



**CITY OF CLERMONT
PLANNING AND ZONING COMMISSION AGENDA
LOCATION: CLERMONT CITY HALL
685 WEST MONTROSE STREET
6:30 PM, Tuesday, August 3, 2021**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

MINUTES

Approval of the April 6, 2021 Planning & Zoning meeting minutes

Approval of the July 6, 2021 Planning & Zoning meeting minutes

REPORTS

NEW BUSINESS

Item 1 - Ordinance No. 2021-020
Realty Professionals of Florida Rezoning

Consider rezoning from C-2 General Commercial to Planned Unit Development (PUD) for property located at 300 East Highway 50.

Item 2 - Ordinance No. 2021-023
Disston Duplexes Rezoning

Consider rezoning from R-3 Residential/Professional, 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 records.

City of Clermont
MINUTES
PLANNING AND ZONING COMMISSION
April 6, 2021

The meeting of the Planning & Zoning Commission was called to order on Tuesday, April 6, 2021 at 6:30 p.m. by Chairman Krzyminski. Members present were: David Colby, Joe Gustafson, Max Krzyminski, Jane McAllister, Vincent Niemiec, Lavonte Rogers, and Chuck Seaver. Also present for City staff was Attorney Jack Morgeson, Planning & Development Director Curt Henschel, Planning Manager John Kruse, Senior Planner Regina McGruder and Planning and Development Coordinator Nicholas Gonzalez.

MINUTES:

Commissioner McAllister asked for a revision to the minutes changing the motion from “motion to approve” to “motion to table” for Ordinance 2021-010.

MOTION TO APPROVE the March 2, 2021 minutes of the Planning & Zoning Board with the revision made by Commissioner McAllister. Motion was seconded by Commissioner Gustafson. Passed unanimously.

REPORTS FROM THE COMMISSION:

Commissioner Niemiec updated the Commission regarding the Winter Garden truck ban with their upcoming meeting. Commissioner Niemiec also inquired if the Commission is able to get business cards and asked the Chairman to further look into it. Commissioner Gustafson supported this request due to having some representation when meeting with applicants or citizens within the community.

Commissioner Gustafson reported that he met with staff to discuss the items on tonight’s agenda.

NEW BUSINESS

Item #1: Resolution No. 2021-015 – Florida Discount Self Storage CUP

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

Senior Planner McGruder presented the staff report as follows:

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 is considered a low traffic generator and because there are no request for a change of use, any additional traffic impacts should provide a minimum increase to the existing traffic on Hartwood Marsh Road. The Conditional Use Permit will not be in conflict to the Clermont Comprehensive Plan and is consistent with the goals, objectives and policies for Commercial Land Use. The property has access to major road networks and the applicant will be required to coordinate 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.

Chairman Krzyminski turned it over to the Applicant/Representative to present their request.

John Frith, 8811 Great Cove Drive, Orlando, engineer for the project was present to answer any questions from the Commission.

The public was invited to comment on this item; no public chose to comment.

Chairman Krzyminski brought it back to the Board and entertained a motion.

Commissioner Seaver asked if there was any follow up from the City to make sure the project has coordinated with Lake County regarding the sidewalk installation. Senior Planner McGruder explained that the applicant, the City, and the County are all involved during the Site Review process but it is up to the County for installation because of future roadway improvements that are planned. Commissioner Seaver asked if the certificate of occupancy would be given before the County's follow up on the project. Senior Planner McGruder explained that in some instances the certificate of occupancy is given before as long as the County and applicant have made an agreement of when the sidewalks need to be done.

Commissioner McAllister asked staff where the new parking would be constructed. Senior Planner McGruder pointed out the designated RV parking in the expansion plan. Commissioner McAllister stated that she supports the project and is happy to not see more homes constructed on Hartwood Marsh Road.

Commissioner Niemiec asked what the current traffic that is being generated before the expansion. Mr. Frith did not have an exact number but stated that this project is a low traffic generator. Commissioner Niemiec asked if the parcel east of the project is owned by the applicant. Mr. Frith stated that the applicant owns that property and is in discussion with the Fire Department for a temporary location while improvements are made to the fire house on Hartwood Marsh. Commissioner Niemiec asked when the expansion would be completed. Mr. Frith stated that they would want to be completed by the end of the year.

Commissioner Rogers asked how long has this business been in that particular area. Senior Planner McGruder stated that the project received annexation in 2006 and received the County's site plan approval in 2005. Commissioner Rogers does not believe this project will bring additional traffic and is in support of the expansion.

Chairman Krzyminski disclosed he rents units from the existing project but has not discussed the project with the applicant. Chairman Krzyminski stated that when he is at the location, there may be one other car at the location as well.

Action:

MOTION TO APPROVE Resolution No. 2021-015R made by Commissioner McAllister.
Motion seconded by Commissioner Gustafson. Passed 7-0.

Item #2: Ordinance No. 2021-010 – Graff Building Rezoning

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

Planner Manager Kruse presented the staff report as follows:

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.

Chairman Krzyminski turned it over to the Applicant/Representative to present their request.

Mark Graff, 1944 Brantley Circle, developer of the project. Mr. Graff gave a backstory of the City's Master Plan and the investment that has been going downtown by the City and local developers. He stated that one of the biggest needs was to include residential within the downtown because it was critical for a downtown to thrive. Mr. Graff stated that the only 3-story building in downtown is City Hall that was built in 2003 and this project would be the first 3-story building to be built in downtown by a private developer and would be a great improvement to what is currently on the property. Mr. Graff also included that they will be contributing to the parking by purchasing 9 spaces which would include the 4 spaces in front of the building that was not included in the Master Plan. Mr. Graff showed a plan of all the added parking spaces on Minneola and West Ave through the Master Plan and stated that in total there would be 77 street parking around the area. The parking lot would be a shared use between the tenants and business owners.

The public was invited to comment on this item;

Randy Evenden, 2430 Woodward Hill Court, stated he liked the commercial aspect of the project to bring in new business in the downtown but would want the Commission to consider the apartments because of the multiple apartment projects that are already in the process within the City.

Victor Berriel, VP Developments 752 W. Montrose St., stated that as a local developer in downtown he believes that projects such as Mr. Graff's proposal is a need in order to have people come into the downtown and will be helpful for more developers to invest into the downtown. He stated that these luxury boutique apartments will be different than other apartments that are being developed and would be a great addition to the downtown.

Chairman Krzyminski brought it back to the Board and entertained a motion.

Commissioner Seaver stated that he liked the building but parking is the issue and doesn't believe that it would be relieved with the additional parking being added. He expressed the concern for growth in a downtown is when parking becomes an issue and people would then not want to visit. Mr. Graff stated that most city centers have a parking problem and that would suggest a downtown and businesses are thriving. He stated a similar situation in parking problems in Winter Park and Winter Garden. He also stated that the inquiries of a parking structure will alleviate the parking problem but should not deter development within the downtown and should be open to the concept of shared spaces from day time and night time traffic downtown. Commissioner Seaver shared that he is happy to see downtown thriving but still shares his concern with overcrowding and a balance with development.

Commissioner McAllister stated that she has been an advocate for a parking structure downtown and believes that having a parking problem is a good thing to have in a downtown and likes the project. Mr. Graff stated that with the City hiring a consultant for developing a parking structure is a good sign.

Commissioner Gustafson stated the project aligns with the Master Plan objectives by bringing in investment by private developers. He stated that the parking problem would be alleviated by a parking structure but does not know how long that timeframe would be but has seen technology in cities that an app that would locate any vacant spaces. Commissioner Gustafson asked if the building would be sprinkler installed. Mr. Graff confirmed that the building would be sprinkled.

Commissioner Colby stated that this would be a great addition to the improving but not yet thriving downtown. He also stated this project would be an improvement on what is existing on the property and is in full support of the project.

Commissioner Niemiec asked staff what the maximum height allowed for a 3-story building. Planning Manager Kruse stated that in the Central Business District the maximum height allowed is 55 ft. Commissioner asked the applicant what the height of the proposed building. Mr. Graff answered that it would be less than 55 ft. Commissioner Niemiec expressed his concern for parking and asked if the highlighted portion of parking diagram was already designated from the Victory Pointe Apartments. Planner Manager Kruse explained that the Victory Pointe project received a variance on parking but the spaces are not designated for that project. Mr. Graff also stated that the Victory Pointe project also added additional parking along Victory Way. Commissioner Niemiec asked how many total cars 10 apartments would have. Mr. Graff stated that the city code states 1.25 per 1-bedroom and 1.5 cars per 2-bedroom apartment. Commissioner Niemiec asked how long it would take to complete the project. Mr. Graff explained that approval, design, and construction process and can be completed 14-15 months. Commissioner Niemiec asked how much would be the rent for the apartments. Mr. Graff stated that it was premature in the process but approximately \$1,500 for the 2-bedroom and \$1,250 for the 1-bedroom.

