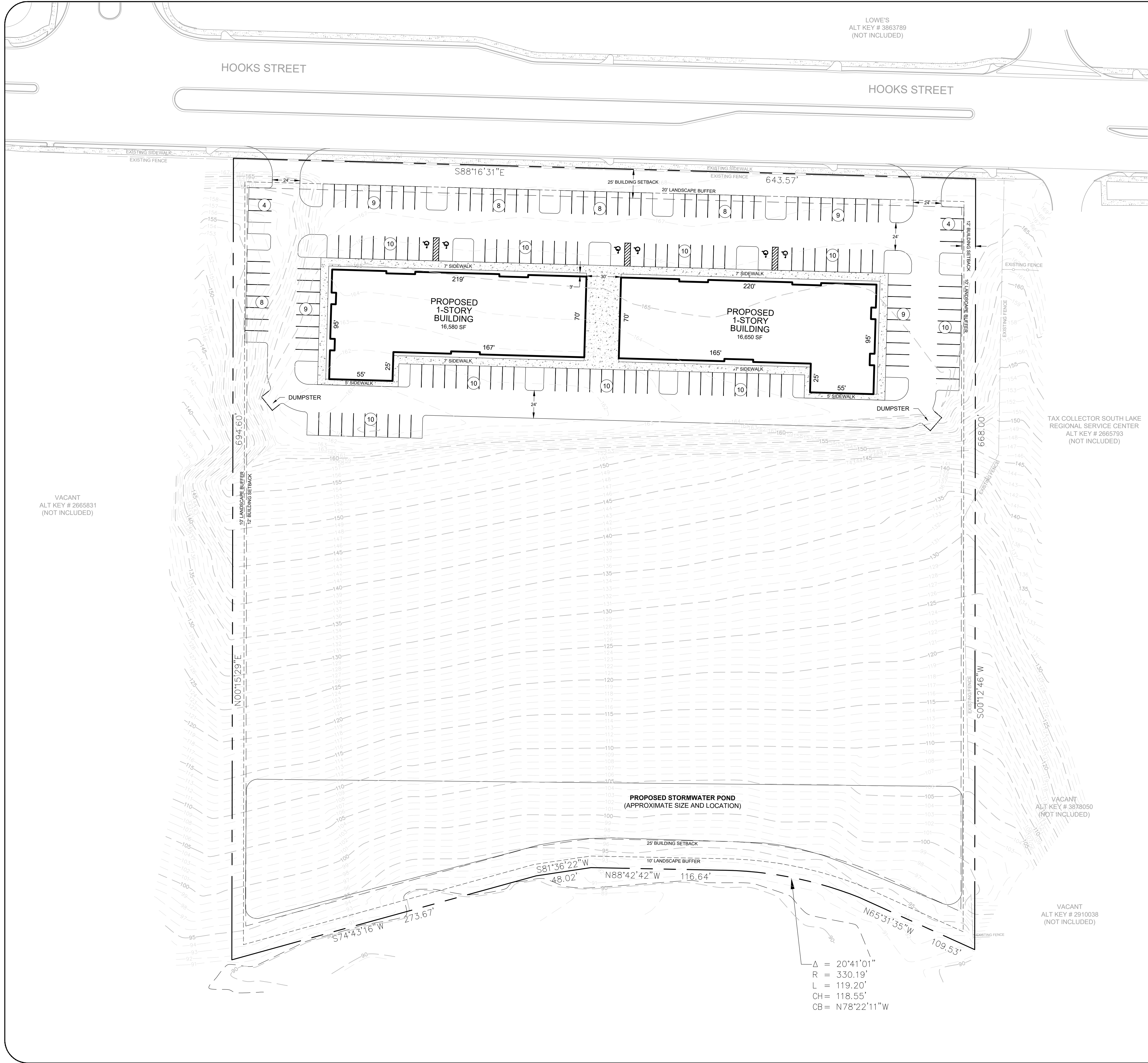
Location map:



LOCATION MAP







SITE DATA

- 1. SITE AREA = 9.31 AC / 405,544 SF
- 2. SITE LOCATION
HOOKS STREET
CLERMONT, FLORIDA 34711
SECTION 09, TOWNSHIP 22 SOUTH, RANGE 26 EAST
- 3. SITE DESCRIPTION
TAX PARCEL: ALT KEY # 2665815
- 4. SITE REQUIREMENTS
IMPERVIOUS COVERAGE: 80% MAX.
HOOKS STREET BUILDING SETBACK: 25'
SIDE BUILDING SETBACKS: 12'
REAR BUILDING SETBACK: 25'
HOOKS STREET LANDSCAPE BUFFER: 20'
SIDE LANDSCAPE BUFFERS: 10'
REAR LANDSCAPE BUFFER: 10'
- 5. BUILDING DATA
USE TYPE: MEDICAL OFFICES/STORAGE
FINISHED FLOORS: VARY
DIMENSIONS: VARY
MEDICAL OFFICE BUILDING AREA: 33,230 SF

- 6. PARKING DATA
(1 SPACE / 200 SF)
MEDICAL OFFICE REQUIRED PARKING = 165 SPACES
PROVIDED PARKING = 166 SPACES
(151-200 SPACES PROVIDED)
REQUIRED HANDICAP PARKING = 6 SPACES
PROVIDED HANDICAP PARKING = 6 SPACES

LEGEND

- PROPERTY LINE
- 150- EXISTING CONTOURS
- LANDSCAPE BUFFER
- BUILDING SETBACK
- EXISTING FENCE

DATE

REVISIONS

No

CONCEPT SITE PLAN

HOOKS STREET MEDICAL OFFICE

GERMANA ENGINEERING AND ASSOCIATES, LLC
1120 WEST MINNEOLA AVENUE
CLERMONT, FL 34711
(352)242-9329
WWW.GERMANAENGINEERING.COM
CERTIFICATE OF AUTHORIZATION # 29279
COPYRIGHT © 2021

SCALE: 1" = 40'

DATE: 02-15-2021

SHEET

CONCEPT

PRELIMINARY
NOT FOR CONSTRUCTION
NOT FOR PERMITTING
02-15-2021
CHRISTOPHER M. GERMANA, P.E.
FLORIDA PROFESSIONAL ENGINEER # 61682
FIRM CERTIFICATE OF AUTHORIZATION # 29279







CITY OF CLERMONT
COMPREHENSIVE PLAN AMENDMENT
Application Instructions

APPLICATION FEE:

- **Large Scale Comprehensive Plan Amendment** - \$2,325 plus cost of advertisement
Includes text amendments that impact the Goals, Objectives and Policies of the comprehensive plan; Future Land Use Map or map series amendment over 10 acres
- **Small Scale Comprehensive Plan Amendment** - \$755.00 plus cost of advertisement
Includes Future Land Use Map amendments of less than 10 acres, with no impact to the Goals, Objectives and Policies.
- **Development of Regional Impact (DRI)** - \$10,000 escrow plus actual costs of advertising for a DRI amendment.

APPLICATION PROCESS:

Applicants must schedule a pre-application meeting with the City's Site Review Committee prior to submitting a completed application. Once an application has been completed, please call a staff planner, (352) 394-4083, to schedule the pre-application meeting.

After the Site Review Committee meeting, and after any requests for additional information have been met by the applicant, the City's planning staff will prepare the amendment with its supporting data and analysis and schedule the Planning & Zoning Commission hearing. The Planning & Zoning Commission meets the first Tuesday of the month, and will make a recommendation on the proposed amendment to the City Council. The Council will then review the proposed amendment at a public hearing and may vote to approve (small scale amendment) or to transmit it (large scale amendment) to the Florida Department of Economic Opportunity (DEO) and all reviewing agencies.

DEO will review the amendment within 60 days and notify the City of any concerns. Other public agencies may file objections separately.

AMENDMENT TIME FRAME:

- *Small Scale Amendments* and *Large Scale Amendments* – may take up to three months to process depending on meeting schedules, review time frames, staff preparation time, etc. The City does try to consolidate amendments as much as possible to help save on advertising costs. Applicants must have attended a pre-application meeting prior to submitting applications for the deadlines. Please note that all hearing dates are tentative and subject to change.



A Pre-Application meeting with the Development Services Director (or designated staff) may be required prior to submittal of the application. Please check with the Development Services Department staff.

Application Information Required

A complete application includes the items below in addition to the attached application:

- Completed application. - Include all signatures
- Proof of ownership – (i.e. Lake County Property record card, tax receipt, deed, or tax receipt)
- Complete legal description in Word (not all caps) emailed to planning@clermontfl.org.
- Current survey and location map (acreage included)
- Signed owner affidavit (unless power of attorney or notarized letter authorizing the applicant to act as the duly authorized agent for the owner is submitted with the application)
- Signed Applicant affidavit
- Application fee

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



CITY OF CLERMONT
COMPREHENSIVE PLAN AMENDMENT
Application

DATE: 12-28-2020

FEE: \$755.00

Project Name (if applicable): Hook Street Medical Office

Applicant: Mr. Amit Pandey

Contact Person: Amit Pandey

Address: 106 Park Place Boulevard, Suite C

City: Davenport State: Florida Zip: 33837

Phone: 631-873-9459 Fax: _____

E-Mail: amitkpandey@gmail.com

OWNER: Lena Mare Abbott Living Trust U/T/A 10/25/91

Address: 26529 Old Bellamy Road

City: High Springs State: Florida Zip: 32643

Phone: _____ Fax: _____

E-Mail: _____

General Location: Lake Wilma Rd, Clermont Florida 32643

Directly North of Lake Wilma. Parcel #2665815

Legal Description (include copy of survey): LAKE HIGHLANDS 29-22-26 TRACTS 36A, 36B--
LESS FROM E 1/4 COR OF SEC RUN N 88-26-43 W ALONG N LINE OF SE 1/4 A DIST OF
1975.83 FT, S 0-13-07 W 15 FT TO NE COR OF TRACT 36A FOR POB, CONT S 0-13-07 W 35.01
FT, N 88-26-43 W 643.64 FT TO W'LY LINE OF LOT 36B, N 0-15-28 E 35.01 FT TO NW COR OF
LOT 36B, S 88-26-43 E 643.62 FT TO POB FOR RD R/W--PB 2 PG 25 ORB 4959 PG 451

Property size (in acres or square feet): 9.31 Acres

Flood hazard area (yes) X and approx. acreage 0.03 Acres (no) _____

Existing (Actual) Land Use: Undeveloped

Existing Zoning: R6 - Urban Residential District

Existing Future Land Use: Office

Proposed Future Land Use: Commercial

Type of development proposed: Medical Offices



Proposed density (dwelling units/acre) or intensity: 0.64

Proposed Zoning District: C2 - General Commercial

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

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

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

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

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

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



OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Hugh A. Abbott, Trustee

, who being

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

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

Hugh A. Abbott, Trustee

Owner Name (print)

X

Hugh A. Abbott
Owner Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 30 day of December, 2020.

X

Neil O'Connor
Notary Public, State of Florida at Large

My Commission Expires: July 18 2021



DAVID W. JORDAN
LAKE COUNTY TAX COLLECTOR**NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**

2020 Paid Real Estate

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
0922261300-36A-00000		2665815	0003

ABBOTT LENA M TRUSTEE
26529 OLD BELLAMY RD
HIGH SPRINGS, FL 32643

LAKE WILMA RD

LAKE HIGHLANDS 29-22-26 TRACTS 36A,
36B--LESS FROM E 1/4 COROF SEC RUN N
88-26-43 W ALONG N LINE OF SE 1/4 A
DIST OF 1975.83 FT, S 0-13-07 W 15
See Additional Legal on Tax Roll

* 1 + 2 6 6 5 8 1 5 + 2 0 2 0 *

PAY IN US FUNDS TO DAVID W. JORDAN, TAX COLLECTOR · PO BOX 327 · TAVARES, FL 32778-0327 · 352-343-9602

AD VALOREM TAXES					
TAXING AUTHORITY	ASSESSED VALUE	EXEMPTION AMT	TAXABLE VALUE	MILLAGE RATE	TAXES LEVIED
LAKE COUNTY GENERAL	387,720	0	387,720	5.0327	1,951.28
AMBULANCE MSTU	387,720	0	387,720	0.4629	179.48
STORMWATER ROADS PARKS	387,720	0	387,720	0.4957	192.19
ENVIRON LAND PURCHASE	387,720	0	387,720	0.1100	42.65
FIRE MSTU	387,720	0	387,720	0.4704	182.38
PUBLIC SCHOOLS					
BY STATE LAW	387,720	0	387,720	3.7010	1,434.95
BY LOCAL BOARD	387,720	0	387,720	2.9980	1,162.38
ST JOHNS WATER MGMT	387,720	0	387,720	0.2287	88.67
LAKE CO WATER AUTH	387,720	0	387,720	0.3368	130.58
TOTAL:				13.8362	\$5,364.56

NON-AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY	RATE	AMOUNT
F110 FIRE VACANT LAND		59.00
NON-AD VALOREM ASSESSMENTS:		\$59.00

COMBINED TAXES AND ASSESSMENTS: \$5,423.56

If Paid By	Nov 30, 2020				
Please Pay	\$0.00				

Paid 11/09/2020 Receipt # 2020-00147282 \$5,206.62

DAVID W. JORDAN**NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**

LAKE COUNTY TAX COLLECTOR

2020 Paid Real Estate

PAY IN US FUNDS TO DAVID W. JORDAN, TAX COLLECTOR · PO BOX 327 · TAVARES, FL 32778-0327 · 352-343-9602

If Paid By	Nov 30, 2020				
Please Pay	\$0.00				

LAKE WILMA RD

ABBOTT LENA M TRUSTEE
26529 OLD BELLAMY RD
HIGH SPRINGS, FL 32643LAKE HIGHLANDS 29-22-26 TRACTS 36A,
36B--LESS FROM E 1/4 COROF SEC RUN N
88-26-43 W ALONG N LINE OF SE 1/4 A DIST
OF 1975.83 FT, S 0-13-07 W 15
See Additional Legal on Tax Roll

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
0922261300-36A-00000		2665815	0003

Paid 11/09/2020 Receipt # 2020-00147282 \$5,206.62

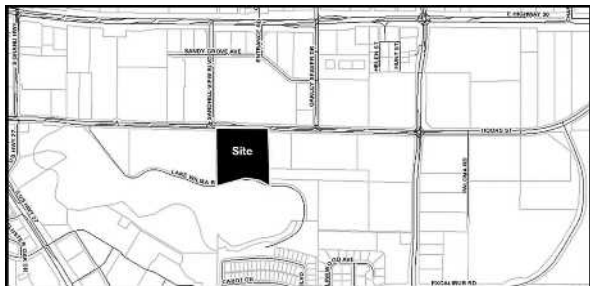


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CITY OF CLERMONT NOTICE OF PROPOSED LAND USE CHANGE Small Scale Comprehensive Plan Amendment

ORDINANCE NO. 2021-005

The City of Clermont will hold public hearings regarding the proposed ordinance on Tuesday, March 2, 2021 at 6:30 P.M. before the Planning and Zoning Commission; and before the City Council on Tuesday, March 23, 2021 at 6:30 P.M. for the final reading and adoption. The map amendment would change the Future Land Use designation for the 9.31 +/- acre parcel below from Lake County Regional Commercial to City of Clermont Commercial. Alternate Key #2665815.



Location:

Vacant parcel located on Hooks Street and Sandhill View Blvd,
Alternate Key 2665815
9.31 +/- Acres

ORDINANCE NO. 2021-005

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

The public hearings will be held in the Council Chambers of City Hall, located at 685 W. Montrose Street, Clermont FL 34711 and are open to public comment. Please call (352) 241-7305 if you have any questions.

The proposed amendment may be inspected at the City's Development Services Department (1st floor, City Hall) between 8 A.M. and 5 P.M. Monday through Friday.

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

Persons with disabilities who need assistance should contact the City Clerk's office, (352) 241-7330, at least 48 hours prior to the public meetings.

