



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

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

Item 1 - Resolution 2021-015
Florida Discount Self Storage CUP

Consider Conditional Use Permit (CUP) to allow for the expansion of an existing self-storage facility located at 2300 Hartwood Marsh Road.

Item 2 - Ordinance 2021-010
Graff Building Rezoning

Consider ordinance to change the zoning from Central Business District (CBD) to Planned Unit Development (PUD) for a Mixed-use Residential and Office Project.

Item 3 - Ordinance 2021-013
Disston Duplexes PUD Rezoning

Consider ordinance to change the zoning from R-3 Residential/ C-1 Light Commercial and C-2 General Commercial to Planned Unit Development (PUD) for vacant parcels located at the corner of Disston Avenue and Almond Street.

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

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records.



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date		
Tuesday, April 6, 2021		
Agenda Item Name		
Resolution 2021-015 <i>Florida Discount Self Storage CUP</i>		
Requested Action		
Recommend approval of Resolution No. 2021-015R.		
Staff Report		
The applicant is requesting a Conditional Use Permit (CUP) to allow for the expansion of an existing self-storage facility. The proposed expansion to the site would include four additional warehouse/storage buildings and outside parking/storage for large vehicles including recreational vehicles, boats and other commercial vehicles. The C-2 General Commercial zoning category, Section 122-224 of the Land Development Code requires a Conditional Use Permit to allow a residential self-storage permitted use, including any expansions to the site. The City Council approved a Utility Service Agreement in February 2005, as part of the JPA review process and the property was granted final approval for a development permit in Lake County's jurisdiction. On July 25, 2006 the subject parcel was annexed into the City of Clermont's boundaries (Ordinance NO. 559) as approved and existing with Lake County development entitlements. The applicant is also requesting a variance to allow up to 20 feet of cut and fill because of the existing topography grade changes on the parcel. The Land Development Code, Section 94-195, allows elevation changes in topography shall be limited to a 15 feet maximum for commercial development, the applicant has indicated the maximum cut and fill that exceed the code requirements will be approximately 18.7 percent of the overall total parcel. The request for a variance shall be presented concurrently with the Conditional Use Permit at a meeting before the City Council. The proposed project will be required to comply with Clermont Land Development Regulations and all buildings shall be designed in accordance to Clermont Architectural Standards. Staff has reviewed the application and proposed project in regards to Section 86-144 Review Criteria for a Conditional Use Permit. The self-storage facility is existing and the proposed expansion to the site will not be detrimental to the health, safety and general welfare of the community. The use of the site is not changing and the proposed expansion will allow the maximum development intensity for the property. The self-storage facility does not generate a lot of traffic and because there are no requested changes to the existing use, any additional traffic impacts should provide a minimum increase to existing traffic on Hartwood Marsh Road. The Conditional Use Permit will not be in conflict to the Clermont Comprehensive Plan. The property has access to major road networks and will be required to work with Lake County Public Works for the installation of future sidewalks along any right of ways. The City's water and sewer service has sufficient capacity to serve the proposed expansion to the site. Staff recommends approval of Resolution No. 2021-015R.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount

Exhibits Attached (copies of original agreements)	
1. Florida Discount CUP-Staff Report	Florida Discount CUP-Staff Report.pdf
2. 2021-015R (03.31.2021 V1)	2021-015R (03.31.2021 V1).pdf
3. Florida Discount Storage-Map	Florida Discoun Storage-Map.pdf
4. Self-Storage Layout C3 Phase 3-Model	Self-Storage Layout C3 Phase 3-Model.pdf
5. Self-Storage Layout C2 Phase 3 - Shaded-Model	Self-Storage Layout C2 Phase 3 - Shaded-Model.pdf
6. Building Elevations - B6362	Building Elevations - B6362.pdf
7. Application	Application.pdf
8. FLORIDA DISCOUNT STORAGE CUP AD	FLORIDA DISCOUNT STORAGE CUP.pdf



CITY OF CLERMONT

Staff Analysis Report

OWNER: Florida Discount Storage No. 4 LLC.

APPLICANT: Frith & Associates, Inc.

PROJECT NAME: Florida Discount Storage, Phase 3 Expansion

REQUESTED ACTION: A Conditional Use Permit (CUP) to allow for the expansion of an existing self-storage facility.

SIZE OF PARCEL: 23.6 acres +/-

LOCATION: 2300 Hartwood Marsh Road, property located on the south side of Hartwood Marsh Road and east of Highway 27

EXISTING ZONING: C-2 General Commercial District

EXISTING LAND USE: Self-Storage Facility

FUTURE LAND USE CATEGORY: Commercial

SITE UTILITIES: City of Clermont Water and Sewer

ANALYSIS:

The applicant is requesting a Conditional Use Permit (CUP) to allow for the expansion of an existing self-storage facility. The proposed expansion to the site would include four additional warehouse/storage buildings and additional outside parking/storage for large vehicles including recreational vehicles, boats and other commercial vehicles.

The "C-2" General Commercial zoning district, Land Development Code Section 122-224 requires a Conditional Use Permit for any residential self-storage facility uses, including any expansions to the site. The City Council approved a Utility Service Agreement in February 2005, as part of the JPA review process and received final site plan approval for a development permit in Lake County's jurisdiction. On July 25, 2006, the subject parcel was annexed into the City of Clermont boundaries (Ordinance NO. 559), as approved and existing with Lake County development entitlements.

The applicant is also requesting a variance to allow up to a maximum 20 feet of cut and fill because of the existing topography and grade changes on the site. The Land Development Code, Section 94-195, allows a maximum 15 feet of topography changes for commercial development. The applicant has indicated the overall topography changes that exceed the code requirements will only affect approximately 18.7 percent

of the entire site. The request variance will be presented to the City Council concurrently with this Conditional Use Permit.

The proposed project will be required to comply with Clermont Land Development Regulations and all buildings shall be designed in accordance to Clermont Architectural Standards.

STAFF RECOMMENDATION:

Staff has reviewed the application and proposed project in regards to Section 86-144 Review Criteria for a Conditional Use Permit. The self-storage facility is existing and the proposed expansion to the site will not be detrimental to the health, safety and general welfare of the community. The use of the site is not changing and the proposed expansion will allow the maximum development intensity for the site. The proposed changes to site will not be out of character with the surrounding neighborhoods or adjacent properties. The Conditional Use Permit will not be in conflict to the Clermont Comprehensive Plan goals, objective and policies. The property has access to major road networks and will be required to work with Lake County Public Works for the installation of future sidewalks along the property boundaries on Hartwood Marsh Road. The City's water and sewer service has sufficient capacity to serve the proposed expansion.

Staff recommends approval of Resolution No. 2021-015R.



**CITY OF CLERMONT
RESOLUTION NO. 2021-015R**

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

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held on April 6, 2021 recommended approval of this Conditional Use Permit to allow for the expansion of an existing self-storage facility located in the C-2 General Commercial zoning district, at the following location:

LOCATION:
Florida Discount Self-Storage
2300 Hartwood Marsh Road
Alternate Key 1462401

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. This application for a Conditional Use Permit to allow for the expansion of an existing self-storage facility in the C-2 General Commercial zoning district shall be granted subject to the following conditions:

CONDITIONAL USE PERMIT CONDITIONS:

SECTION 1: GENERAL CONDITIONS

1. The conditions as set forth in this Conditional Use Permit shall be legally binding upon any heirs, assigns and successors in title or interest.
2. No expansion of the use or additions to the facility shall be permitted except as approved by another Conditional Use Permit.



**CITY OF CLERMONT
RESOLUTION NO. 2021-015R**

3. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.
4. The Fire Inspector shall provide building inspections for life safety requirements and all fire code regulations must be in compliance prior to the issuance of any Building Certificate of Occupancy.
5. The Building Inspector shall inspect all structures and building for compliance and any building code violations shall be corrected before the issuance of the Certificate of Occupancy.
6. The final Certificate of Occupancy shall not be issued until each of the stated conditions are in compliance and all impact fees and outstanding obligations have been paid according to City regulations.
7. 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.
8. The Conditional Use Permit must be signed and recorded with Lake County Clerk of Courts and returned to the Clermont City Clerk's office within 90 days of the approval date by the City Council or this Permit will become null and voided.
9. 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.
10. 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 Development Services Department.
11. The property shall be developed in substantial accordance with the Conceptual Site Plan (Exhibit A) prepared by John Frith & Associates Inc, submitted with the CUP application. All new development and/or changes to the subject property must submit for site plan approval by the Site Review Committee prior to the issuance of a zoning clearance or other development permits. The conceptual site plans submitted with the Conditional Use Permit application are not the approved and final construction plans. The conceptual site plan does not grant any development entitlements.



**CITY OF CLERMONT
RESOLUTION NO. 2021-015R**

12. This permit shall become null and void if substantial construction work has not begun within two (2) years of the approval date of this Conditional Use Permit is executed and signed by the permittee. "Substantial construction work" means the commencement and continuous prosecution of construction of required improvements ultimately finalized at completion.

SECTION 2: LAND USE

1. This Conditional Use permit is to allow for the expansion of an existing self-storage facility. This Conditional Use Permit will allow the construction of additional warehouse/storage buildings and outside parking of recreational vehicles, commercial vehicles and boats on site.
2. The subject property may also be used for any other permitted uses in the C-2 General Commercial zoning district.
3. The site shall be developed according to the City of Clermont Land Development Regulations and all building must comply with Clermont Architectural Design Standards.
4. The self-storage facility shall be gated and will be secured from the General Public. Any fencing shall be ornamental metal or decorative PVC/vinyl.
5. Any outside storage and/or parking of recreational vehicles, boats and commercial vehicles shall be completely screened from public view and any streets. All screening materials must be decorative and approved by the Clermont Site Review Committee.
6. Site lighting shall be installed and operated to reflect downward onto the site and shall not spill over onto adjacent properties.
7. No outside speaker systems shall be allowed.
8. Sidewalks are required adjacent to any streets right of way for the entire length of subject parcel; any required sidewalk installation for Hartwood Marsh Road shall be coordinated with Lake County Public Works Department.

SECTION 3: CONFLICT

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

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



**CITY OF CLERMONT
RESOLUTION NO. 2021-015R**

validity of the remainder would clearly and without doubt contradict or frustrate the intent of the Resolution as a whole.

SECTION 5: ADMINISTRATIVE CORRECTION

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 EFFECTIVE DATE

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



**CITY OF CLERMONT
RESOLUTION NO. 2021-015R**

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

CITY OF CLERMONT

Tim Murry, Mayor

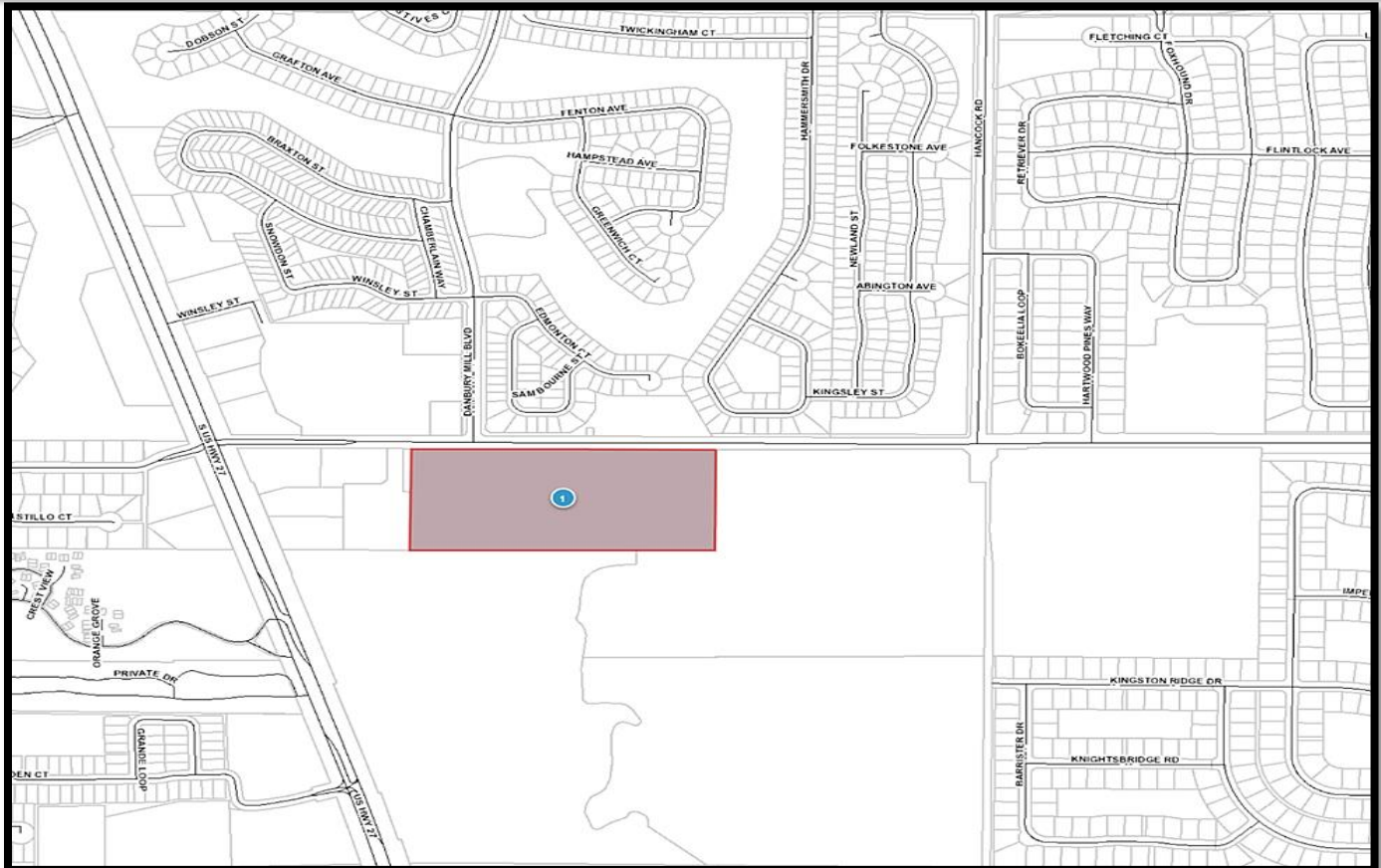
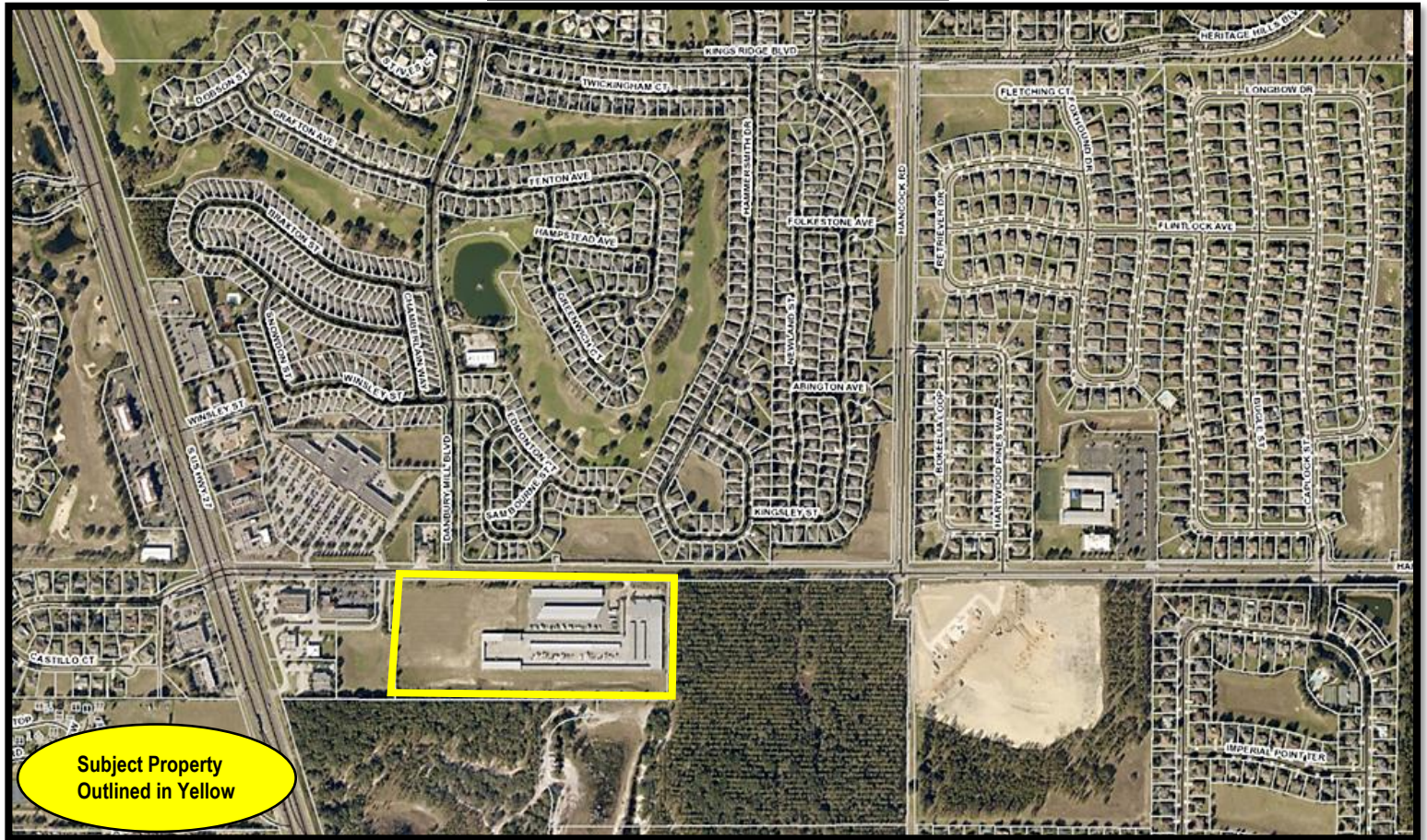
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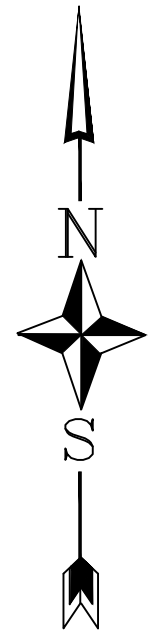
Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

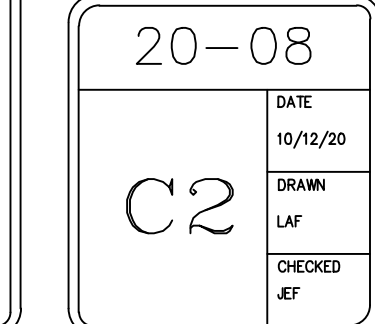
Daniel F. Mantzaris, City Attorney

LOCATION MAP

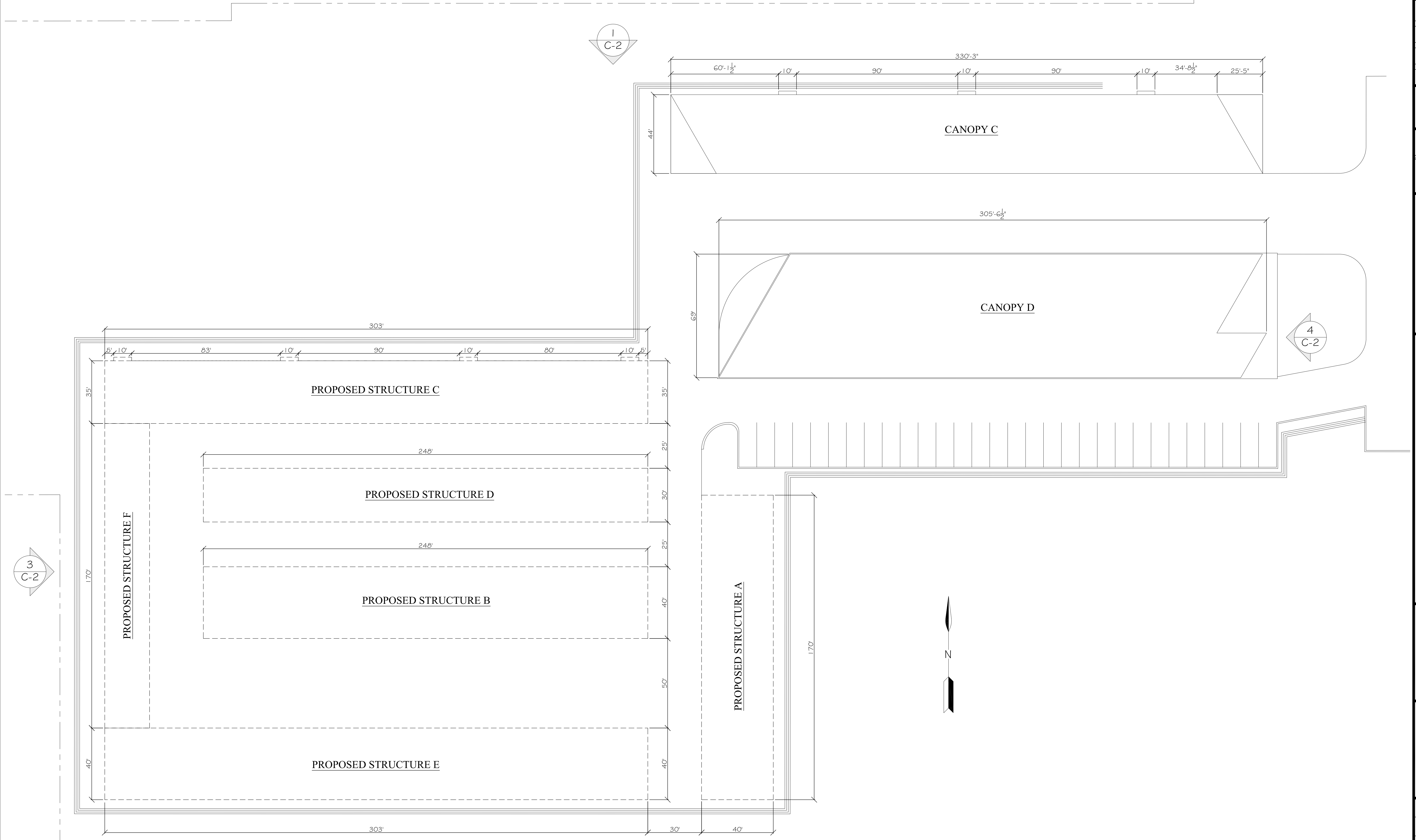




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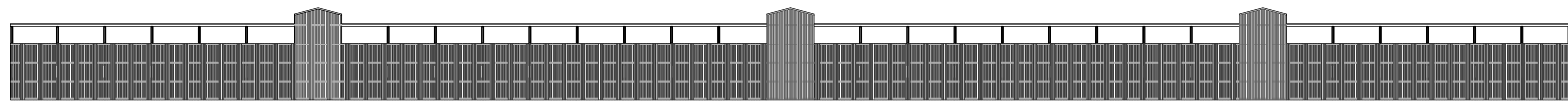


DISCOUNT STORAGE
CLERMONT, FL 34711

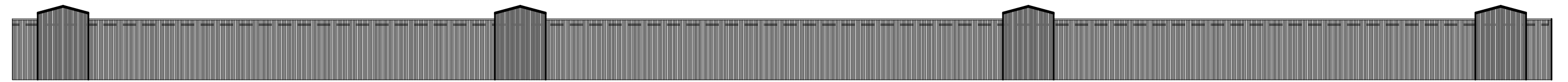


SITE PLAN

MARKUPS		
#1	BY:	DATE:
REVISIONS		
#	BY:	DATE:
COVER SHEET		
DISCOUNT STORAGE 2300 HARTWOOD MARSH RD CLERMONT, FL 34711 LAKE COUNTY		
OWNER'S SIGNATURE FINAL APPROVED DRAWINGS ☐ MANUFACTURING RELEASE		
THE RABCO CORPORATION 10411 CROWN PARK CIRCLE WINTER GARDEN, FL 34787 800/999-0220 CB CO47783 Fax: 407/877-9065		
DATE 02-18-21		
SCALE N.T.S.		
JOB NUMBER PHASE III		
FILE NAME B6362.dwg		
SHEET C-1		

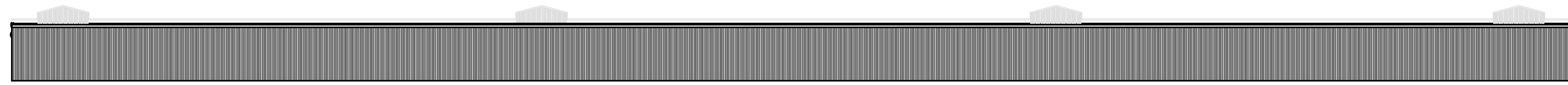


CANOPY C
NORTH ELEVATION
(BEYOND)