Commissioner Rogers asked if the applicant has discussed the project with the neighboring properties and the concerns with traffic during the construction process. Mr. Graff spoke with the owners of the nail salon and wanted to buy the property but they weren't ready to sell but was excited about the project and the increase in property value. Mr. Graff stated that he purchased excess land from the City and the property values of downtown has increased and was able to sell it to another developer that is looking to invest in downtown. Commissioner Rogers asked staff if they were aware of a timeframe of building a parking structure. Planning Manager Kruse stated that it would be up to the council and contains many variables but are moving in the right direction. Mr. Graff also stated that the current dilemma with trash collection has an effect on the parking as well. Mr. Graff showed the original plan that was presented to staff that included parking cans with 2 additional spaces instead of a dumpster that staff required. Mr. Graff also stated that having a dumpster is unappealing to a project and causes a stench from improper use of dumpster lids. He plans on creating a structure with a roof around the dumpster but has concerns with the trash collection service tearing out the roof if they are not being careful in the disposal of the dumpster. Commissioner Rogers also shared concern on the corner of West Ave with the multiple projects that have been approved by Council and during the day has become difficult to find parking and asked where he would plan to have his staff park. Mr. Graff stated that he plans to have his staff park away from the building for customers to park in the parking lot. Commissioner Rogers asked what would happen if tenants work from home and do not leave the parking lot. Mr. Graff believes they would have sufficient amount of parking with the on-street inventory in the surrounding area.

Chairman Krzyminski disclosed that he spoke with Mr. Graff regarding the project. Chairman Krzyminski had some concerns with the water system but understands that staff is on board. Chairman Krzyminski stated he appreciates the solution of paying for parking spaces and asked Mr. Graff if he has had a demand for apartments. Mr. Graff stated that there is a demand in the downtown with an increase in traffic but very little residential being offered at the moment. Chairman Krzyminski asked how the office incubator would be operated. Mr. Graff stated that this would be an efficient design for people looking for a single office space for either a law office, therapy, clients that are in a work from home setting, etc. with shared spaces and conference room.

Action:

MOTION TO APPROVE Ordinance No. 2021-010 made by Commissioner McAllister. Motion seconded by Commissioner Colby. Passed 6-1. Commissioner Niemiec voting in denial.

Item #3: Ordinance No. 2021-013 – Disston Duplexes PUD Rezoning

Request: 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.

Senior Planner McGruder presented the staff report as follows:

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 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 which requires the proposed development shall be constructed in compliance with all building and fire safety code requirements and all provision of the Land Development Regulations.

Chairman Krzyminski turned it over to the Applicant/Representative to present their request.

Bob Thompson, 11905 Egret Bluff, developer of the project stated he developed similar projects nearby such as Cherry Knoll and The Willows and it was done by a PUD. Mr. Thompson asked the commission to not use a dumpster because it is not a commercial development but a residential community and

dumpsters can become difficult to maintain because they attract animals and most often have to pay additional fees because people outside of the community would use it as a dump. Mr. Thompson stated that his mentioned developments all have drive aisles of 20 ft. wide or under and doesn't believe that the proposed 21 ft. would not be an issue for parking and is also willing to pour out slabs for the tenants to bring out trash cans instead of having a dumpster. Mr. Thompson stated that Chris Germana is present for any questions regarding the site and turn radius.

The public was invited to comment on this item.

Otis Taylor, 3686 Caladesi Rd, stated that he would like to see the project reduce the number of units so that it would be more spread out. He also asked where the sidewalks and amenities for children to play and would like to see a project more family friendly. Mr. Taylor also expressed concern of access for the large fire trucks the city now has.

Chairman Krzyminski brought it back to the Board and entertained a motion.

Commissioner Rogers asked if this community would be a 55 and up community. Mr. Thompson said it is not and open to anybody but would want to qualify tenants that are single or a divorcee with one car that are financially able to afford the units and the units would rent at \$1,100 to \$1,150 range. Commissioner Rogers stated that these are 2 bedroom units with one parking spot in the garage and the other in the driveway and asked where there would be overflow parking for a unit that would have 4 cars and accommodation of guests. Mr. Thompson stated that based on experience guests are able to still park on the drive aisle and traffic would still be able to go through. Commissioner Rogers asked where the trash cans would be located for pickup. Mr. Thompson stated the pickup area would be off Disston. Chairman Krzyminski asked if tenants were responsible to walking their cans onto Disston. Mr. Thompson confirmed that would be the case. Commissioner Rogers asked how an Emergency vehicle would be able to get in the project if cars were parked on the drive aisles. Mr. Thompson stated that they qualify there tenants and half of the units would be rented by people with one car.

Commissioner Colby is concerned with the noncompliance with the developer and staff before it has come to the commission. Commissioner Colby stated that seeing this many issues this early in the process will deter him from supporting this project.

Commissioner Gustafson expressed his concern with the drive aisles, parking and access for a large emergency vehicle. He also expressed his concern with residents walking out their garbage to Disston and cannot support this project with the current design and would hope that the applicant can work further with staff.

Commissioner McAllister agreed with the consensus expressing concern for emergency vehicle access. Commissioner McAllister asked if there were any internal sidewalks and if there was any room for widening the drive aisles. Mr. Thompson asked if he was able to widen the road would he be able to get leniency on the dumpster. Mr. Morgeson advised the commission's primary role is to discuss and vote on what has been presented by the applicant and staff and not to veer into negotiations at this current time. Mr. Thompson stated he is willing to widen to 24 ft. drive aisles. Commissioner McAllister stated it is not up to the commission to give the applicant leniency on the dumpster.

Commissioner Niemiec stated that his concern is the emergency vehicle access having previous experience with a Fire truck not being able to access a house because a car was parked too far into drive aisle. Commissioner Niemiec asked where they would get the room to widen the access to 24 feet. Mr. Thompson stated they would take away 1.5 ft. from each building on both sides of the street. Commissioner Niemiec stated that there would be 24 garbage cans including the recycling bins and is

concerned with location of the bins. Commissioner Rogers asked if they are able to put a lock on the dumpster. Mr. Thompson stated that people will still throw it over the fence and dumpsters has become a nuisance.

Chairman Krzyminski stated that trash has become an issue in the city and asked if decreasing the number of units would make sense so there wouldn't be a necessity for a dumpster. Mr. Thompson doesn't believe the density is the problem and the previous project presented was a higher density. Chairman Krzyminski mentioned that the previous project worked with staff in their presentation. Mr. Morgeson advised the commission not to compare other projects with the current project that was presented. He stated that commission's responsibility is to recommend the approval or denial on what has been presented tonight so that Council will have a clean record from the Commission without negotiations. Commissioner Gustafson recommends that the applicant continues to work with staff to find solutions before presenting to the Council. Senior Planner McGruder stated that if the applicant is willing to abide by the Land Development Regulation requirements then staff would be able to recommend approval to Council.

Chairman Krzyminski asked if there was any affordable housing aspect and whether there would be any association that would prohibit on-street parking. Mr. Thompson stated there is no affordable housing but open to anyone to rent and the project would be privately owned so there would be no HOA. Chairman Krzyminski asked how they intend to qualify tenants and cautioned the applicant because the Fair Housing Act forbids to qualify a tenant based on marital status. Mr. Thompson stated that they have the right to not rent out a unit with 3 cars or 4 children because his property does not support that capacity. Mr. Morgeson advised the commission to stay on task regarding the zoning of the project.

Action:

MOTION TO DENY Ordinance No. 2021-013 made by Commissioner Colby. Motion seconded by Commissioner Rogers. Passed unanimously.

With no further comments, Chairman Krzyminski adjourned the meeting at 8:23 P.M.

Max Krzyminski, Chairman

ATTEST:

Curt Henschel, Planning & Development Director

City of Clermont
MINUTES
PLANNING AND ZONING COMMISSION
July 6, 2021

The meeting of the Planning & Zoning Commission was called to order on Tuesday, July 6, 2021 at 6:30 p.m. by Chairman Krzyminski. Members present were: David Colby, Jane McAllister, Joe Gustafson, Max Krzyminski, Vincent Niemiec, Lavonte Rogers, and Chuck Seaver. Also present for City staff was City Attorney Dan Mantzaris, Planning & Development Director Curt Henschel, Planning Manager John Kruse, Senior Planner Regina McGruder, and Planning Coordinator Rae Chidlow.

MINUTES:

MOTION TO APPROVE the May 4, 2021 minutes of the Planning & Zoning Board made by Commissioner McAllister. Motion was seconded by Commissioner Gustafson. Passed unanimously.

MOTION TO APPROVE the June 1, 2021 minutes of the Planning & Zoning Board made by Commissioner Rogers. Motion was seconded by Commissioner Seaver. Passed unanimously.