Tracy Ackroyd Howe, MMC
City Clerk



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date		
Tuesday, March 2, 2021		
Agenda Item Name		
Ordinance No. 2021-006 <i>Hook Street Medical Office Rezoning</i>		
Requested Action		
Recommend approval of Ordinance No. 2021-006.		
Staff Report		
The applicant is requesting an annexation, small-scale comprehensive plan amendment and rezoning for the 9.31 +/- acre vacant parcel located on Hooks Street, and east of Sandhill View Boulevard to allow for a commercial and medical office development. The proposed project as designed will consist of two (2) one-story buildings with each building providing approximately 17,000 square feet of office space. The conceptual plan prepared by Germana Engineering, Inc, shows the layout of the proposed buildings and parking for the site. The annexation petition to the City; also included a request to change the future land use from Lake County Regional Commercial to Clermont Commercial designation. The proposed rezoning from Lake County "R-6" Urban Residential to Clermont C-2 General Commercial, which allows office and commercial development as a permitted use. The project will connected to City services, which has adequate capacity to service the proposed project. The primary point of transportation access will be from Hooks Street. The proposed development will be required to comply with Clermont Land Development Regulations and Architectural Design Standards to allow for construction of the development. The Commercial Land Use allows a maximum development intensity of 0.25 Floor Area Ratio (FAR). The applicant has not requested any variances to the code to construct the project. The property is contiguous to Clermont boundaries and meets the requirements of Florida Statutes, Chapter 171 for Annexation. The adjacent parcel located to the east is within Clermont boundaries and zoned C-2 General Commercial, and west of the property is located in Lake County and the zoning is R-6 Urban Residential. Lake Wilma borders the property on the south and Lowes is located to the north. Staff has reviewed the application and proposed project in regards to compliance with the Clermont Codes of Ordinances and Comprehensive Plan. The proposed use is consistent with the goals, objectives and policies of the comprehensive plan and intent of the land development regulations for commercial zoning. Staff recommends approval of Ordinance No. 2021-004 annexation and Ordinance No. 2021-05, changing the future land use to Clermont Commercial and approval of Ordinance No. 2021-06, rezoning the subject parcel to C-2 General Commercial zoning.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		

1.	Staff Analysis Report	Staff Analysis Report.pdf
2.	Ord 2021-006 - Hooks Street Medical Rezoning (2.18.2021) - R&F BL	Ord 2021-006 - Hooks Street Medical Rezoning (2.18.2021) - R&F BL.pdf
3.	Location Map	Location Map.pdf
4.	Zoning Maps	Zoning Maps.pdf
5.	Final Hooks Street Medical Office Concept Layout - (REV 1)	Final Hooks Street Medical Office Concept Layout - (REV 1).pdf
6.	Hooks Street Medical Offices_2D East BLDG	Hooks Street Medical Offices_2D East BLDG.jpg
7.	Hooks Street Medical Offices_2D West BLDG	Hooks Street Medical Offices_2D West BLDG.jpg
8.	RezoningApplication	RezoningApplication .PDF
9.	Ordinance No 2021-006 Legal AD	Ordinance No 2021-006 Legal AD.pdf



CITY OF CLERMONT Staff Analysis Report

OWNER: Lena Mare Abbott Living Trust U/T/A

APPLICANT: Amit Pandy

PROJECT NAME: Hook Street Medical Offices

REQUESTED ACTION: A request for annexation, small-scale comprehensive plan amendment and rezoning of vacant parcel to allow for development of commercial and medical offices.

SIZE OF PARCEL: 9.31 acres +/- Alternate Key 2665815

LOCATION: Property is located on Hooks Street, and east of Sandhill view Road.

EXISTING ZONING: FROM: Lake County "R-6" Urban Residential
TO: City of Clermont "C-2" General Commercial

EXISTING LAND USE: Vacant property

FUTURE LAND USE CATEGORY: FROM: Lake County Regional Commercial
TO: City of Clermont Commercial

SITE UTILITIES: City of Clermont Water and Sewer

ANALYSIS:

The applicant is requesting an annexation, small-scale comprehensive plan amendment and rezoning for the 9.31 +/- acre vacant parcel located on Hooks Street, and east of Sandhill View Boulevard to allow for a commercial and medical office development. The proposed project as designed will consist of two (2) one-story buildings with each building providing approximately 17,000 square feet of office space. The conceptual plan prepared by Germana Engineering, Inc, shows the layout of the proposed buildings and parking for the site.

The annexation petition to the City; also included a request to change the future land use from Lake County Regional Commercial to Clermont Commercial designation. The proposed rezoning from Lake County "R-6" Urban Residential to Clermont C-2 General Commercial, which allows office and commercial development as a permitted use. The project will connected to City services, which has adequate capacity to service the proposed project. The primary point of transportation access will be from Hooks Street.

The proposed development will be required to comply with Clermont Land Development Regulations and Architectural Design Standards to allow for construction of the development. The Commercial Land Use allows a maximum development intensity of 0.25 Floor Area Ratio (FAR). The applicant has not requested any variances to the code to construct the project. The property is contiguous to Clermont boundaries and meets the requirements of Florida Statutes, Chapter 171 for Annexation. The adjacent parcel located to the east is within Clermont boundaries and zoned C-2 General Commercial, and west of the property the parcel is located in Lake County and the zoning is R-6 Urban Residential. Lake Wilma borders the property on the south and Lowes is located to the north.

STAFF RECOMMENDATION:

Staff has reviewed the application and proposed project in regards to compliance with the Clermont Codes of Ordinances and Comprehensive Plan. The proposed use is consistent with the goals, objectives and policies of the comprehensive plan and intent of the land development regulations for commercial zoning.

Staff recommends approval of Ordinance No. 2021-004 annexation and Ordinance No. 2021-05, changing the future land use to Clermont Commercial and approval of Ordinance No. 2021-06, rezoning the subject parcel to C-2 General Commercial zoning.





CITY OF CLERMONT
ORDINANCE NO. 2021-006

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, PUBLICATION AND AN 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

Tracts 36A and 36B, 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, Public Records of Lake County, Florida.

LOCATION:

Vacant parcel located on Hooks Street and east of Sandhill View Blvd,
Alternate Key 2665815
9.31 +/- Acres

**FROM: Lake County “R-6” Urban Residential District
TO: Clermont “C-2” General Commercial District**

SECTION 2: CONFLICT

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

SECTION 3: 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 4: ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR

This Ordinance may be re-numbered or re-lettered and the correction of typographical and/or scrivener’s errors which do not affect the intent may be authorized by the City Manager or designee, without need of public hearing, by filing a corrected or re-codified copy of same with the City Clerk.



CITY OF CLERMONT
ORDINANCE NO. 2021-006

SECTION 5: 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. 2021-006

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

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

APPROVED AS TO FORM AND LEGALITY:

Daniel F. Mantzaris, City Attorney

CITY OF CLERMONT
ORDINANCE NO. 2021-006

EXHIBIT A

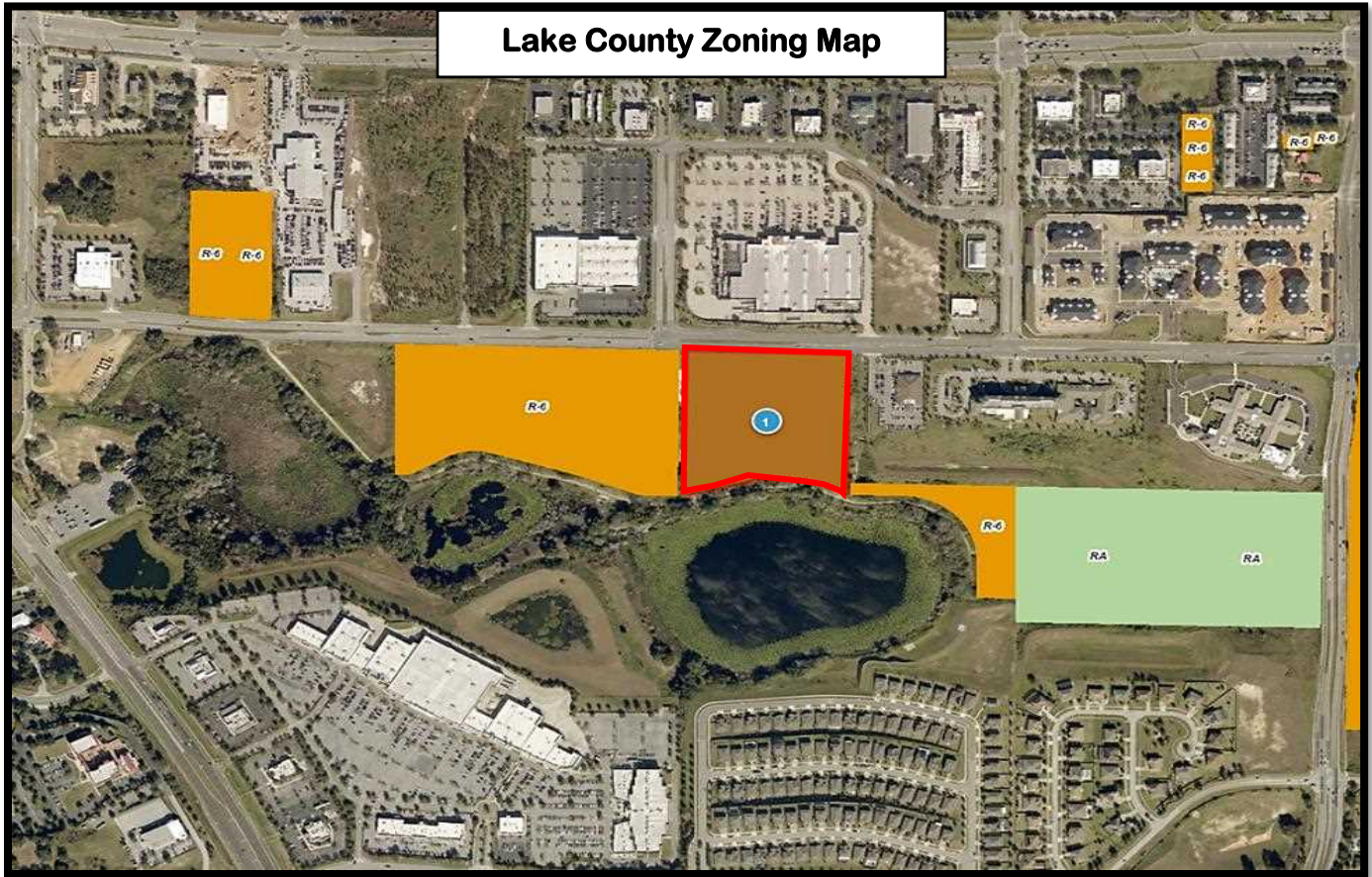
Location map:



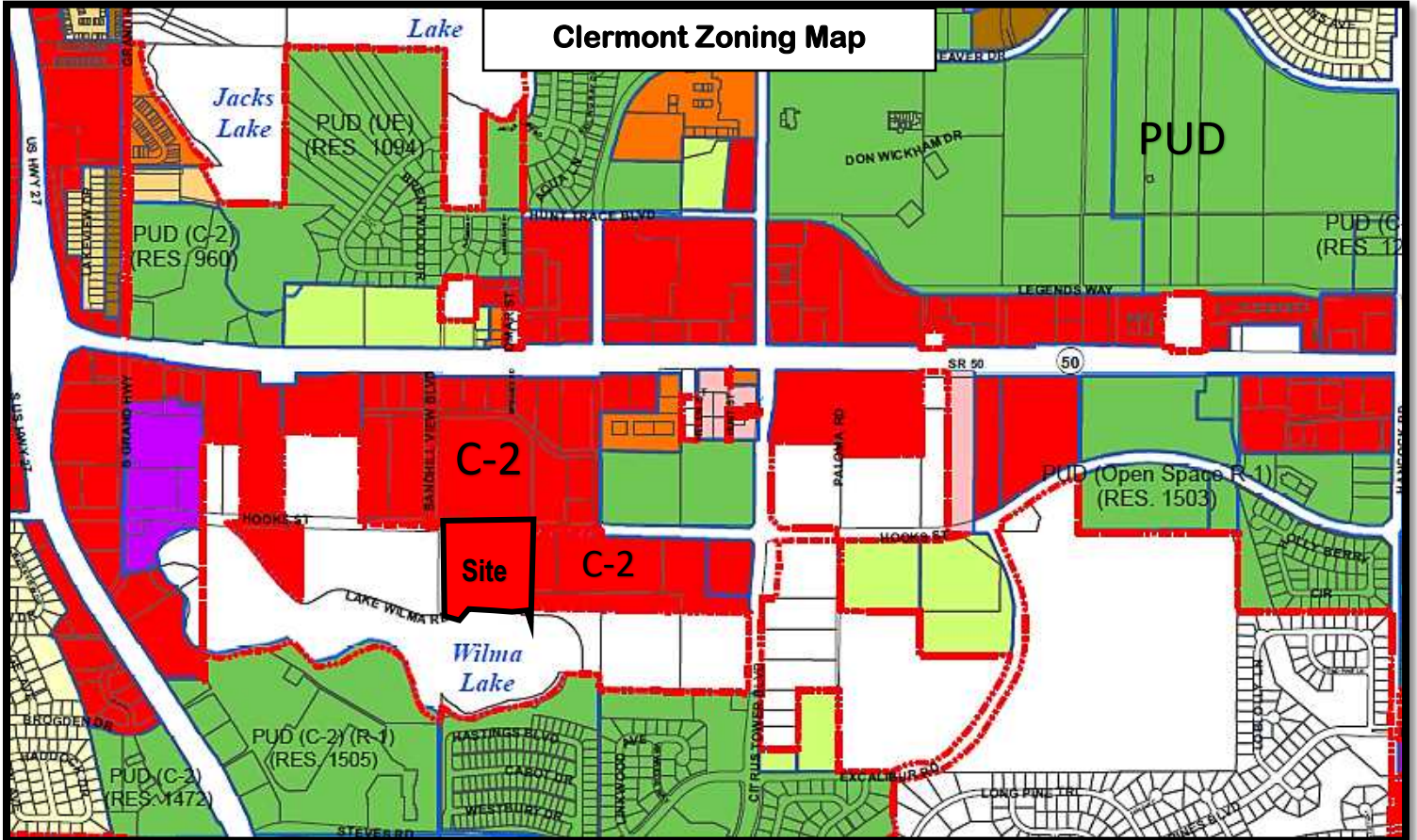
LOCATION MAP

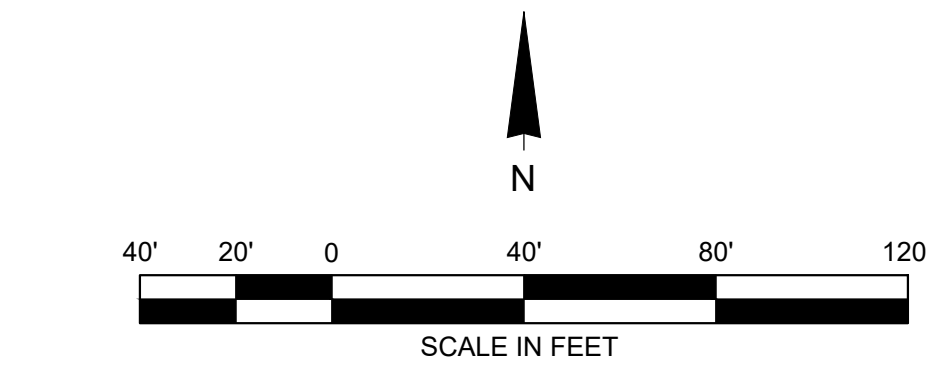
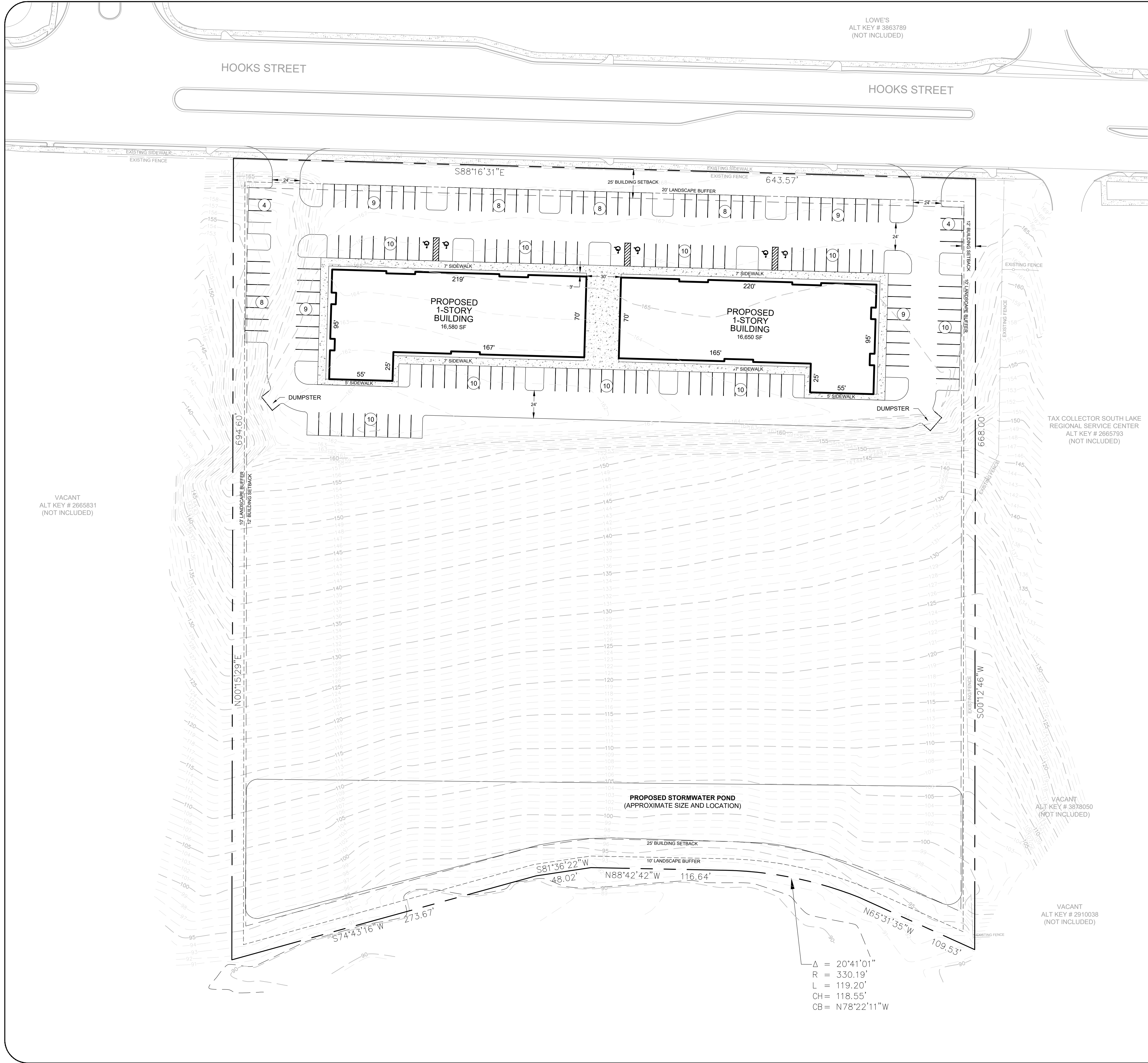