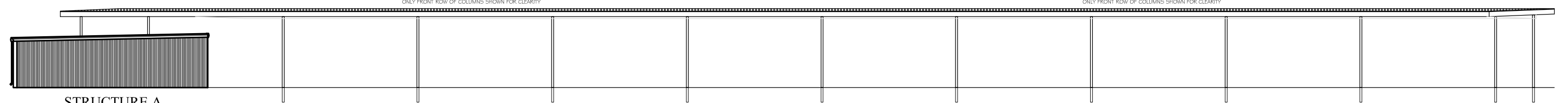


STRUCTURE C
NORTH ELEVATION

1 NORTH SITE ELEVATION
C-2
SCALE: N.T.S.



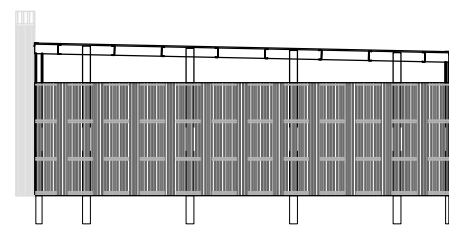
STRUCTURE E
SOUTH ELEVATION



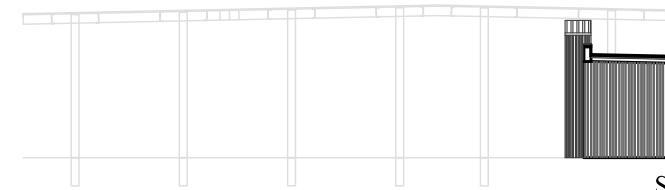
STRUCTURE A
SOUTH ELEVATION

2 SOUTH SITE ELEVATION
C-2
SCALE: N.T.S.

CANOPY D
SOUTH ELEVATION
(BEYOND)



CANOPY C
WEST ELEVATION



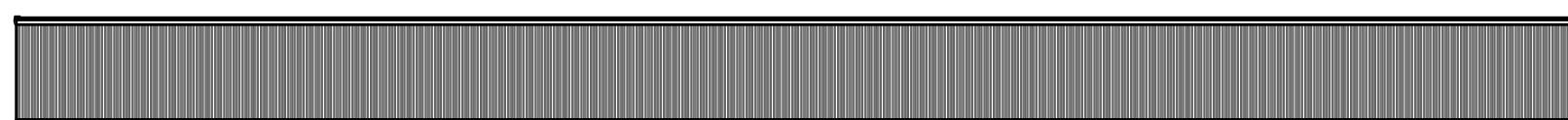
CANOPY D
WEST ELEVATION

STRUCTURE C
WEST ELEVATION

STRUCTURE F
WEST ELEVATION

STRUCTURE E
WEST ELEVATION

3 WEST SITE ELEVATION
C-2
SCALE: N.T.S.



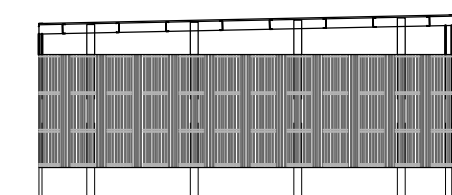
STRUCTURE A
EAST ELEVATION

STRUCTURE D
EAST ELEVATION
(BEYOND)

STRUCTURE F
EAST ELEVATION
(BEYOND)

STRUCTURE C
EAST ELEVATION
(BEYOND)

CANOPY D
EAST ELEVATION



CANOPY C
EAST ELEVATION

4 EAST SITE ELEVATION
C-2
SCALE: N.T.S.

MARKUPS

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REVISIONS

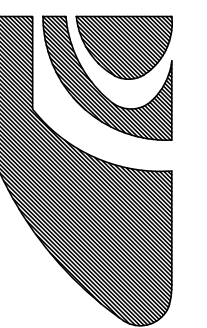
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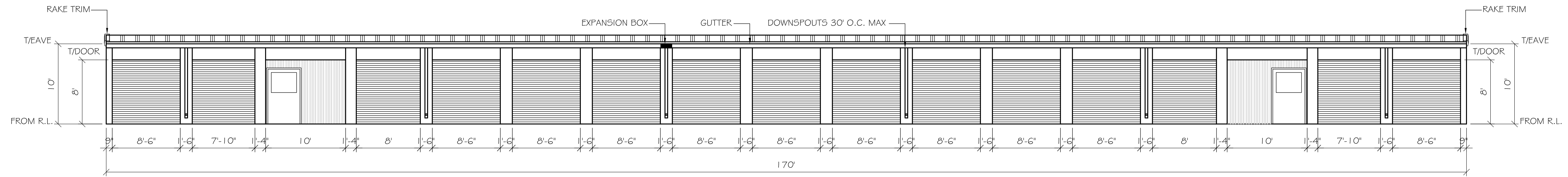
DISCOUNT STORAGE
2300 HARTWOOD MARSH RD
CLERMONT, FL 34711
LAKE COUNTY

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FINAL APPROVED DRAWINGS
MANUFACTURING RELEASE

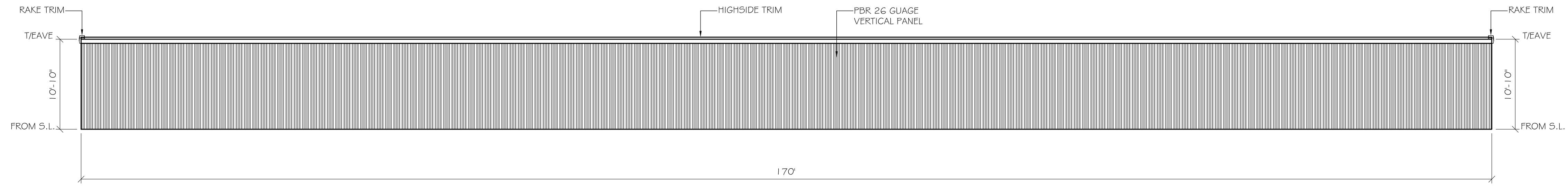
THE RABCO CORPORATION
1041 CROWN PARK CIRCLE WINTER GARDEN, FL 34787
800/999-0220 CB CO47763 Fax: 407/877-9065



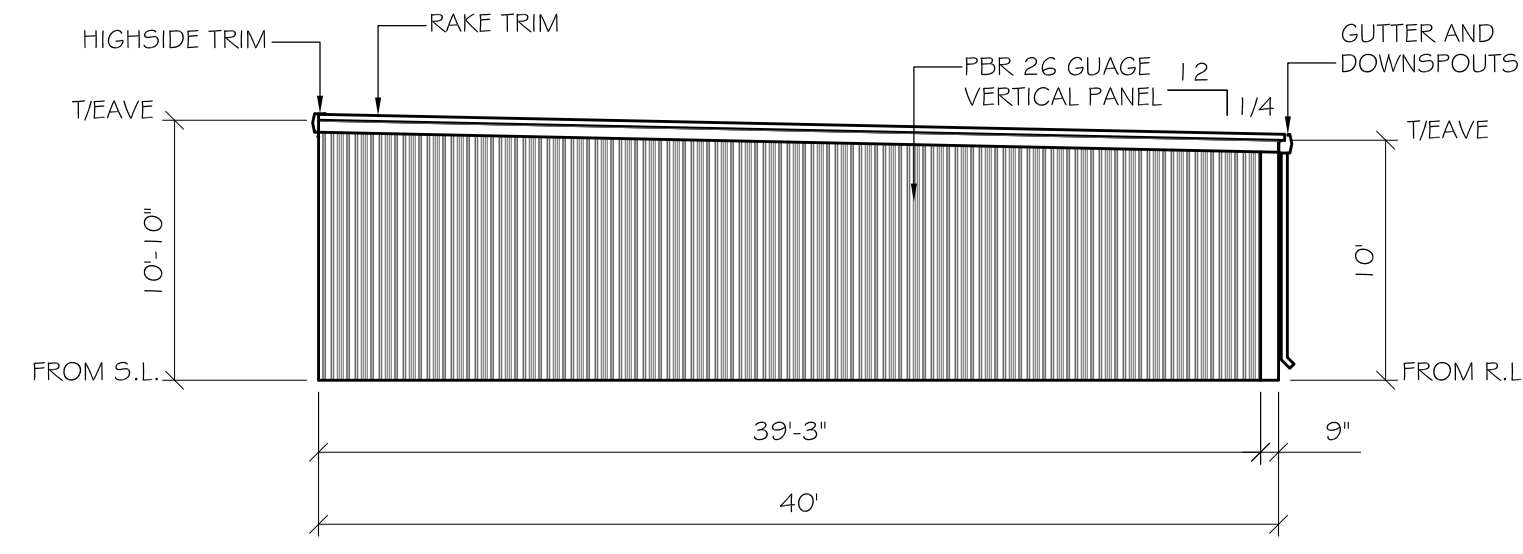
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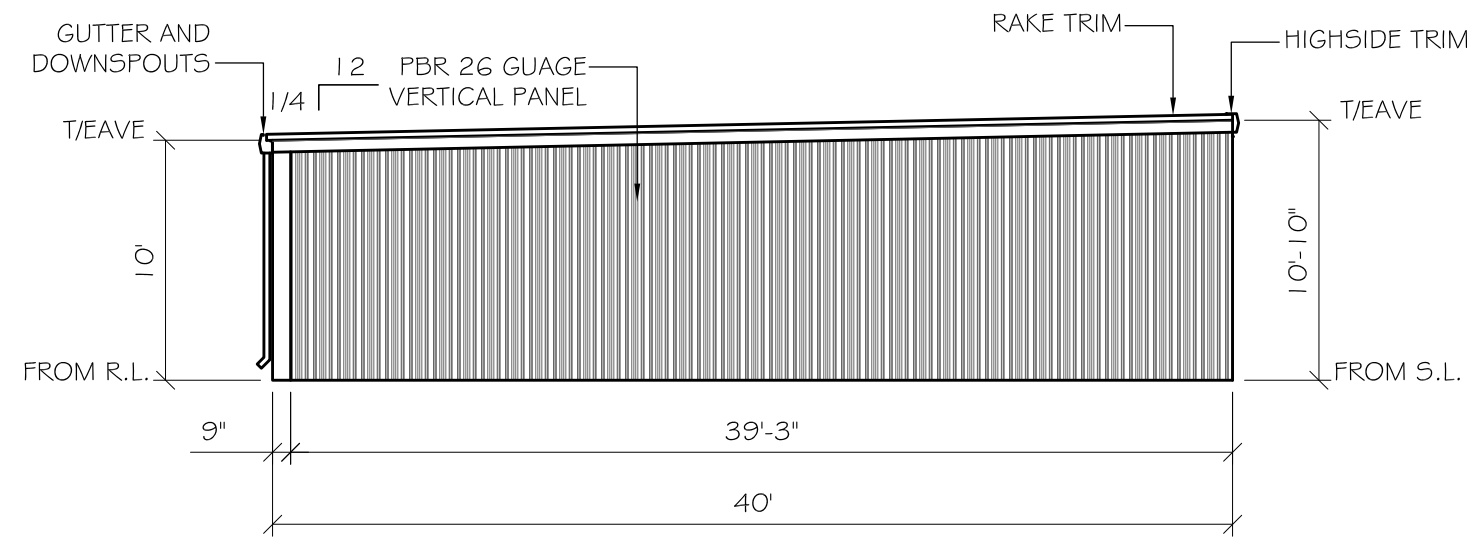
STRUC. A WEST ELEVATION
1/8" = 1'



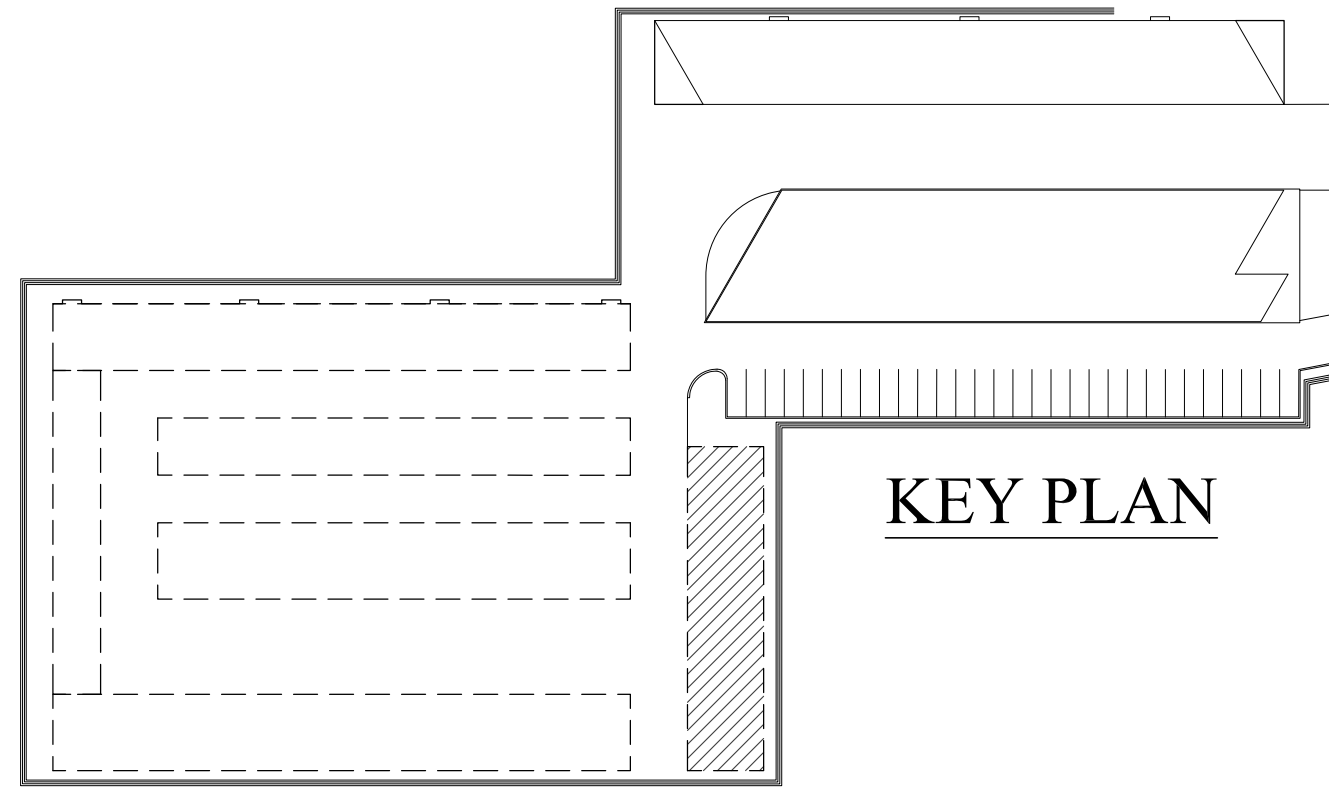
STRUC. A EAST ELEVATION
1/8" = 1'



STRUC. A NORTH ELEVATION
1/8" = 1'



STRUC. A SOUTH ELEVATION
1/8" = 1'



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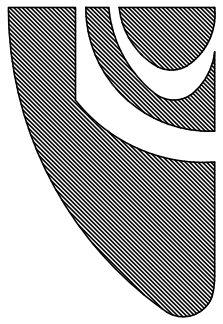
STRUCTURE A ELEVATIONS

DISCOUNT STORAGE
2300 HARTWOOD MARSH RD
CLERMONT, FL 34711
LAKE COUNTY

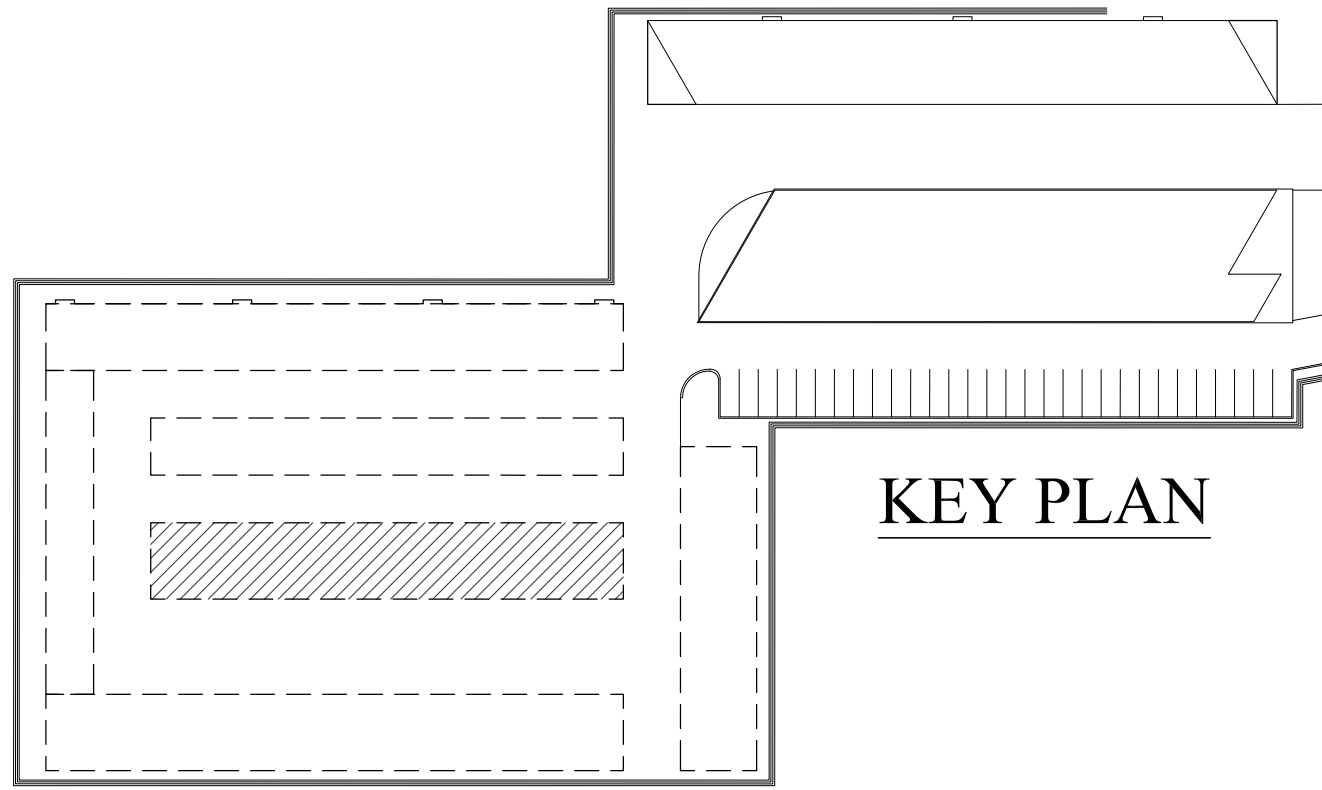
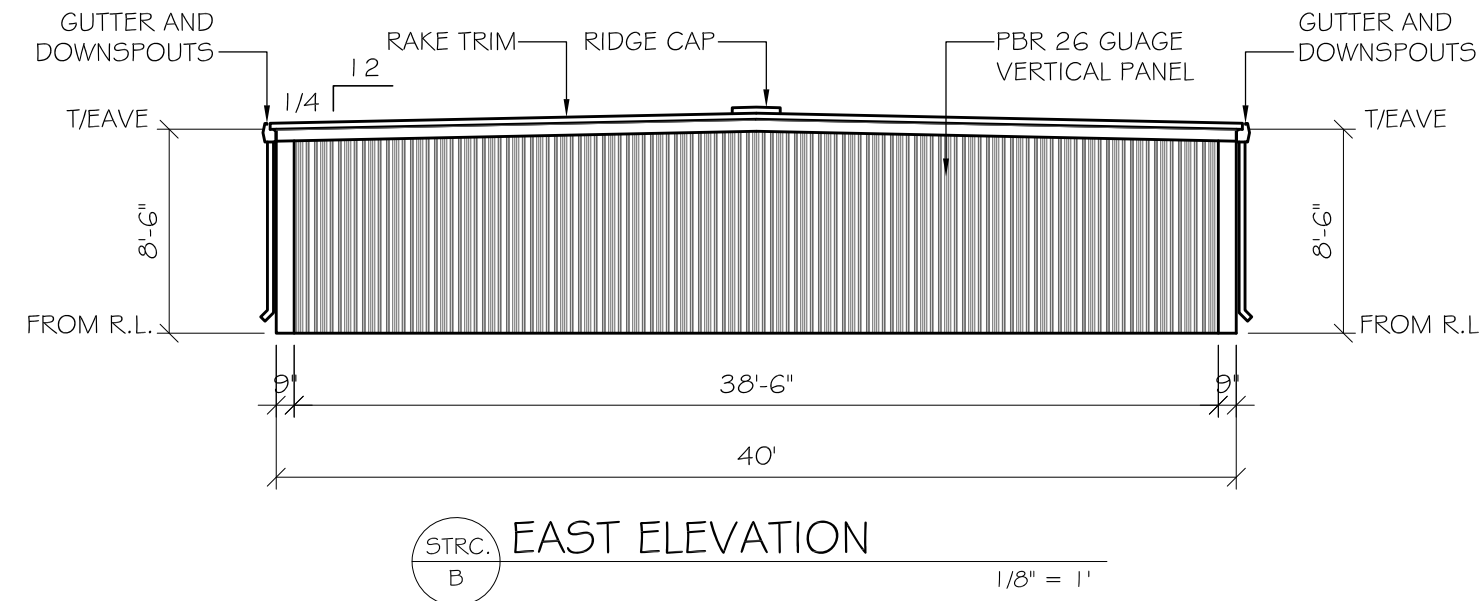
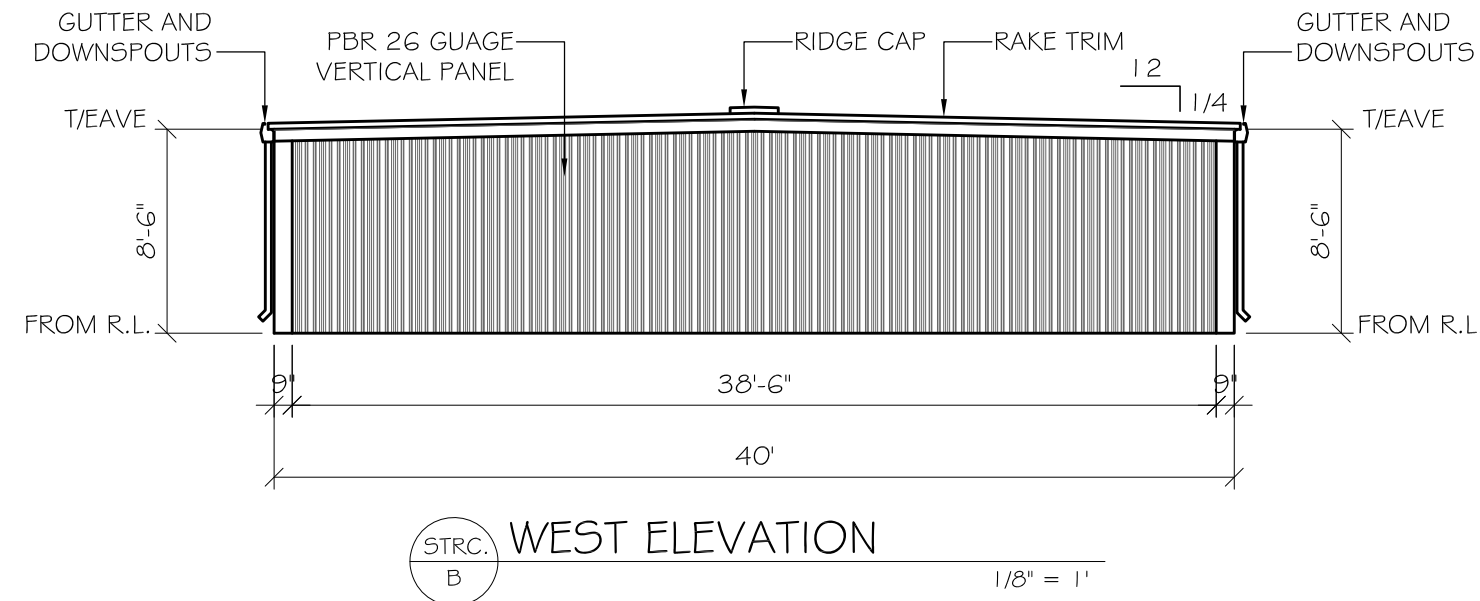
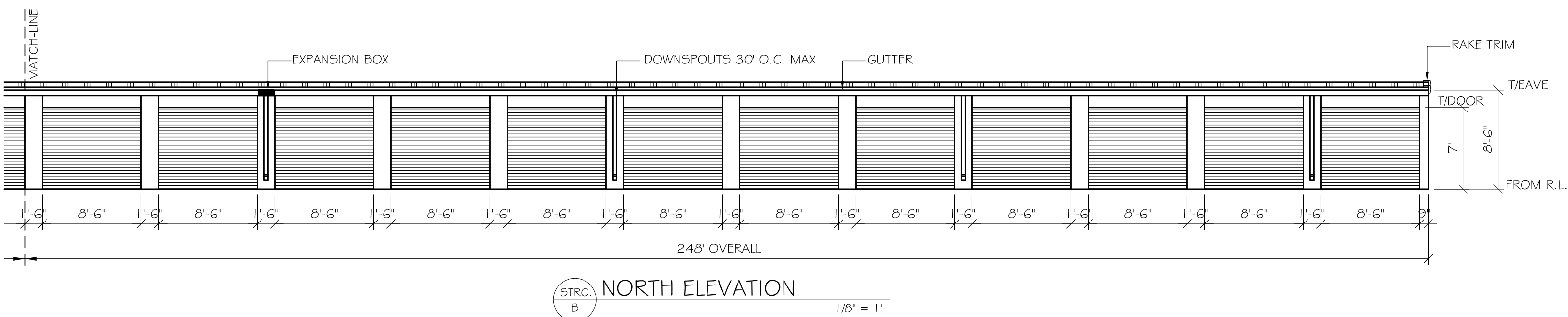
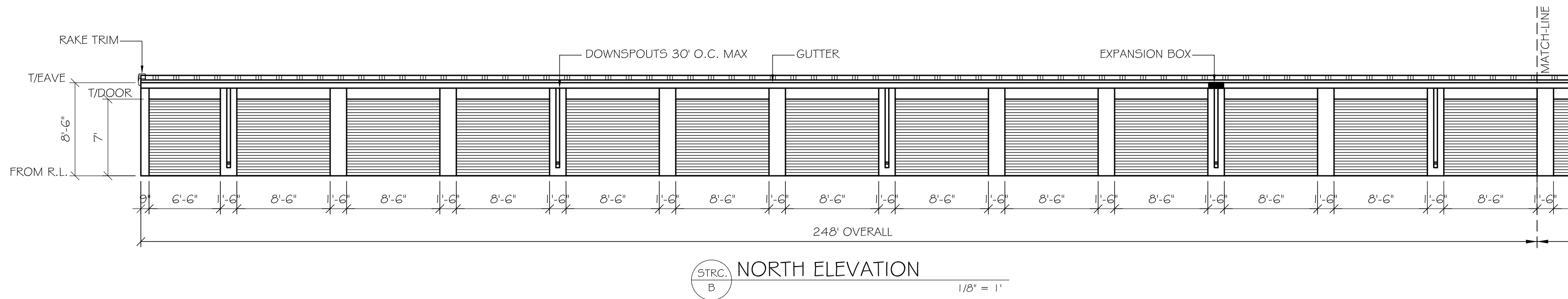
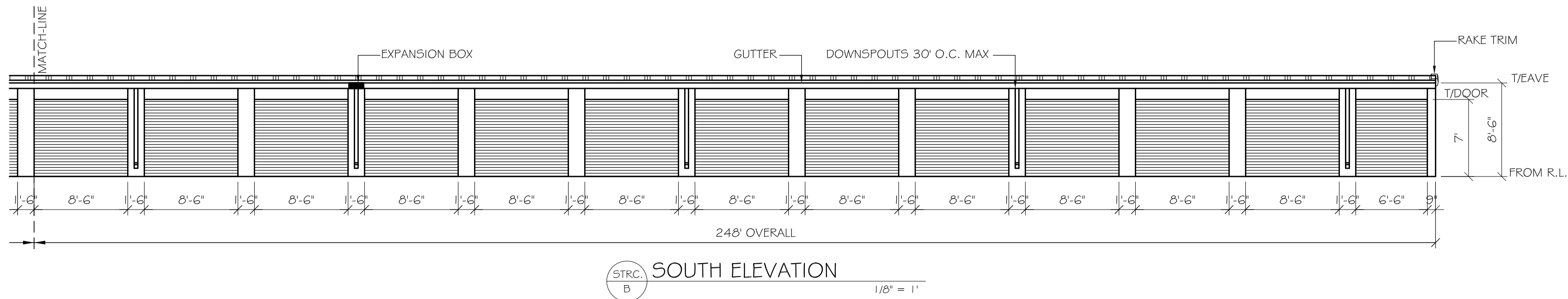
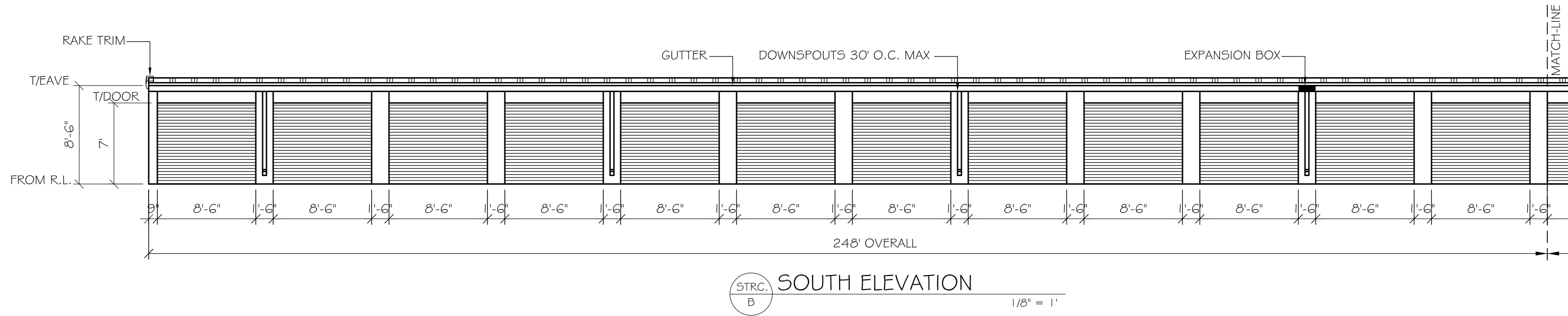
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FINAL APPROVED DRAWINGS
MANUFACTURING RELEASE