REPORTS FROM THE COMMISSION:

Commissioner Gustafson reported that he had an update for his request for the City to estimate the revenue anytime a property is annexed into the City. He read part of the letter into the record stating that the City is exploring his recommendations.

Commissioner Niemiec stated Lake County said the Winter Garden truck ban has been passed but they are not putting it into effect. He stated that the County will try to expedite the funding for Hartwood Marsh right-of-way and design process.

Commissioner Rogers mentioned having a workshop for the Planning and Zoning Commissioners and City Council. He stated that being new on the commission he still has several questions.

Chairman Krzyminski stated that the name badge request was denied.

City Attorney Dan Mantzaris stated that City Council would like to have a joint meeting with Planning and Zoning Commission to address some planning issues within the city and the roles of each member's roles. He stated that they have selected three dates, August 3rd from 4:00-6:00 pm, August 4th early evening, or August 31th from 6:30 to 8:30 pm. He asked what their consensus was towards the meeting date.

The Planning Commissioners all agreed to the August 3rd from 4:00-6:00 pm.

NEW BUSINESS

Item #1: Ordinance No. 2021-018 – Headquarter Honda Small-scale Comprehensive Plan Amendment

Request: Consider a future land use amendment from Lake County Urban Low Density to Clermont Commercial.

Item #2: Ordinance No. 2021-019 – Headquarter Honda Rezoning

Request: Consider a Rezoning amendment from Lake County C-P Commercial Planned to Clermont C-2 General Commercial.

Item #3: Resolution No. 2021-037R – Headquarter Honda CUP

Request: Consider Conditional Use Permit (CUP) to allow for construction of a vehicle storage/display garage structure to be used ancillary to the existing Headquarter Honda dealership.

Senior Planner Regina McGruder presented the staff report for all three items as follows:

The applicant is requesting an annexation, small-scale comprehensive plan amendment, rezoning, and a Conditional Use Permit (CUP) for the 3.12 acre+/- vacant parcel located on State Road 50 and the southwest corner of Lake Boulevard. The requested Conditional Use Permit (CUP) will allow for the construction of a four-story garage structure to be used in conjunction with the existing Headquarter Honda Dealership. The conceptual site plan prepared by Tannath Design Group Inc, shows the layout of the proposed structure and parking for the site.

The annexation petition to the City; also included a request to change the future land use from Lake County Urban Low Density to Clermont Commercial designation. The proposed rezoning from Lake County “C-P” Commercial Planned to Clermont “C-2” General Commercial, which requires a Conditional Use Permit (CUP) to allow for any automotive sales, services, garages, dealerships, carwash, boats, trucks, auto paint and body shops located in the “C-2” General Commercial zoning district, as required by the Land Development Code, Section 122-224. The subject property is contiguous to Clermont Boundaries and meet the requirements of Florida Statutes, Chapter 171 for Annexation.

The applicant indicates the proposed development will allow the existing Honda dealership the ability to use the garage structure for expansion of automobile inventory, storage and display of new and used vehicles at this location. The project will be required to provide cross access from the existing Honda dealership, which shall be used as the primary access point for the public and any customers that utilize the garage structure. The secondary emergency access point on Lake Boulevard will have a private and gated access, to restrict and limit public use and to minimize any traffic impacts on Lake Boulevard.

The proposed development will be required to comply with Clermont Land Development Regulations and Architectural Design Standards to allow for construction of the garage structure. The applicant has not requested any variances to the code for construction. The adjacent parcel located to the west is within Clermont boundaries and zoned C-2 General Commercial; and the current use is Headquarter Honda Auto Sales and Services, the parcel located to the south and east of subject property is located in Lake County; with an Urban Low zoning designation.

Staff recommends approval of Ordinance No. 2021-018, changing the future land use to Clermont Commercial and approval of Ordinance No. 2021-019, and rezoning the subject parcel to C-2 General Commercial zoning category. Staff also recommends approval of the Conditional Use Permit (CUP), with the provisions and conditions contained in Resolution No. 2021-037R, to allow a garage structure to be used ancillary to an existing automobile dealership located in the “C-2” General Commercial zoning district.

Bryan Potts, Tannath Design, 2494 Rose Spring Drive, Orlando, stated that they agree with staff’s recommendations and would like to respond to any comments from the public.

Patrick Finnigan, 13653 Lake Boulevard, stated that Lake Boulevard is the only access to the neighborhood of 200-250 homes and a very active boat ramp. He stated that it’s going to add a lot of

traffic to Lake Boulevard if the access road is utilized. He stated that Headquarter Honda already has a traffic light and should not need access from Lake Boulevard.

Commissioner Rogers asked if there is any vacant lots in the area that could potentially bring more housing to that neighborhood.

Mr. Finnigan stated that there are vacant lots available in the neighborhood.

Senior Planner Regina McGruder stated the Headquarter Honda has already stated that they are willing to remove the access road if it's an issue.

Mr. Potts stated that if the access road is an issue they can remove that from the plan if allowed due to emergency access.

Commissioner Gustafson stated that he believes the access road is required for emergency access.

Mr. Finnigan stated they should not build the access road at all.

Ryan Crouso, 13643 1st Ave., stated that when Honda originally built they did not annex into the City and wanted to know why it's being reversed.

City Attorney Dan Mantzaris stated that he did not believe there is any reason why, it's just the way it worked from a timing perspective.

Mr. Crouso asked if St. John's Water Management will have any say in this development.

City Attorney Dan Mantzaris stated that they will to the extent that they need jurisdictional permits from any other entity, they will have to obtain those permits.

Mr. Crouso asked if the council meeting on July 27 is a public meeting.

City Attorney Dan Mantzaris stated that all Council meetings are open to the public.

Mr. Crouso asked if once annexed into city limits if water and sewer will be available to the development.

City Attorney Dan Mantzaris stated that city water and sewer is available to the development, and doesn't have anything to do with the annexation.

Mr. Crouso stated that the neighborhood has wells and septic systems. He asked if the annexation would create an enclave.

City Attorney Dan Mantzaris stated that he would have to look at map to make that determination.

Mr. Crouso stated that in the area where the access road is proposed, there is a lot of rain run-off. He feels that with more development the run-off will become greater. He asked what the allowance is for overflow on the retention pond area. He asked about lighting and about fencing or wall.

Mike Leo, 13436 Lake Boulevard stated he had two issues, one is the access road and the other is drainage. He stated that from a safety stand point, if the access road was a driveway it appears to be too close to SR 50. He stated he believes it should be 150 feet from SR 50 and it appears to only be 80 feet. He stated he would like to have the access road removed from the development. If they keep the access road for emergency he asked that it states that in the resolution. He stated that the storm water bypasses an inlet that was built on SR 50 and flows down Lake Boulevard and into the lake. He stated that he requests that all storm water to be contained onto their property.

Tim Jenkins, 17706 Jefferson Street, stated he has been there 27 years. He stated that Honda said they would take care of the property across from his property. He stated the property has not been maintained. He stated that there is trash all along the back of the property where trash is thrown over the fence. He stated the property needs to be used for additional parking for the boat ramp.

Commissioner Niemiec asked Mr. Jenkins where his house was located.

Mr. Jenkins showed on the map where his house is located.

Anya Kaleshefski Cox, 13630 1st Ave., stated that they were concerned about the noise from the Headquarter Honda. She stated that they hear noise till 11:00 pm from the loud speaker. She asked when the deliveries will take place. She stated that the drainage does not go where it should go. She stated that the water runs down to her property. She stated that Lake Boulevard is not wide enough to pass vehicles pulling boats let alone larger vehicles. She does not object to the building as long as it's done with taste and the water run-off issues are addressed.

Jacob Stephenson, 13108 South Sunset Terrace, stated that he does not have the effects of the congestion however he wants to back the other resident's concerns. He stated that the impact to the homeowners is what the site plan doesn't show is the nature area and this garage can cause an impact to the wildlife.

Connie Kraft, 13622 1st Ave., stated that there are tortoises in that area. She asked who is going to protect them.

Mary Solik, 121 S Orange Ave., Suite 1500, Orlando, stated that staff has recommended approval of the conditional use permit. She stated that the applicant will have to follow all the development land code and architectural design requirements and standards through site plan approval. She stated Honda had not heard about the complaint of the landscape issues prior to tonight. She stated that they will be addressing the landscape issues. She stated that a wall is required to be built on the rear of the property. She stated that there was a noise study at the time of the approval through Lake County and they don't use a loud speaker system. She stated that with the drainage area behind the building actually buffered the noise from the dealership and Highway 50. She stated that they will have to address the drainage issue.

Mr. Potts stated that there is a pond on the property that goes to the culvert up by Highway 50 that goes under Lake Boulevard directly to John's Lake. He stated that they are required to obtain a permit to relocate the tortoises before they can develop the property.

Ms. Solik stated that they will modify the site plan to close the access drive on Lake Boulevard. She said that if the fire department requires a second access, they will install a gate for emergency access only.