Lake County Zoning Map



Clermont Zoning Map





SITE DATA

- 1. SITE AREA = 9.31 AC / 405,544 SF
- 2. SITE LOCATION
HOOKS STREET
CLERMONT, FLORIDA 34711
SECTION 09, TOWNSHIP 22 SOUTH, RANGE 26 EAST
- 3. SITE DESCRIPTION
TAX PARCEL: ALT KEY # 2665815
- 4. SITE REQUIREMENTS
IMPERVIOUS COVERAGE: 80% MAX.
HOOKS STREET BUILDING SETBACK: 25'
SIDE BUILDING SETBACKS: 12'
REAR BUILDING SETBACK: 25'
HOOKS STREET LANDSCAPE BUFFER: 20'
SIDE LANDSCAPE BUFFERS: 10'
REAR LANDSCAPE BUFFER: 10'
- 5. BUILDING DATA
USE TYPE: MEDICAL OFFICES/STORAGE
FINISHED FLOORS: VARY
DIMENSIONS: VARY
MEDICAL OFFICE BUILDING AREA: 33,230 SF

- 6. PARKING DATA
(1 SPACE / 200 SF)
MEDICAL OFFICE REQUIRED PARKING = 165 SPACES
PROVIDED PARKING = 166 SPACES
(151-200 SPACES PROVIDED)
REQUIRED HANDICAP PARKING = 6 SPACES
PROVIDED HANDICAP PARKING = 6 SPACES

LEGEND

- PROPERTY LINE
- 150- EXISTING CONTOURS
- LANDSCAPE BUFFER
- BUILDING SETBACK
- EXISTING FENCE

DATE

REVISIONS

No

CONCEPT SITE PLAN

HOOKS STREET MEDICAL OFFICE

GERMANA ENGINEERING AND ASSOCIATES, LLC
1120 WEST MINNEOLA AVENUE
CLERMONT, FL 34711
(352)242-9329
WWW.GERMANAENGINEERING.COM
CERTIFICATE OF AUTHORIZATION # 29279
COPYRIGHT © 2021

SCALE: 1" = 40'

DATE: 02-15-2021

SHEET

CONCEPT

PRELIMINARY
NOT FOR CONSTRUCTION
NOT FOR PERMITTING
02-15-2021
CHRISTOPHER M. GERMANA, P.E.
FLORIDA PROFESSIONAL ENGINEER # 61682
FIRM CERTIFICATE OF AUTHORIZATION # 29279







CITY OF CLERMONT REZONING FILING INSTRUCTIONS

Any person requesting a Rezoning shall file a complete application and pay a fee as established by resolution of the City Council in the Development Services Department on or before the 1st day of the month; Complete applications may then be scheduled for Public Hearings the following month – on the 1st Tuesday (Planning & Zoning Commission), 2nd Tuesday (City Council first reading only) and 4th Tuesday (City Council adoption). All applications must be complete, and include applicable site plans and/or pertinent descriptive materials in order to be processed. Dependent upon the scope and/or magnitude of a particular project, scheduling of one or more City Council workshop(s) may also be necessary and additional time may be required prior to being schedule for public hearings.

A Pre-Application meeting with the Development Services Director (or designated staff) may be required prior to submittal of the application. Please check with the Development Services Department staff.

The Applicant shall provide the following information with this application in a PDF format on a CD or electronically via email to planning@clermontfl.org:

- Completed application. Include all signatures:
 - Applicant's signature (if different from owner of record)
 - Owner's signature (owner of record) unless power of attorney or notarized letter authorizing the applicant to act as the duly authorized agent for the owner is submitter with the application.
- Proof of ownership – (i.e. Lake County Property record card, tax receipt, or deed)
- Legal Description in a word document to be used for legal advertising and in the ordinance for rezoning.
- Plot plan (drawn to scale) of the property involved showing the location of existing building or structures and the location of proposed building or structures which specifically delineates and illustrates the extent of the rezoning request. Maximum size for plans 11" x 17" (two full size copies for detail as needed, depending on rezoning)
 - a. Name, address and phone number of the applicant.
 - b. North arrow, date and scale.
 - c. Property lines, existing structures, proposed structures and contiguous streets.
 - d. A short description of the proposed structural usage.
 - e. A topographical map with five (5) foot contour lines (if deemed necessary for clarification purposes by City staff).
- Fee: \$542.00 plus the cost of the advertisement, plus the cost of traffic review, if necessary



CITY OF CLERMONT

REZONING

APPLICATION

DATE 12-28-2020		FEE: \$542.00 + cost of advertisement + cost of traffic review, if necessary	
Project Name (if applicable) Hook Street Medical Offices			
Applicant Mr. Amit Pandey			
Contact Person Mr. Amit Pandey			
Address 106 Park Place Boulevard, Suite C	City Davenport	State Florida	Zip 33837
Telephone 631-873-9459	Fax		
Email amitkpandey@gmail.com			
OWNER INFORMATION			
Owner's Name Lena Mare Abbott Living Trust U/T/A 10/25/91			
Owner Address 26529 Old Bellamy Road	City High Spring	State Florida	Zip 32643
Telephone	Email		
PROPERTY INFORMATION			
Address of Subject Property Lake Wilma Road	City Clermont	State Florida	Zip 34711
Legal Description (include copy of survey) LAKE HIGHLANDS 29-22-26 TRACTS 36A, 36B--LESS FROM E 1/4 COROF SEC RUN N 88-26-43 W ALONG N LINE OF SE 1/4 A DIST OF 1975.83 FT, S 0-13-07 W 15			
Acreage 9.31	Land Use (City verification required) Office		
Present Zoning (City verification required) R6- Urban	Proposed Zoning C2- General Commercial District		



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?
Proposed Medical Offices

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

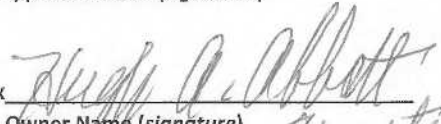
Amit Pandey

Applicant Name (print)

x 
Applicant Name (signature)

Hugh A. Abbott, Trustee

Owner Name (print)

x 
Owner Name (signature) Trustee

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

LEGAL NOTICE

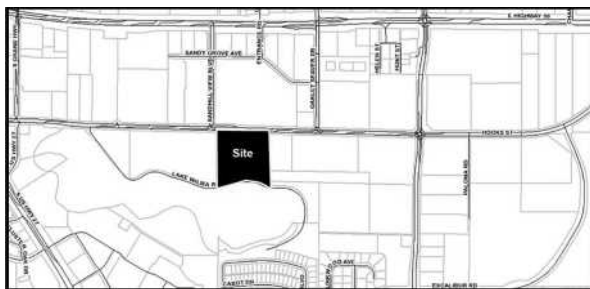
Notice is hereby given that the City Council of the City of Clermont will consider the enactment of following proposed ordinance. All interested parties will be given an opportunity to express their views on this matter.

ORDINANCE NO. 2021-006

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, PUBLICATION AND, EFFECTIVE DATE.

LOCATION:

Vacant parcel located on Hooks Street and Sandhill View Blvd,
Alternate Key 2665815
9.31 +/- Acres



LEGAL DESCRIPTION

TRACTS 36A AND 36B, 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, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

**From: Lake County "R-6" Urban Residential
To: Clermont "C-2" General Commercial District**

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

A public meeting to consider the ordinance will be held before the Clermont City Council on Tuesday, March 23, 2021 at 6:30 P.M. for final enactment.

All meetings will be held at City Hall, 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 St., Monday through Friday between the hours of 8:00 A.M. and 5:00 P.M.

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

Tracy Ackroyd Howe, MMC
City Clerk



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date		
Tuesday, March 2, 2021		
Agenda Item Name		
Resolution 2021-014R Greater Horizons Academy CUP		
Requested Action		
Recommend approval of Resolution 2021-014R.		
Staff Report		
The applicant is requesting a conditional use permit for a private school that serves the needs of children with intellectual and developmental disabilities in the C-2 General Commercial zoning district. The C-2 General Commercial zoning district requires a conditional use permit for private schools. The applicant is interested in leasing Suite A of the Emerald Lakes Shopping Plaza located at 1203 West Highway 50. Suite A is approximately 3,600 square feet. The applicant has indicated the school would serve up to 35 students and 15 staff members. The school would operate like a traditional school and would generally follow the public school system for holidays and breaks. The hours of instruction would be 8:30 AM to 2:00 PM with after school care available. No drop off or pick up will be permitted with parents being responsible for parking and dropping off or picking up their child from inside the facility. The conditional use permit would cap the total occupancy at 50 people. The suite was previously used for a house of worship. A detailed staff analysis is contained in the attached staff analysis report.		
		
Staff has reviewed the application and finds that the proposed use will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity and the proposed use will comply with the regulations and conditions specified. Therefore, staff recommends approval of the Conditional Use Permit to allow for a private school facility in the C-2 General Commercial zoning district with the conditions contained in Resolution No. 2021-014R.		
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 V2	Staff Report Attachment 1 V2.pdf
2.	2021-14R - Greater Horizons Academy CUP (02.23.2021 V2) - RF BL	2021-14R - Greater Horizons Academy CUP (02.23.2021 V2) - RF BL.pdf
3.	Map and Photo	Map and Photo.pdf
4.	Addendum to CUP Application	Addendum to CUP Application.docx
5.	CUP Application	CUP Application.pdf
6.	Property Record Card	Property Record Card.pdf
7.	GREATER HORIZONS ACADEMY CUP Legal Ad	GREATER HORIZONS ACADEMY CUP Legal Ad.pdf



CITY OF CLERMONT Staff Analysis Report

OWNER: Lou Natem, LLC

APPLICANT: Naisha Delgado - Greater Horizons Academy of Excellence, LLC

PROJECT NAME: Greater Horizons Academy of Excellence, LLC

REQUESTED ACTION: A Conditional Use Permit (CUP) to allow a private school for children with intellectual and developmental disabilities in the C-2 General Commercial Zoning District.

SIZE OF PARCEL: 2.93 acres +/-

LOCATION: Emerald Lakes Shopping Plaza
1203 West Highway 50 – Suite A – approx. 3,600 Square Feet

EXISTING ZONING: C-2 General Commercial District

EXISTING LAND USE: Existing shopping plaza

FUTURE LAND USE CATEGORY: Commercial Future Land Use

SITE UTILITIES: City of Clermont Water and Sewer

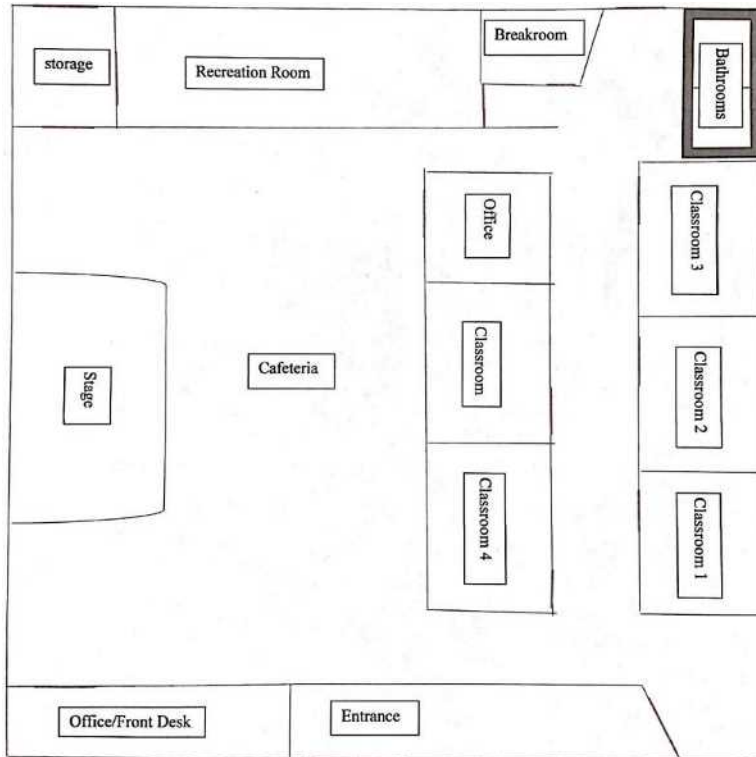
ANALYSIS:

The applicant is requesting a conditional use permit to allow a private school in the C-2 General Commercial zoning district. The Land Development Code, Section 122-224, allows a private school with a Conditional Use Permit. The applicant is interested in renting Suite A within the Emerald Lakes Shopping Plaza located at 1203 West Highway 50. The Suite is approximately 3,600 square feet. The previous tenant was a church, Redemption Worship Center, which operated under Conditional Use Permit 2016-20. The church had a congregation of approximately 30 people that used the facility for a house of worship. The private school is expected to have up to 35 students and 15 staff members, not to exceed 50 people at the facility. The age range will be from kindergarten through 8th grade. The school is specifically for students with intellectual and developmental disabilities.

The applicant has indicated that the school will be operated similar to the traditional public school calendar and hours of operation, closed on the weekends and observed holidays and breaks. The students will be transported by their parents and they will have to park and walk the student in and pick them up at the end of the day. No drop off or pickup line will be allowed. The school hours of operation will be from 8:30 am to 2:00 pm. After school options will be available until 4 pm. A majority of the businesses in the area do not open until 10 am so

parking should be available. Staff will be required to park on the north side of the plaza, facing Highway 50.

The proposed interior layout shows five classrooms, recreation room, offices, stage and cafeteria. The applicant will be required to obtain all local, state, and federal permits relating to the private school.



STAFF RECOMMENDATION:

Staff has reviewed the application and finds that the proposed use will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity and the proposed use will comply with the regulations and conditions specified. Therefore, staff recommends approval of the Conditional Use Permit to allow for a private school facility in the C-2 General Commercial zoning district with the conditions contained in Resolution No. 2021-014R.



CITY OF CLERMONT
RESOLUTION NO. 2021-014R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW A PRIVATE SCHOOL IN THE C-2 GENERAL COMMERCIAL ZONING DISTRICT. PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, RECORDING, PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held March 2, 2021 recommended approval of this Conditional Use Permit to allow for a private school in the C-2 General Commercial zoning district; at the following location:

LOCATION:
1203 West Highway 50
Emerald Lakes Plaza
Suite A
(Alternate Key# 1303761)

WHEREAS, from the evidence presented at the public hearing and after consideration of the factors set forth in Sec. 86-144 (d) of the Land Development Code, the city council finds, that: (1) granting the conditional use permit will not adversely affect the officially adopted comprehensive plan of the city; (2) Such use will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity; (3) The proposed use will comply with the regulations and conditions specified in the codes for such use; and (4) The proposed use may be considered desirable at the particular location

WHEREAS, the City Council determines that the application for a conditional use permit meets the criteria set forth in the Land Development Code and otherwise it is in the interest of the general welfare of the City of Clermont, Lake County, Florida to grant this Conditional Use Permit.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Clermont, Lake County, Florida that based on the findings stated above and incorporated herein:

1. The City Council deems it advisable in the interest of the general welfare of the City of Clermont, Lake County, Florida to grant this Conditional Use Permit.
2. This application for a Conditional Use Permit to allow for a private school in the C-2 General Commercial zoning district; be granted subject to the following conditions:

CONDITIONAL USE PERMIT CONDITIONS:

SECTION 1: GENERAL CONDITIONS

1. The conditions as set forth in this Conditional Use Permit shall be legally binding upon any heirs, assigns and successors in title or interest.



CITY OF CLERMONT
RESOLUTION NO. 2021-014R

2. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.
3. If any of the stated conditions are violated, the applicant understands and agrees that the City Council may revoke this Conditional Use Permit by resolution or require further conditions as deemed appropriate.
4. The Conditional Use Permit must be executed and processed through the office of the City Clerk within 90 days of its date of approval by the City Council or the permit shall become null and voided.
5. The Applicant shall record in the Public Records of Lake County within 90 days of its date of approval by the City Council, a short-form version of this Conditional Use Permit as provided by the City or a form acceptable to the City, to provide notice to all interested parties, the assigns, successors and heirs of the developer/applicant and all future owners of the above-referenced property that the real property described above is subject to the terms and conditions of the Conditional Use Permit.
6. If any of the stated conditions are violated, the applicant understands and agrees that the City Council may open the Conditional Use Permit for further conditions or revoke this Conditional Use Permit by Resolution.
7. No business can occupy any portion of the building(s) after construction and final Certificate of Occupancy unless the proposed business has applied for and obtained a Local Business Tax Receipt from the Clermont Development Services Department.
8. Should approved uses cease operation for more than 180 days, a new Conditional Use Permit shall be required for the same or similar operations.
9. In the event that parking at this site proves inadequate, the City reserves the right to open the Conditional Use Permit for further review and additional conditions that may include additional parking requirements or revocation of the Conditional Use Permit.
10. In the event that the noise levels create a nuisance to the surrounding property owners, the City reserves the right to open the Conditional Use Permit for further review and additional conditions.