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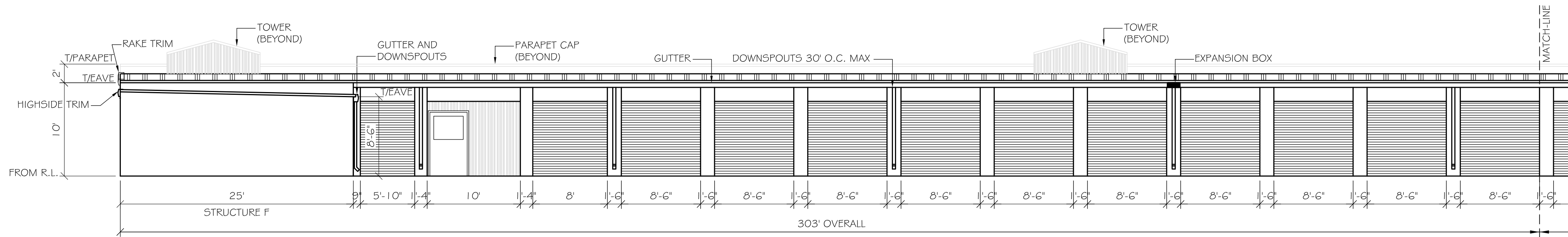
THE RABCO CORPORATION
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800/999-0220 CB CO47783 Fax: 407/877-9065



DATE 02-18-21
SCALE
JOB NUMBER PHASE III
FILE NAME B6362.dwg
SHEET S-1

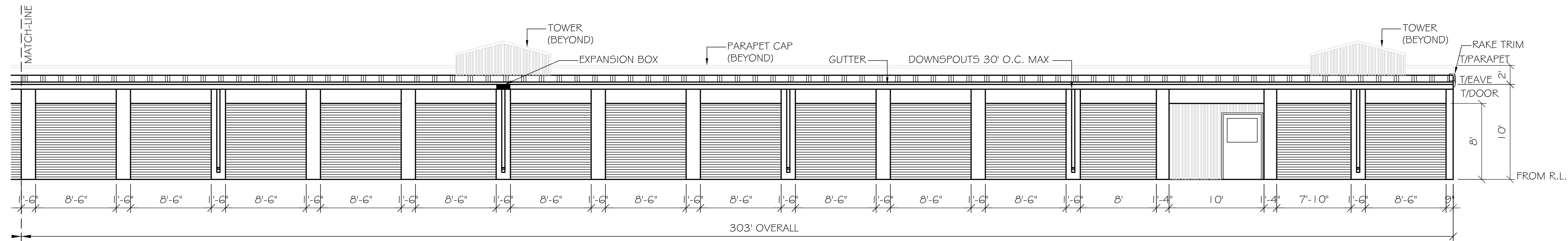


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STRUCTURE B ELEVATIONS		
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SHEET		
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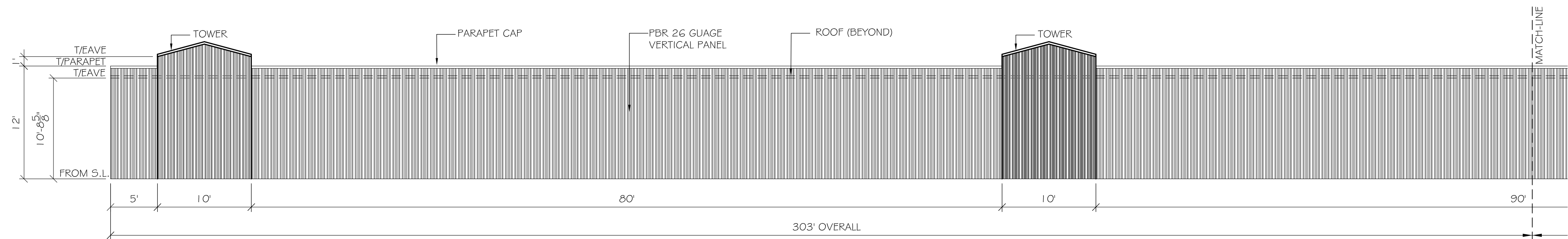
STRUC. C SOUTH ELEVATION

1/8" = 1'



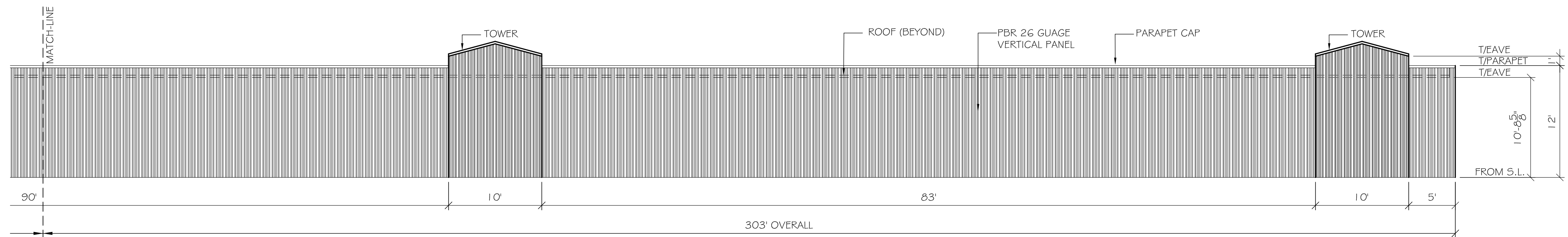
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1/8" = 1'



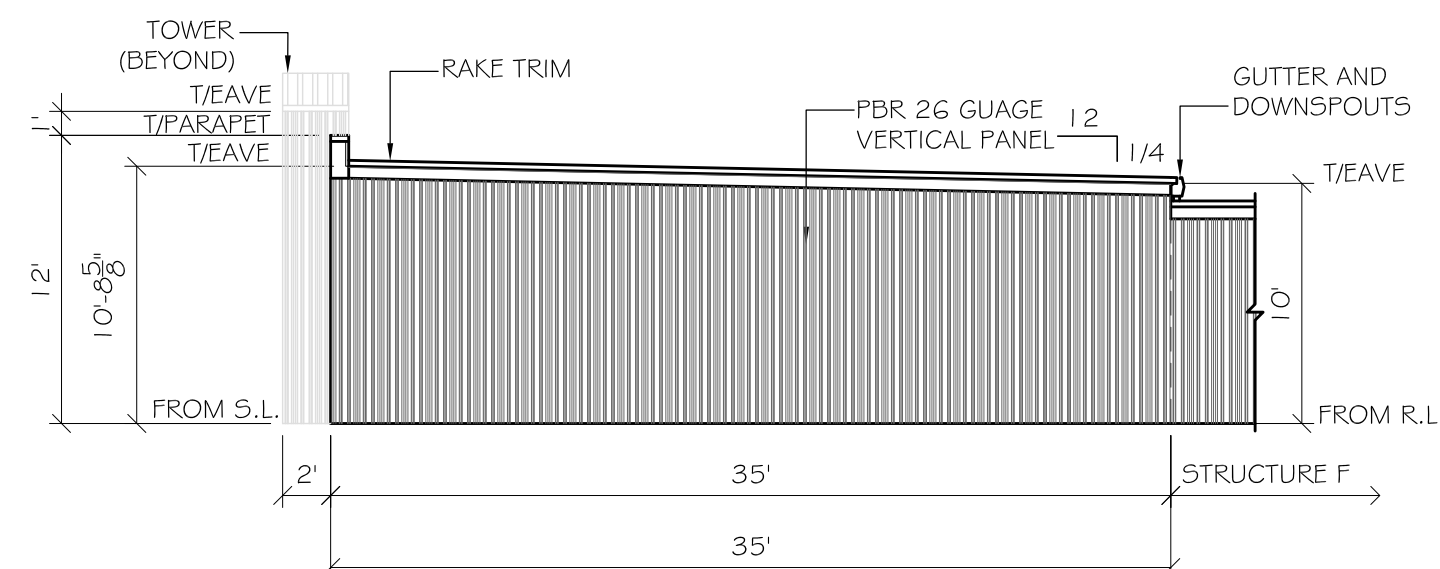
STRUC. C NORTH ELEVATION

1/8" = 1'



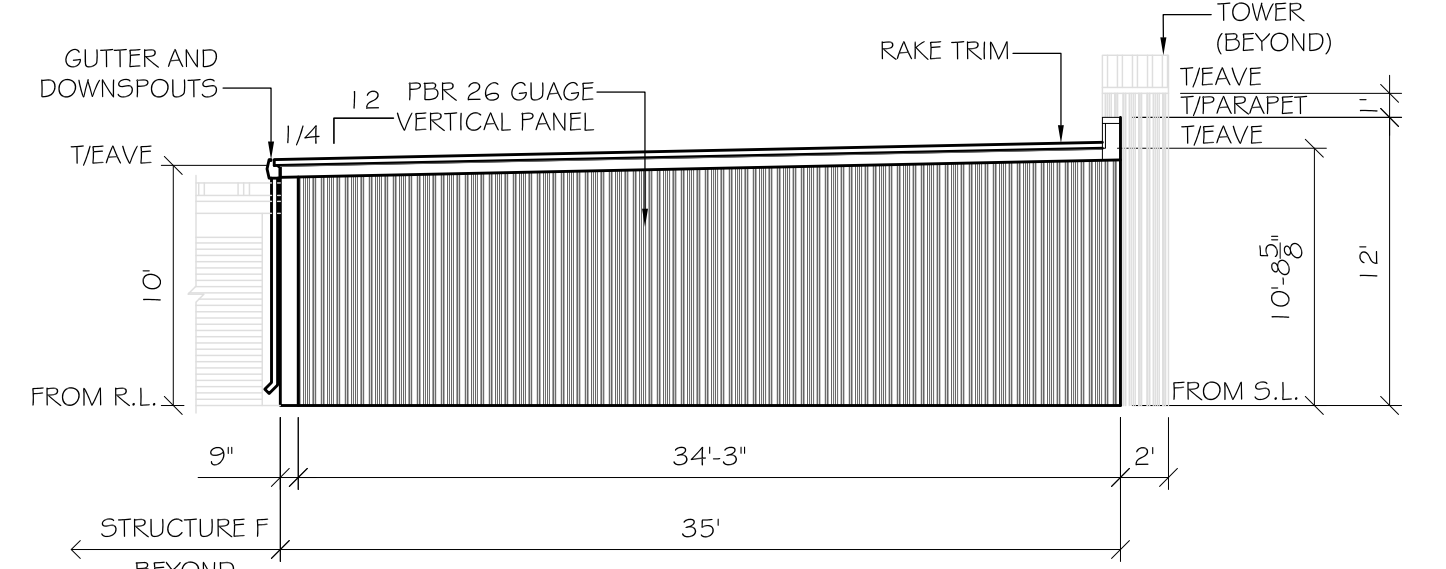
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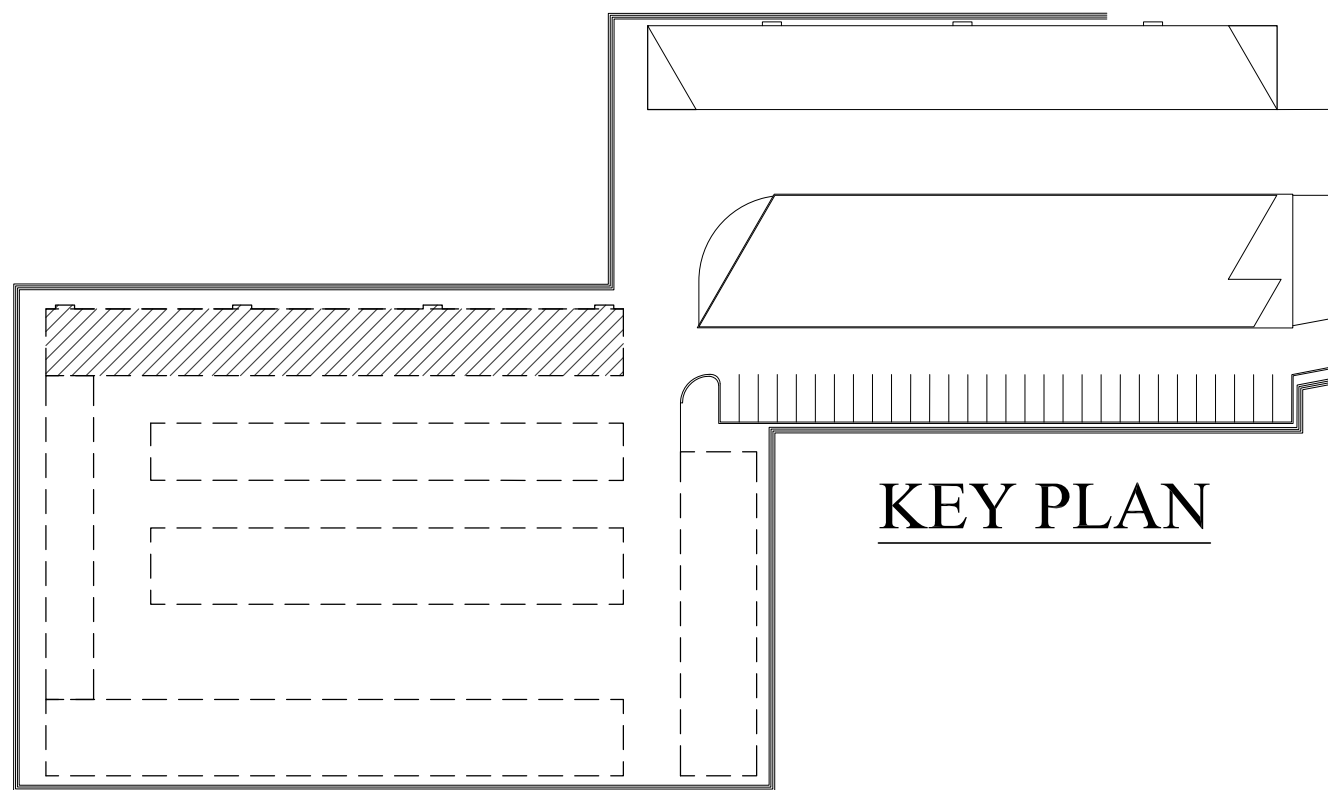
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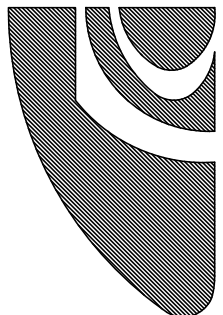
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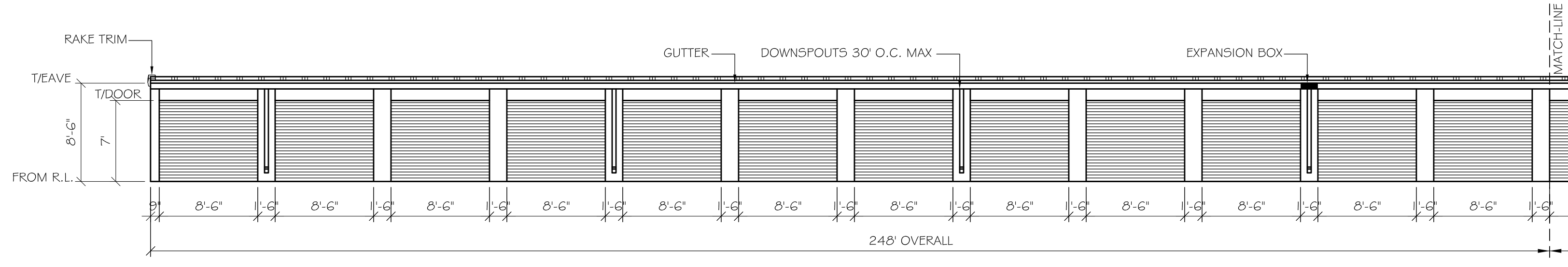


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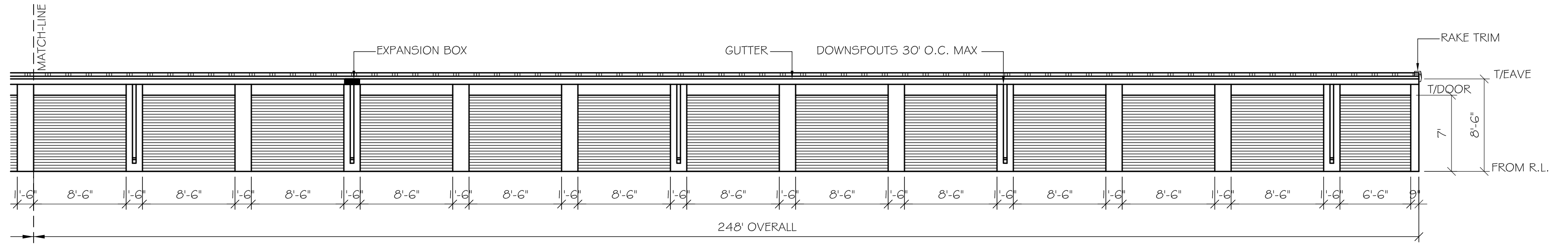
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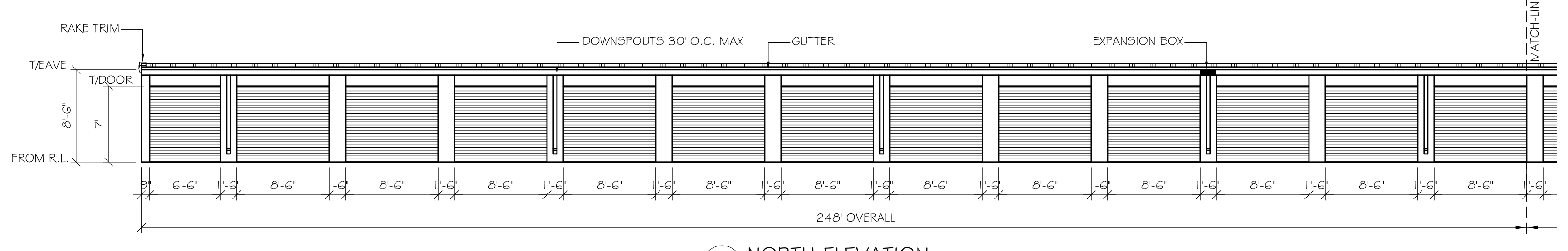
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DISCOUNT STORAGE 2300 HARTWOOD MARSH RD CLERMONT, FL 34711 LAKE COUNTY		
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THE RABCO CORPORATION 1041 CROWN PARK CIRCLE WINTER GARDEN, FL 34787 800/999-0220 CB CO47783 Fax: 407/877-9065		
		