Commissioner Seaver stated that his concerns about the access drive had been addressed.

Commissioner McAllister asked about the height of building and cut and fill for the property.

Ms. Solik stated the building height is 55 feet which meets code. She was not sure about the cut and fill.

City Attorney Dan Mantzaris stated that there were no variances requested so the applicant would meet the cut and fill requirements.

Commissioner McAllister stated the property just south of the access drive doesn't seem to have a buffer between it and the access drive.

Ms. Solik stated that this is just a conceptual plan and they are still required to go through the site review approval process. She stated that one of the conditions is they are required to put up a wall and provide a landscape buffer that is required by city code.

Commissioner Gustafson stated there is a discrepancy on the number of stories and asked if it's a 3 story or 4 story.

Ms. Solik stated that it is a 4 story building.

Commissioner Gustafson stated that the parking garage is going to be concrete which means there will be more water running down Lake Boulevard.

Mr. Potts stated that they will be required to move the water from the parking area to the retention area. He stated that he is not familiar with the current issue of water running down Lake Boulevard, but that this project will remedy this issue.

Commissioner Gustafson asked about where the truck that delivers the inventory would enter and exit the property.

Judy Farcus Serra, CFO Headquarter Automotive Group, 17700 SR 50, stated that they have an existing ordinance stating where the deliveries are to be made and showed on the site plan. She stated that they are not allowed to go behind the dealership.

Commissioner Gustafson asked what vehicles will be parked in the parking garage.

Ms. Serra stated that the vehicles that are part of the sales inventory will be parked in the parking garage.

Commissioner Gustafson asked how many vehicles a day would be moving in and out of the parking garage.

Ms. Serra stated that they sell approximately 200 cars a month. She stated that it depends on the amount of vehicles they sell per day. She stated they are not a 24 hour operation. She stated the parking garage will protect their asset such as from a hail storm.

Commissioner Colby stated he is familiar with the area and his main concern is the access road. He stated that it should be stated in the conditional use permit that it's for emergency vehicles only.

Commissioner Niemiec asked how many subdivisions/homes are in that area.

Senior Planner Regina McGruder stated that all the homes are in Lake County so she is not sure how many are in that area.

Commissioner Niemiec asked who owns the parcel that they are discussing.

Ms. Serra stated that they are under contract with the current owners who are in bankruptcy.

Commissioner Niemiec asked what the length and width of the storm water pond.

Mr. Potts stated that this is just a conceptual plan. He stated that they have ordered the GEO tech and topography so they can't design the storm water until they know where the water table is. He stated that if they have to lose parking for a bigger pond that's what they will do.

Commissioner Niemiec asked what the hours of operation are. He asked if there will be cars parked on the top level.

Ms. Serra stated that the hours is from 9 to 9 Monday through Friday. She stated that they would park on the top level and would bring them in during storms. She stated she will have to pay a deductible for each vehicle that is damaged.

Commissioner Niemiec asked how many parking spaces are inside the garage

Mr. Potts stated 456 inside the garage and service parking.

Commissioner Niemiec asked if there will be lights on the roof of the parking garage.

Ms. Serra stated that they will minimize the amount of lighting that projects down onto the property.

Attorney Mantzaris stated that the lighting will be addressed through site review.

Commissioner Rogers asked how long the building process will take.

Mr. Potts stated that if they get approved by City Council by the end of July, it will take about 4 months for permitting so it will be in the last quarter or possibly beginning of the year before they start building.

Commissioner Rogers asked about storm water.

Mr. Potts stated that they will have to get topography and they are hoping that the required storm water will fit in the area. He stated that they just won't know until they get the data.

Commissioner Rogers asked who will be parking in the outside area if employees aren't parking there.

Ms. Serra stated that parking area will be for additional inventory.

Chairman Krzyminski stated that this question is coming up due to on the plan the additional parking states employee parking.

Ms. Serra stated that there is no need for employees to park in this area. She stated that she does not foresee any need to add any additional employees.

Commissioner Niemiec asked about the height of the wall.

Commissioner Gustafson stated that there is a balancing act between developers and citizens. He stated that maybe the applicant should meet with the citizens.

Action:

MOTION TO APPROVE Ordinance No. 2021-018 made by Commissioner David Colby. Motion seconded by Commissioner Lavonte Rogers. Passed 6-1, with Commissioner Niemiec opposing.

MOTION TO APPROVE Ordinance No. 2021-019 made by Commissioner David Colby. Motion seconded by Commissioner Lavonte Rogers. Passed 6-1, with Commissioner Niemiec opposing.

MOTION TO APPROVE Resolution No. 2021-037R amending the private gated access driveway to state for emergency access vehicles only, made by Commissioner David Colby. Motion seconded by Commissioner Jane McAllister. Passed 6-1, with Commissioner Niemiec opposing.

With no further comments, Chairman Krzyminski adjourned the meeting at 8:00 P.M.

Max Krzyminski, Chairman

ATTEST:

Rae Chidlow, Planning Coordinator



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date	
Tuesday, August 3, 2021	
Agenda Item Name	
Ordinance No. 2021-020 <i>Realty Professionals of Florida Rezoning</i>	
Requested Action	
Recommend denial of Ordinance No. 2021-020	
Staff Report	
The applicant is requesting a rezoning of the subject property from C-2 General Commercial to Planned Unit Development (PUD), to allow for the installation of barbed-wire fence materials for a commercial property instead of meeting the requirements of the Land Development Code, Section 122-343, which prohibits any barbed-wire and razor wire fence materials in residential and commercial districts. The current use is commercial office. The use of barbed-wire fencing is only permitted for M-1 Industrial uses and zoning. The code permits fences and walls up to a six (6) foot height for any commercial development. The applicant indicates the reason for the request is to prevent theft and property vandalism at this location. One of the offices is a landscaping business that parks their vehicles onsite overnight at the location. The Planned Unit Development (PUD) zoning allows flexible development of the property based upon the applicant's proposed use that is not customarily allowed by the code. Staff finds the PUD rezoning request to allow barbed-wire fencing in a commercial district is out of character with the surrounding area and existing development patterns. The proposed use of barbed-wire fencing at this location; may be considered as undesirable and unconventional for the use of commercial property. The State Road 50 Corridor is the primary east-west thoroughfare through the City and the gateway to the Clermont Downtown District. This thoroughfare is designed to create and provide an attractive and viable physical environment to retain and attract commercial businesses along the corridor. The City, along with private businesses, have invested resources and revitalization efforts in the area to promote and encourage a cohesive and aesthetically pleasing commercial gateway along Highway 50. The barbed-wire fence at this location is inconsistent with those redevelopment initiatives. Staff acknowledges the need to protect all businesses in the City from any type of theft or vandalism; but no other businesses in the area have reported any problems and have installed barbed-wire fencing. The applicant may have the option of securing items inside the buildings or a secured storage facility to prevent this type of criminal element. The use of barbed-wire fencing along the corridor is extreme and out of character with the existing business and commercial office uses in the area. The applicant does have the ability to install a wall up to six foot high to provide for additional privacy and methods of protection for the property. STAFF RECOMMENDATION: Staff has reviewed the application and proposed use in regards to the purpose and intent for Planned Unit Development (PUD) zoning and the requirements for compliance with the Clermont Codes of Ordinances and Comprehensive Plan. The proposed use is inconsistent with the goals, objectives and policies of the comprehensive plan and intent of the land development regulations for commercial zoning. Particularly, the proposed use is inconsistent with Section 122-315 (2) (c) in which the use would be considered as undesirable at this location. Therefore, staff recommends denial of Ordinance No. 2021-020, rezoning request of the subject property from C-2 General Commercial to Planned Unit Development (PUD) to allow for the use of barbed-wire fence materials for a commercial property.	

Staff recommends denial of Ordinance No. 2021-020.

Additional Analysis

Fiscal Impact Summary

Fiscal Impact

Fund Number and Description

Available Budget Amount

Exhibits Attached (copies of original agreements)

- | | | |
|----|---|---|
| 1. | Staff Analysis Report | Staff Analysis Report.pdf |
| 2. | New Ord 2021-020 - Realty Professionals of Florida PUD_ | New Ord 2021-020 - Realty Professionals of Florida PUD_.pdf |
| 3. | LOCATION MAP | LOCATION MAP.pdf |
| 4. | Clermont Zoning Map | Clermont Zoning Map.pdf |
| 5. | Conceptual Site Plan | Site.pdf |
| 6. | Applicant Justification Letter | Applicant letter.pdf |
| 7. | Application | Application.pdf |
| 8. | Legal AD | Legal AD.pdf |



CITY OF CLERMONT Staff Analysis Report

OWNER: Rosenberg Family Trust

APPLICANT: Harvey Rosenberg

PROJECT NAME: Realty Pros of Florida PUD Rezoning

REQUESTED ACTION: A request for a rezoning from “C-2” General Commercial to Planned Unit Development (PUD) to allow for the installation of a bob wire fence in a commercial district.