SECTION 2: LAND USE

1. This Conditional Use Permit shall grant approval to allow up to a 3,600 square foot private school, for children with intellectual and developmental disabilities, located in Suite A, in

CITY OF CLERMONT
RESOLUTION NO. 2021-014R

the C-2 General Commercial zoning district. Any future development must be able to comply with the Land Development Regulations, and all building and fire safety codes. The property may also be used for any C-2 General Commercial permitted uses.

2. The hours of operation shall be 8:00 AM until 5:00 PM, following the traditional school schedule with no weekends or nights. The school operation will be 8:30 AM to 2:00 PM with afterschool care until 4:00 PM.
3. The maximum number of students shall be 35 with no more than 15 staff members. The occupancy shall not exceed 50 people. The range of students shall be kindergarten through 8th grade.
4. All staff parking shall be on the northern property line along Highway 50.
5. There will be no student pickup or drop-off system. Parents will need to park in a proper parking space and walk the student inside of the facility. Parents will need to park in a proper parking space and walk inside the facility to pick up the student.
4. No outside public address (PA) systems including “bull horns” or similar systems shall be used unless approved through an amendment to the Conditional Use Permit.

Location:



SECTION 3: CONFLICT

All resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are hereby repealed.



CITY OF CLERMONT
RESOLUTION NO. 2021-014R

SECTION 4: SEVERABILITY

If any portion of this Resolution is declared invalid, the invalidated portion shall be severed from the remainder of the Resolution, and the remainder of the Resolution shall continue in full force and effect as if enacted without the invalidated portion, except in cases where such continued validity of the remainder would clearly and without doubt contradict or frustrate the intent of the Resolution as a whole.

SECTION 5: ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR

This Resolution may be re-numbered or re-lettered, and/or corrected for typographical and/or scrivener's errors which do not affect the intent of said resolution, as authorized by the City Manager or designee, without need of public hearing, by filing a corrected copy of same with the City Clerk.

SECTION 6: PUBLICATION AND AN EFFECTIVE DATE

This Resolution shall be published as provided by law and it shall become law and shall take effect immediately upon its passage.



CITY OF CLERMONT
RESOLUTION NO. 2021-014R

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 23rd day of March 2021.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney



Addendum to Greater Horizons Academy's CUP application

Additional information for the operation of the school:

Max Occupants: We expect to have a maximum of 35 students and 15 staff.

Drop Off/Pick Up: There has been a change made in which there will no longer be a carline system in place for drop off and pick up. Instead parents will park their vehicles and bring their child into the building through the front doors. Some of the surrounding businesses do not open until after 10am, which should allow for more available parking spaces.

Schedule: Our hours of operation and schedule will be similar to a traditional school, as we plan to be closed on the weekends. We will follow the Lake County Schools schedule when it comes to observed holidays and breaks.

Owner: Naisha Delgado

2/12/2021



CITY OF CLERMONT
**CONDITIONAL USE PERMIT
APPLICATION**

Date 1/2/21		FEE: \$845 + cost of advertisement	
Project Name (if applicable) Greater Horizons Academy of Excellence LLC			
Applicant Greater Horizons Academy of Excellence LLC			
Contact Person: Naisha Delgado			
Address 465 Blue Cypress Dr.		City Groveland	State FL Zip 34736
Telephone 603-247-0957		Fax	
Email admin@greaterhorizonsacademy.com			
Owner's Name Naisha and Eric Delgado			
Owner Address 465 Blue Cypress Dr.		City Groveland	State FL Zip 34736
Telephone 603-247-0957		Fax	
Address of Subject Property 1203 Highway 50 Suite A		City Clermont	State FL Zip 34711
General Location Emerald Lakes Plaza at the intersection of SR 50 and 12th Street.			
Legal Description (include copy of survey) Suite A AK 1303761			
Land Use (City verification required) Commercial			
Zoning (City verification required) C-2 General Commercial			



CITY OF CLERMONT CONDITIONAL USE PERMIT APPLICATION

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

My husband and I are in the process of starting up a private school for children with intellectual and developmental disabilities. It is a K-8th grade elementary/middle school. Our school hours of operations will be from 8:30am – 2:00pm. Aftercare options will be available from 2pm – 4pm. Parents will be responsible for drop off and pick up to school. We will have a car line system in place where the parents will drive up and a staff member will assist the student in coming and out of the building. This will make it so the parent will not need to park their vehicle. The vehicle will enter one way and leave through a separate exit to allow for easy flow. Staff parking will be required to park in the far north end parking spaces facing Highway 50.

My husband and I are very interested in this unit. We feel it would be a perfect location for our school as it would be located right on highway 50 in a convenient high traffic area. We believe a service such as ours is in such high demand due to the lack of school options for families in this area and the wait list they are being placed on. We would like to point out, the surrounding businesses in this plaza could also benefit as we would be interested in possibly doing business with Plaster Cottage, United Flip Force, and Save-a-Lot.

Greater Horizons Academy of Excellence LLC

Applicant Name (print)

* Greater Horizons Academy of Excellence LLC
Applicant Name (signature)

Naisha Delgado

Owner Name (print)

* Naisha Delgado
Owner Name (signature)

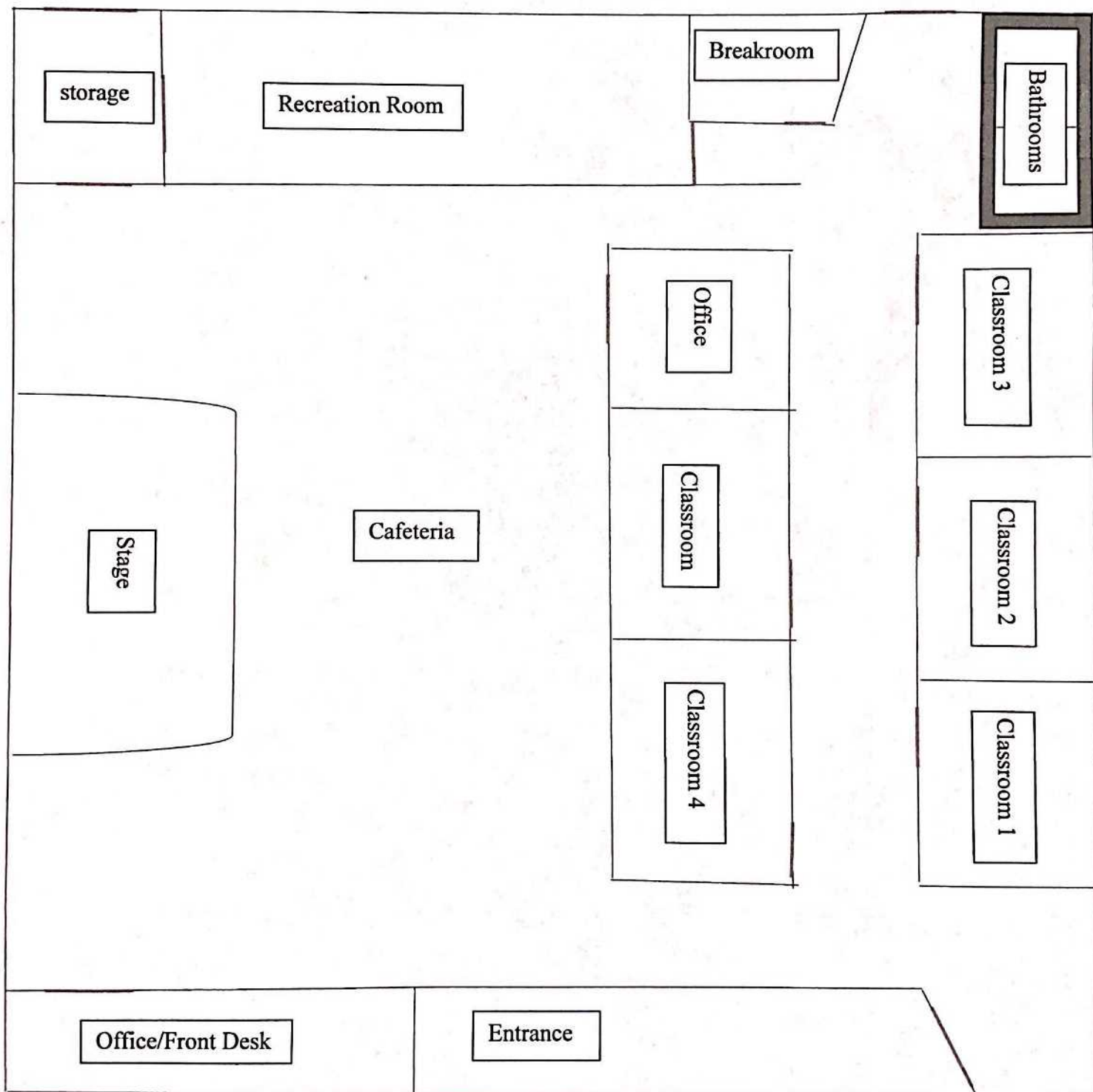
*******NOTICE*******

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

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

03/03/2020

What will set us apart from local schools is the qualified staff that will be trained in applied behavior analysis practices. Evidence-based strategies will be implemented to help our students thrive in various areas such as academically, behaviorally, and socially. Our school will also offer qualified students the opportunity to receive therapy services within the school setting to enhance their learning.



SITE MAP



1516 E. Hillcrest Street, Suite 210, Orlando, FL 32803 ■ Phone: 407.872.0209 ■ www.FCCPG.com ■
Information furnished regarding this subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or withdrawal without notice. ©2010 First Capital Property Group, Inc., Licensed Real Estate Brokers & Managers.

F C
P G
FIRST CAPITAL
Property Group, Inc.
Commercial Real Estate Services

PROPERTY RECORD CARD

General Information

Name:	LOU NATEM LLC	Alternate Key:	1303761
Mailing Address:	6158 KEENES POINTE DR WINDERMERE, FL 34786 Update Mailing Address	Parcel Number: 📍	23-22-25-0004-000-01200
		Millage Group and City:	000C (CLERMONT)
		2020 Total Certified Millage Rate:	17.0762
		Trash/Recycling/Water/Info:	My Public Services Map 📍
Property Location:	1203 WEST HIGHWAY 50 CLERMONT FL 34711 Update Property Location 📍	Property Name:	EMERALD LAKES PLAZA Submit Property Name 📍
		School Information:	School Locator & Bus Stop Map 📍 School Boundary Maps 📍
Property Description:	FROM INTERSECTION OF CENTERLINE OF SR 50 & CENTERLINE OF SR 561 RUN S 0-20-35 W ALONG CENTERLINE OF SR 561 A DIST OF 181.02 FT TO A POINT THAT IS N 0-20-35 E 30 FT FROM AN INTERSECTION OF CENTERLINE OF BROOME STREET & SAID CENTERLINE OF SR 561, N 89-18-22 W PARALLEL WITH & 30 FT N'LY OF CENTERLINE OF SAID BROOME STREET A DIST OF 280.52 FT FOR POB, CONT N 89-18-22 W 462.20 FT, N 21-13-30 E 410.76 FT TO S'LY R/W LINE OF SR 50, S 65-56-40 E ALONG SAID S'LY R/W OF SR 50 A DIST OF 281.31 FT TO THE BEG OF A CURVE CONCAVE S'LY & HAVING A RADIUS OF 500 FT, THENCE SE'LY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 07-43-26 A DIST OF 67.40 FT, THENCE RUN S 0-41-38 W 242.31 FT TO POB, PART BEING IN BLK 138 CLERMONT SUB PB 8 PG 17 ORB 5353 PG 1995		
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	SHOPPING CENTER COMMUNITY ANCHORED (1600)	0	0		127832	SF	\$0.00	\$913,999.00
Click here for Zoning Info ⓘ				FEMA Flood Map				

Commercial Building(s)

Building 1

Commercial	Building Value: \$1,760,081.00							
Summary	Section(s)							
Year Built: 1987	Section No.	Section Type	Wall Height	No. Stories	Ground Floor Area	Basement	Basement Finished	Map Color

Total Square Footage:	34840	1	FINISHED LIVING AREA (FLA)	15	1	34840	0%	0%	☐
Full Bathrooms:	4		Interior Finish (16C)			Percent		Sprinkler	A/C
Half Bathrooms:	8					100.00 %		Yes	Yes
Elevators:	0								
Elevator Landings:	0								
Escalators:	0								
Residential Units:	0								
Kitchens:	0								
Fireplaces:	0								
Structure Type:									
Concrete Block or Masonry Walls									
Exterior Walls:									
08 : 100.00 %									

[View Larger](#)

Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
0001	PARKING LOT LIGHT FIXTURE (PFL)	6	UT	1987	\$3,690.00
0002	LOADING DOCK (LDK)	270	SF	1987	\$1,502.00
0003	PAVING (PAV)	72000	SF	1987	\$58,320.00
0004	RETAINING WALL (RTN)	3930	SF	1987	\$2,751.00

Sales History

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

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
5353 / 1995	10/4/2019	Warranty Deed	Qualified	Improved	\$3,650,000.00
1117 / 1503	7/1/1991	Warranty Deed	Multi-Parcel	Improved	\$1,400,000.00
1105 / 1611	4/1/1991	Certificate of Title	Multi-Parcel	Improved	\$1,155,000.00
886 / 2131	8/1/1986	Warranty Deed	Multi-Parcel	Vacant	\$1.00
875 / 1302	4/1/1986	Quit Claim Deed	Multi-Parcel	Vacant	\$3,000.00
730 / 2435	7/1/1981	Warranty Deed	Unqualified	Vacant	\$1.00

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

Values and Estimated Ad Valorem Taxes

Values shown below are 2021 WORKING VALUES that are subject to change until certified.

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	\$2,740,343	\$2,740,343	\$2,740,343	5.03270	\$13,791.32

LAKE COUNTY MSTU AMBULANCE	\$2,740,343	\$2,740,343	\$2,740,343	0.46290	\$1,268.50
SCHOOL BOARD STATE	\$2,740,343	\$2,740,343	\$2,740,343	3.70100	\$10,142.01
SCHOOL BOARD LOCAL	\$2,740,343	\$2,740,343	\$2,740,343	2.99800	\$8,215.55
CITY OF CLERMONT	\$2,740,343	\$2,740,343	\$2,740,343	4.20610	\$11,526.16
ST JOHNS RIVER FL WATER MGMT DIST	\$2,740,343	\$2,740,343	\$2,740,343	0.22870	\$626.72
LAKE COUNTY VOTED DEBT SERVICE	\$2,740,343	\$2,740,343	\$2,740,343	0.11000	\$301.44
LAKE COUNTY WATER AUTHORITY	\$2,740,343	\$2,740,343	\$2,740,343	0.33680	\$922.95
				Total: 17.0762	Total: \$46,794.65

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 January 10, 2021.
[Site Notice](#)

Advertising Receipt

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

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

Account Number: 7101866
Order Number: 10100829
Phone: (352) 241-7331
Date: 02/12/21
Ad Taker: liana.rickman

Ad Classification: LEGAL NOTICES

Description	Start	End	Total
LEGAL NOTICE Notice is hereby given that the City of Clermont will consider a	02/23/2021	03/16/2021	\$170.60

LEGAL NOTICE

Notice is hereby given that the City of Clermont will consider a request for a Conditional Use Permit to allow a private school in the C-2 General Commercial zoning district.

Ad No: 10100829
February 23, 2021 &
March 16, 2021

Location:
Emerald Lakes Plaza
1203 West Highway 50 - Suite A
Alternate Key 1303761

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

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

The City Council will consider the request at a public hearing on Tuesday, March 23, 2021 at 6:30 P.M.

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

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

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

Tracy Ackroyd Howe, MMC
City Clerk

Payment Info	
Ad Price	\$170.60
Tax	\$0.00
Sub Total	\$170.60
Prepaid Amount	\$0.00
Balance Due	\$170.60



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, March 2, 2021		
Agenda Item Name		
Ordinance No. 2021-007 <i>CBD Code Amendment</i>		
Requested Action		
Recommend approval of Ordinance No. 2021-007		
Staff Report		
City staff is proposing a land development code change to address the increase of solid waste within the Central Business District. The Master Plan investment in the Historic Downtown has created a wave of redevelopment. This redevelopment has created a surge of new restaurants and businesses that are in need of larger volume solid waste and recycling collection. Current City operations cannot provide the correct and timely collection of the new volume demands. Staff is proposing a modification to the solid waste ordinance that will define and specify what amount of weekly solid waste will be collected by City forces and what amount will require a dumpster or multiple dumpsters. Owners of higher volume solid waste and recycling businesses will be required to contract with a private service to receive the proper collection. Smaller volume businesses will still be collected by City forces once per week in line with current operations. During the site review process, any new business will be required to provide a plan for solid waste and recycling that will indicate expected volumes. Staff will then be able to provide guidance as to how the modified ordinance will apply and what requirements the businesses will need to follow. This proposed ordinance modification only applies to the downtown Central Business District area. Staff recommends approval of Ordinance No. 2021-007		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Ord 2021-007 - CRA Solid Waste Amendment	Ord 2021-007 - CRA Solid Waste Amendment.pdf	
2. ORDINANCE NO 2021-007	ORDINANCE NO 2021-007.pdf	



CITY OF CLERMONT
ORDINANCE NO. 2021-007

AN ORDINANCE OF THE CITY OF CLERMONT, LAKE COUNTY FLORIDA, RELATED TO SOLID WASTE COLLECTIONS, AND AMENDING THE CODES OF ORDINANCES, CHAPTER 50 SOLID WASTE, ARTICLE II, COLLECTION AND DISPOSAL; ADDING SECTION 50-41; THE CLERMONT DOWNTOWN AND WATERFRONT REDEVELOPMENT AREA SOLID WASTE COLLECTIONS AND DISPOSAL; AND PROVIDING FOR CONFLICT, SEVERABILITY, CODIFICATION, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, RECORDING, PUBLICATION, AND EFFECTIVE DATE.