DATE 02-18-21		
SCALE		
JOB NUMBER PHASE III		
FILE NAME Bg362.dwg		
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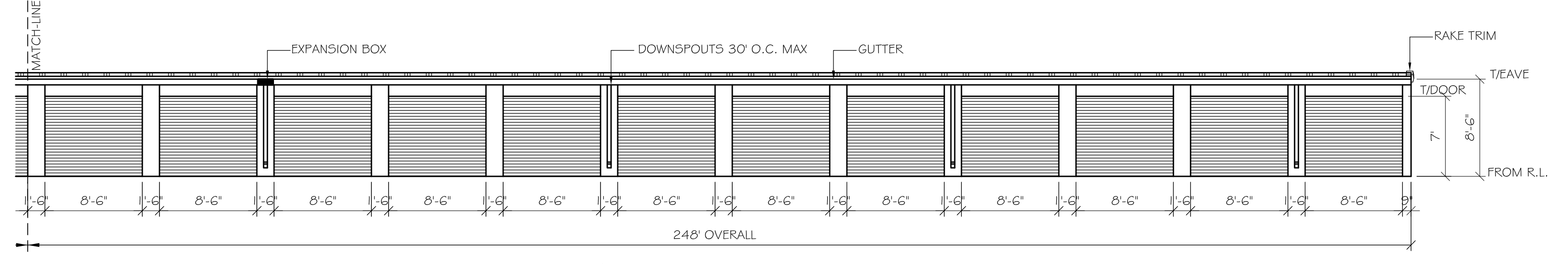
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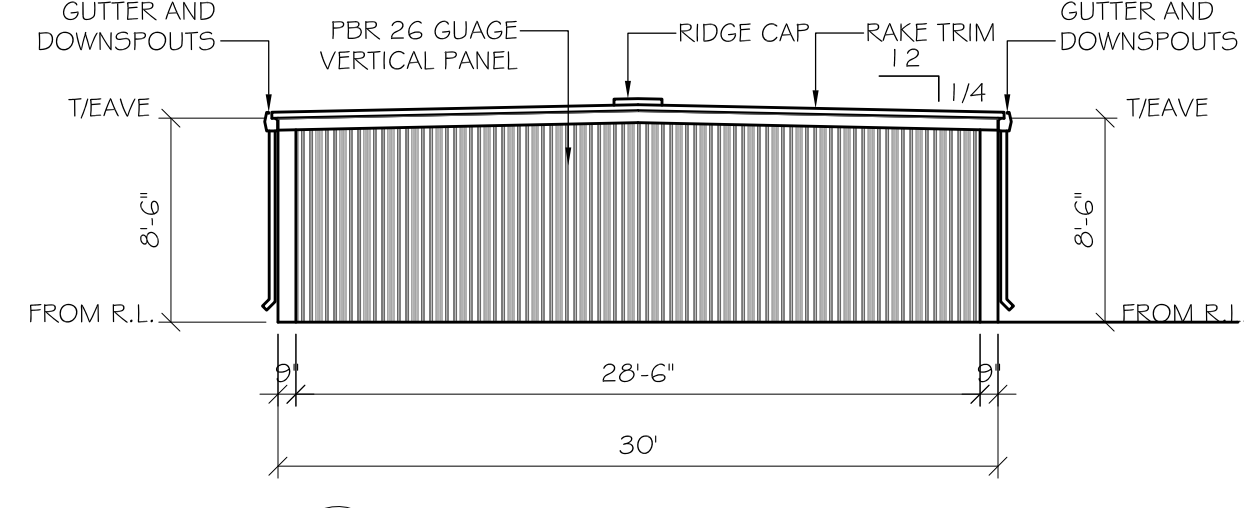
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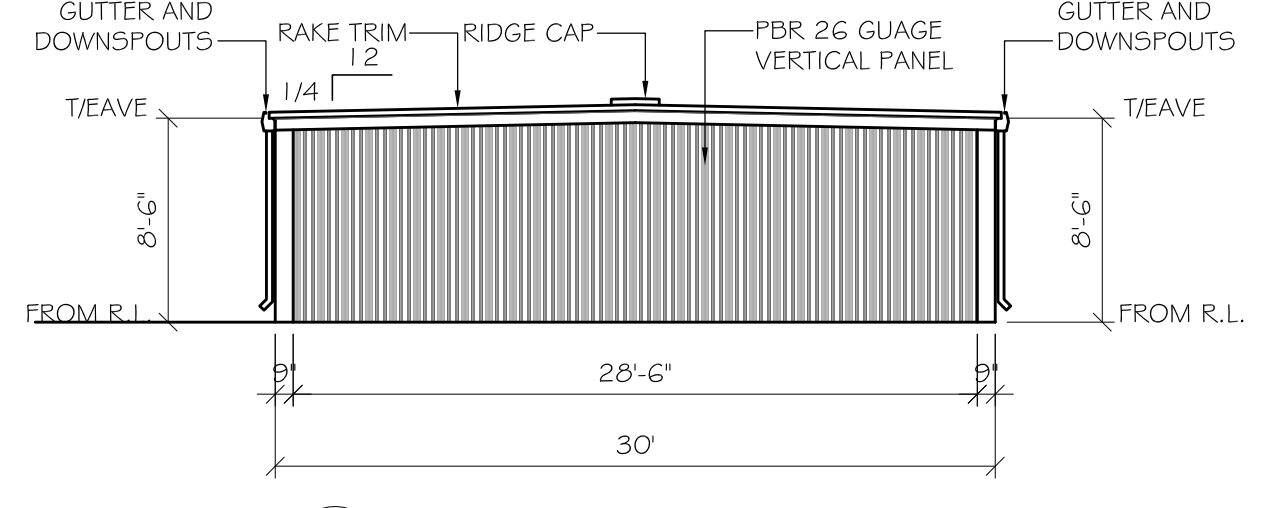
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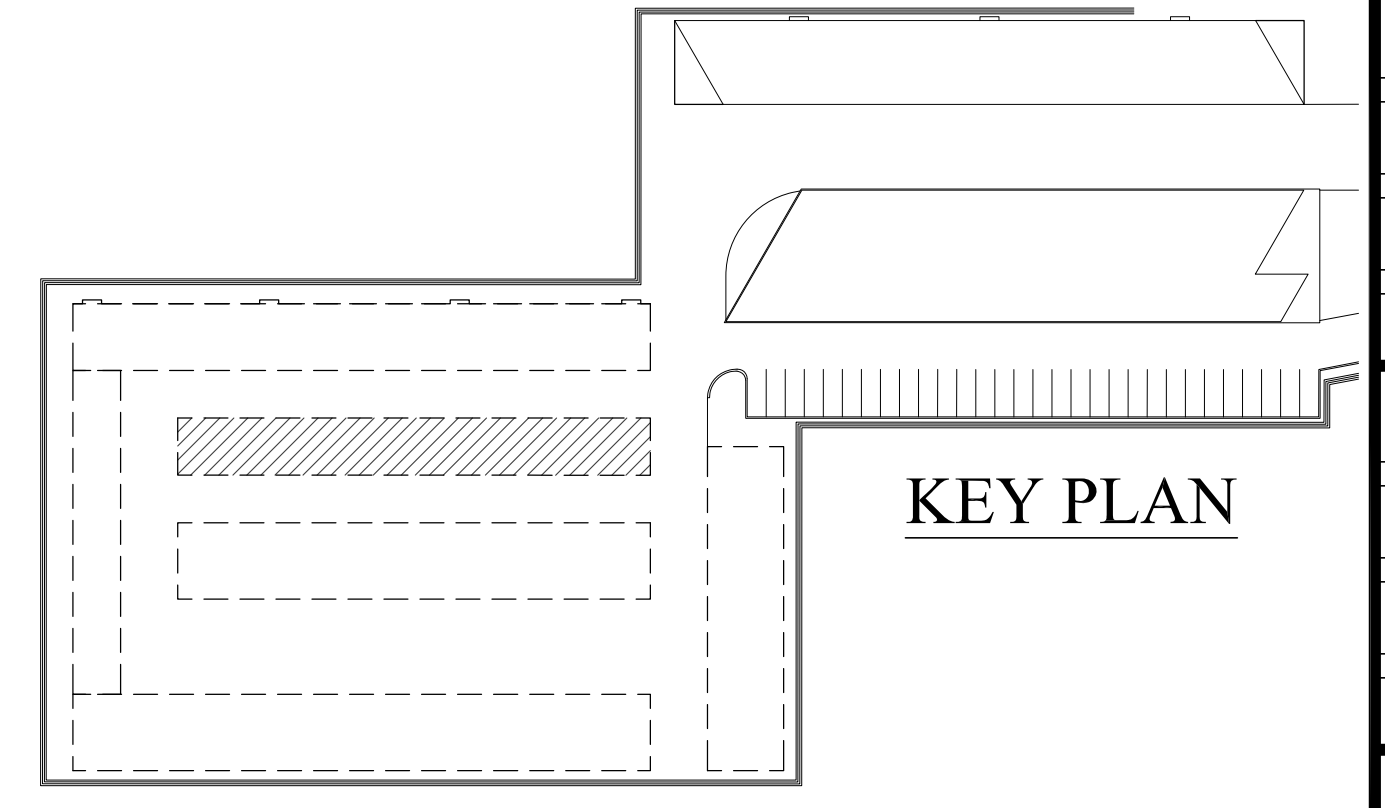
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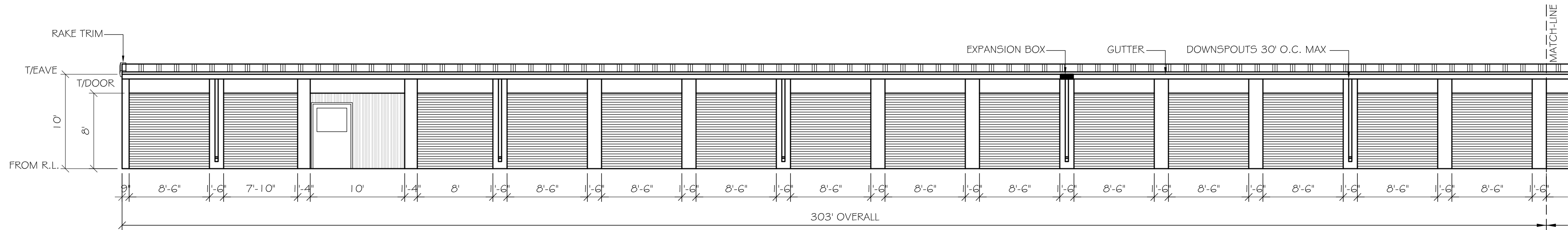
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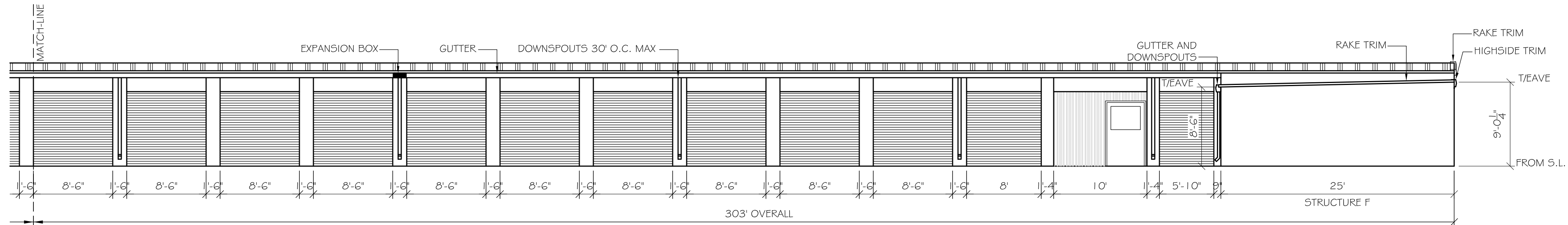
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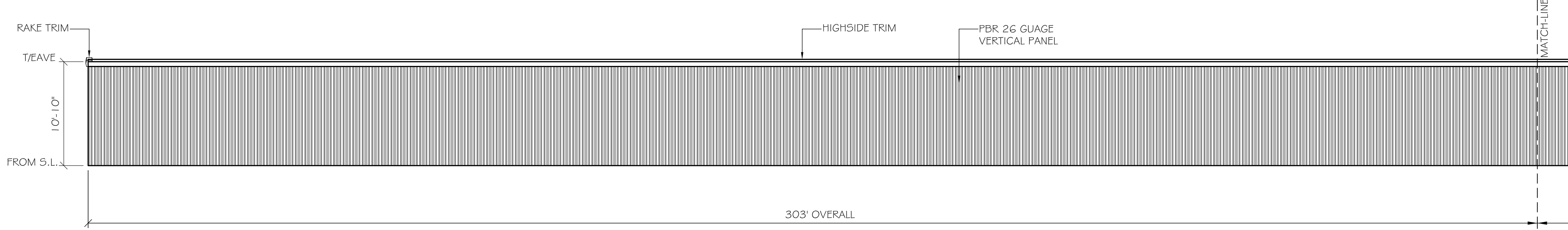
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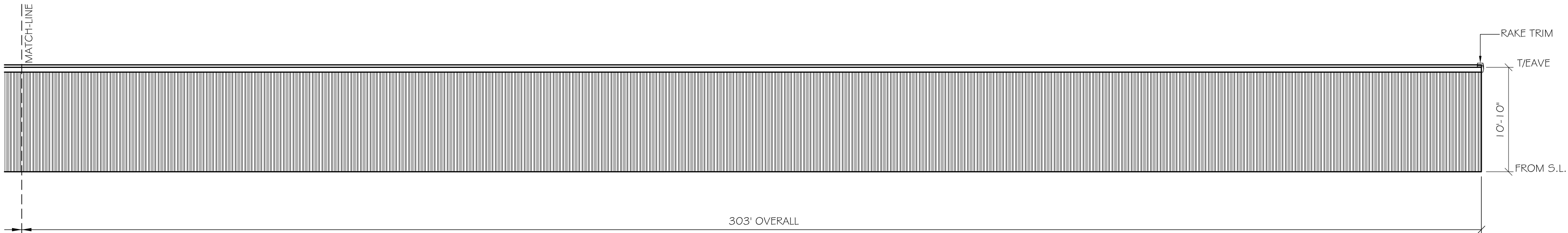
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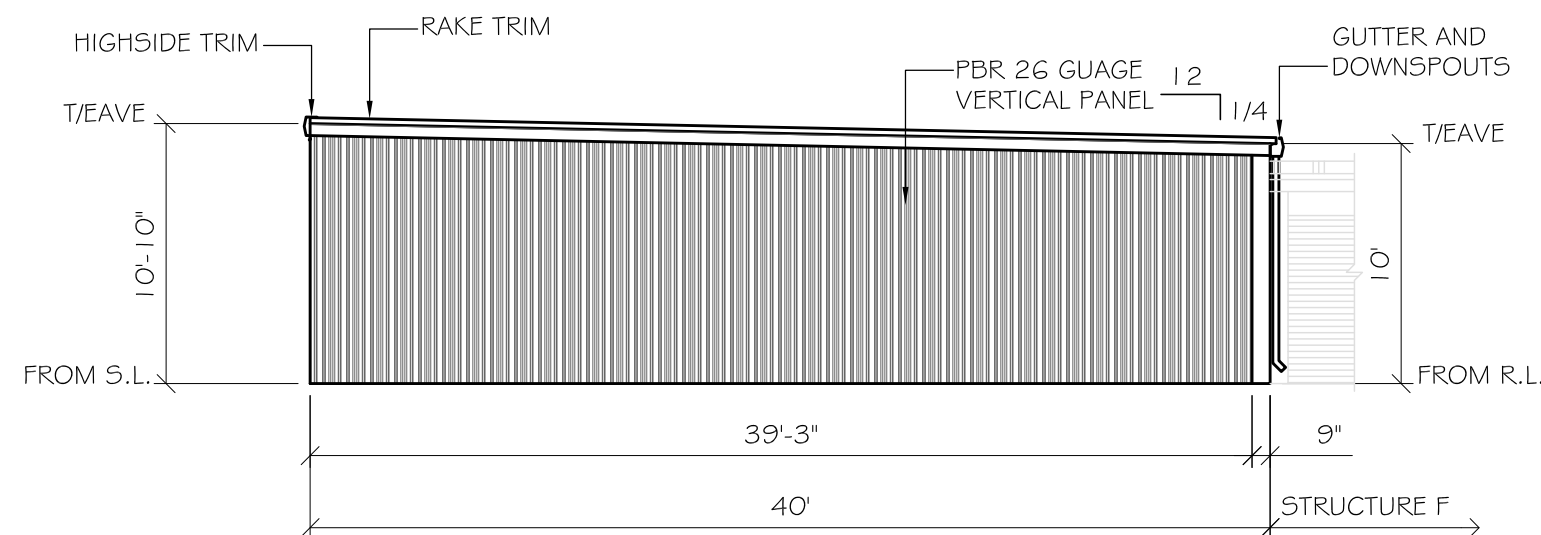
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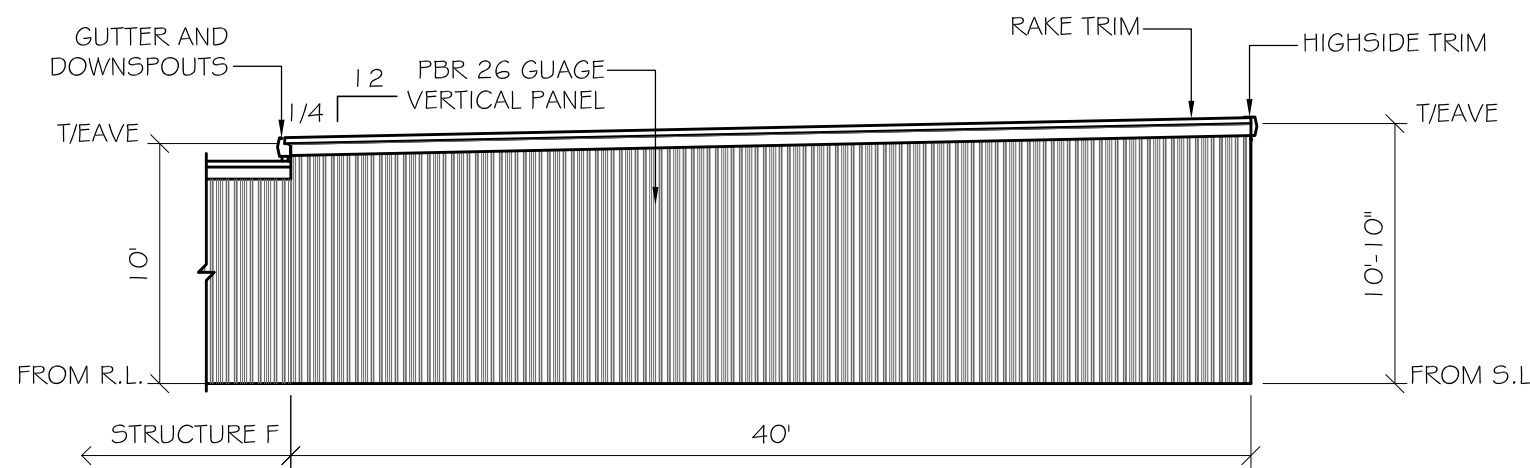
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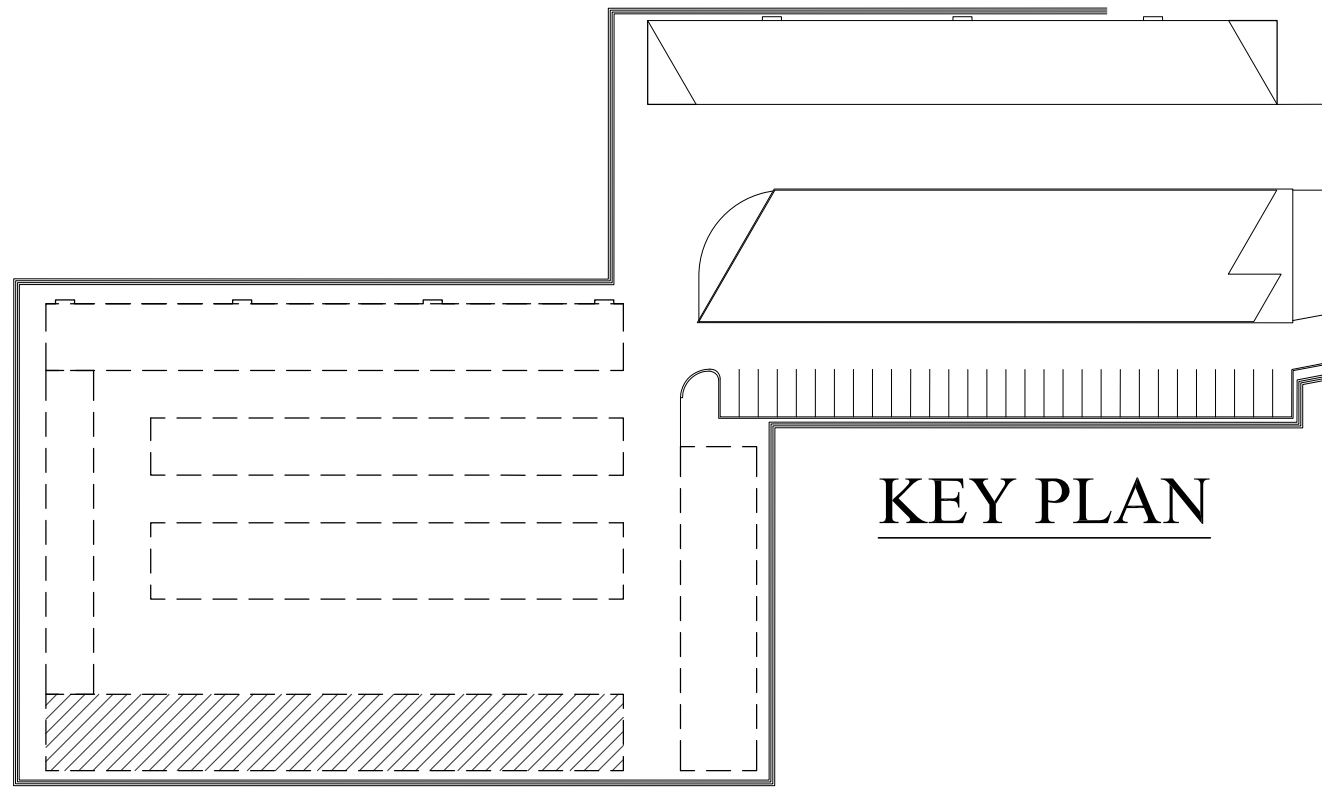
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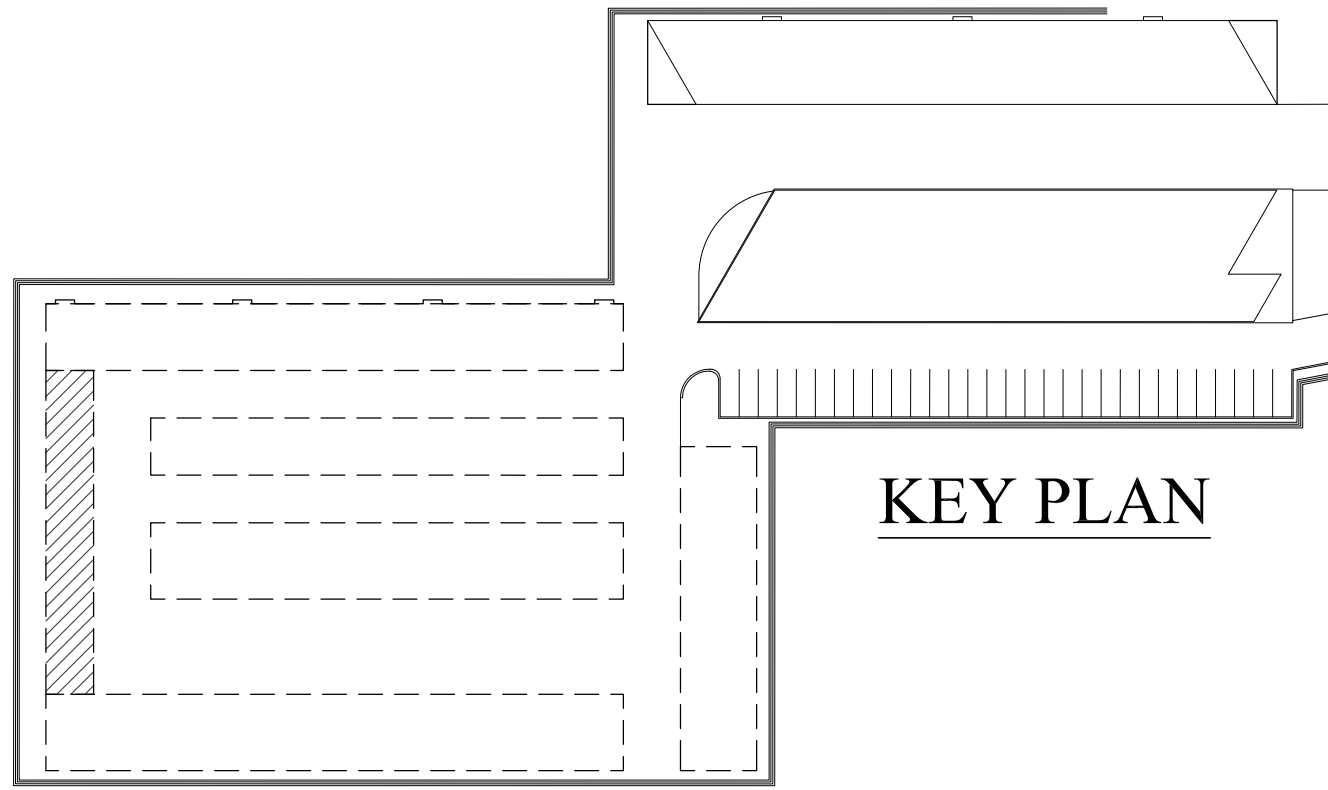
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STRUC. A
WEST ELEVATION
1/8" = 1'



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THE RABCO CORPORATION 1041 CROWN PARK CIRCLE WINTER GARDEN, FL 34787 800/999-0220 CB CO47783 Fax: 407/877-9065
DATE 02-18-21
SCALE
JOB NUMBER PHASE III
FILE NAME B6362.dwg
SHEET S-1-4