SIZE OF PARCEL: 0.55 acres +/- Alternate Key 1626765

LOCATION: 300 East Highway 50

EXISTING ZONING: Clermont “C-2” General Commercial

EXISTING LAND USE: Commercial Office Use

FUTURE LAND USE CATEGORY: Commercial

SITE UTILITIES: City of Clermont Water and Sewer

ANALYSIS:

The applicant is requesting for rezoning of the subject property from “C-2” General Commercial to Planned Unit Development (PUD), to allow for the installation of barbed-wire fence materials for a commercial property instead of the requirements of the Land Development Code, Section 122-343, which prohibits any barbed wire and razor wire fence materials in residential and commercial districts. The current use is commercial office. The use of barbed-wire fencing is only permitted for M-1 Industrial zoning and uses. The code permits fences and walls up to a six (6) foot height for any commercial development.

The applicant indicates the reason for the request is to prevent theft and property vandalism at this location. The Planned Unit Development (PUD) zoning allows waivers and variances to the Land development regulations as part of the standards for the development plan, without the requirement of any additional public hearings.

Staff finds the PUD rezoning request to allow barbed wire fencing is out of character with the surrounding area and existing development patterns. The proposed use of barbed-wire fencing at this location; may be considered as undesirable and unconventional for the use of commercial property. The State Road 50 Corridor is the primary east-west thoroughfare through the City and the gateway to the Clermont Downtown District, which is designed to create and provide an attractive and viable physical environment to retain and attract commercial businesses along the corridor. The City, along with private development has invested resources and revitalization efforts in the area to promote and encourage a cohesive and aesthetically pleasing commercial gateway along Highway 50. The barbed-wire fence at this location is inconsistent with those redevelopment initiatives and efforts.

Staff acknowledges the need to protect all business in the City from any type of criminal activity and violations, but no other businesses in the area have reported any problems. The applicant may have the option of securing items inside the buildings or a secured storage facility to prevent this type of criminal element. The use of barbed-wire fencing along the corridor is extreme and out of character with the existing business and commercial office uses in the area. The applicant does have the ability to install a commercial wall up to six foot high to provide for additional privacy and protection for the property.

STAFF RECOMMENDATION:

Staff has reviewed the application and proposed use in regards to the purpose and intent for Planned Unit Development (PUD) zoning and the requirements for compliance with the Clermont Codes of Ordinances and Comprehensive Plan. The proposed use is consistent with the goals, objectives and policies of the comprehensive plan and intent of the land development regulations for commercial zoning. Particularly, the proposed use is inconsistent with Section 122-315 (2) (c) in which the use would be considered as undesirable at this location. Therefore, Staff recommends **denial** of Ordinance No. 2021-020, rezoning request of the subject property from "C-2" General Commercial to Planned Unit Development (PUD) to allow for the use of barbed-wire fence materials for a commercial property

Staff recommends denial of Ordinance No. 2021-020.



CITY OF CLERMONT
ORDINANCE NO. 2021-020

REZONING OF PROPERTY:
FROM: “C-2” General Commercial
TO: Planned Unit Development (PUD)

SECTION 2: GENERAL CONDITIONS

This application is for a Planned Unit Development (PUD) to allow for the installation of barbed-wire fence materials in a commercial district; 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.
2. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.

SECTION 3: LAND USES AND SPECIFIC CONDITIONS

1. This application is for a Planned Unit Development (PUD) to allow for the use of barbed-wire fence materials in a commercial district for the site.
2. The property shall be developed according to the C-2 General Commercial zoning designation in the Land Development Code, unless expressly stated above. The site may be used for any other permitted uses in the C-2 General Commercial zoning district.
3. The maximum building height shall be up to 55 feet, measured at the highest point.
4. The maximum height of any retaining walls shall not exceed 6 feet as permitted by the Land Development Regulations.
5. 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 property.
6. The buildings shall be designed and constructed to meet the City of Clermont's Architectural Design Standards.
7. 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.
8. Sidewalks are required for all street rights of way for the entire length of the subject parcels.



CITY OF CLERMONT
ORDINANCE NO. 2021-020

9. Street lighting is required for commercial development. 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.

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. 2021-020

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 24th day of August.

CITY OF CLERMONT

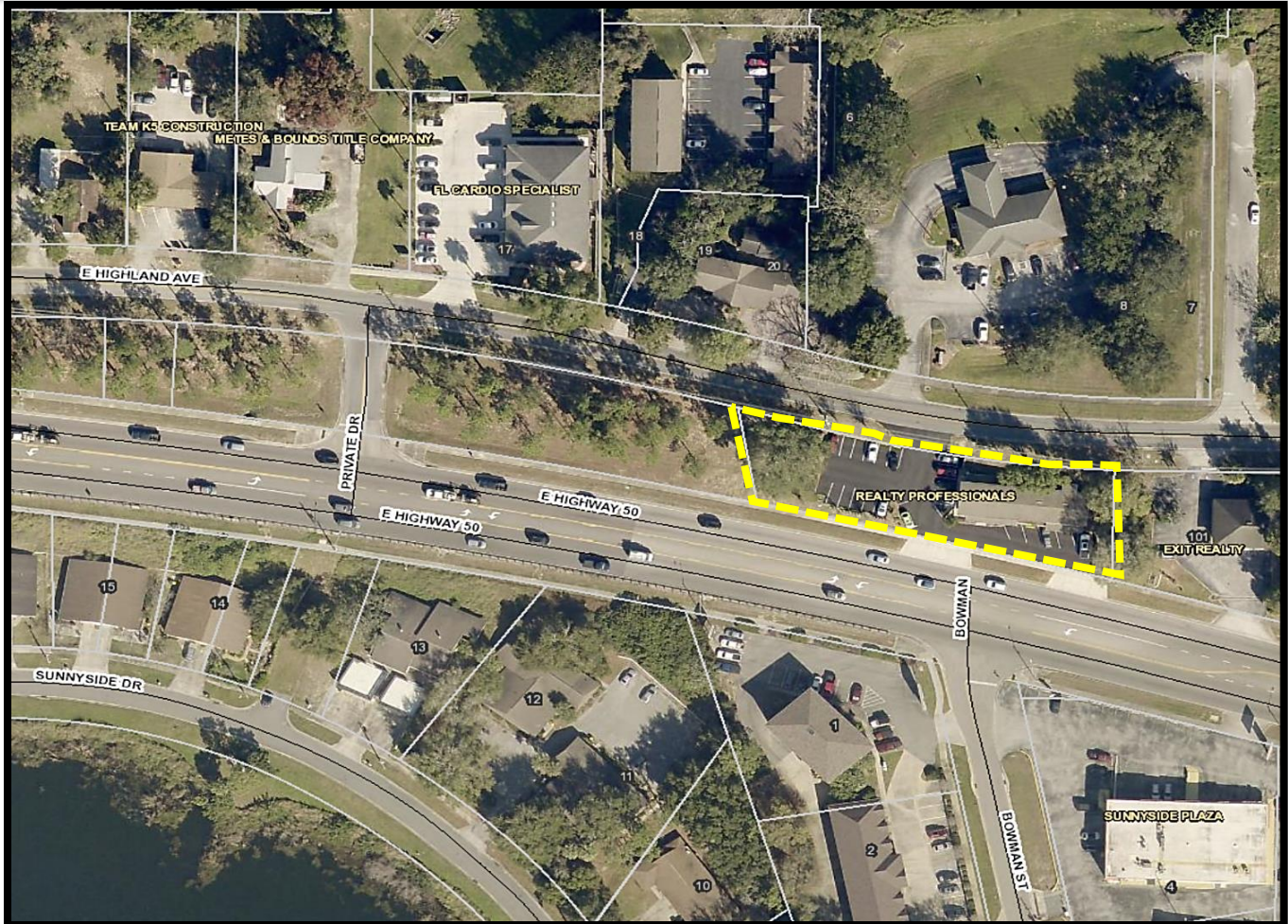
Tim Murry, Mayor

ATTEST:

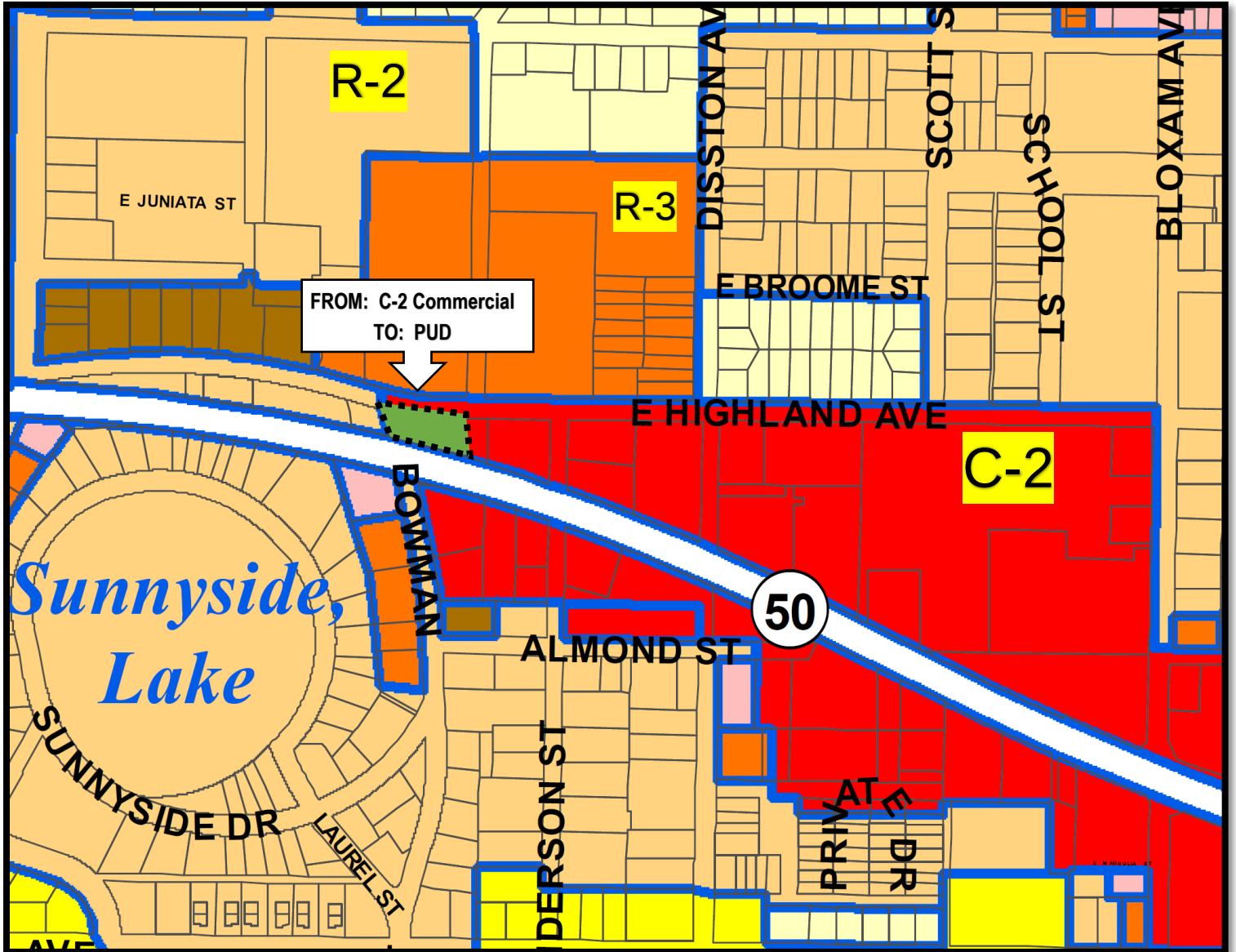
Tracy Ackroyd Howe, MMC, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney



CLERMONT ZONING MAP



Legend



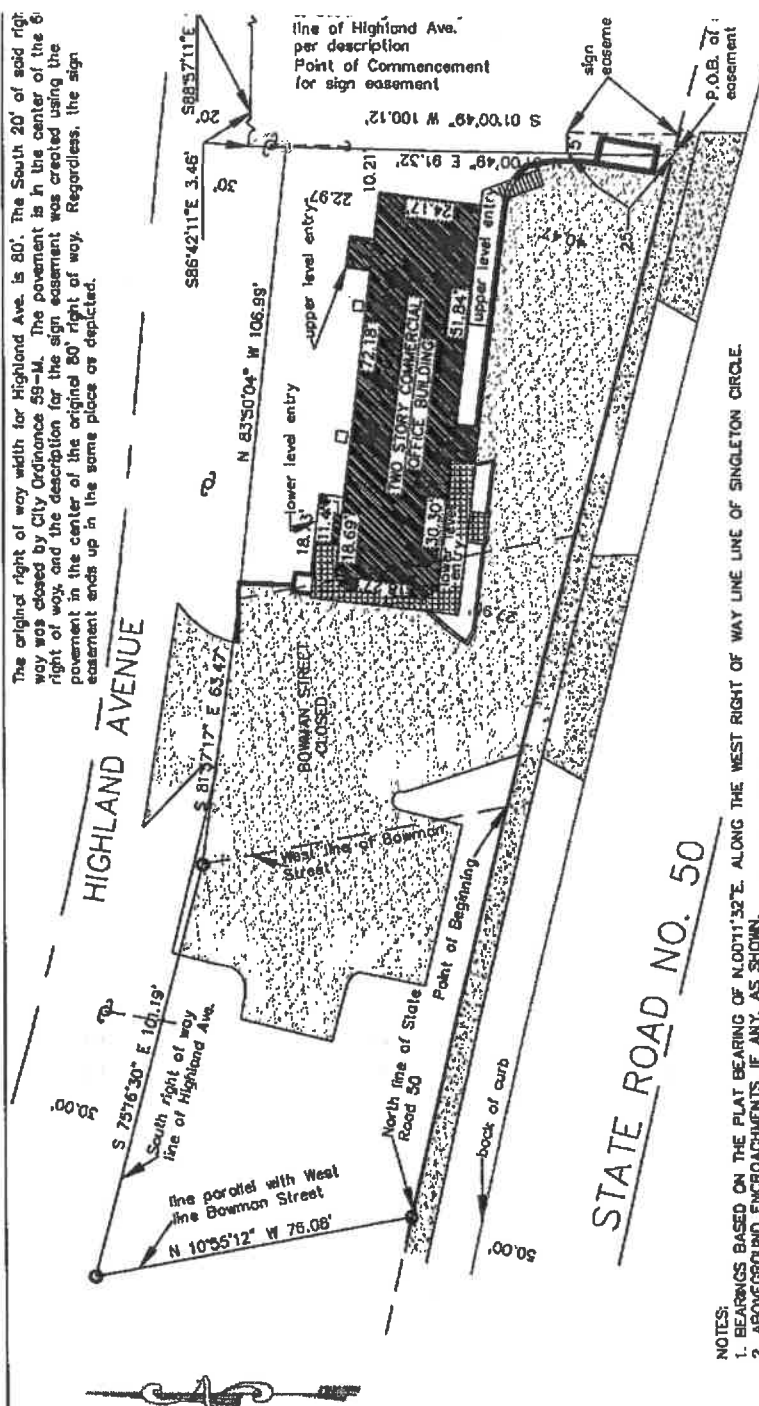
Zoning Designations

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

DESCRIPTION (O.R. 800 1676 PAGE 1395)
 LOT 1, BLOCK 2, SUNNYSIDE UNIT, CLERMONT, FLORIDA,
 PLAT BOOK 8, PAGE 66, 67, NORTH OF STATE ROAD
 #50, AND THAT PART OF THE EAST 1/2 OF BOWMAN
 STREET LYING OUTSIDE OF THE RIGHT OF WAY OF
 HIGHWAY 50, NOW VACATED AND LYING ADJACENT TO SAID
 LOT.