WHEREAS, pursuant to the provisions of Chapter 163, Florida Statutes, the City of Clermont Planning and Zoning Commission, acting as the Local Planning Agency of the City; held a public hearing on March 2, 2021 and following such hearing found this Ordinance to be in the best interest of the City of Clermont, and recommended that the City Council adopt this Ordinance; and

WHEREAS, the City Council of the City of Clermont desires to amend Chapter 50 - Solid Waste, Article II-Collection and Disposal; by adding Section 50-41 Clermont Downtown and Waterfront Redevelopment Area Solid Waste Collections, of the City of Clermont's Code of Ordinances;

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

SECTION 1: AUTHORITY

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

SECTION 2: AMENDMENTS

Chapter 50 – Solid Waste, amending Article II, Collection and Disposal, by adding Section 50-41, Clermont Downtown and Waterfront Redevelopment Area Solid Waste Collections, of the Clermont Code of Ordinances is hereby amended to read as follows (underlined indicates added text and strikethrough indicates text deletion):

ARTICLE II. – COLLECTION AND DISPOSAL

Sec. 50-31. - By city.

All refuse accumulated in the city shall be collected, conveyed and disposed of by the city. No person not employed by or under a franchise agreement with the city shall collect, convey over any of the streets or alleys of the city or dispose of any refuse accumulated in the city.

Sec. 50-32. - Supervised by director.

All garbage or trash accumulated in the city shall be collected, conveyed and disposed of by the city under the supervision of the director. The director of public services shall have the authority to make regulations concerning the days of collection, type and location of garbage

CITY OF CLERMONT
ORDINANCE NO. 2021-007

containers and such other matters pertaining to the collection, conveyance and disposal as he shall find necessary and to change and modify the same, subject to the approval of the city manager and the city council, and provided such regulations are not contrary to the provisions of this article.

Sec. 50-33. - Precollection practices.

- (a) ***Separation of garbage and trash.*** Garbage and trash shall be placed and maintained in separate containers.
- (b) ***Preparation of garbage and refuse.*** All garbage and refuse, before being placed in garbage cans for collection, shall have drained from it all free liquids and may be wrapped in paper. Tree trimmings, hedge clippings and similar material shall be cut to a length not to exceed four feet.
- (c) ***Storing of refuse.*** No person shall place any refuse in any street, alley or other public place, or upon any private property, whether owned by such person or not, within the city, unless it is in proper containers for collection or under express approval granted by the director. Nor shall any person throw or deposit any refuse in any stream or other body of water. Any unauthorized accumulation of refuse on any premises is herewith declared a nuisance and is prohibited. No person shall cast, place, sweep or deposit anywhere within the city any refuse or trash in such a manner that it may be carried or deposited by the elements upon any street, sidewalk, alley, sewer, parkway or other public place, or into any occupied premises within the city. The burning of refuse is prohibited within the city limits, except as approved by the fire chief in accordance with appropriate state and local laws.
- (d) ***Points of collection.*** Refuse containers shall be placed for collection on the property at the place designated by the director. At no time may they be placed within the curb boundaries or on the improved paved or hard-surfaced area of any street, public way, alley or thoroughfare in the city.

Sec. 50-34. - Frequency of collection.

Refuse accumulated by residents shall be collected at least once each week. Hotels, restaurants and such other businesses and institutions as deem it necessary, may enter into an agreement for a greater frequency of collections. Where necessary to protect the public health, the director shall have the authority to require that more frequent collections be made. Otherwise, a minimum of one weekly collection shall be made.

Sec. 50-35. - Limitation of quantity.

- (a) The director shall collect up to 60 gallons of refuse from each dwelling unit each time a collection is made. Trash shall be collected as long as it is properly bagged or cut. Tree limbs exceeding six inches in diameter shall not be collected.
- (b) The director shall have the authority to refuse to collect unreasonable amounts of trash or refuse that does not meet the standards of this article or policies of the city. The owner shall remove such trash.
- (c) The director shall have the authority to refuse service to multifamily residences or commercial customers when such customers cannot meet the standards of this article, and require they

obtain containerized collection. Containerized collection customers are not eligible for trash collection.

Sec. 50-36. - Special refuse problems.

- (a) ***Contagious disease.*** The removal of wearing apparel, bedding or other refuse from homes or other places where highly infectious or contagious diseases have prevailed should be performed under the supervision and direction of the director. Such refuse shall not be placed in containers for regular collections.
- (b) ***Inflammable or explosive refuse.*** Highly inflammable or explosive materials shall not be placed in containers for regular collection, but shall be disposed of as directed by the director at the expense of the owner or possessor of such materials.
- (c) ***Construction wastes.*** Owners of all property on which buildings of any kind are being constructed shall remove all refuse, trees, limbs and all other rubbish, including rubbish accumulated thereon during construction.
- (d) ***Accumulation of trash.*** An excessive accumulation of trash such as trees, limbs and branches from trees, trimmings or other rubbish from pruning of trees, plants, hedges, etc., shall be removed by the owner at his expense when so notified by the director.
- (e) ***Failure of owner to remove.*** Whenever the director shall so notify the owner and the owner shall fail or refuse for any reason to remove the excessive accumulated trash, the director may cause the trash to be removed from the property pursuant to the procedures prescribed in section 34-61 et seq., and direct the city clerk to bill the owner in the usual manner for the monthly billing of garbage and trash. If not paid, the city may enforce collection, claim a lien upon the premises and enforce the lien, as provided under the appropriate statutes of the state, or the city may take action under section 1-15.

Sec. 50-37. - Collection by actual producers and outside collectors.

- (a) The actual producers of refuse or the owners of premises upon which refuse is accumulated who desire personally to collect and dispose of such refuse, persons who desire to dispose of waste material not included in the definition of refuse, and collectors of refuse from outside the city who desire to haul over the streets of the city shall use a watertight vehicle provided with a tight cover and so operated as to prevent offensive odors escaping therefrom and refuse from being blown, dropped or spilled. All refuse and garbage must be disposed of at an approved sanitary landfill.
- (b) The director shall have the authority to make such other reasonable regulations concerning individual collection and disposal and relating to the hauling of refuse over city streets by outside collectors, as he shall find necessary, subject to the approval of the city manager and the city council.

Sec. 50-38. - Refuse property of city.

Ownership of refuse material set out for collection shall be vested in the City.



CITY OF CLERMONT
ORDINANCE NO. 2021-007

Sec. 50-39. - Fees; billing and payment.

- (a) The fees for collection and disposal of refuse placed for collection shall be adopted by the city council by resolution and are on file in the city clerk's office.
- (b) All collection fees shall be billed by the city, together with and as a part of the monthly utility bill, and these fees shall not be payable until the utility bill payment is due. The council may designate this bill as water and sanitation, although set out separately from the water and sewer account on the bill. Delinquency of these fees shall be equal to and the same as being delinquent for water billed, and the city may discontinue water service until these fees are fully paid. Likewise, discontinuance of water service shall also result in discontinuance of the services provided in this article.
- (c) All accounts delinquent for a period of 30 days are subject to stoppage of the service under this article without further notice. The stoppage of services authorized in this section for nonpayment of collection charges shall be in addition to the right of the city to proceed for the collection of such unpaid charges in a manner provided by law for the collection of a municipal claim or lien.

Sec. 50-40. - Exception for outside collectors.

This article shall not prohibit collectors of garbage or trash from outside the city from hauling such garbage or trash over the city streets, provided such collectors comply with the provisions of this article and with any other governing laws or ordinances.

Sec. 50.41. – Clermont Downtown and Waterfront Redevelopment Area Solid Waste Collections.

- (a) All owners and occupants of properties located within the area bounded by the Clermont Downtown and Waterfront Redevelopment Area map boundaries as set forth by the City of Clermont City Council Resolution No. 950 shall have refuse collection using the following criteria:
 - (1) Residential and commercial sites creating 96 gallons or less of trash or recyclables on a weekly basis shall use City provided containers and will be collected by City refuse once per week on a regular schedule.
 - (2) Residential and commercial sites creating greater than 96 gallons of trash or recyclables on a weekly basis shall contract with a solid waste hauler for collection using not greater than a 1.5 Cubic Yard container. Collection shall occur on a frequency that maintains all 1.5 Cubic Yard dumpsters in a clean, safe and secure manor. No overflowing dumpsters or piling of trash outside of the dumpsters will be permitted.
 - (3) Any new construction or renovation of an existing building or any change of use to an existing structure shall be subject to evaluation against paragraphs 1 and 2 of this section as to establishment of solid waste services.



CITY OF CLERMONT
ORDINANCE NO. 2021-007

- (4) Such typical properties that would not be served by City refuse would be defined as but not limited to; Restaurants or food service establishments, Multi-family residential developments, large in-scale commercial businesses, food or drink production facilities and hotels.
- (5) CDB Dumpsters – Dumpster Requirements as part of a redevelopment of an existing building will not require a dumpster enclosure. (dumpsters for this use will not be larger than 1.5 cubic yards)
- (6) In accordance with Section 50-32 and 50-35 of this Chapter, the Director of Public Services or his designee, shall have the authority to refuse service to commercial customers or multifamily residences that cannot meet the standards of this section and require containerized collection.

SECTION 3: CONFLICT

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

SECTION 4: SEVERABILITY

If any portion of this Ordinance is declared invalid, the invalidated portion shall be severed from the remainder of the Ordinance, and the remainder of the Ordinance shall continue in full force and effect as if enacted without the invalidated portion, except in cases where such continued validity of the remainder would clearly and without doubt contradict or frustrate the intent of the Ordinance as a whole.

SECTION 5: CODIFICATION

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

SECTION 6: ADMINISTRATIVE CORRECTION

Regardless of whether such inclusion in the Code as described in Section 5 is accomplished, sections of the Ordinance may be re-numbered or re-lettered and the correction of typographical and/or scrivener's errors which do not affect the intent may be authorized by the City Manager or designee, without need of public hearing, by filing a corrected or re-codified copy of same with the City Clerk.

SECTION 7: RECORDING

The Ordinance shall be recorded in the Public Records of Lake County, FL.

SECTION 8: PUBLICATION AND EFFECTIVE DATE

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



CITY OF CLERMONT
ORDINANCE NO. 2021-007

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

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

CITY OF CLERMONT
ORDINANCE NO. 2021-007

EXHIBIT A

Location Map



Advertising Receipt

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

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

Account Number: 7101866
Order Number: 10100738
Phone: (352) 241-7331
Date: 02/08/21
Ad Taker: liana.rickman

Ad Classification: LEGAL NOTICES

Description	Start	End	Total
LEGAL NOTICE Notice is hereby given that the City Council of the City of Cle	02/15/2021	03/08/2021	\$208.56

LEGAL NOTICE

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

sion made with respect to this matter, you will need a record of the proceedings, and may need to ensure that a verbatim record is made. Persons with disabilities who need assistance should contact the City Clerk's office, (352) 241-7330, at least 48 hours prior to the public hearings.

ORDINANCE NO. 2021-007

Tracy Ackroyd Howe, MMC
City Clerk

AN ORDINANCE OF THE CITY OF CLERMONT, LAKE COUNTY FLORIDA, RELATED TO SOLID WASTE COLLECTIONS, AND AMENDING THE CODES OF ORDINANCES, CHAPTER 50 SOLID WASTE, ARTICLE II, COLLECTION AND DISPOSAL; ADDING SECTION 50-41; THE CLERMONT DOWNTOWN AND WATERFRONT REDEVELOPMENT AREA SOLID WASTE COLLECTION AND DISPOSAL; AND PROVIDING FOR CONFLICT, SEVERABILITY, CODIFICATION, ADMINISTRATIVE CORRECTION OF SCRIBERS ERROR, RECORDING, PUBLICATION, AND AN EFFECTIVE DATE.

Ad No: 10100738
February 15, 2021 &
March 08, 2021.

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

A public meeting to consider the ordinance will be held before the City Council on Tuesday, March 23, 2021 at 6:30 P.M. for final enactment.

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

This ordinance is available for public inspection in the office of the City Clerk, 685 W. Montrose Street, Monday through Friday between the hours of 8:00 A.M. and 5:00 P.M. Please be advised that, under State law, if you should decide to appeal a decision

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



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, March 2, 2021		
Agenda Item Name		
Ordinance No. 2021-009 <i>Victory Pointe CPA</i>		
Requested Action		
Recommend approval of Ordinance No. 2021-009		
Staff Report		
This request is staff initiated to change the Future Land Use designation of subject parcel from Downtown Mixed Use and Low Density Residential to Parks Designation. This property is currently being used for the Downtown Master Stormwater Pond and Boat Ramp. The Parks Land Use designation will help to ensure the zoning and land use is consistent with the intent and purpose of the property. The map amendment will provide designated parcels of land to accommodate existing public parks and recreation areas as committed public open space areas for the community. This requested land use map amendment is being presented concurrently with a request to change the zoning from Central Business District (CBD) to Parks and Recreation. The Clermont Comprehensive Plan goals is to ensure that the character, magnitude and location of land uses provide a system of orderly growth and development that achieves a balanced natural, physical and economic environment and enhances the quality of life for all residents. The designated Land Use Change would be in character with the overall intent of the Downtown Waterfront Redevelopment Master Plan. The Clermont Comprehensive Plan: Objective 1.4.1: Parks Land Use Category: The parks category is established to provide sufficient space for public and private parks that are open to the public for active and passive recreation use. The Future Land Use Map Amendment is consistent with the goals, objectives and policies of the Clermont Comprehensive Plan. Staff recommends approval of Ordinance No. 2021-009.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Ord. 2021-009 - Victory Pointe Stormwater CPA (02.24.2021 V2)	Ord. 2021-009 - Victory Pointe Stormwater CPA (02.24.2021 V2).pdf	
2. Location Map	Location Map.pdf	
3. 2021-009 Before	2021-009 Before.pdf	
4. 2021-009 After	2021-009 After.pdf	
5. Ordinance No 2021-0009-AD	Ordinance No 2021-0009-AD.pdf	



CITY OF CLERMONT
ORDINANCE NO. 2021-009

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

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

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

WHEREAS, the Planning and Zoning Commission and the City Council of the City of Clermont held public hearings to consider this amendment to the Future Land Use Map of the Comprehensive Plan and considered all written and oral comments, proposals and objections from the general public; and

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

SECTION 1.

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

LEGAL DESCRIPTION

851 Victory Way and 1050 Victory Way
Alternate Keys 3883583, 2659874, 1616841, 1616832,
2749466, 1622620, 1622611 and 1622638
10.11 +/- acres

CHANGE IN FUTURE LAND USE DESIGNATION:

**FROM: DOWNTOWN MIXED USE, LOW DENSITY RESIDENTIAL, PARKS
TO: PARKS DESIGNATION**



CITY OF CLERMONT
ORDINANCE NO. 2021-009

SECTION 2: CONFLICT

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

SECTION 3: SEVERABILITY

If any portion of this Ordinance is declared invalid, the invalidated portion shall be severed from the remainder of the Ordinance, and the remainder of the Ordinance shall continue in full force and effect as if enacted without the invalidated portion, except in cases where such continued validity of the remainder would clearly and without doubt contradict or frustrate the intent of the Ordinance as a whole.