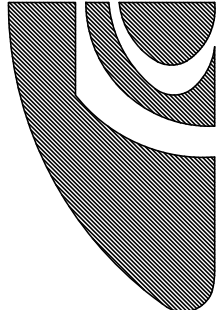


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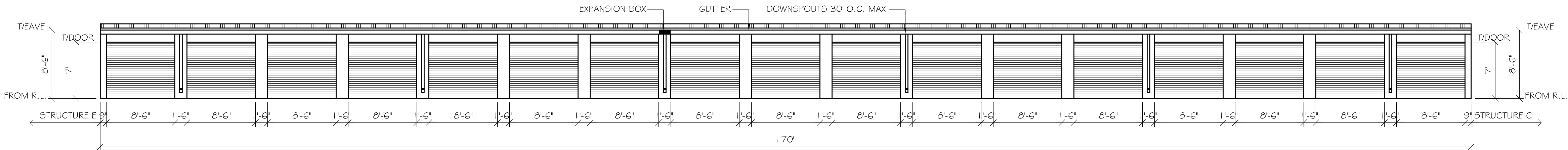
DISCOUNT STORAGE
2300 HARTWOOD MARSH RD
CLERMONT, FL 34711
LAKE COUNTY

OWNER'S SIGNATURE
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MANUFACTURING RELEASE

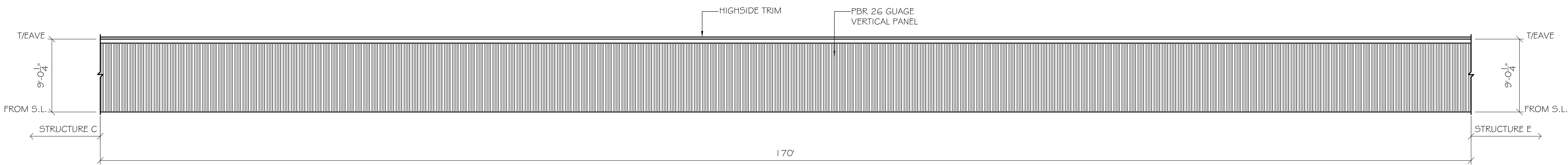


THE RABCO CORPORATION
1041 CROWN PARK CIRCLE WINTER GARDEN, FL 34787
800/999-0220 CB CO47783 Fax: 407/877-9065

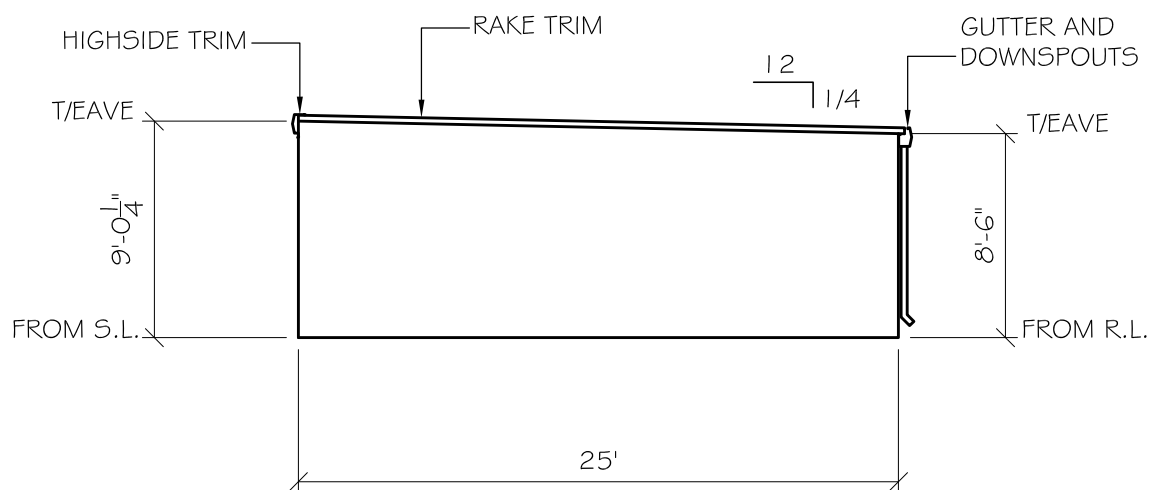
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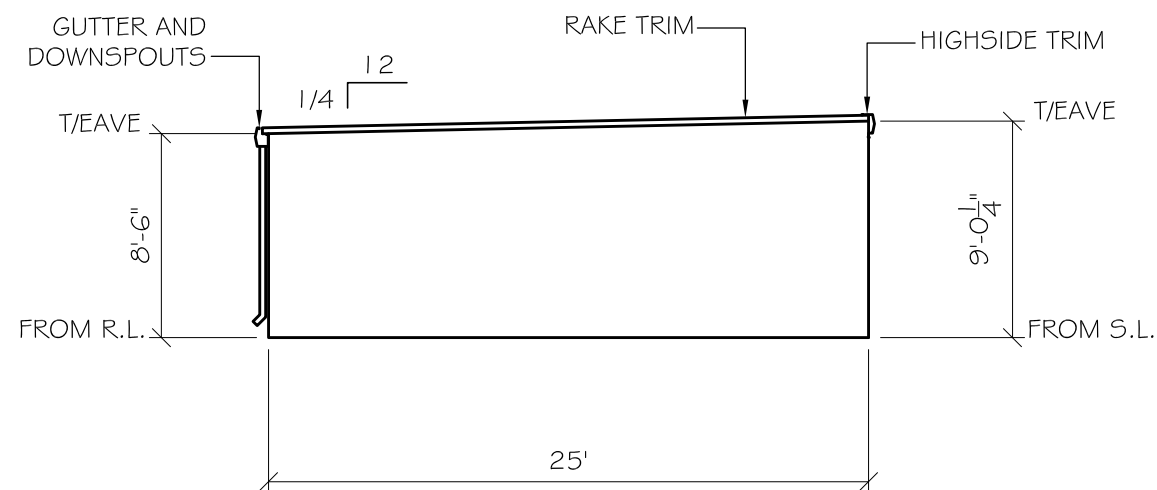
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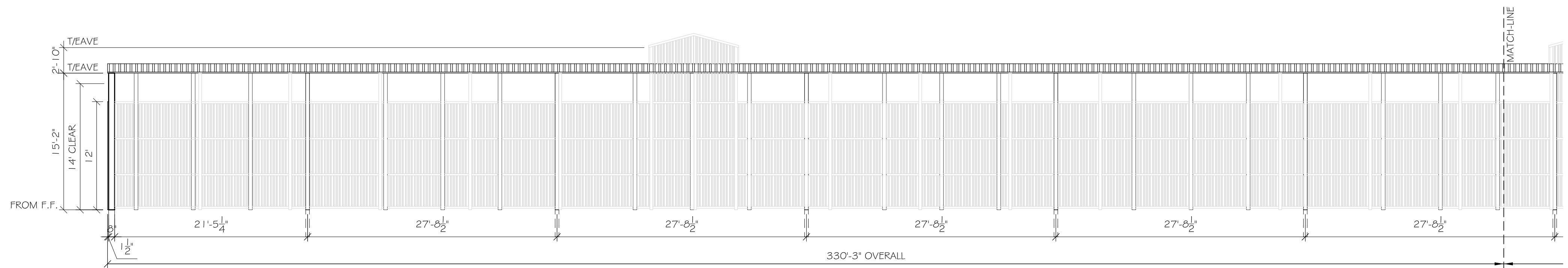
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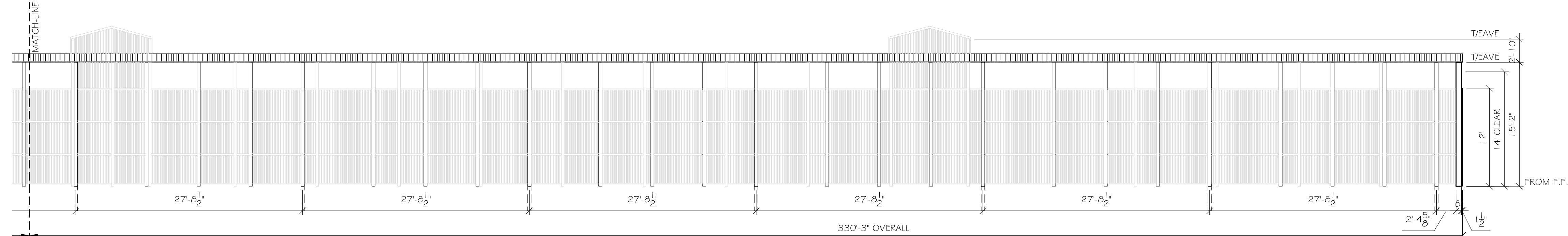
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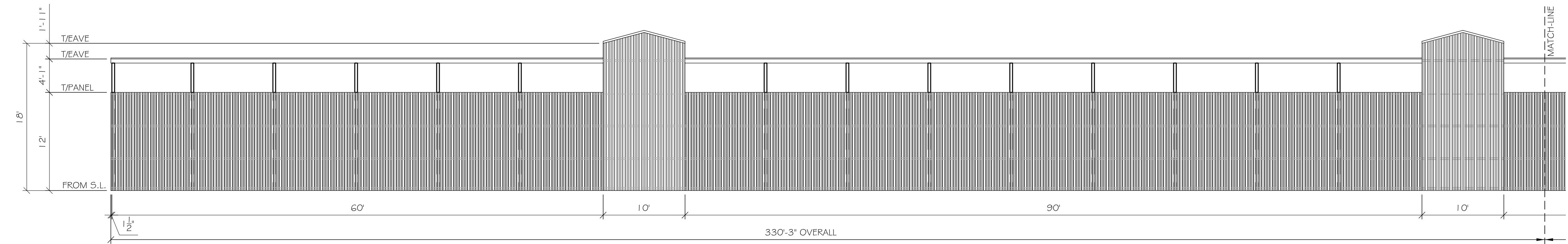
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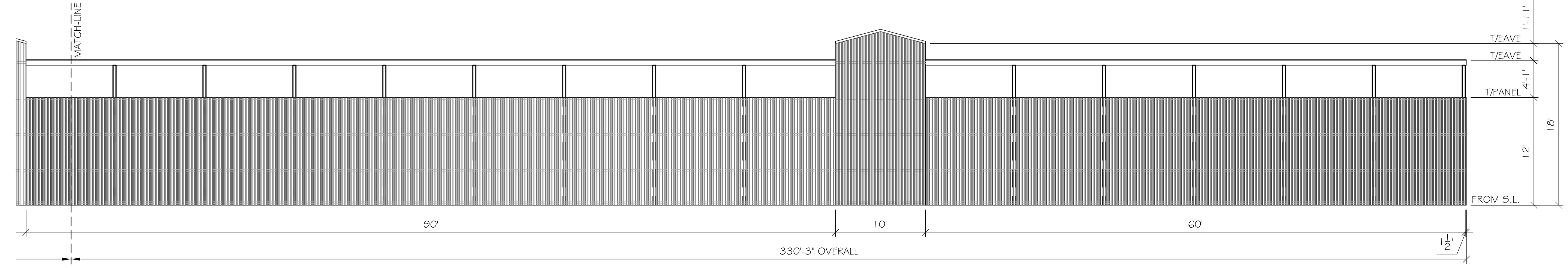
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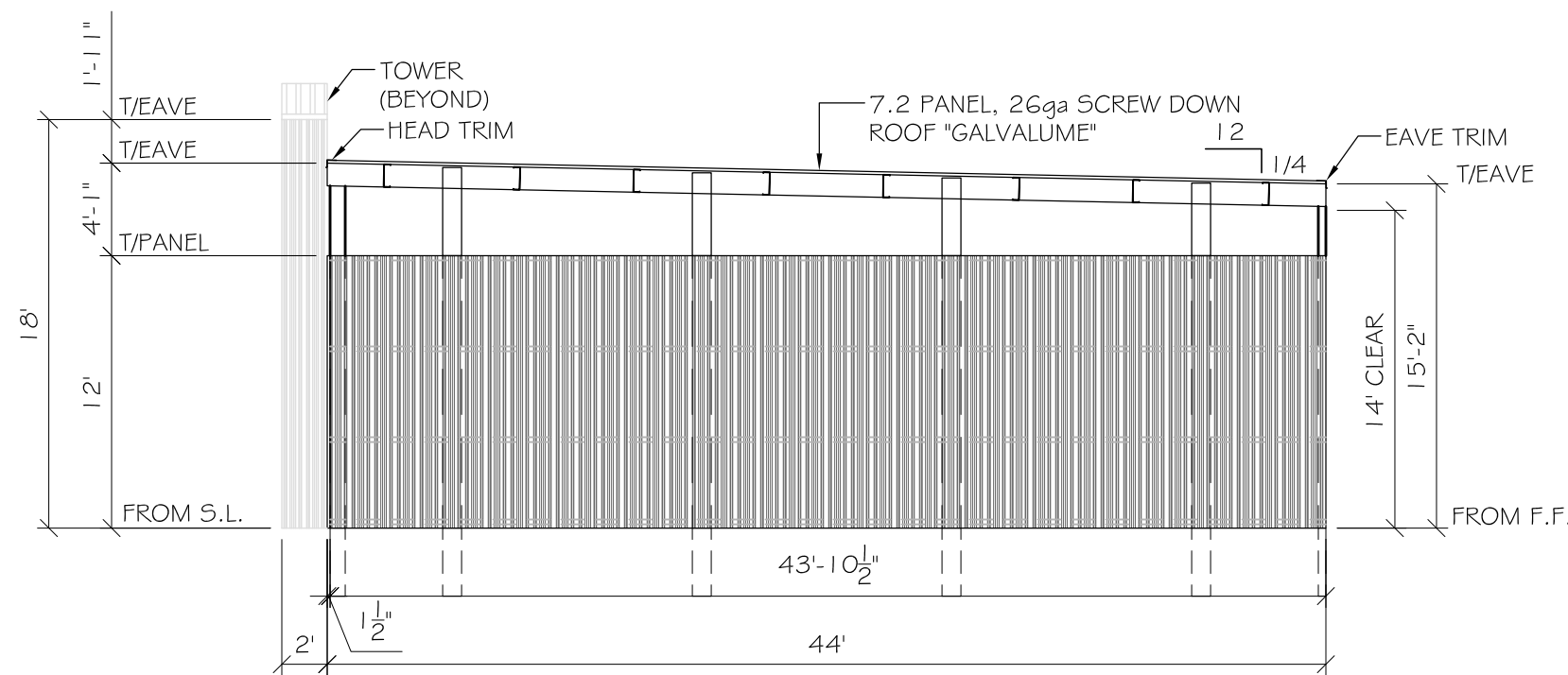
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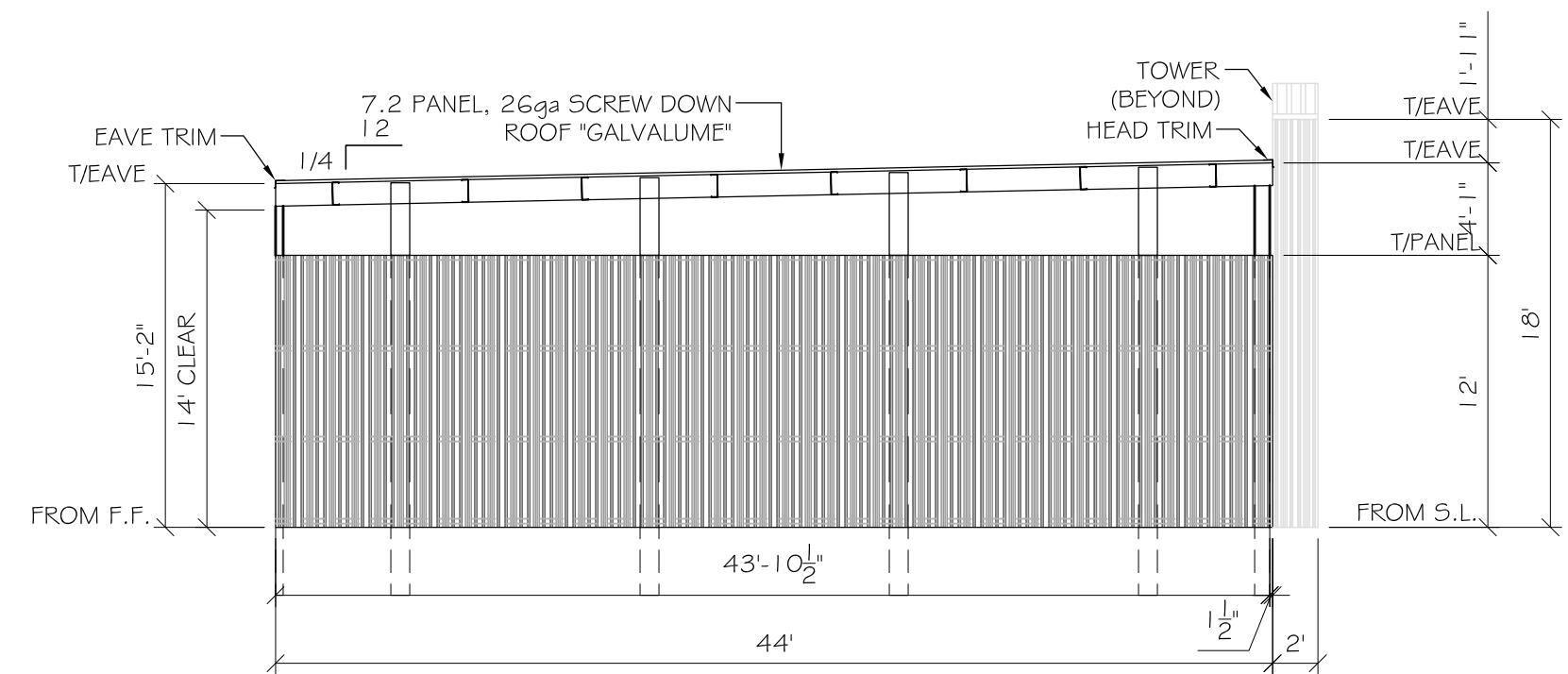
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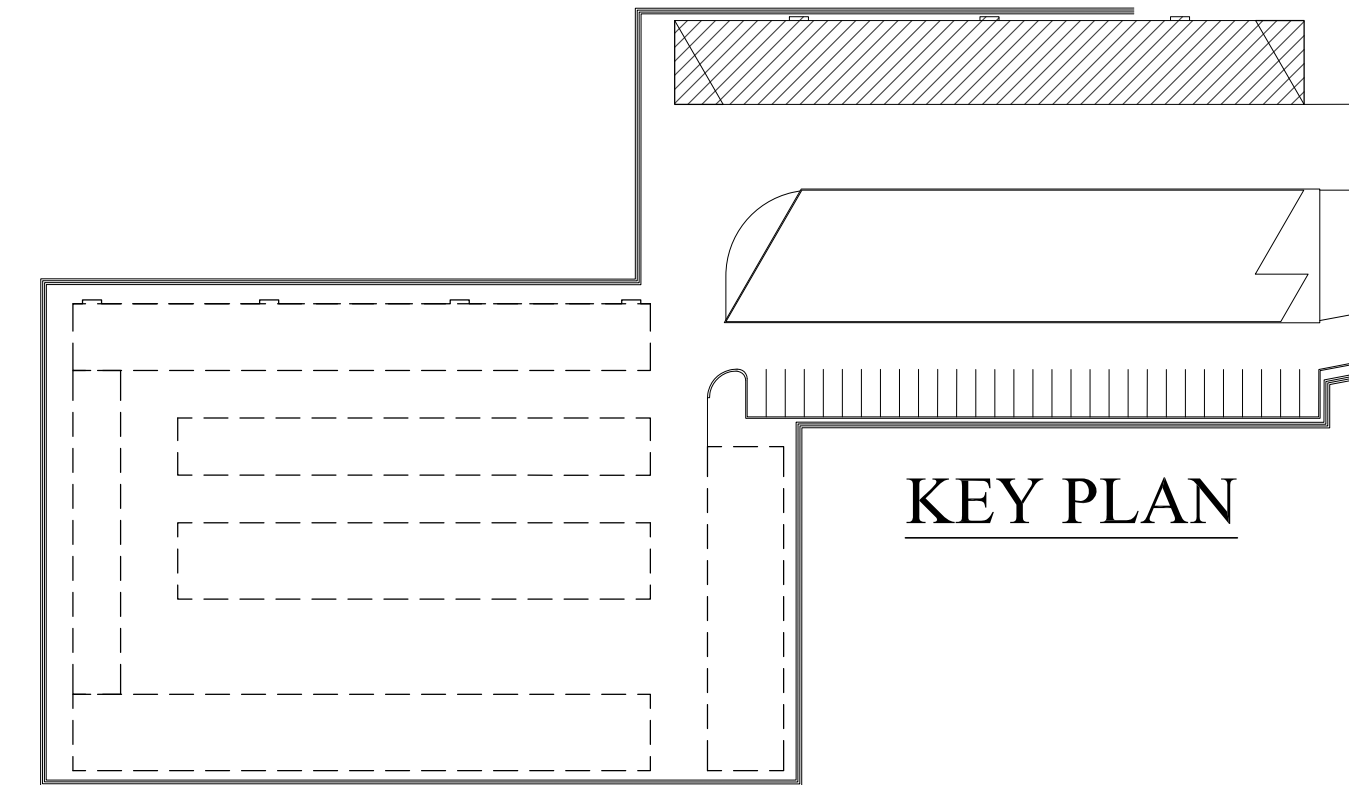
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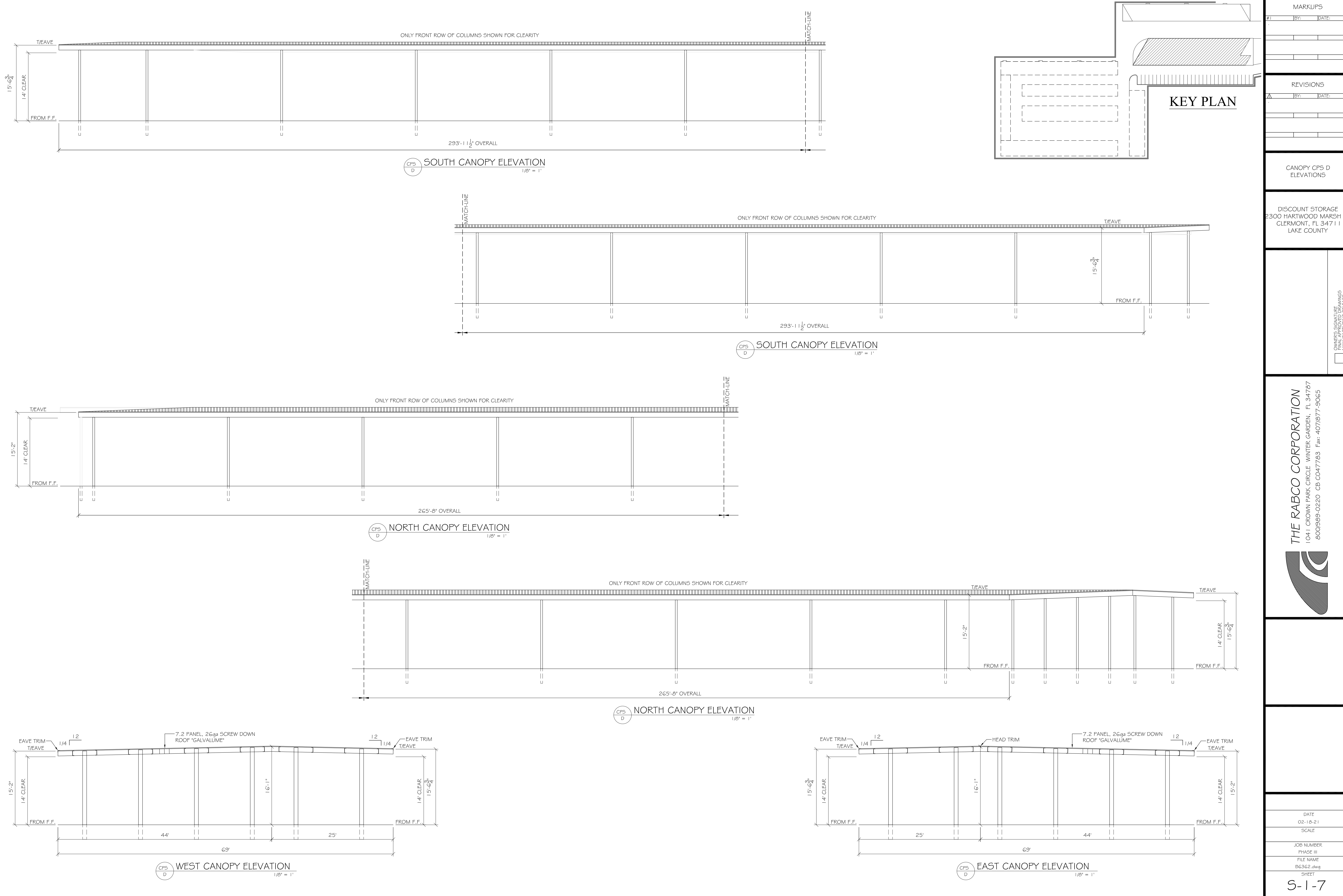
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DISCOUNT STORAGE 2300 HARTWOOD MARSH RD CLERMONT, FL 34711 LAKE COUNTY	
OWNER'S SIGNATURE FINAL APPROVED DRAWINGS MANUFACTURING RELEASE	
THE RABCO CORPORATION 1041 CROWN PARK CIRCLE WINTER GARDEN, FL 34787 800/999-0220 CB CO47783 Fax: 407/877-9065	
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DISCOUNT STORAGE 2300 HARTWOOD MARSH RD CLERMONT, FL 34711 LAKE COUNTY		
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CITY OF CLERMONT
**CONDITIONAL USE PERMIT
APPLICATION**

Date January 30, 2021		FEE: \$845 + cost of advertisement + cost of traffic review (if necessary)	
Project Name (if applicable) Florida Discount Self Storage No. 4 - Phase 3			
Applicant John Frith, P.E., Frith & Associates, Inc.			
Contact Person John Frith			
Address 8811 Great Cove Drive	City Orlando	State FL	Zip 32819
Telephone 407-363-0739	Fax		
Email jfrith@aol.com			
☐			
Owner's Name Florida Discount Self Storage No. 4, LLC ; Mr. Charles Bailes, Jr			
Owner Address 6424 Pinecastle Blvd., Suite A	City Orlando	State FL	Zip 32809
Telephone 407-816-0100	Fax		
Address of Subject Property 2300 Hartwood Marsh Road	City Clermont	State FL	Zip 34711
General Location South Side of Hartwood Marsh Road, 0.5 mile east of Highway 27			
Legal Description & Alternate Key (include copy of survey) See Attached Sheet			
Land Use (City verification required) Commercial - Existing Self Storage Facility			
Zoning (City verification required) C-2 General Commerical			



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.