ALSO, BEGIN AT THE INTERSECTION OF THE NORTH RIGHT
 OF WAY LINE OF STATE ROAD #50 AND THE WEST RIGHT
 OF WAY LINE OF BOWMAN STREET ACCORDING TO THE
 OFFICIAL MAP OF THE CITY OF CLERMONT, RECORDED IN
 PLAT BOOK 8, PAGES 17 TO 23, INCLUSIVE, PUBLIC
 RECORDS OF LAKE COUNTY, FLORIDA; RUN THENCE
 WESTERLY ALONG THE NORTH RIGHT OF WAY LINE OF
 STATE ROAD #50, 100 FEET; THENCE NORTHERLY
 PARALLEL TO THE SOUTH RIGHT OF WAY LINE OF BOWMAN
 AVENUE; THENCE RUN EASTERLY ALONG THE SOUTH
 RIGHT OF WAY LINE OF BOWMAN STREET; THENCE RUN
 SOUTHERLY ALONG THE WEST RIGHT OF WAY LINE OF
 BOWMAN STREET TO THE POINT OF BEGINNING AND ALL
 THAT PORTION OF THE WEST 1/2 OF BOWMAN STREET
 NOW CLOSED, BOUNDED ON THE NORTH BY THE SOUTH
 RIGHT OF WAY OF HIGHLAND AVENUE AND BOUNDED ON
 THE SOUTH BY THE NORTH RIGHT OF WAY LINE OF
 STATE ROAD #50, ACCORDING TO THE OFFICIAL MAP OF
 THE CITY OF CLERMONT, AS RECORDED IN PLAT BOOK 8,
 PAGES 17 TO 23, INCLUSIVE, PUBLIC RECORDS OF LAKE
 COUNTY, FLORIDA, TOGETHER WITH THAT CERTAIN SIGN
 EASEMENT RECORDED IN O.R. BOOK 1659 PAGE 2414,
 PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, DESCRIBED
 AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE
 WESTERLY RIGHT OF WAY LINE OF ANDERSON STREET
 AND THE SOUTHERLY RIGHT OF WAY LINE OF HIGHLAND
 AVENUE IN CLERMONT, FLORIDA, PER CITY ORDINANCE
 NUMBER 59-M, AND RUN NORTH 88°57'11" WEST ALONG
 THE SAID RIGHT OF WAY LINE OF HIGHLAND AVENUE
 203.99 FEET; THENCE RUN NORTH 88°57'11" WEST ALONG
 SAID RIGHT OF WAY LINE 74.89 FEET; THENCE CONTINUE
 ALONG SAID SOUTHERLY RIGHT OF WAY LINE NORTH
 88°57'11" WEST 35.47 FEET; THENCE RUN SOUTH
 01°00'49" WEST 100.12 FEET TO THE NORTHERLY RIGHT OF
 WAY LINE OF STATE ROAD 50 AND THE POINT OF
 BEGINNING OF THIS LEGAL DESCRIPTION. FROM THE POINT
 OF BEGINNING, RUN NORTH 01°00'49" EAST A DISTANCE
 OF 23 FEET; THENCE RUN EAST A DISTANCE OF 5 FEET;
 THENCE RUN SOUTH 01°00'49" WEST TO THE NORTHERLY
 RIGHT OF WAY LINE OF STATE ROAD 50; THENCE RUN
 NORTHWESTERLY ALONG THE NORTHERLY RIGHT OF WAY
 LINE OF STATE ROAD 50 TO THE POINT OF BEGINNING.

GRAPHIC SCALE



- NOTES:
1. BEARINGS BASED ON THE PLAT BEARING OF N.00°11'32"E. ALONG THE WEST RIGHT OF WAY LINE OF SINGLETON CIRCLE.
 2. ABOVEGROUND ENCROACHMENTS, IF ANY, AS SHOWN.
 3. UNDERGROUND ENCROACHMENTS OR IMPROVEMENTS, IF ANY, NOT LOCATED.
 4. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHT OF WAY, SETBACKS OR RESTRICTIONS.
 5. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MIGHT BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
 6. ADDITIONS OR DELETIONS TO THE SURVEY SHOWN HEREIN BY OTHER THAN THE SIGNING PARTY OR PARTIES WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
 7. THERE HAS BEEN NO ATTEMPT TO LOCATE ANIMAL OR PLANT SPECIES THAT MAY BE ENDANGERED, THREATENED, OR PROTECTED.
 8. FENCE LINES SHOWN HEREON, IF ANY, MAY MEANDER ALONG SHOWN PATH.
 9. PROPERTY SHOWN HEREON LIES IN FLOOD ZONE "X".

Blackburn Surveying, Inc.

L.B. # 6528
 642 W. Highway 50
 Mailing Address:
 P.O. Box 121022
 Clermont, Florida 34712
 (352) 394-4417
 Fax (352) 394-7058

CERTIFIED TO:
 THE ROSENBERG FAMILY TRUST
 NORTH AMERICAN TITLE COMPANY
 BRIDGE TRUST TITLE
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

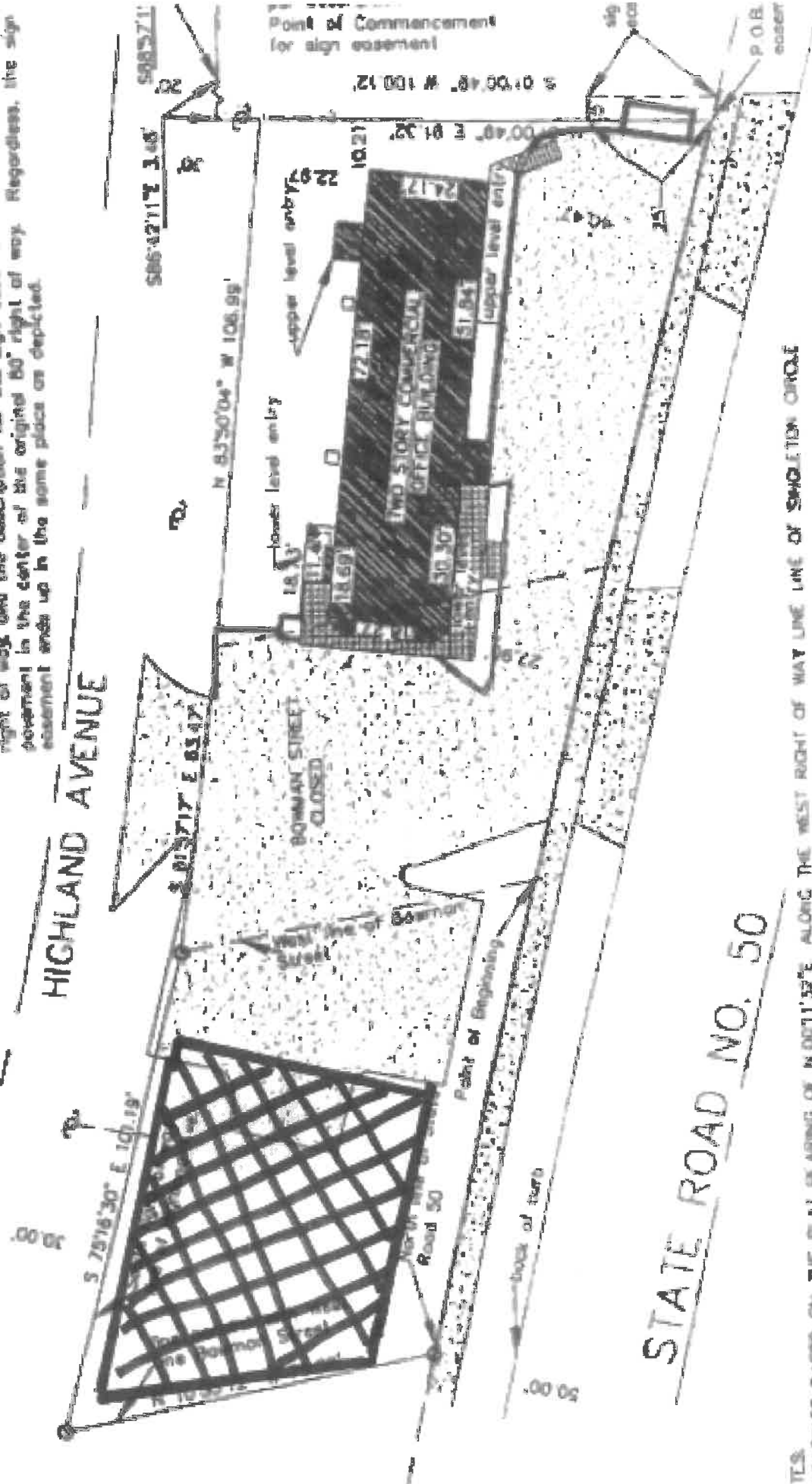
BOUNDARY SURVEY FOR:
 The Rosenberg Family Trust