SECTION 4: ADMINISTRATIVE CORRECTION

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 5: PUBLICATION AND EFFECTIVE DATE

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



CITY OF CLERMONT
ORDINANCE NO. 2021-009

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

Tim Murry, Mayor

ATTEST:

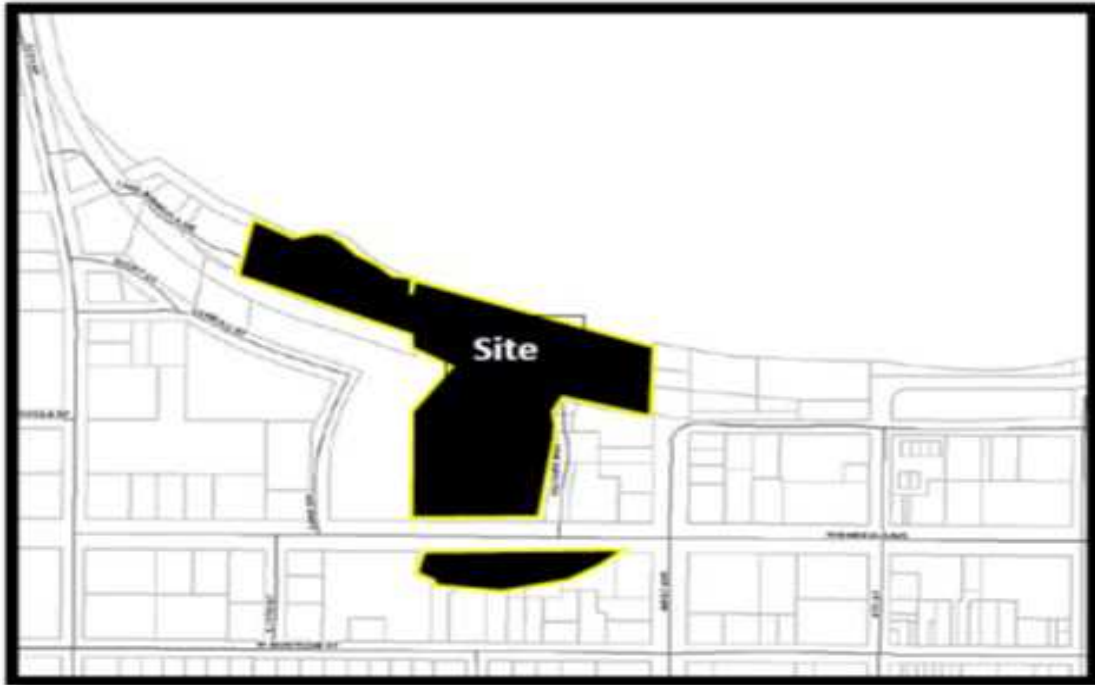
Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

EXHIBIT A

Location Map:



Victory Pointe Stormwater Site and Boat Ramp





Future Land Use
2021-009

Before

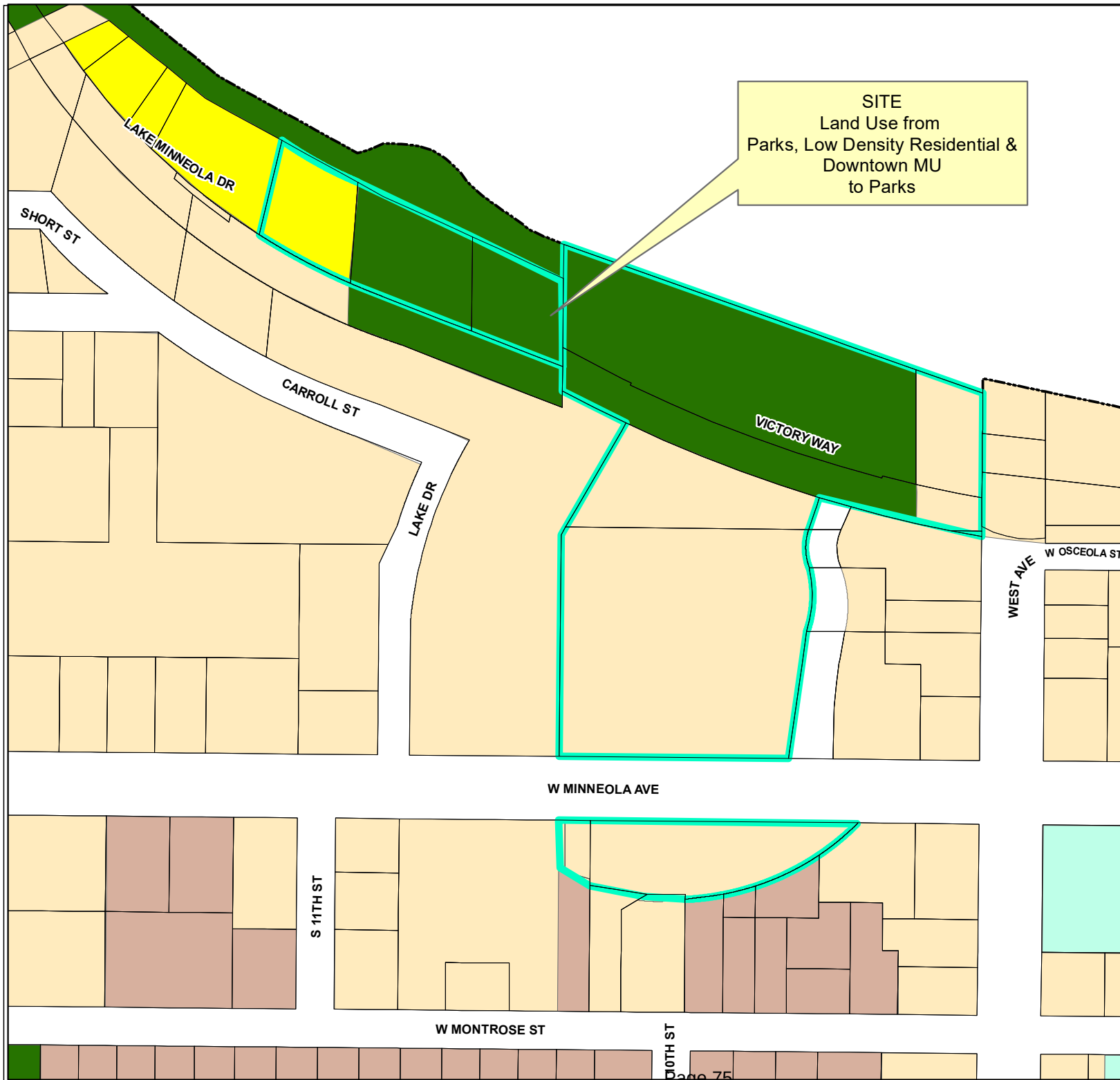
Legend

City Limits

Clermont FLU

Land Use

- Commercial
- Conservation
- Downtown MU
- High Density Residential
- Industrial
- Low Density Residential
- Master Planned Development
- Medium Density Residential
- Office
- Parks
- Public Fac/Institutional
- Residential/Office





Future Land Use
2021-009

After

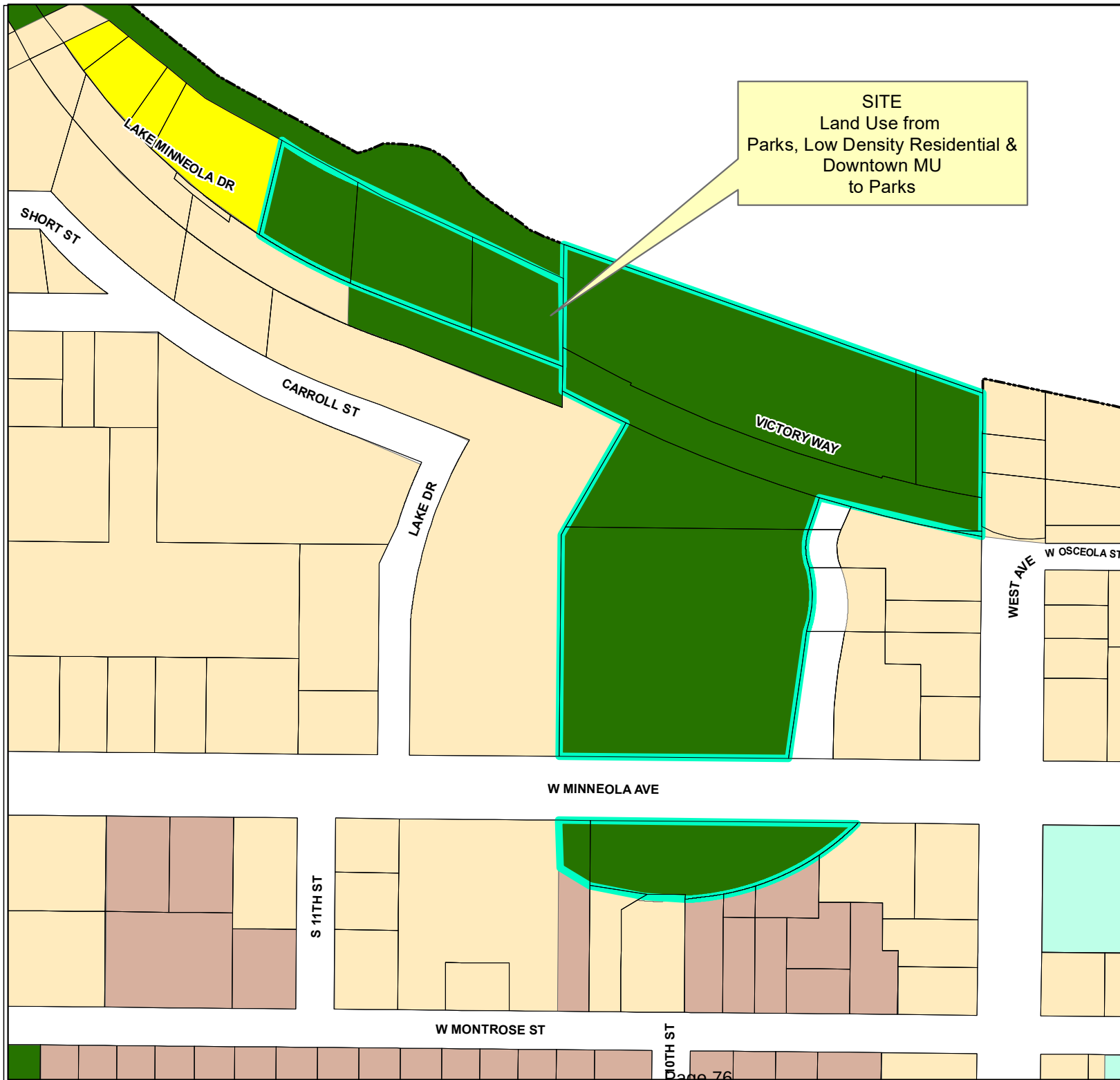
Legend

City Limits

Clermont FLU

Land Use

- Commercial
- Conservation
- Downtown MU
- High Density Residential
- Industrial
- Low Density Residential
- Master Planned Development
- Medium Density Residential
- Office
- Parks
- Public Fac/Institutional
- Residential/Office



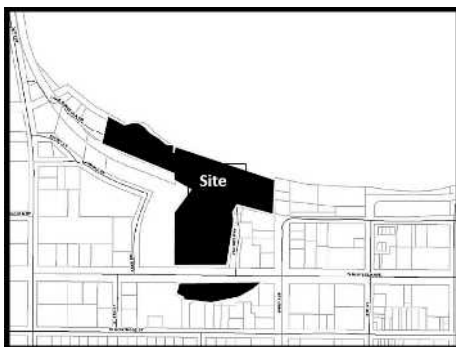
CITY OF CLERMONT NOTICE OF PROPOSED LAND USE CHANGE Large Scale Comprehensive Plan Amendment ORDINANCE NO. 2021-009

The City of Clermont will hold a public hearing regarding the proposed ordinance on Tuesday, March 2, 2021 at 6:30 P.M. before the Planning and Zoning Commission and before the Clermont City Council on Tuesday, March 23, 2021 at 6:30 P.M. for the final reading and adoption. The map amendment would change the Future Land Use (FLU) designation for the parcel below from Downtown Mixed Use to Parks Designation.

Location:

Victory Point Stormwater Site

851 Victory Way and 1050 Victory Way
Alternate Keys 3883583, 2659874, 1616841, 1616832,
2749466, 1622620, 1622611 and 1622638
10.11 +/- acres



ORDINANCE NO. 2021-009

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

The public hearings will be held at Clermont City Hall, inside the first floor City Council Chambers, located at 685 W. Montrose Street, and are open to public comment. Please call (352) 241- 7305 if you have any questions.

The proposed amendment may be inspected at the City's Development Services Department (1st floor, City Hall) between 8 A.M. and 5 P.M. Monday through Friday.

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

Persons with disabilities who need assistance should contact the City Clerk's office, (352) 241-7330, at least 48 hours prior to the public meetings.

Tracy Ackroyd Howe, MMC

Page 77 City Clerk



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, March 2, 2021		
Agenda Item Name		
Ordinance No. 2021-011 <i>Victory Pointe Rezoning</i>		
Requested Action		
Recommend approval of Ordinance No. 2021-011.		
Staff Report		
This request is staff initiated to change the Zoning of subject parcels from Central Business District, C-1 Light Commercial and R-3 Residential Professional to Parks and Recreation District. This property is currently being used for the Downtown Master Stormwater Pond and Boat Ramp' and the rezoning of the property is to provide an accurate reflection of the intent and future vision of the property. The provisions of the Land Development Regulations, Section 122-28, classifies the Parks and Recreation zoning district purpose and intent is to designate and ensure that publicly owned properties are preserved for parks and open space for recreational purposes for the benefit of the residents and overall environment. The rezoning request is consistent with the intent of the goals, objectives and policies of the Clermont Comprehensive Plan. The availability of parks, open space and recreational facilities play a key role in establishing the quality of life for a community. The designated zoning would identify and create specific parcels of land that could only be used for active public or private recreational uses. Staff recommends approval of Ordinance No. 2021-011.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. ORD 2021-011 - Victory Pointe Stormwater Rezoning (02.24.2021 V1)	ORD 2021-011 - Victory Pointe Stormwater Rezoning (02.24.2021 V1).pdf	
2. Location Map	Location Map.pdf	
3. 2021-011 Before	2021-011 Before.pdf	
4. 2021-011 After	2021-011 After.pdf	
5. Ordinance No 2021-011 AD	Ordinance No 2021-011 AD.pdf	



CITY OF CLERMONT
ORDINANCE NO. 2021-011

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, SERVERABILITY, 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

ALT Key 3883583: WEST LAKE--LESS FROM SW COR OF LOT 1 BLK 114 RUN N 0-31-43 E ALONG W LINE OF SAID LOT 1 A DIST OF 159.95 FT FOR POB, CONT N 0-31-43 E 24.87 FT, N 90-0-0 E 100 FT TO W LINE OF E 10 FT OF TENTH ST, S 0-31-46 W ALONG SAID W LINE OF E 10 FT OF TENTH ST 9.86 FT TO A POINT ON S BOUNDARY OF WEST LAKE, SAID POINT BEING THE BEG OF A NON-TANGENT CURVE CONCAVE TO THE N, HAVING A RADIUS OF 415.92 FT, A CHORD BEARING OF S 86-59-24 W & A CHORD DIST OF 0.17 FT, THENCE LEAVING SAID W LINE OF E 10 FT OF TENTH ST RUN SW'LY ALONG SAID S BOUNDARY OF WEST LAKE & THE ARC OF SAID CURVE FOR A DIST OF 0.17 FT THRU A CENTRAL ANGLE OF 0-01-26 TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE N HAVING A RADIUS OF 242.96 FT, A CHORD BEARING OF S 89-09-43 W & A CHORD DIST OF 77.49 FT, THENCE RUN W'LY ALONG SAID S BOUNDARY OF WEST LAKE & THE ARC OF SAID CURVE FOR A DIST OF 77.83 FT THRU A CENTRAL ANGLE OF 18-21-06, THENCE RUN S 58-20-13 W 26.41 FT TO POB--FROM SW COR OF LOT 1 BLK 114 RUN N 0-31-43 E ALONG W LINE OF LOT 1 A DIST OF 159.95 FT, N 58-20-13 E 47.36 FT FOR POB, CONT N 58-20-13 E 14.79 FT, N 72-36-32 E 49.82 FT TO W LINE OF E 10 FT OF TENTH ST, S 0-31-46 W ALONG SAID W LINE OF E 10 FT OF TENTH ST A DIST OF 22.65 FT, S 90-0-0 W 59.91 FT TO POB, AND BEGINNING AT THE INTERSECTION OF THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF LOT 3 BLK 114 & THE SOUTH RIGHT OF WAY LINE OF WEST MINNEOLA AVENUE, RUN SOUTH 00-05-54 WEST ALONG THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF SAID LOT 3 A DISTANCE OF 91.50 FEET, THENCE RUN NORTH 74-04-13 WEST 40.90 FEET, NORTH 00-31-23 WEST 80.28 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF MINNEOLA AVENUE, THENCE NORTH 90-00-00 EAST ALONG SAID LINE 40.22 FEET TO THE POING OF BEGINNING ORB 5013 PG 1913 ORB 5365 PG 670

ALT Key 2659874: CLERMONT, PART OF UNNUMBERED BLK BOUNDED ON N BY RR R/W, ON S BY OSCEOLA ST, ON E BY W R/W OF WEST AVE, AND ON W BY W LINE OF SEC 24-22-25--LESS TRIANGULAR PARCEL DESC AS: BEG AT A PT ON S R/W OF RR & W LINE OF SEC 24 & RUN SE'LY ALONG SAID R/W 100 FT, SW'LY TO A PT ON W LINE OF SEC THAT IS 200 FT