WE ARE PLANNING ON ADDING ADDITIONAL SELF STORAGE BUILDINGS AND ADDITIONAL COVERED PARKING. THERE IS AN EXISTING FACILITY AT THE CURRENT LOCATION AND THIS ADDITION WOULD BE EXACTLY AS WHAT IS CURRENTLY THERE. THIS WOULD BE CONSIDERED A PHASE 3 ADDITION.

JOHN FRUTH

Applicant Name (print)

x [Signature]
Applicant Name (signature)

CHARLES BAILES, JR.

Owner Name (print)

x Charles E Bailes Jr
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

5/26/2020



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.

We are planning on adding additional self storage buildings and additional covered parking. There is an existing facility at the current location and this addition would be exactly as what is currently there. This would be considered a Phase 3 addition.

Applicant Name (print)

x _____
Applicant Name (signature)

Owner Name (print)

x _____
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

5/26/2020

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: 10101310
Phone: (352) 241-7331
Date: 03/18/21
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	03/30/2021	03/30/2021	\$110.98

LEGAL NOTICE

Ad No: 10101310
March 30, 2021

Notice is hereby given that the City of Clermont will consider a request for a Conditional Use Permit to allow for the expansion of an existing self-storage facility.

LOCATION

Florida Discount Self-Storage Facility
2300 Hartwood Marsh Road
Alternate Key 1462401

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

The Planning & Zoning Commission will consider the request on Tuesday, April 6, 2021 at 6:30 PM.

The Clermont City Council will consider this request at a public meeting to be held on Tuesday, April 27, 2021 at 6:30 PM.

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

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

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

Tracy Ackroyd Howe, MMC
City Clerk

Payment Info	
Ad Price	\$110.98
Tax	\$0.00
Sub Total	\$110.98
Prepaid Amount	\$0.00
Balance Due	\$110.98



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date		
Tuesday, April 6, 2021		
Agenda Item Name		
Ordinance 2021-010 <i>Graff Building Rezoning</i>		
Requested Action		
Recommend approval of Ordinance 2021-010		
Staff Report		
The applicant, Mark Graff, is requesting a rezoning to a Planned Unit Development (PUD) to redevelop the subject parcel into a three-story mixed-use project consisting of 10 residential apartments and office use. The property is located at 872 West Minneola Avenue and is approximately 13,500 square feet in size. Each floor in the building will be 4,540 square feet, for a total of 13,620 square feet in the building. The applicant has provided a concept site plan showing the proposed building, parking, landscape area and other aspects of the project. The first floor will be office use and common use, such as elevator, electrical rooms, etc. The second and third story will consist of five residential units on each floor, ranging from one-bedroom apartments starting at 600 square feet up to two-bedroom apartments at 944 square feet. The proposed square footage meets the minimum for dwelling unit size in the Central Business District. The applicant is requesting the use of a density bonus in the Central Business District, as outlined in Section 122-249 of the Land Development Code. The applicant is requesting three additional units through the density bonus over the seven units permitted under the code. Bonus density may be awarded to a project based upon successful compliance with one or more of the eight criteria listed in Section 122-249 through a Community Benefit Agreement (CBA). The applicant, in his community benefit agreement offer, has agreed to fully contribute to the cost and installation of nine public parking spaces along Minneola Ave. The City's costs for these spaces has been calculated to be \$29,286. The nine spaces will not be reserved for the project and will be open to the public. The CBA is included in the packet. The applicant is requesting three waivers to the land development code. The waivers include a reduction of five (5) on-site parking spaces, a reduction in the landscape buffer from ten feet to seven feet around the parking area, and the ability to irrigate the landscape from the potable water system. The Staff Analysis Report has a more in-depth review of the project and is attached. Staff has reviewed the application and proposed project in regards to Section 122-315 Review Criteria for a Planned Unit Development. The location is suitable for a mixed-use project consisting of residential and office use since the future land use of Downtown Mixed Use allows this type of land use. The property has access to major road networks and the trail system. The City's water and sewer service will be required in order to develop the property and capacity is available to serve the project. The project is located within walking distance to many of the amenities and services offered by downtown. School concurrency shall be met as a requirement prior to site plan approval. The proposed project allows redevelopment of an obsolete structure and site to an urban setting. Staff is able to support the request and recommends approval of Ordinance 2021-010.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount

Exhibits Attached (copies of original agreements)	
1. Staff Analysis Graff Building	Staff Analysis Graff Building.docx
2. Ord 2021-010 - Graff Building PUD (03.31.2021 V4) - RF BL FINAL	Ord 2021-010 - Graff Building PUD (03.31.2021 V4) - RF BL FINAL.pdf
3. Maps	Maps.pdf
4. 3-29-21 site plan parking calculation-GB FINAL	3-29-21 site plan parking calculation-GB FINAL.pdf
5. Graff Community Benefit Agreement V3	Graff Community Benefit Agreement V3.docx
6. 3-23-21 community benefit purchased parking	3-23-21 community benefit purchased parking.pdf
7. 8-10-20 South Color Elevation-GB	8-10-20 South Color Elevation-GB.pdf
8. 8-10-20 North Color Elevation-GB	8-10-20 North Color Elevation-GB.pdf
9. 3-11-21 space plan 1st floor-GB	3-11-21 space plan 1st floor-GB.pdf
10. 3-11-21 space plan 2nd & 3rd floor-GB	3-11-21 space plan 2nd & 3rd floor-GB.pdf
11. Application	Application.pdf
12. 2-27-20 Survey-872 MA signed & certified	2-27-20 Survey-872 MA signed & certified.pdf
13. Legal Ad	Legal Ad.pdf



CITY OF CLERMONT Staff Analysis Report

OWNER: GH Residential, LLC

APPLICANT: Mark Graff

PROJECT NAME: Graff Building

REQUESTED ACTION: Consider a request for a rezoning to Planned Unit Development (PUD) for a mixed-use project consisting of 10 residential units and office use

SIZE OF PARCEL: 0.31 +/- acres or 13,504 SF lot

LOCATION: 872 West Minneola Ave

EXISTING ZONING: Central Business District (CBD)

EXISTING LAND USE: Four-plex constructed in 1949

FUTURE LAND USE CATEGORY: Downtown Mixed-Use

ANALYSIS:

The applicant is requesting a rezoning to a Planned Unit Development (PUD) to redevelop the subject parcel into a three-story mixed-use project consisting of 10 residential units and office uses. Each floor will consist of 4,540 square feet for a total of 13,620 square feet. The applicant has provided a concept site plan, dated 03-29-21 prepared by Germana Engineering, showing the proposed building, parking, landscape area and other aspects of the project.

The applicant has indicated the first floor will consist of 2,898 square feet of office space. The remaining space, 1,642 square foot, is common area for the offices and residential use, such as elevator, two stair wells, two HVAC and electric panel closets, two restrooms, exercise room and conference room. The second and third story will consist of five residential units on each floor, ranging from one-bedroom apartments starting at 600 square feet up to two-bedroom apartments up to 944 square feet. The proposed square footage meets the minimum for dwelling unit size in the Central Business District.

The applicant is requesting the use of a density bonus in the Central Business District, as outlined in Section 122-249 of the Land Development Code. The current permitted density is 25 dwelling units per acre, or 7 units in this case based upon the square

footage of the property. The applicant is requesting three additional units through the density bonus. This would equate to 32.5 dwelling units per acre.

The mandatory requirements for any project in the central business district greater than 12 dwelling units per acre under Section 122-249 includes durable high-quality construction material, urban design and architectural features, pedestrian improvements and a trail connection. The applicant has demonstrated through the site plan and elevations, these items will be met. In addition, the applicant has indicated at the end of this report his position on these items.

Bonus density may be awarded to a project based upon successful compliance with one or more of the eight criteria listed in Section 122-249 through a Community Benefit Agreement. The applicant, in his community benefit agreement offer, has agreed to fully contribute to the cost and installation of nine public parking spaces along Minneola Ave. The City's costs for these spaces has been calculated to be \$29,286. The nine spaces will not be reserved for the project and will be open to the public. This has been captured in the Community Benefit Agreement to ensure the requirements are memorialized offered by the applicant.

WAIVERS:

The applicant is requesting three waivers to the land development code in order to develop the project. The three waivers include:

1. A reduction of five on-site parking spaces. The applicant is required to have 24 on-site parking spaces based upon the proposed use. Since the project is being redeveloped, the applicant is provided credit under Section 98-17 (d) (1) for eight spaces since it is a four-plex with eight parking spaces available. With the 11 on-site provided on the site plan and the 8 credited, the applicant will need a waiver for 5 spaces to achieve the 24 required parking spaces. The applicant has offered, through the Community Benefit Agreement, to fully fund 9 public parking spaces.
2. A reduction in the landscaping buffer around the parking area. Section 118-37 (d) requires a ten foot landscape buffer, specifically around the parking area. The applicant is requesting a reduction to seven feet consisting of understory trees, shrubs and mulch.
3. The ability to irrigate from the City's potable supply system instead of an irrigation well. Section 114-4 requires the installation of a well for irrigation. With the limited amount of landscaping and the inability to place a well on-site, the applicant is requesting this waiver.

STAFF RECOMMENDATION:

Staff has reviewed the application and proposed project in regards to Section 122-315 Review Criteria for a Planned Unit Development. The location is suitable for a mixed-use project consisting of residential and office use since the future land use of Downtown

Mixed Use allows this type of land use. The property has access to major road networks and the trail system. The City's water and sewer service will be required in order to develop the property and capacity is available to serve the project. The project is located within walking distance to many of the amenities and services offered by downtown. School concurrency shall be met as a requirement prior to site plan approval. The proposed project allows redevelopment of an obsolete structure and site to a more urban setting. Staff is able to support the request and recommends approval of Ordinance 2021-010.

Applicant's response to Section 122-249:

Mandatory Requirement for Residential Development in the CBD for greater than 12 Units Per Acre:

1. Construction materials. The Graff Building will be constructed out of block, steel, glass, precast concrete and wood. The materials will wrap around all sides of the building visible to the public realm. The first floor will be masonry block construction. The exterior finish will be brick, stucco and glass.
2. Urban design/architecture. The Graff Building reinforces the walkability of downtown and embraces the desired pedestrian/building relationships as it is directly on the Legacy Loop connection to the Coast to Coast trail. The primary building entrance has three story brick columns on either side and has a metal awning over the double glass door. All four sides of the building are articulated by overhangs, balconies with railings, brick, stucco, awnings and color variations that complement the downtown and are of the same architectural style as City Hall. The brick towers which incorporate the apartment balconies emphasize their prominent location.
3. Pedestrian improvements. The Graff Building incorporates sidewalks to all entrances with connectivity to all public right-of ways and has a pedestrian access plan for the internal movement throughout the project.
4. Trail connection. The Graff Building, as stated earlier, is directly on the, soon to be constructed, Legacy Loop which brings people to and from the Coast to Coast Trail into and out of the Clermont City Center.



CITY OF CLERMONT
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, THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, RECORDING, 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

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

LOCATION

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

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

SECTION 2: GENERAL CONDITIONS

This application for a Planned Unit Development (PUD) to allow for a mixed-use project consisting of ten residential units and CBD Central Business District Commercial uses be granted subject to the following conditions:

1. The conditions as set forth in this Planned Unit Development shall be legally binding upon any heirs, assigns and successors in title or interest.
2. The property shall be developed in substantial accordance with Exhibit A – Concept Site Plan prepared by Germana Engineering, dated 3-29-2021. Formal construction plans incorporating all conditions stated in this permit shall be submitted for review and approved

CITY OF CLERMONT
ORDINANCE NO. 2021-010

by the Site Review Committee prior to the issuance of a Zoning Clearance or other development permits.

3. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.
4. Fiber optic conduit and pull boxes may be required to be installed by the developer in the utility easements to extend the City's fiber optic network. The City will reimburse the developer at 100 percent for all costs including design, permitting, materials and construction of the fiber optic conduit and pull boxes. At the time of site plan review, the City's Information Technology Director or authorized designee will make this determination.
5. The development shall comply with all applicable City, County and Florida Department of Transportation access management requirements. The Developer shall timely complete all required mitigation and other improvements as may be applicable.

SECTION 3: LAND USES AND SPECIFIC CONDITIONS

1. A total of up to 10 residential dwelling units (d.u) may be permitted on the site, not to exceed a base density of 32.5 dwelling units/acre. A separate Community Benefit Agreement shall be required since the project has exceeded the 25 dwelling units per acre and is presented in Exhibit C – Community Benefit Agreement. If the Community Benefit Agreement is not properly fulfilled, this PUD becomes null and void.
2. The project shall be constructed in a manner that closely resembles the architectural style and elevations as presented in Exhibit B – Elevations, and shall meet the City of Clermont's Architectural Standards.
3. Maximum building height shall be up to 55 feet, measured at the highest point.
4. The applicant is requesting a waiver to Section 98-14 to allow a reduction in parking for the project by five on-site parking spaces.
5. The applicant is requesting a waiver to Section 118-37 (d) to allow a reduced landscape buffer of seven (7) feet around the parking area consisting of shrubs and understory trees meeting Section 118-37 (3).
6. The applicant is requesting a waiver to Section 114-4 to allow landscape irrigation from the City's potable supply.



CITY OF CLERMONT
ORDINANCE NO. 2021-010

7. The developer shall be fully responsible for any and all costs associated with moving the trail and the addition of the four parking spaces adjacent to the project. These incurred costs (change orders, etc.) shall include, but not limited to; design, engineering, construction, landscaping and any other costs associated with utilities, street lighting, driveway, and parking spaces due to modification of the existing City of Clermont Streetscape Plans, Phase Two.
8. The project shall be developed according to the Central Business District (CBD) zoning designation in the Land Development Code, unless expressly stated above.
9. School concurrency shall be met before final site plan approval in accordance with the Comprehensive Plan and Land Development Code.
10. This Planned Unit Development shall become null and void if substantial construction work has not begun within two (2) years of the date that this Planned Unit Development is executed and signed by the permittee. "Substantial construction work" means the commencement and continuous prosecution of construction of required improvements ultimately finalized at completion. If the Planned Unit Development becomes null and void, the property will revert to the CBD Central Business District Zoning Designation.

SECTION 4: CONFLICT

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

SECTION 5: SEVERABILITY

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

SECTION 6: ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR

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

SECTION 7: RECORDING

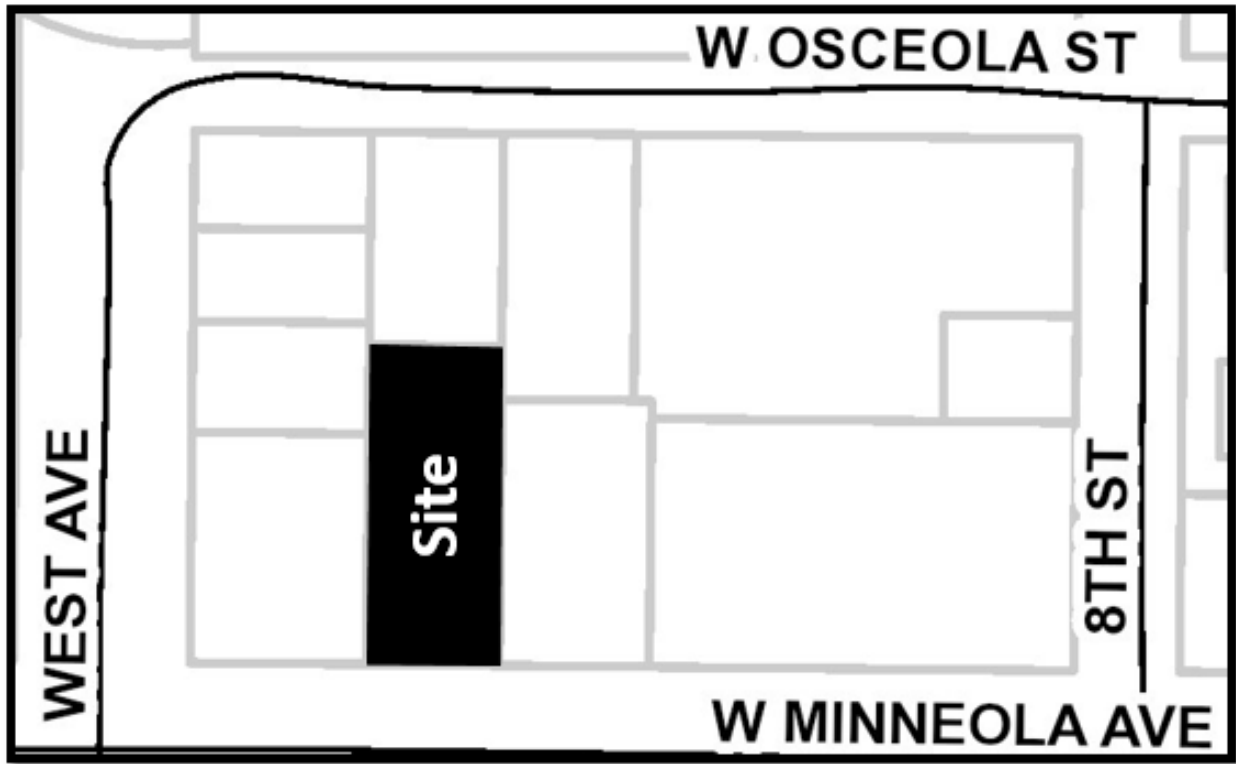
This Ordinance shall be recorded in the Public Records of Lake County, Florida.

SECTION 8: PUBLICATION AND EFFECTIVE DATE

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

CITY OF CLERMONT
ORDINANCE NO. 2021-010

Location Map:





CITY OF CLERMONT
ORDINANCE NO. 2021-010

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 27th day of April, 2021.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

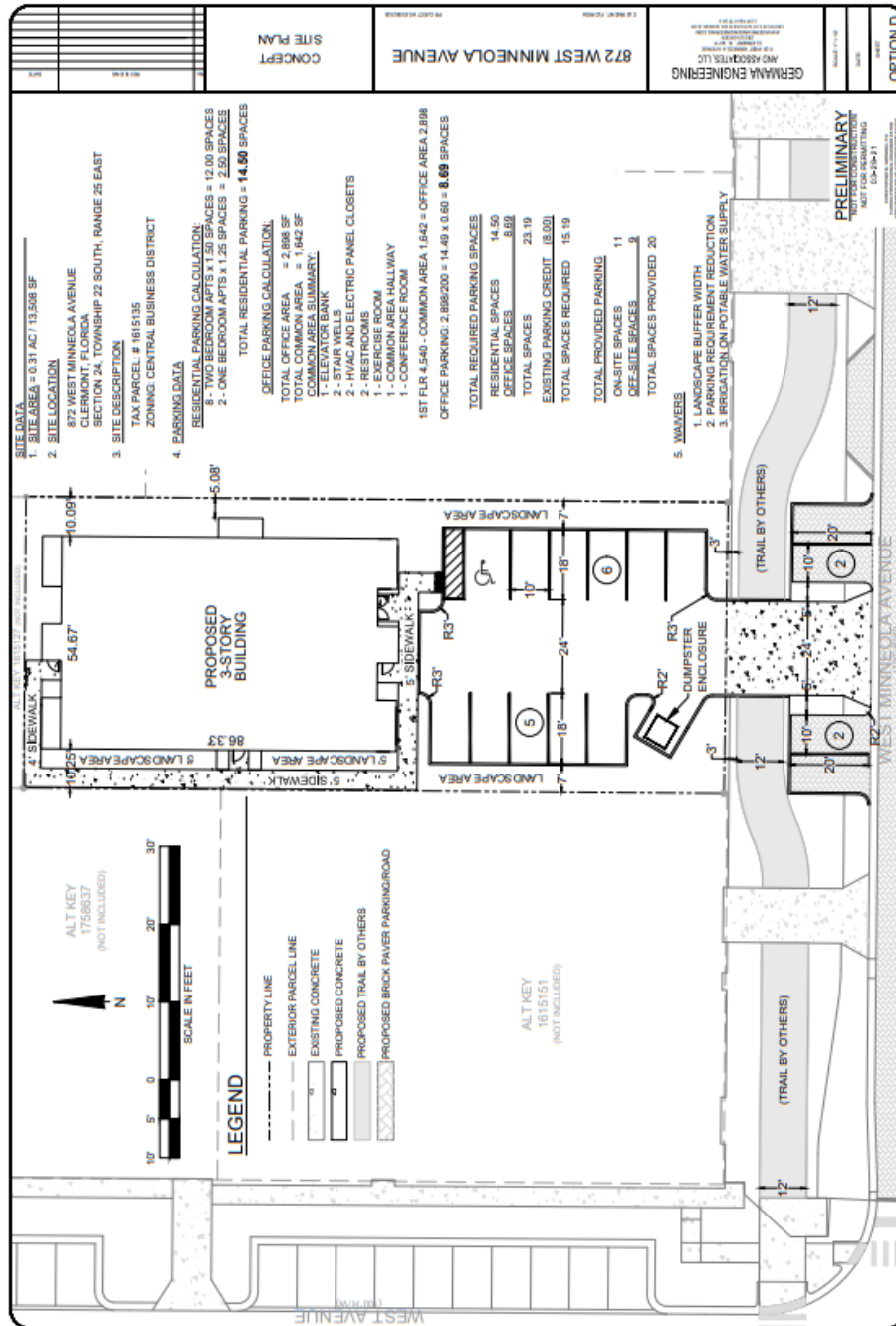
Tracy Ackroyd Howe, MMC, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