CITY OF CLERMONT
ORDINANCE NO. 2021-011

S OF POB, N TO POB & LESS RR DEPOT ON COR OF WEST AVE & OSCEOLA STS & LESS FROM NE COR OF LOT 1 BLK 94, SAID POINT ALSO BEING INTERSECTION OF W R/W LINE OF WEST AVE & S R/W LINE OF OSCEOLA ST RUN N 89DEG 31MIN 40SEC W ALONG SAID S R/W LINE 215.69 FT TO A POINT ON THE ARC OF A CURVE BEING CONCAVE SW'LY, HAVING A RADIUS OF 245.84 FT & A CENTRAL ANGLE OF 01DEG 37MIN 57SEC, SAID POINT ALSO BEING THE E'LY R/W LINE OF A PROPOSED ST, RUN NW'LY ALONG THE ARC OF SAID CURVE & SAID E'LY R/W AN ARC DIST OF 7 FT, SAID ARC HAVING A CHORD BEARING OF N 14DEG 52MIN 50SEC W & A CHORD DIST OF 7 FT TO THE POINT OF REVERSE CURVATURE OF A CURVE, BEING CONCAVE E'LY HAVING A RADIUS OF 71 FT & A CENTRAL ANGLE OF 38DEG 39MIN 27SEC, RUN NE'LY ALONG THE ARC OF SAID CURVE & SAID R/W AN ARC DIST OF 47.90 FT, SAID ARC HAVING A CHORD BEARING OF N 00DEG 34MIN 34SEC E & A CHORD DIST OF 47 FT TO THE POINT OF TANGENCY, RUN N 19DEG 53MIN 43SEC E ALONG SAID R/W 6.62 FT TO N R/W LINE OF OSCEOLA ST & POB, CONT N 19DEG 53MIN 43SEC E 19.65 FT TO S'LY R/W LINE OF SEABOARD COASTLINE OF RR & THE POINT ON THE ARC OF A CURVE BEING CONCAVE SW'LY, HAVING A RADIUS OF 2749.69 FT & A CENTRAL ANGLE OF 01DEG 00MIN 03SEC, THENCE RUN NW'LY ALONG THE ARC OF SAID CURVE & SAID R/W LINE AN ARC DIST OF 48.03 FT, SAID ARC HAVING A CHORD BEARING OF N 72DEG 07MIN 11SEC W & A CHORD DIST OF 48.03 FT TO THE W'LY R/W OF PROPOSED ST, RUN S 19DEG 53MIN 43SEC W ALONG SAID W'LY R/W A DIST OF 24.59 FT TO THE POINT OF CURVATURE OF A CURVE CONCAVE SE'LY, HAVING A RADIUS OF 119 FT & A CENTRAL ANGLE OF 04DEG 53MIN 15SEC, RUN ALONG THE ARC OF SAID CURVE & SAID R/W AN ARC DIST OF 10.15 FT, SAID ARC HAVING A CHORD BEARING OF S 17DEG 27MIN 06SEC W & A CHORD DIST OF 10.15 FT TO N R/W LINE OF OSCEOLA ST, S 89DEG 31MIN 40SEC E ALONG SAID R/W 50.44 FT TO POB
PB 8 PGS 17-23 ORB 4696 PG 1065 ORB 4745 PG 1760

ALT Key 1616841: CLERMONT BEG ON W LINE OF SEC 24-22-25 WITH 25 FT NW'LY, MEASURED AT RIGHT ANGLES FROM CENTERLINE OF ACL RR R/W, THENCE SE'LY PARALLEL WITH SAID CENTERLINE OF RR R/W A DIST OF 174 FT, THENCE SW'LY AT RIGHT ANGLES FROM THE PRECEDING COURSE 3.50 FT TO A POINT 7.50 FT NW'LY MEASURED AT RIGHT ANGLE FROM CENTERLINE OF SAID RR R/W, THENCE SE'LY PARALLEL & CONCENTRIC WITH THE LAST MENTIONED CENTERLINE A DIST OF 300 FT, THENCE SE'LY 121 FT TO A POINT 7.70 FT NE'LY MEASURED AT RIGHT ANGLES FROM SAID LAST MENTIONED CENTERLINE, THENCE NE'LY 3.70 FT TO A POINT 25 FT NE'LY MEASURED RADially, FROM CENTERLINE OF SAID RR R/W, THENCE SE'LY, CONCENTRIC WITH THE CENTERLINE OF RR A 54 FT TO A POINT 100 FT W'LY FROM W LINE OF WEST AVE, IF PROJECTED NW'LY, THENCE NW'LY PARALLEL WITH SAID WEST AVE TO S BORDER OF LAKE MINNEOLA, THENCE W'LY ALONG THE MARGIN OF SAID LAKE 650 FT TO W LINE OF SAID SEC 24, S ALONG SAID W LINE 150 FT TO POB
PB 8 PGS 17-23 ORB 1503 PG 262

ALT Key 2749466: THAT PART OF INACTIVE FORMER SCL RR R/W OF VARYING WIDTHS EXTENDING FROM CENTERLINE OF SECOND ST W'LY TO W SECTION LINE ORB 1452 PG 1088

ALT Key 1616832: CLERMONT BLOCK BOUNDED E BY WEST AVE, N BY LAKE MINNEOLA, W BY W LINE OF SEC 24, S'LY BY RR R/W --LESS PACKING HOUSE TRACT DESCRIBED IN ORB 395 PG 727--(PB 8 PGS 17-23) ORB 1996 PG 0359



CITY OF CLERMONT
ORDINANCE NO. 2021-011

ALT Key 1622611: CLERMONT, JOHNSON'S REPLAT LOTS 1, 2, 3, BLK 117 PB 8 PG 71 ORB 1503 PG 262

ALT Key 1622638: CLERMONT, JOHNSON'S REPLAT LOTS 8, 9, 10 BLK 117 PB 8 PG 71 ORB 4242 PG 928

ALT Key 1622620: CLERMONT, JOHNSON'S REPLAT LOTS 4 TO 7 INCL, BLK 117 PB 8 PG 71

REQUESTED ACTION – CHANGE THE ZONING

**FROM: Central Business District (CBD) and C-1 Light Commercial and
R-3- Residential/Professional District
TO: PR Parks and Recreation District**

SECTION 2: CONFLICT

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

SECTION 3: SEVERABILITY

If any portion of this Ordinance is declared invalid, the invalidated portion shall be severed from the remainder of the Ordinance, and the remainder of the Ordinance shall continue in full force and effect as if enacted without the invalidated portion, except in cases where such continued validity of the remainder would clearly and without doubt contradict or frustrate the intent of the Ordinance as a whole.

SECTION 4: ADMINISTRATIVE CORRECTION

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 5: RECORDING

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

SECTION 6: PUBLICATION AND EFFECTIVE DATE

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



CITY OF CLERMONT
ORDINANCE NO. 2021-011

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

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

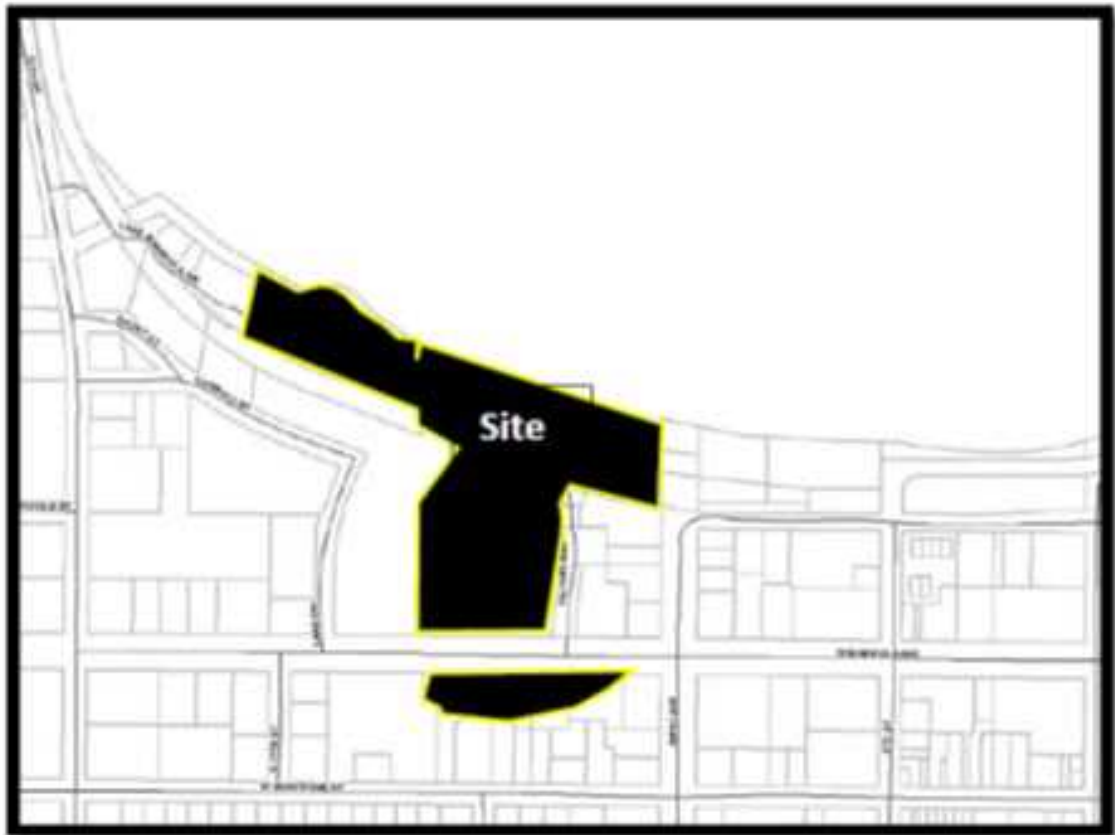
Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

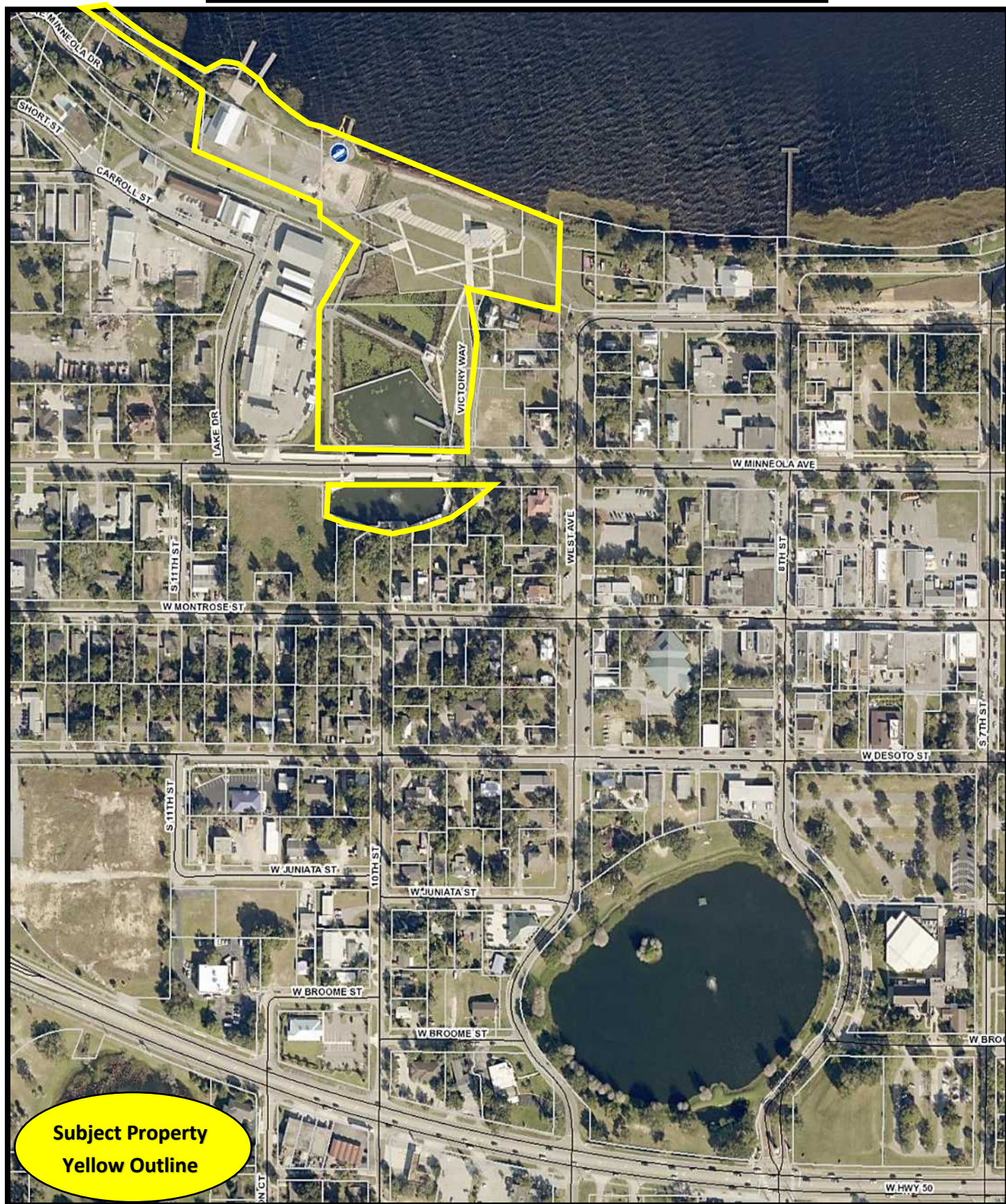
Daniel F. Mantzaris, City Attorney

EXHIBIT A

Location map:



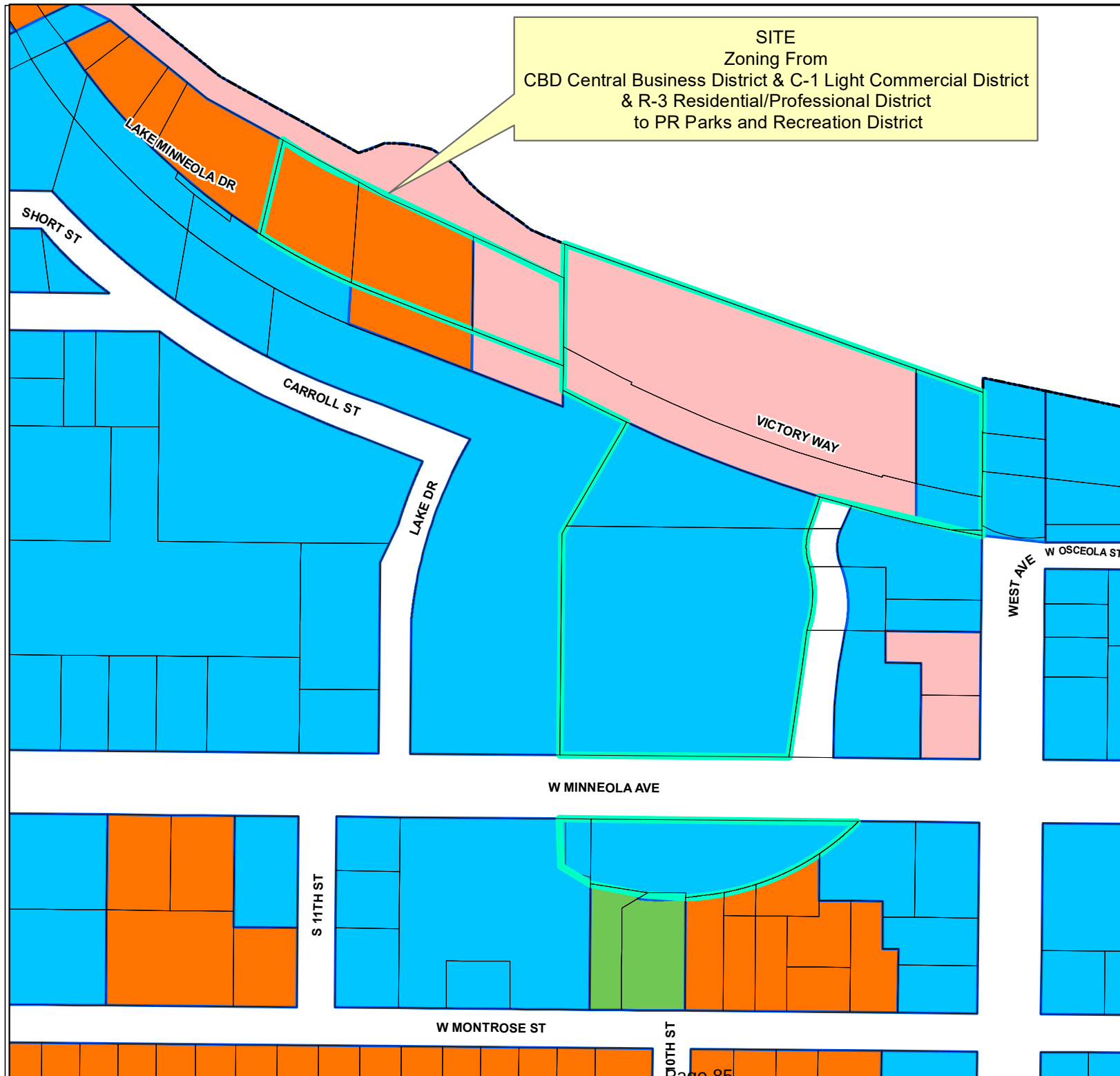
Victory Pointe Stormwater Site and Boat Ramp