CITY OF CLERMONT ORDINANCE NO. 2021-010

Exhibit A – Concept Plan

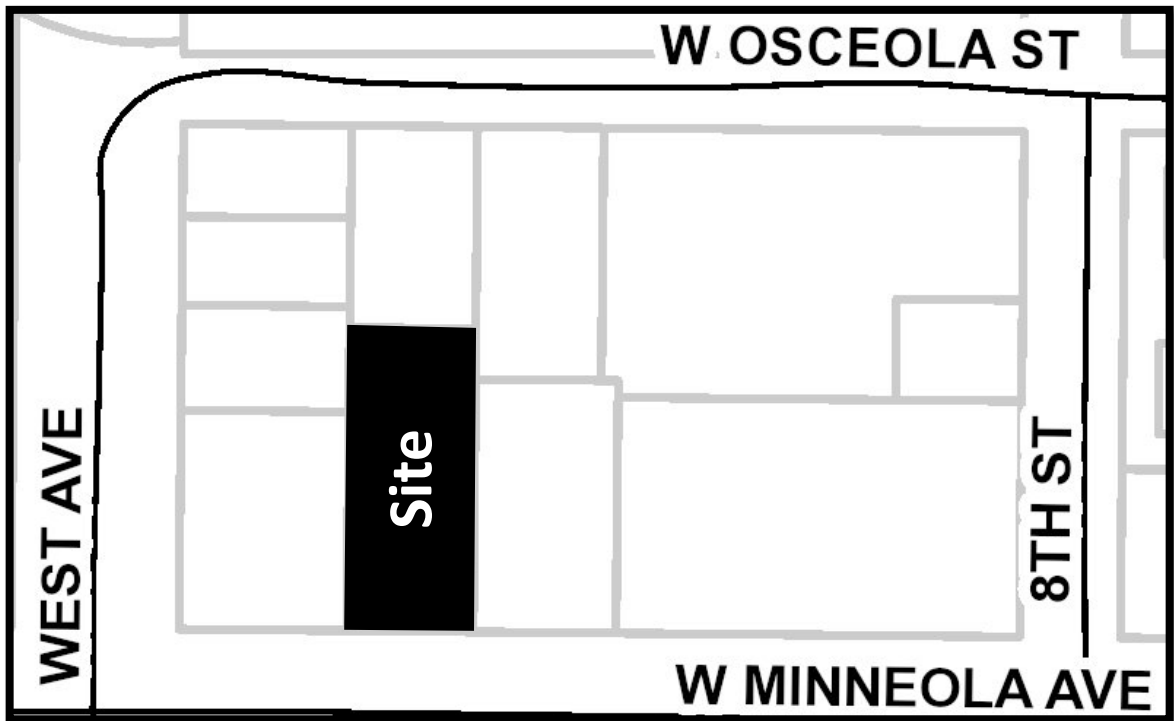


CITY OF CLERMONT
ORDINANCE NO. 2021-010

Exhibit B – Elevations

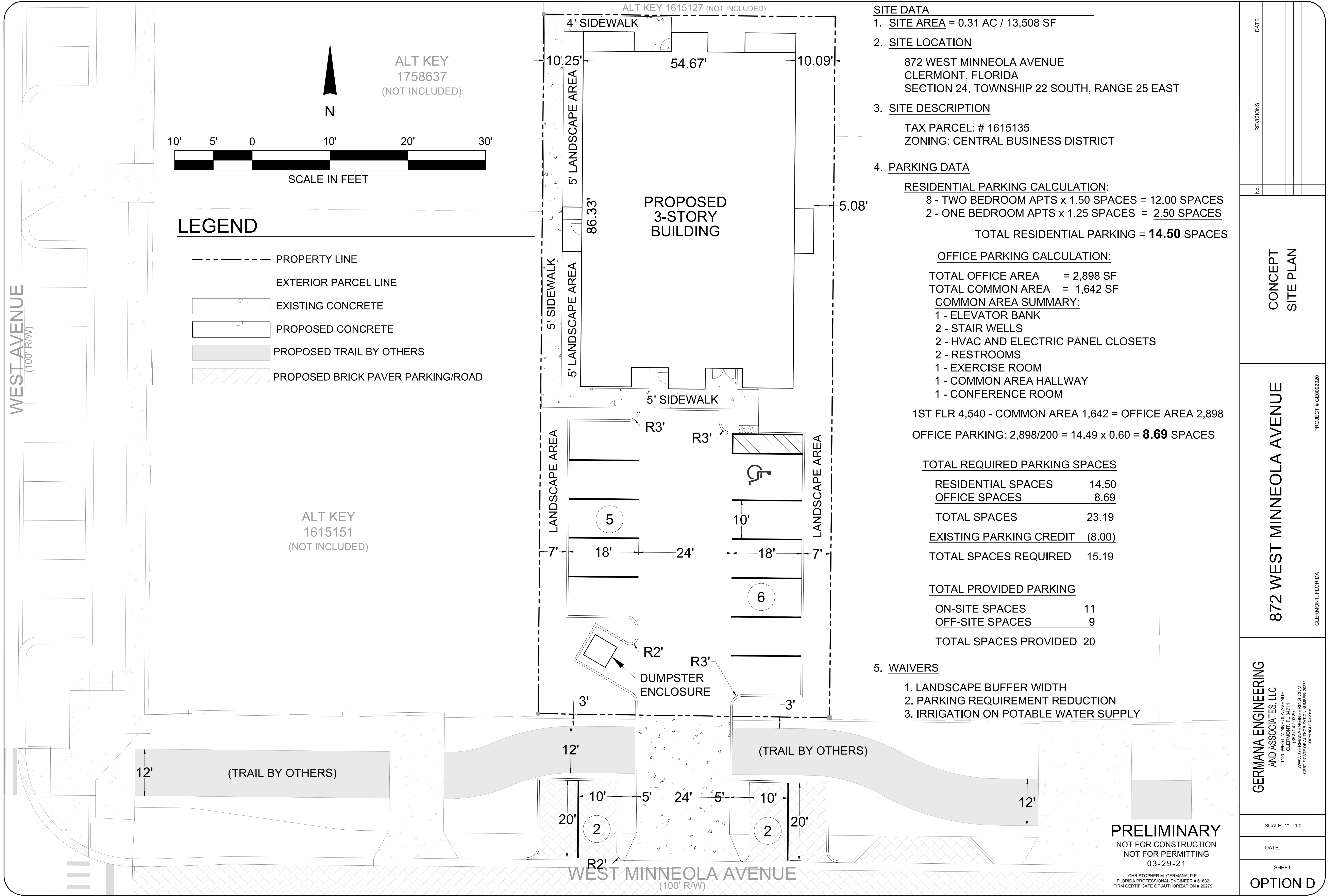


Location Map – Graff Building



Current Site – Graff Building





GH RESIDENTIAL LLC, COMMUNITY BENEFIT AGREEMENT

THIS AGREEMENT is entered into as of the 27th day of April, 2021, between THE CITY OF CLERMONT, a Florida municipal corporation, whose address is 685 W. Montrose St. Clermont, Florida 34711 (the “City”), and GH RESIDENTIAL, LLC, a Florida Limited Liability Company, whose mailing address is 1200 Oakley Seaver Drive, Suite 203, Clermont, Florida 34711 (the “Owner”).

RECITALS

1. Owner desires to develop approximately 0.31 acres of property currently located in the City of Clermont, described and depicted in Exhibit “A” attached to and incorporated in this Agreement (hereinafter referred to as the “Property”).
2. The Property is currently zoned Central Business District “CBD.”
3. Owner has filed an application for a rezoning to Planned Unit Development “PUD” for a mixed-use residential and commercial project.
4. Owner has requested a density bonus in the project above the permitted 25 residential dwelling units per acre.
5. Owner’s application for PUD zoning indicates a residential density of 32.5 residential dwelling units per acre.
6. Section 122-249 in the City’s Land Development Code, Density Bonus Criteria, requires the Owner to provide Density Bonus Elements in order to be considered for an increase above 25 dwelling units per acre.
7. Owner has elected the Density Bonus Element of Public Parking as the justification for the density bonus.
8. In order to receive the density bonus, the Owner will be obligated to fully fund the costs of nine (9) public parking spaces along West Minneola Avenue as shown on Exhibit B: 3-23-21 Community Benefit Purchased Parking. The cost of these spaces has been determined by the City to be \$29, 286.00 (Twenty-Nine Thousand, Two-Hundred and Eighty-Six Dollars). The costs include and are not limited to: surveying engineering, and construction and any other costs associated with the installation of these spaces.
9. Owner acknowledges that the City will install the nine (9) public parking spaces at the time of the City’s streetscape project, which is anticipated to commence by September 27, 2021.
10. Owner shall pay the City in full within sixty (60) days from the date of the execution of this agreement to ensure delivery and satisfaction of the Community Benefit Agreement. Failure to timely pay the obligation shall render the density bonus null and void.

11. Owner understands the nine (9) parking spaces are not exclusive to the use of the proposed development and that they will be available for use by the public with no limitation and may be used by the City for any lawfully permitted activity within the public right-of-way, such as special events or other temporary use.
12. Owner has the full power and authority to make, deliver, enter into and perform pursuant to the terms and conditions of this Agreement and has taken all necessary action to authorize the execution, delivery, and performance of the terms and conditions of this Agreement.
13. The City of Clermont has determined that the proposal for development of the Property represents, among other things, an opportunity for the City to secure quality planning and growth and a strengthened and revitalized tax base in the CBD.

ACCORDINGLY, in consideration of the mutual benefits and the public interest and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

Section 1. Recitals. The above recitals are true and correct, are hereby incorporated herein by reference, and form a material part of this Agreement. All exhibits to this Agreement are hereby deemed a part thereof.

Section 2. Legal Description / Ownership. The Property has approximately 0.31 acres of land currently located in the City of Clermont, Lake County, Florida, described and depicted in Exhibit "A" attached. The Property is owned by GH RESIDENTIAL, LLC, a Florida Limited Liability Company, whose mailing address is 1200 Oakley Seaver Drive, Suite 203, Clermont, Florida 34711.

Section 3. Exhibits. All exhibits attached hereto are hereby incorporated in and made a part of this Agreement as if set forth in full herein.

Section 4. Amendment. Amendments to the provisions of this Agreement shall be made by the parties only in writing by formal amendment and shall be presented and approved by City Council.

IN WITNESS WHEREOF, the parties hereto have entered into this Agreement as of the date first above written.

CITY OF CLERMONT, FLORIDA
A Florida Municipal Corporation

Attest:

By: _____

City Clerk

Name: _____

As its: _____

Date: _____

Date: _____

Approved as to form:

Daniel F. Mantzaris, City Attorney

GH RESIDENTIAL, LLC,
A Florida Limited Liability Company

Witnesses:

By: _____

Name: _____

Name: Mark J. Graff

As its: Manager

Name: _____

Date: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2021, by **Mark J. Graff** on behalf of **GH RESIDENTIAL LLC, a Florida Limited Liability Company**. He is personally known to me or has produced _____ (type of identification) as identification and (did/did not) take an oath.

Signature of Notary Public

Type or Print Name

My Commission Expires: _____

Commission No. _____

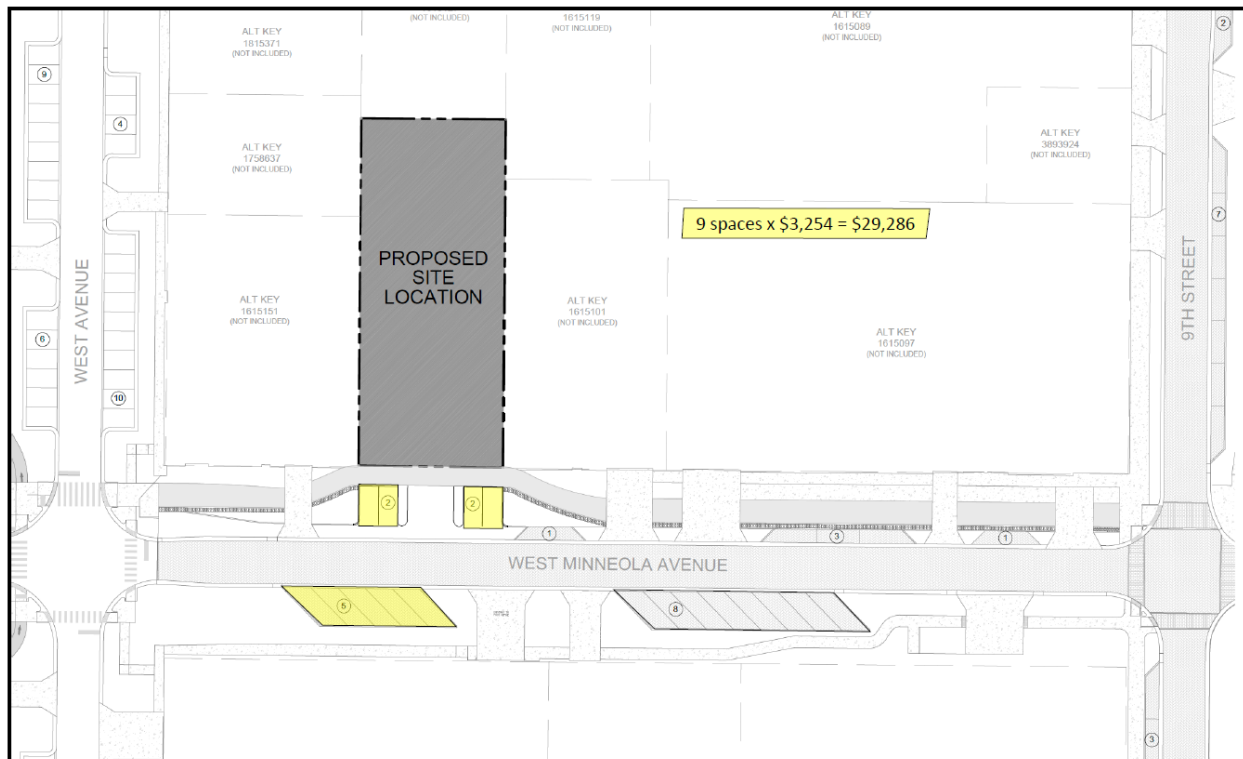
Seal

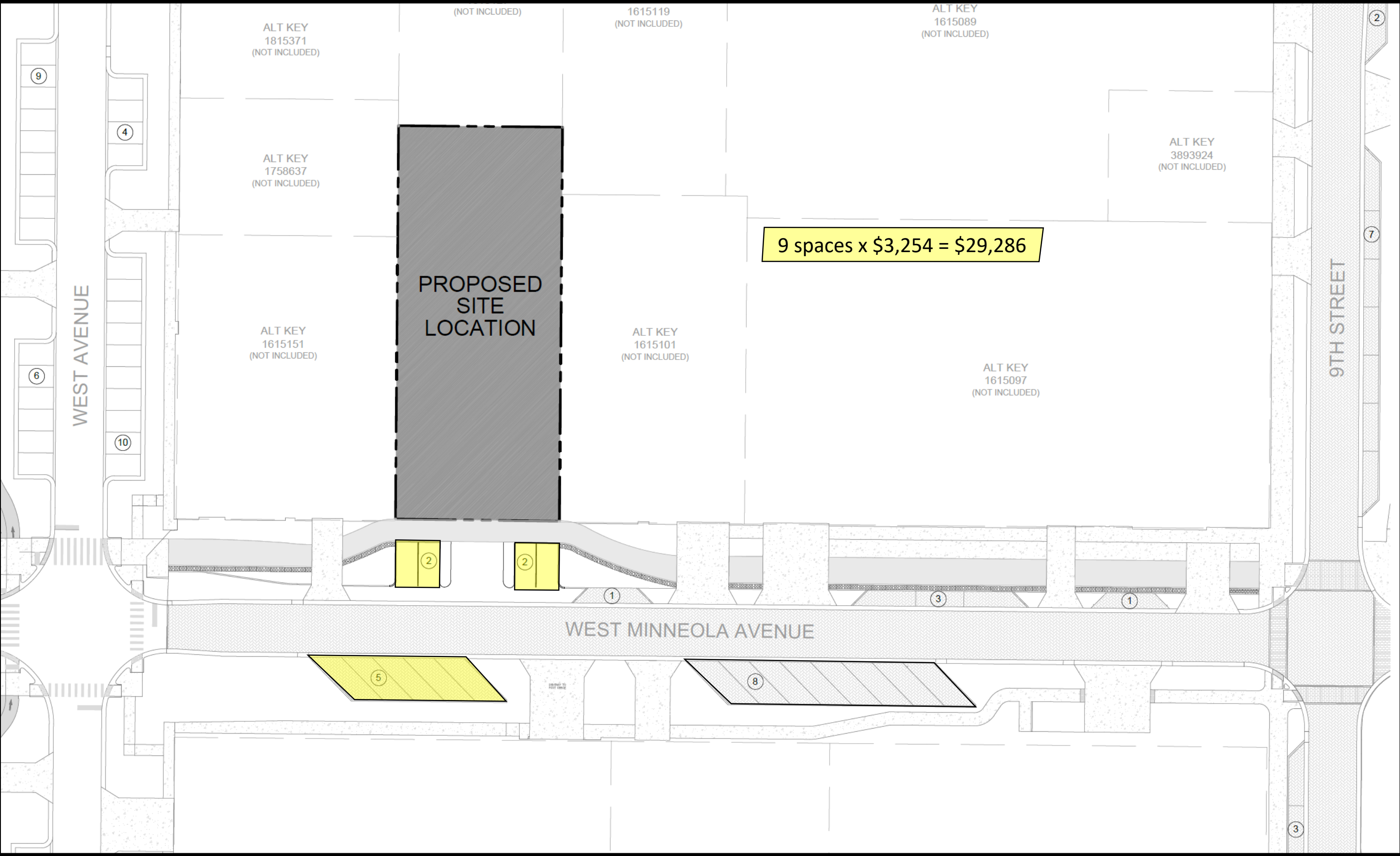
EXHIBIT “A”

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. AK 1615135 0.31 +/- Acres

EXHIBIT “B”







GRAFF BUILDING





GRAFF BUILDING









CITY OF CLERMONT REZONING APPLICATION

DATE August 5, 2020		FEE: \$542.00 + cost of advertisement + cost of traffic review, if necessary	
Project Name (if applicable) Graff Building			
Applicant Mark Graff			
Contact Person Mark Graff			
Address 1200 Oakley Seaver Dr, Suite 203		City Clermont	State FL Zip 34711
Telephone 352-516-1580		Fax	
Email mgraфф@graффholdings.com			
OWNER INFORMATION			
Owner's Name Mark Graff			
Owner Address 1200 Oakley Seaver Dr, Suite 203		City Clermont	State FL Zip 34711
Telephone 352-516-1580		Email mgraфф@graффholdings.com	
PROPERTY INFORMATION			
Address of Subject Property 872 Minneola Ave.		City Clermont	State FL Zip 34711
Legal Description (include copy of survey) The South 30.00 feet of the West 1/2 of Lot 13, the West 1/2 of Lot 14, the South 30.00 feet of Lot 15, and all of Lot 16, Block 93, Official Map of the City of Clermont, according to the plat thereof, as recorded in Plat Book 8, Page 17, Public Records of Lake County, Florida.			
Acreage 0.31		Land Use (City verification required) CBD	
Present Zoning (City verification required) CBD		Proposed Zoning PUD	



CITY OF CLERMONT REZONING APPLICATION

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

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

We would like to construct a mixed use three story building with a 4,540 square feet per floor. The first floor would be the Graff Development offices and others. The second and third floors would consist of twelve apartments - three 1 bedroom and three 2 bedroom apartments per floor.

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

Mark J. Graff

Applicant Name (print)

x 
Applicant Name (signature)

Mark J. Graff

Owner Name (print)

x 
Owner Name (signature)

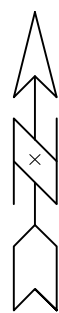
City of Clermont
Development Services Department
685 W. Montrose St.
P.O. Box 120219
Clermont, FL 34712-0219
(352) 394-4083 Fax: (352) 394 3542

5/22/2020

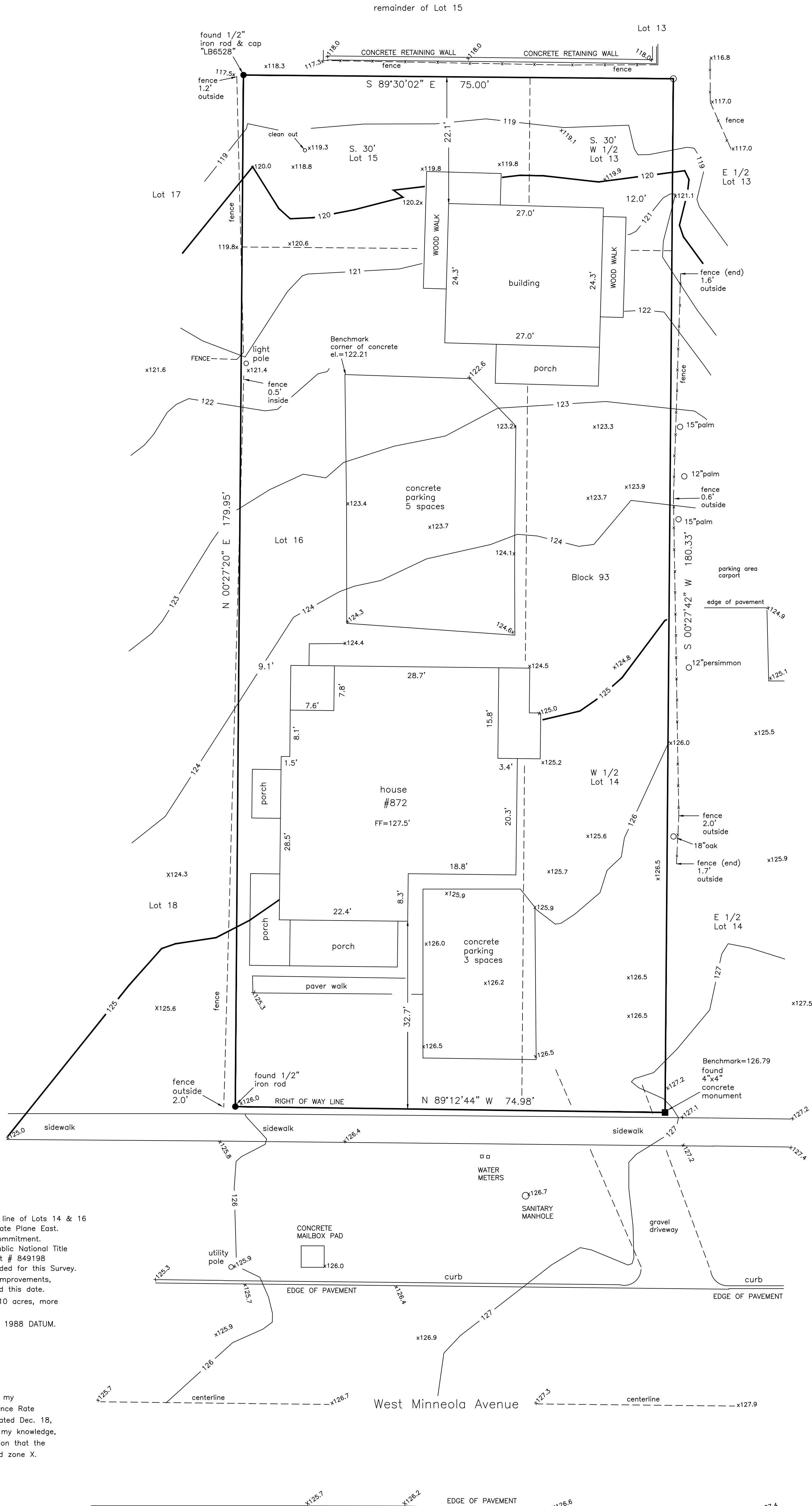
Map of Boundary & Topographic Survey

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.

property address: 872 West Minneola Avenue
Clermont, Florida 34711



Scale = 1"=10'

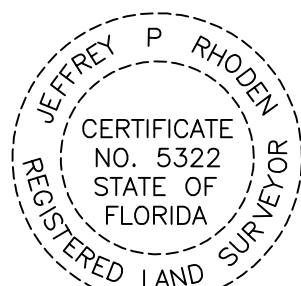


Notes:
-Bearings based on the South line of Lots 14 & 16
as being N 89°12'44" W, FL State Plane East.
-Legal description from title commitment.
-Title commitment by Old Republic National Title
Insurance Company Commitment # 849198
dated Feb. 20, 2020 was provided for this Survey.
-No adjacent or underground improvements,
other than those shown, located this date.
-Subject property contains 0.310 acres, more
or less.
-ELEVATIONS BASED ON NAVD 1988 DATUM.

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

Surveyor's Certification
I hereby certify to GH Residential, LLC, a Florida limited liability company,
Gasdick Stanton Early, P.A.,
and Old Republic National Title Insurance Company
that this Map of Boundary & Topographic Survey
meets the Standards of Practice for surveys
as set forth in Chapter 5J-17 Florida
Administrative Code, pursuant to
Section 472.027, Florida Statutes.

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



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

Prepared for: 17035.002
GRAFF DEVELOPMENT
Rhoden Land Surveying, Inc.
LB #6980
420 E. Minnehaha Ave.
Clermont, FL 34711
352-394-6255

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

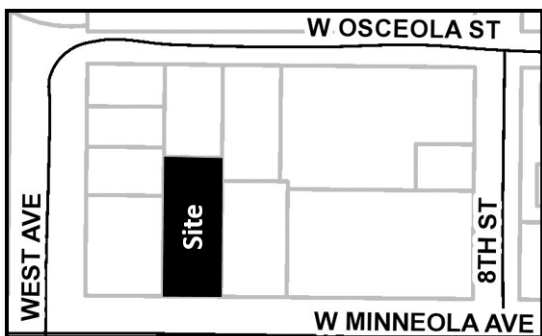
AN ORDINANCE UNDER THE CODE OF ORDINANCES OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF CLERMONT, REFERRED TO IN CHAPTER 122 OF ORDINANCE NO. 289-C, CODE OF ORDINANCES; REZONING THE REAL PROPERTIES DESCRIBED HEREIN AS SHOWN BELOW, PROVIDING FOR CONFLICT, 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



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date	
Tuesday, April 6, 2021	
Agenda Item Name	
Ordinance 2021-013 <i>Disston Duplexes PUD Rezoning</i>	
Requested Action	
Recommend denial of Ordinance No. 2021-013	
Staff Report	
The applicant is requesting a rezoning to a Planned Unit Development (PUD) to allow for development of six (6) two-family styled housing units, with the maximum not to exceed 12 units for the entire site. The applicant has provide a Conceptual Site Plan prepared by Germana Engineering, showing the proposed buildings, parking, landscape areas and access points for the property. The conceptual site plan identifies that each unit will be two bedrooms with an attached single car garage and provide approximately 1,300 square feet of living space. The Land Development Code, Section 98-14 requires two parking spaces for each two-bedroom residential unit. The applicant has identified the garages and a driveway to meet the parking requirements. The proposed project layout as designed does not comply with the Land Development Codes. The Future Land Use is Commercial, which allows the maximum of 12 units per acre. The proposed project is similar in design and comparable to a smaller apartment community, which is required to provide onsite dumpsters with enclosures to meet the refuse and collection needs of the proposed housing development. The project as designed does not provide any onsite dumpsters. The applicant is requesting the 12 units use curbside pickup from the adjacent streets, therefore, each week the residents would be required to place City trash containers and recycling bins at the curbside of the local streets for collection. The very large containers located curbside each week may be considered a nuisance to adjacent property owners and the community. In addition, the proposed development concept plan has proposed the internal access streets and curbs are 21 feet wide, and the code requires all internal access streets/egress points including the curb must be a minimum of 24 feet wide. The proposed 21 feet width for the internal streets are less than the permitted development standards and may not be able to accommodate large trucks and emergency vehicles in the community. The code requirements for the minimum 24 feet width for streets and access points will provide a safe traffic flow pattern, which allows vehicles the ability to safely maneuver and exit the property. STAFF RECOMMENDATION: Staff has reviewed the application and proposed project in regards to Section 122-315 Review Criteria for a Planned Unit Development. The proposed project as designed does not comply with the Land Development Regulations and general requirements for granting a Planned Unit Development (PUD). The Code requires all PUD Site Development Plans be designed in a manner that provide a complete living environment that is designed to provide quality development that will enhance and creates a uniform development pattern that complies with the general requirements and regulatory process for approval of the project. Staff recommends denial of Ordinance No. 2021-013, or Staff can make a recommendation to approve the PUD with the conditions contained in the PUD Ordinance that requires the proposed project complies with the Land Development Regulations for parking, onsite dumpster requirements, street width and other requirements as identified in Ordinance No. 2021-013.	

Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	Staff Analysis Disston Duplexes PUD -	Staff Analysis Disston Duplexes PUD -.pdf
2.	Ord 2021-013 - Disston Duplexs PUD (03.31.2021 V1)	Ord 2021-013 - Disston Duplexs PUD (03.31.2021 V1).pdf
3.	Disston Duplexes Maps	Disston Duplexes Maps.pptx
4.	Final Almond Street Multi-Family - Concept Plan	Final Almond Street Multi-Family - Concept Plan.pdf
5.	Boundary Survey	Boundary Survey.pdf
6.	Elevation - Disston ST. DUPLEX-OPTION 03.24.21	Elevation - Disston ST. DUPLEX-OPTION 03.24.21.pdf
7.	Application	Application.pdf
8.	Disston Duplexes Legal Ad PROOF	Disston Duplexes Legal Ad PROOF.pdf



CITY OF CLERMONT Staff Analysis Report

OWNER: Lake Acquisitions Inc.

APPLICANT: Robert Thompson

PROJECT NAME: Disston Duplexes PUD

REQUESTED ACTION: Consider a request for a rezoning to Planned Unit Development (PUD) for six (6) two-family duplex-style housing units, not to exceed the maximum of 12 units for the site.

SIZE OF PARCEL: 1.39 +/- acres

LOCATION: Vacant parcel located at the corner of Disston and Almond Street, adjacent to the Suntrust Bank Building.

EXISTING ZONING: R-3 Residential/Professional, C-1 Light Commercial and C-2 General Commercial.

EXISTING LAND USE: Vacant property

FUTURE LAND USE CATEGORY: Commercial

ANALYSIS:

The applicant is requesting a rezoning to a Planned Unit Development (PUD) to allow for development of six (6) two-family styled housing units, with the maximum not to exceed 12 units for the entire site. The applicant has provide a Conceptual Site Plan prepared by Germana Engineering, showing the proposed buildings, parking, landscape areas and access points for the property.

The conceptual site plan identifies that each unit will be two bedrooms with an attached single car garage and provide approximately 1,300 square feet of living space. The Land Development Code, Section 98-14 requires two parking spaces for each two-bedroom residential unit. The applicant has identified the garages and a driveway to meet the parking requirements. The proposed project layout as designed does not comply with the Land Development Codes. The Future Land Use is Commercial, which allows the maximum of 12 units per acre. The proposed project is similar in design and comparable to a smaller apartment community, which is required to provide onsite dumpsters with enclosures to meet the refuse and collection needs of the proposed

housing development. The project as designed does not provide any onsite dumpsters. The applicant is requesting the 12 units use curbside pickup from the adjacent streets, therefore, each week the residents would be required to place City trash containers and recycling bins at the curbside of the local streets for collection. The very large containers located curbside each week may be considered a nuisance to adjacent property owners and the community.

In addition, the proposed development concept plan has proposed the internal access streets and curbs are 21 feet wide, and the code requires all internal access streets/egress points including the curb must be a minimum of 24 feet wide. The proposed 21 feet width for the internal streets are less than the permitted development standards and may not be able to accommodate large trucks and emergency vehicles in the community. The code requirements for the minimum 24 feet width for streets and access points will provide a safe traffic flow pattern, which allows vehicles the ability to safely maneuver and exit the property.

STAFF RECOMMENDATION:

Staff has reviewed the application and proposed project in regards to Section 122-315 Review Criteria for a Planned Unit Development. The proposed project as designed does not comply with the Land Development Regulations and general requirements for granting a Planned Unit Development (PUD). The Code requires all PUD Site Development Plans be designed in a manner that provide a complete living environment that is designed to provide quality development that will enhance and creates a uniform development pattern that complies with the general requirements and regulatory process for approval of the project.

Staff recommends denial of Ordinance No. 2021-013, or Staff can make a recommendation to approve the PUD with the conditions contained in the PUD Ordinance that requires the proposed project complies with the Land Development Regulations for parking, onsite dumpster requirements, street width and other requirements as identified in Ordinance No. 2021-013.



CITY OF CLERMONT
ORDINANCE NO. 2021-013

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

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

SECTION 1:

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

LEGAL DESCRIPTION

Lots 127 and 128, CLERMONT HEIGHTS, according to the plat thereof, as recorded in Plat Book 4, Page 1, Public Records of Lake County, Florida AND

Lots 11 and 12 and the West 1/2 of Lot 10, FAIRVIEW PLACE, according to the plat thereof, as recorded in Plat Book 9, Page 6, Public Records of Lake County, Florida

LOCATION

Vacant property Southeast of Almond Street and
Disston Avenue Intersection, adjacent to SunTrust Bank
(Alternate Key 1617995, 1618002, and 2827092)
1.393+/- acres

**FROM: “R-3” Residential /Professional, “C-1” Light Commercial
And “C-2” General Commercial**

**TO: Planned Unit Development (PUD)
To allow up to six (6) two-family style dwelling units (duplex)**

SECTION 2: GENERAL CONDITIONS

This application is for a Planned Unit Development (PUD) to allow up to six (6) two-family duplex style-housing units; that may be developed on the 1.393 +/-acre parcels, not to exceed the maximum of 12 dwelling units for the entire site; shall be granted subject to the following conditions:

1. The conditions as set forth in this Planned Unit Development shall be legally binding upon any heirs, assigns and successors in title or interest.

CITY OF CLERMONT
ORDINANCE NO. 2021-013

2. The property shall be developed in substantial accordance with the Conceptual Site Plan prepared by Germana Engineering and Associates, identified as (Exhibit A). Formal construction plans incorporating all conditions stated in this permit must be submitted for review and approved by the Site Review Committee prior to the issuance of a zoning clearance or other development permits. The Conceptual Site Plan does not grant any development entitlements.
3. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.

SECTION 3: LAND USES AND SPECIFIC CONDITIONS

1. This application is for a Planned Unit Development (PUD) to allow up to six (6) two-family duplex style-housing units; and not to exceed the maximum allowed of 12 dwelling units for subject property.
2. All Building setbacks shall comply with R-3-A Residential/Professional zoning Land Development Regulations.
3. The maximum building height shall be up to 35 feet, measured at the highest point.
4. The developer will be required to comply with City vehicular and pedestrian circulation requirements for the project. Internal streets and access points must meet the minimum pavement width (including curb) of 24 feet as required in the Land Development Code, Section 110. The City Engineer will review any required driveway permits at the time of final Engineering.
5. The maximum height of any retaining walls shall be up to 6 feet in height as allowed by the Land Development Regulations. Any fences shall be decorative and meet the requirements of the code.
6. The project will be required to comply with Clermont Solid Waste Collection and Disposal requirements for any onsite dumpsters and refuse collection to meet the solid waste demands for the project. The project will require a minimum of one (1) onsite dumpster and enclosure that comply with the Land Development Regulations.
7. The site may be developed to allow up to six (6) two family (duplex) style housing units, not to exceed the maximum of 12 units per acre. The two family one bedroom dwelling units must provide a minimum of 700 square feet of living space per dwelling unit, exclusive of any garages, carports, and screened areas. The two bedroom units must provide a minimum of 1,000 square foot of living space for each unit, exclusive of any garages, carports, and screened areas.



CITY OF CLERMONT
ORDINANCE NO. 2021-013

8. The buildings shall be constructed to meet the City of Clermont's Architectural Design Standards.
9. The developer may be required to provide installation of fiber optic conduit and pull boxes in the utility easements to extend the City's fiber optic network. The City's Information Technology Director will work with the developer at the time of site plan review to determine the extent of fiber optic conduit. The City will reimburse the developer at 100 percent for all costs including design, permitting, materials, and construction of the fiber optic conduit and pull boxes.
10. The residential project must meet school concurrency requirements before final site plan approval in accordance with the Comprehensive Plan and Land Development Codes for Concurrency Management.
11. The project shall be developed according to the R-3-A Residential/Professional zoning designation in the Land Development Code, unless expressly stated above. The site may be used for any other permitted uses in the R-3 A Residential/Professional zoning district.
12. Sidewalks and pedestrian cross access shall be designed and constructed to meet ADA requirements and provide pedestrian safety within the project. Sidewalks are required for all street rights of way for the entire length of the subject parcels.
14. Street lighting is required for this project to provide pedestrian safety. A photometric plan that includes the location and foot candle at ground level will be reviewed during final site plan approval.

SECTION 4: CONFLICT

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

SECTION 5: SEVERABILITY

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

SECTION 6: 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 7: RECORDING

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



CITY OF CLERMONT
ORDINANCE NO. 2021-013

SECTION 8: PUBLICATION & 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. 2021-013

Location map:





CITY OF CLERMONT
ORDINANCE NO. 2021-013

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 11th day of May.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Exhibit - Location Map – Disston Duplexes

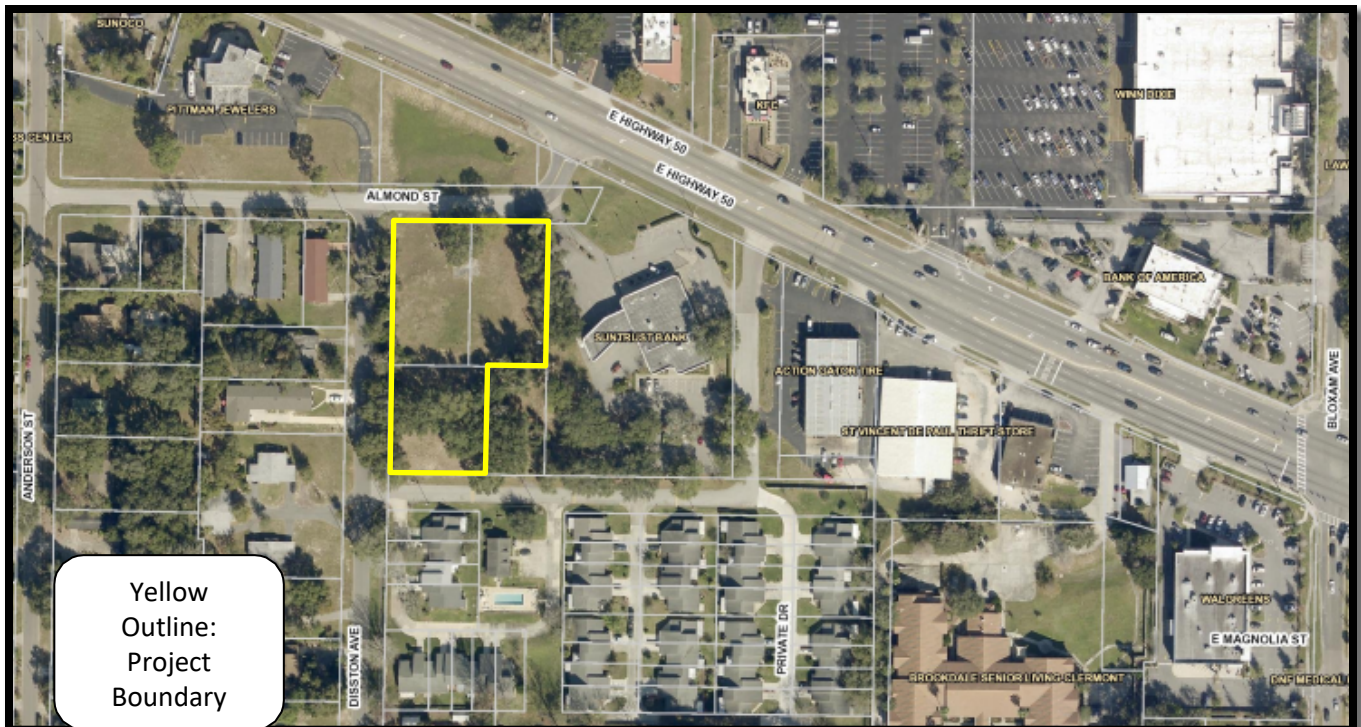
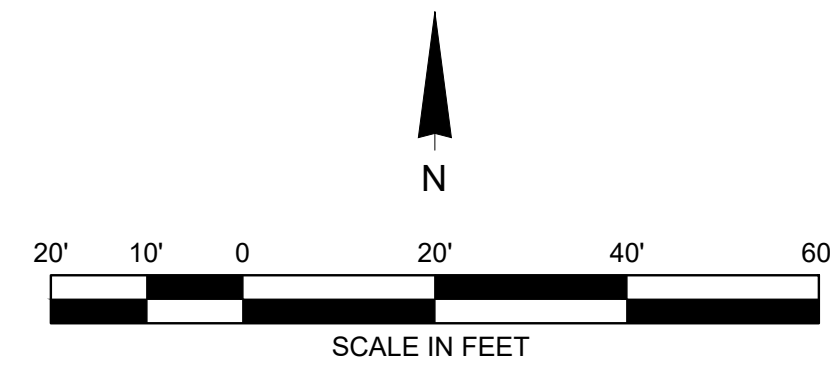


Exhibit – Zoning – Disston Duplexes

Current
Zoning

Proposed
Zoning

ALMOND STREET
(50' RIGHT OF WAY)



NOTES

1. THE SITE CONSTRUCTION STAKEOUT SHALL BE PERFORMED UNDER THE DIRECTION OF A FLORIDA REGISTERED SURVEYOR. AUTOCAD FILE WILL BE PROVIDED TO AID IN THE SITE CONSTRUCTION STAKEOUT. ANY DISCREPANCIES FOUND BETWEEN THE AUTOCAD FILES SHALL BE BROUGHT TO THE ENGINEERS ATTENTION FOR CLARIFICATION PRIOR TO THAT STAKEOUT.
2. PROJECT SITE SHALL COMPLY WITH THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION (FBC) 2017 EDITION

SITE DATA

1. **TOTAL SITE AREA** = 60,683 SF (1.39 AC)
2. **SITE LOCATION**
501 ALMOND STREET
CLERMONT, FLORIDA 34711
TAX PARCEL: ALT KEY # 1617995 / # 1618002 / # 2827092 / # 2795425
SECTION 30, TOWNSHIP 22 SOUTH, RANGE 26 EAST
3. **SITE DESCRIPTION**
EXISTING ZONING: C-1 LIGHT COMMERCIAL / C-2 GENERAL COMMERCIAL / R-3 RESIDENTIAL/PROFESSIONAL
FUTURE LAND USE: COMMERCIAL
PROPOSED ZONING: PUD
4. **SITE REQUIREMENTS**
MAXIMUM ISR: 80%
MAXIMUM BUILDING HEIGHT: 55 FEET
ALMOND STREET LANDSCAPE BUFFER: 15 FEET
DISSTON AVENUE (WEST) LANDSCAPE BUFFER: 15 FEET
DISSTON AVENUE (SOUTH) LANDSCAPE BUFFER: 10 FEET
EAST LANDSCAPE BUFFER: 10 FEET
SOUTH LANDSCAPE BUFFER: 10 FEET
ALMOND STREET SETBACK: 25 FEET
DISSTON AVENUE (WEST) SETBACK: 25 FEET
DISSTON AVENUE (WEST) SETBACK: 25 FEET
EAST SETBACK: 12 FEET
SOUTH SETBACK: 12 FEET
5. **BUILDING DATA**
USE TYPE: DUPLEX RESIDENTIAL
UNIT COUNT: 12 UNITS
CONSTRUCTION TYPE:
FINISHED FLOOR: TBD
BUILDING AREA: 1,330 SF PER UNIT
MAXIMUM HEIGHT: 25'
6. **PARKING DATA**
(2 SPACES PER TWO BEDROOM UNIT)
REQUIRED PARKING = 24 SPACES
PROVIDED PARKING = 26 SPACES
7. **IMPERVIOUS DATA**
BUILDING FOOTPRINT = 15,960 SF
ASPHALT (PARKING) = 9,429 SF
CONCRETE = 420 SF
TOTAL IMPERVIOUS = 25,809 SF (42.53% ISR)
TOTAL OPEN SPACE = 34,874 SF (57.47% ISR)

LEGEND

- PROPERTY LINE
- EXTERIOR PARCEL LINE
- BUILDING SETBACK
- LANDSCAPE BUFFER
- PROPOSED CONCRETE

DISSTON AVENUE
(50' RIGHT OF WAY)

PRELIMINARY
NOT FOR CONSTRUCTION
NOT FOR PERMITTING
03-29-21

CHRISTOPHER M. GERMANA, P.E.
FLORIDA PROFESSIONAL ENGINEER # 61682
FIRM CERTIFICATE OF AUTHORIZATION # 29279

CONCEPT PLAN

ALMOND STREET
MULTI-FAMILY

CLERMONT, FLORIDA

PROJECT # GE0312020

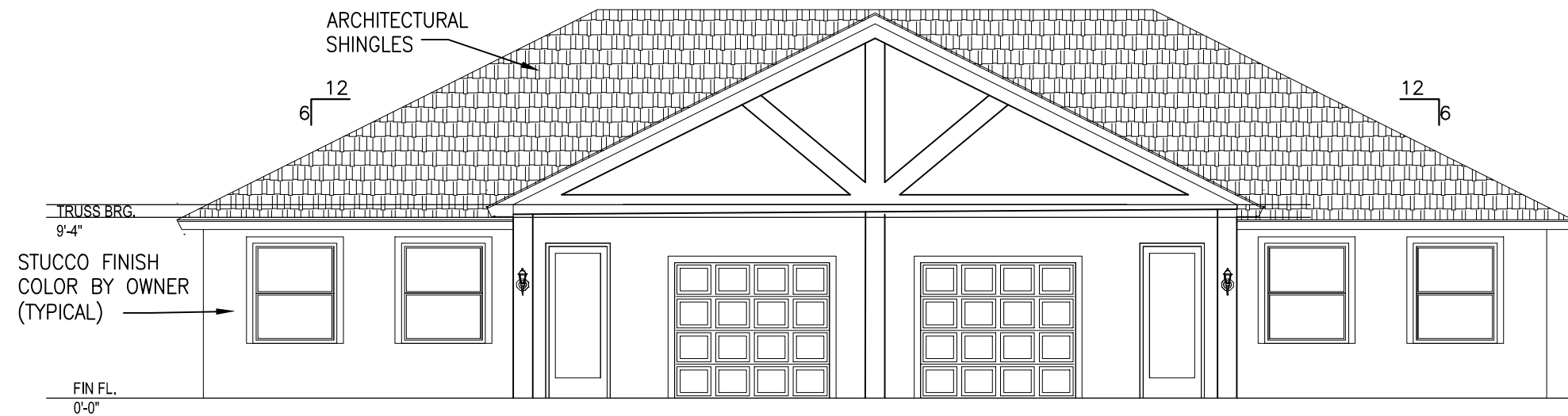
GERMANA ENGINEERING
AND ASSOCIATES, LLC
1120 WEST MINNEOLA AVENUE
CLERMONT, FL 34711
(352) 242-9329
WWW.GERMANAENGINEERING.COM
CERTIFICATE OF AUTHORIZATION # 26719
COPYRIGHT © 2018

SCALE: 1" = 20'

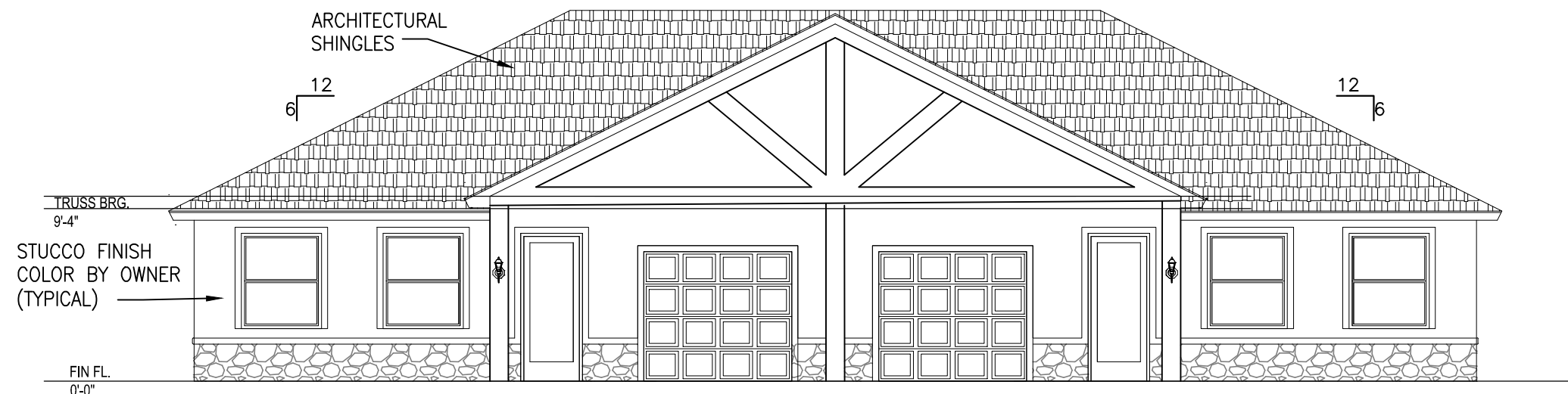
DATE:

SHEET

CONCEPT



FRONT ELEVATION (OPTION A) 1



FRONT ELEVATION (OPTION B) 2



CITY OF CLERMONT REZONING APPLICATION

DATE 2-17-2021		FEE: \$542.00 + cost of advertisement	
Project Name (if applicable) Disston Duplexes			
Applicant Robert Thompson			
Contact Person Brandi Stewart			
Address 11905 Egret Bluff		City Clermont	State FL Zip 34711
Telephone 321-689-5785		Fax 321-689-5789	
Email robertdavisonthompson@gmail.com ; brandi.realtor@gmail.com			
OWNER INFORMATION			
Owner's Name Lake Acquisitions Inc.			
Owner Address 11905 Egret Bluff		City Clermont	State FL Zip 34711
Telephone 352-394-5477		Fax	
PROPERTY INFORMATION			
Address of Subject Property 501 Almond St.		City Clermont	State FL Zip 34711
Legal Description (include copy of survey) Clermont, Clermont Heights Lot 127 PB4 PG1 ORB 649 PG 2004			
Alt Key #'s 1618002, 1617995, 2827092			
Acreage 1.39		Land Use (City verification required)	
Present Zoning (City verification required) C2-C1-R3		Proposed Zoning PUD	



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:

- 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)
- 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



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?

Construction of Duplexes.

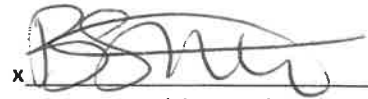
Brandi Stewart

Applicant Name (print)

x 
Applicant Name (signature)

Lake Acquisitions

Owner Name (print)

x 
Owner Name (signature)

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

03/04/2020

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. 2021-013

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

LOCATION:

Vacant property southeast of Almond Street and Disston Avenue Intersection,
Adjacent to Suntrust Bank
AK 1617995, 1618002, 2827092
1.39 +/- Acres

LEGAL DESCRIPTION

LOTS 127 AND 128, CLERMONT HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 1, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA

AND

LOTS 11 AND 12 AND THE WEST 1/2 OF LOT 10, FAIRVIEW PLACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 6, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA



FROM: R-3 Residential/Professional, C-1 Light Commercial, and C-2 General Commercial

**TO: Planned Unit Development (PUD) for
6 two-family units (duplex) for 12 living units total.**

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

A public meeting to consider this ordinance will be held before the City Council on Tuesday, April 27, 2021 for final enactment.

All meetings will be held in the City Council Chamber inside Clermont City Hall, 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.