Zoning
2021-011

Before



Legend

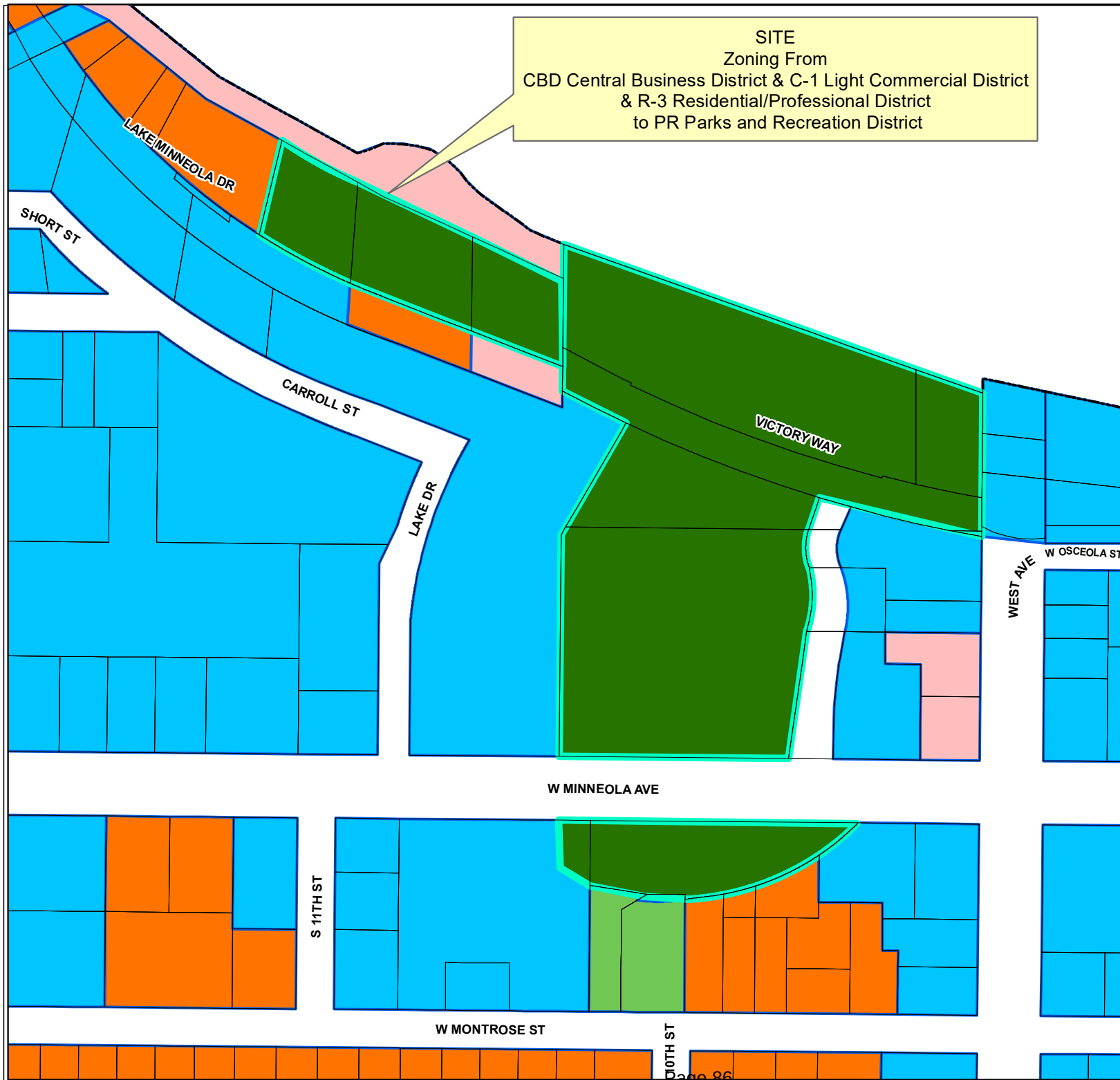
- City Limits
- UT URBAN TRANSITION DISTRICT
- UE URBAN ESTATE LOW DENSITY RESIDENTIAL DISTRICT
- R-1-A SINGLE FAMILY LOW DENSITY RESIDENTIAL DISTRICT
- R-1 SINGLE FAMILY MEDIUM DENSITY RESIDENTIAL DISTRICT
- R-2 MEDIUM DENSITY RESIDENTIAL DISTRICT
- R-3-A RESIDENTIAL/PROFESSIONAL DISTRICT
- R-3 RESIDENTIAL/PROFESSIONAL DISTRICT
- O-1 OFFICE DISTRICT
- C-1 LIGHT COMMERCIAL DISTRICT
- C-2 GENERAL COMMERCIAL DISTRICT
- CBD CENTRAL BUSINESS DISTRICT
- M-1 INDUSTRIAL DISTRICT
- CD COMMERCE DISTRICT
- PR PARKS AND RECREATION DISTRICT
- PUD PLANNED UNIT DEVELOPMENT
- AREAS NOT WITHIN THE CITY LIMITS





Zoning
2021-011

After



Legend

- City Limits
- UT URBAN TRANSITION DISTRICT
- UE URBAN ESTATE LOW DENSITY RESIDENTIAL DISTRICT
- R-1-A SINGLE FAMILY LOW DENSITY RESIDENTIAL DISTRICT
- R-1 SINGLE FAMILY MEDIUM DENSITY RESIDENTIAL DISTRICT
- R-2 MEDIUM DENSITY RESIDENTIAL DISTRICT
- R-3-A RESIDENTIAL/PROFESSIONAL DISTRICT
- R-3 RESIDENTIAL/PROFESSIONAL DISTRICT
- O-1 OFFICE DISTRICT
- C-1 LIGHT COMMERCIAL DISTRICT
- C-2 GENERAL COMMERCIAL DISTRICT
- CBD CENTRAL BUSINESS DISTRICT
- M-1 INDUSTRIAL DISTRICT
- CD COMMERCE DISTRICT
- PR PARKS AND RECREATION DISTRICT
- PUD PLANNED UNIT DEVELOPMENT
- AREAS NOT WITHIN THE CITY LIMITS



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. 2021-011

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:

Victory Pointe Stormwater Site:

851 Victory Way
AK 3883583, 2659874, 1616841, 1616832
and 2749466, 1622611, 1622638 and 1622620

LEGAL DESCRIPTION

ALT Key 3883583: WEST LAKE--LESS FROM SW COR OF LOT 1 BLK 114 RUN N 0-31-43 E ALONG W LINE OF SAID LOT 1 A DIST OF 159.95 FT FOR POB, CONT N 0-31-43 E 24.87 FT, N 90-0-0 E 100 FT TO W LINE OF E 10 FT OF TENTH ST, S 0-31-46 W ALONG SAID W LINE OF E 10 FT OF TENTH ST 9.86 FT TO A POINT ON S BOUNDARY OF WEST LAKE, SAID POINT BEING THE BEG OF A NON-TANGENT CURVE CONCAVE TO THE N, HAVING A RADIUS OF 415.92 FT, A CHORD BEARING OF S 86-59-24 W & A CHORD DIST OF 0.17 FT, THENCE LEAVING SAID W LINE OF E 10 FT OF TENTH ST RUN SW'LY ALONG SAID S BOUNDARY OF WEST LAKE & THE ARC OF SAID CURVE FOR A DIST OF 0.17 FT THRU A CENTRAL ANGLE OF 0-01-26 TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE N HAVING A RADIUS OF 242.96 FT, A CHORD BEARING OF S 89-09-43 W & A CHORD DIST OF 77.49 FT, THENCE RUN W'LY ALONG SAID S BOUNDARY OF WEST LAKE & THE ARC OF SAID CURVE FOR A DIST OF 77.83 FT THRU A CENTRAL ANGLE OF 18-21-06, THENCE RUN S 58-20-13 W 26.41 FT TO POB--FROM SW COR OF LOT 1 BLK 114 RUN N 0-31-43 E ALONG W LINE OF LOT 1 A DIST OF 159.95 FT, N 58-20-13 E 47.36 FT FOR POB, CONT N 58-20-13 E 14.79 FT, N 72-36-32 E 49.82 FT TO W LINE OF E 10 FT OF TENTH ST, S 0-31-46 W ALONG SAID W LINE OF E 10 FT OF TENTH ST A DIST OF 22.65 FT, S 90-0-0 W 59.91 FT TO POB, AND BEGINNING AT THE INTERSECTION OF THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF LOT 3 BLK 114 & THE SOUTH RIGHT OF WAY LINE OF WEST MINNEOLA AVENUE, RUN SOUTH 00-05-54 WEST ALONG THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF SAID LOT 3 A DISTANCE OF 91.50 FEET, THENCE RUN NORTH 74-04-13 WEST 40.90 FEET, NORTH 00-31-23 WEST 80.28 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF MINNEOLA AVENUE, THENCE NORTH 90-00-00 EAST ALONG SAID LINE 40.22 FEET TO THE POINT OF BEGINNING ORB 5013 PG 1913 ORB 5365 PG 670

ALT Key 2659874: CLERMONT, PART OF UNNUMBERED BLK BOUNDED ON N BY RR R/W, ON S BY OSCEOLA ST, ON E BY W R/W OF WEST AVE, AND ON W BY W LINE OF SEC 24-22-25--LESS TRIANGULAR PARCEL DESC AS: BEG AT A PT ON S R/W OF RR & W LINE OF SEC 24 & RUN SE'LY ALONG SAID R/W 100 FT, SW'LY TO A PT ON W LINE OF SEC THAT IS 200 FT S OF POB, N TO POB & LESS RR DEPOT ON COR OF WEST AVE & OSCEOLA STS & LESS FROM NE COR OF LOT 1 BLK 94, SAID POINT ALSO BEING INTERSECTION OF W R/W LINE OF WEST AVE & S R/W LINE OF OSCEOLA ST RUN N 89DEG 31MIN 40SEC W ALONG SAID S R/W LINE 215.69 FT TO A POINT ON THE ARC OF A CURVE BEING CONCAVE SW'LY, HAVING A RADIUS OF 245.84 FT & A CENTRAL ANGLE OF 01DEG 37MIN 57SEC, SAID POINT ALSO BEING THE E'LY R/W LINE OF A PROPOSED ST, RUN NW'LY ALONG THE ARC OF SAID CURVE & SAID E'LY R/W AN ARC DIST OF 7 FT, SAID ARC HAVING A CHORD BEARING OF N 14DEG 52MIN 50SEC W & A CHORD DIST OF 7 FT TO THE POINT OF REVERSE CURVATURE OF A CURVE, BEING CONCAVE E'LY HAVING A RADIUS OF 71 FT & A CENTRAL ANGLE OF 38DEG 39MIN 27SEC, RUN NE'LY ALONG THE ARC OF SAID CURVE & SAID R/W AN ARC DIST OF 47.90 FT, SAID ARC HAVING A CHORD BEARING OF N 00DEG 34MIN 34SEC E & A CHORD DIST OF 47 FT TO THE POINT OF TANGENCY, RUN N 19DEG 53MIN 43SEC E ALONG SAID R/W 6.62 FT TO N R/W LINE OF OSCEOLA ST & POB, CONT N 19DEG 53MIN 43SEC E 19.65 FT TO S'LY R/W LINE OF SEABOARD COASTLINE OF RR & THE POINT ON THE ARC OF A CURVE BEING CONCAVE SW'LY, HAVING A RADIUS OF 2749.69 FT & A CENTRAL ANGLE OF 01DEG 00MIN 03SEC, THENCE RUN NW'LY ALONG THE ARC OF SAID CURVE & SAID R/W LINE AN ARC DIST OF 48.03 FT, SAID ARC HAVING A CHORD BEARING OF N 72DEG 07MIN 11SEC W & A CHORD DIST OF 48.03 FT TO THE W'LY R/W OF PROPOSED ST, RUN S 19DEG 53MIN 43SEC W ALONG SAID W'LY R/W A DIST OF 24.59 FT TO THE POINT OF CURVATURE OF A CURVE CONCAVE SE'LY, HAVING A RADIUS OF 119 FT & A CENTRAL ANGLE OF 04DEG 53MIN 15SEC, RUN ALONG THE ARC OF SAID CURVE & SAID R/W AN ARC DIST OF 10.15 FT, SAID ARC HAVING A CHORD BEARING OF S 17DEG 27MIN 06SEC W & A CHORD DIST OF 10.15 FT TO N R/W LINE OF OSCEOLA ST, S 89DEG 31MIN 40SEC E ALONG SAID R/W 50.44 FT TO POB PB 8 PGS 17-23 ORB 4696 PG 1065 ORB 4745 PG 1760

ALT Key 1616841: CLERMONT BEG ON W LINE OF SEC 24-22-25 WITH 25 FT NW'LY, MEASURED AT RIGHT ANGLES FROM CENTERLINE OF ACL RR R/W, THENCE SE'LY PARALLEL WITH SAID CENTERLINE OF RR R/W A DIST OF 174 FT, THENCE SW'LY AT RIGHT ANGLES FROM THE PRECEDING COURSE 3.50 FT TO A POINT 7.50 FT NW'LY MEASURED AT RIGHT ANGLE FROM CENTERLINE OF SAID RR R/W, THENCE SE'LY PARALLEL & CONCENTRIC WITH THE LAST MENTIONED CENTERLINE A DIST OF 300 FT, THENCE SE'LY 121 FT TO A POINT 7.70 FT NE'LY MEASURED AT RIGHT ANGLES FROM SAID LAST MENTIONED CENTERLINE, THENCE NE'LY 3.70 FT TO A POINT 25 FT NE'LY MEASURED RADially, FROM CENTERLINE OF SAID RR R/W, THENCE SE'LY, CONCENTRIC WITH THE CENTERLINE OF RR A 54 FT TO A POINT 100 FT W'LY FROM W LINE OF WEST AVE, IF PROJECTED NW'LY, THENCE NW'LY PARALLEL WITH SAID WEST AVE TO S BORDER OF LAKE MINNEOLA, THENCE W'LY ALONG THE MARGIN OF SAID LAKE 650 FT TO W LINE OF SAID SEC 24, S ALONG SAID W LINE 150 FT TO POB PB 8 PGS 17-23 ORB 1503 PG 262

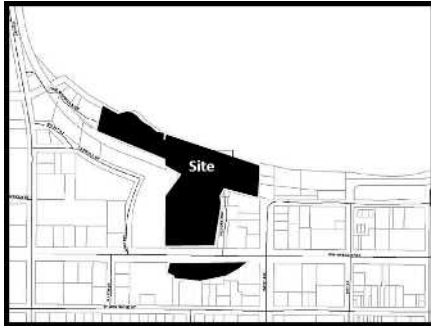
ALT Key 2749466: THAT PART OF INACTIVE FORMER SCL RR R/W OF VARYING WIDTHS EXTENDING FROM CENTERLINE OF SECOND ST W'LY TO W SECTION LINE ORB 1452 PG 1088

ALT Key 1616832: CLERMONT BLOCK BOUNDED E BY WEST AVE, N BY LAKE MINNEOLA, W BY W LINE OF SEC 24, S'LY BY RR R/W --LESS PACKING HOUSE TRACT DESCRIBED IN ORB 395 PG 727--(PB 8 PGS 17-23) ORB 1996 PG 0359

ALT Key 1622611: CLERMONT, JOHNSON'S REPLAT LOTS 1, 2, 3, BLK 117 PB 8 PG 71 ORB 1503 PG 262

ALT Key 1622638: CLERMONT, JOHNSON'S REPLAT LOTS 8, 9, 10 BLK 117 PB 8 PG 71 ORB 4242 PG 928

ALT Key 1622620: CLERMONT, JOHNSON'S REPLAT LOTS 4 TO 7 INCL, BLK 117 PB 8 PG 71



REQUESTED ACTION - CHANGE THE ZONING

FROM: Central Business District (CBD) and C-1 Light Commercial

TO: PR Parks and Recreation District

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

A public meeting to consider this request will be held before the City Council on Tuesday, March 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 will need a record of the proceedings, and may need to ensure that a verbatim record is made. Persons with disabilities who need assistance should contact the City Clerk's office, (352) 241-7330, at least 48 hours prior to the public hearings.

Tracy Ackroyd Howe, MMC

City Clerk



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, March 2, 2021		
Agenda Item Name		
Ordinance No. 2021-010 Graff Building PUD Rezoning Table to April 6, 2021		
Requested Action		
Recommend tabling to April 6, 2021 Planning and Zoning Meeting		
Staff Report		
City staff and the applicant are working on a refinement to the site plan and additional time is needed to prepare the necessary items for consideration.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Legal Ad	Legal Ad.pdf	

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. 2021-010

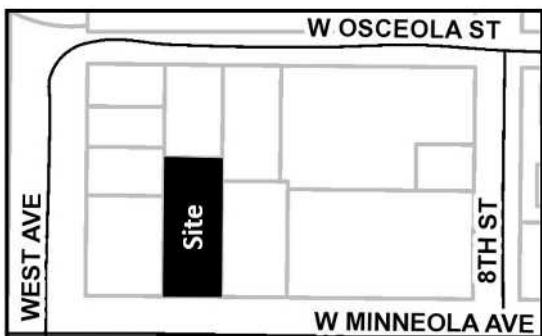
AN ORDINANCE UNDER THE CODE OF ORDINANCES OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF CLERMONT, REFERRED TO IN CHAPTER 122 OF ORDINANCE NO. 289-C, CODE OF ORDINANCES; REZONING THE REAL PROPERTIES DESCRIBED HEREIN AS SHOWN BELOW, PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, RECORDING, AN EFFECTIVE DATE AND PUBLICATION.

LOCATION:

872 West Minneola Ave.
AK 1615135
0.31 +/- Acres

LEGAL DESCRIPTION

THE SOUTH 30 FEET OF THE WEST 1/2 OF LOT 13, THE WEST 1/2 OF LOT 14, THE SOUTH 30 FEET OF LOT 15, AND ALL OF LOT 16, BLOCK 93, THE CITY OF CLERMONT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 17, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.



REQUESTED ACTION - CHANGE THE ZONING

FROM: Central Business District (CBD)

**TO: Planned Unit Development (PUD) for a
Mixed-use Residential and Commercial Project**

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

A public meeting to consider this request will be held before the City Council on Tuesday, March 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