SCALE:	APPROVED BY: DRAWN BY
1" = 30'	PMK
DATE:	FB/PAGE:
1/10/2011	348/3

300 East Hwy 50

LAKE COUNTY, FLORIDA

HIGHLAND AVENUE



STATE ROAD NO. 50

POINTS OF WAY LINE OF SECTION CIRCLE

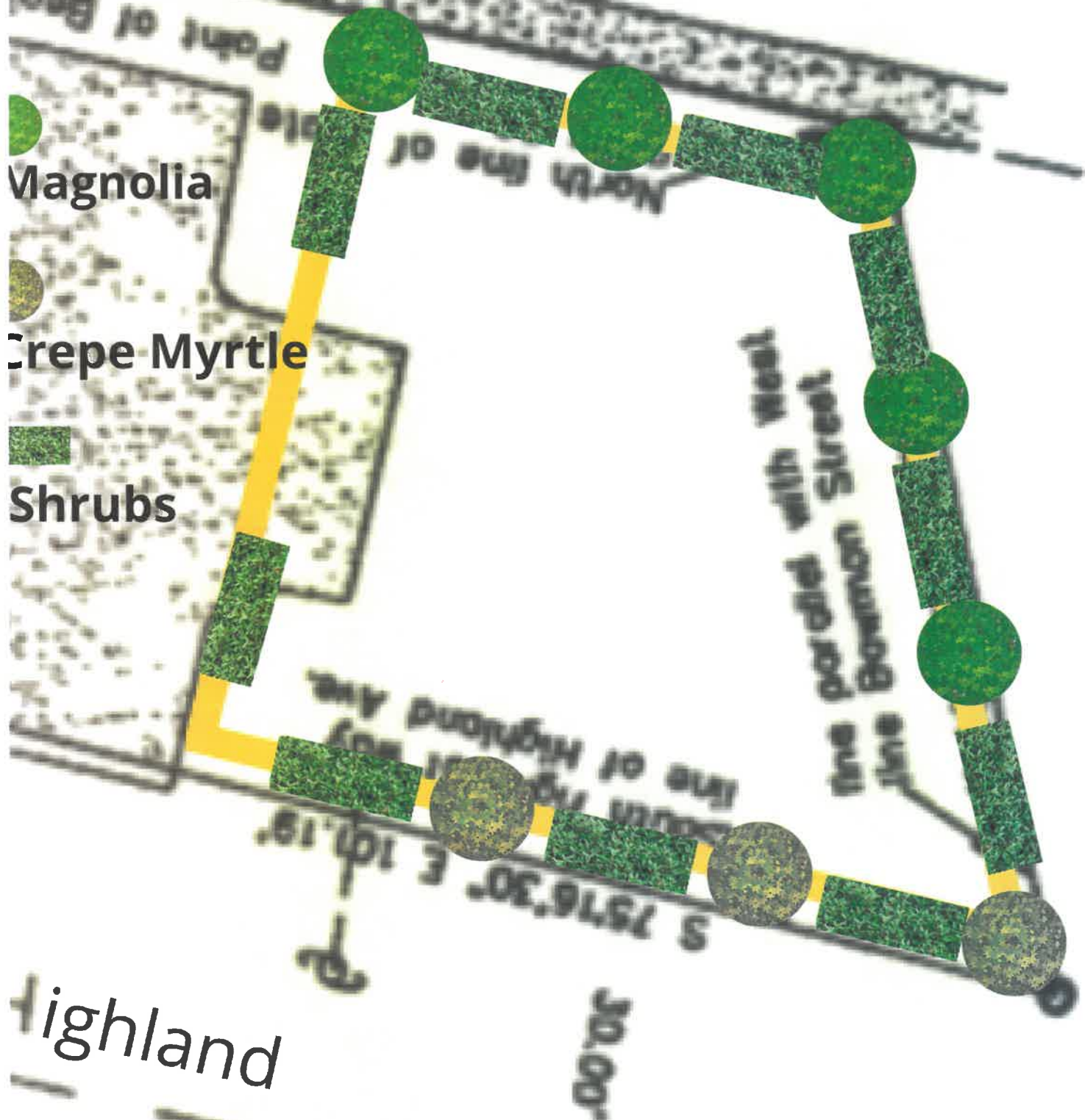
1. BEARINGS BASED ON THE PLAT BEARING OF N 00° 11' 35" E ALONG THE WEST RIGHT OF WAY LINE OF THE
2. ABOVEGROUND ENCROACHMENTS, IF ANY, AS SHOWN.
3. UNDERGROUND ENCROACHMENTS, OR IMPROVEMENTS, IF ANY, NOT LOCATED
4. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHT OF WAY, SETBACKS OR RESTRICTIONS
5. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MIGHT BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH
6. ADDITIONS OR DELETIONS TO THE SURVEY SHOWN HEREIN BY OTHER THAN THE SIGNING PARTY OR PARTIES
7. WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES
8. THERE HAS BEEN NO ATTEMPT TO LOCATE ANIMAL OR PLANT SPECIES THAT MAY BE ENDANGERED, THREATENED, OR PROTECTED
9. FENCE LINES SHOWN HEREON, IF ANY, MAY BE IN OR ALONG SHOWN PLAT
10. PROPERTY SHOWN HEREON LIES IN 51,000 ZONE "X"

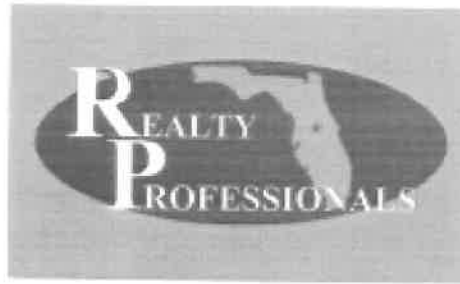
Blackburn Surveying, Inc.

PRIMARY SUPPLY FOR



State Road 50





September 25th, 2020

RE: Secure Parking area for Realty Professionals

To Whom It May Concern:

Please consider this letter as my formal request to secure a parking area at my office location of 300 E. Highway 50 in Clermont.

I need a safe place to park my office landscape company's trucks and trailers overnight. Due to past events, the equipment has been robbed, vandalized and damaged on numerous occasions. Our hope is that a secure, fenced area will deter any further financial loss or damage.

Please see the attached diagram, outlining where the fenced, secured area will be located.

If you should have any questions, feel free to contact me at (352) 404-5942.

Regards,

Harvey Rosenberg

Harvey Rosenberg

Broker/Owner

Realty Professionals of Florida, LLC

300 E. Highway 50 Clermont, Florida 34711



CITY OF CLERMONT REZONING APPLICATION

DATE		FEE: \$542.00 + cost of advertisement + cost of traffic review, if necessary	
Project Name (if applicable)			
Applicant <u>Harvey Rosenberg</u>			
Contact Person <u>Harvey Rosenberg</u>			
Address	<u>300 E Hwy 50</u>	City	<u>Clermont</u> State <u>FL</u> Zip <u>34711</u>
Telephone	<u>352-404-5942</u>	Fax	
Email <u>Harvey@RealtyProsFL.com</u>			
OWNER INFORMATION			
Owner's Name <u>Rosenberg Family Trust</u>			
Owner Address	<u>7365 Potomac Falls Dr</u>	City	<u>Boynton Beach</u> State <u>FL</u> Zip <u>33437</u>
Telephone	<u>407-948-4069</u>	Email	<u>Harvey@RealtyProsFL.com</u>
PROPERTY INFORMATION			
Address of Subject Property	<u>300 E. Hwy 50</u>	City	<u>Clermont</u> State <u>FL</u> Zip <u>34711</u>
Legal Description (include copy of survey) <u>SEE Attached</u>			
Acreage	<u>.5487</u>	Land Use (City verification required) <u>Commercial</u>	
Present Zoning (City verification required) <u>Commercial</u>		Proposed Zoning <u>PUD</u>	



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?

I Need Barbed Wire to protect my Property
as we have been robbed many times already!!

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

Harvey Rosenberg
Applicant Name (print)

Harvey Rosenberg
Owner Name (print)

x 
Applicant Name (signature)

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

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. 2021-020

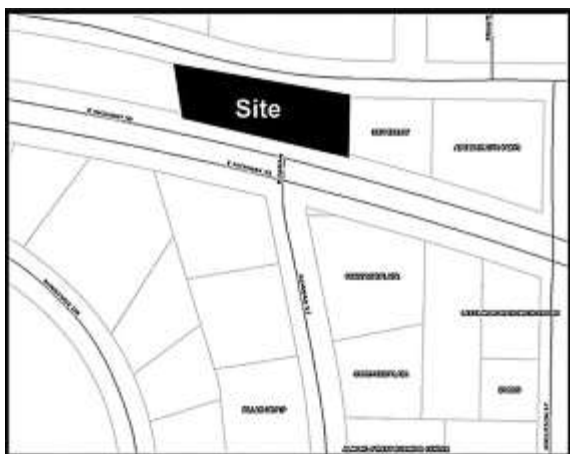
AN ORDINANCE UNDER THE CODE OF ORDINANCES OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF CLERMONT, REFERRED TO IN CHAPTER 122 OF ORDINANCE NO. 289-C, CODE OF ORDINANCES; REZONING THE REAL PROPERTIES DESCRIBED HEREIN AS SHOWN BELOW, PROVIDING FOR CONFLICT,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

LOCATION:

300 East Highway 50, AK 1626765

LEGAL DESCRIPTION

CLERMONT SUNNYSIDE UNIT LOT 1 NORTH OF HIGHWAY, BLOCK 2, CLOSED STREET LYING WEST OF LOT 1, BLOCK 2 NORTH OF HIGHWAY, BEGINNING AT INTERSECTION OF NORTH RIGHT-OF-WAY LINE OF SR 50 WITH WEST RIGHT-OF-WAY LINE OF BOWMAN STREET, RUN WESTERLY ALONG NORTH RIGHT-OF-WAY LINE OF SR 50 A DISTANCE OF 100 FEET, NORTHERLY PARALLEL TO WEST RIGHT-OF-WAY LINE OF BOWMAN STREET TO SOUTH RIGHT-OF-WAY LINE OF HIGHLAND AVENUE, EASTERLY TO WEST RIGHT-OF-WAY LINE OF BOWMAN STREET, SOUTHERLY TO POINT OF BEGINNING, BEING A PART OF BLOCK 7 PB 8 PG 66, ORB 3997 PG 1932



FROM: C-2 General Commercial

TO: Planned Unit Development (PUD)

The Planning and Zoning Commission will consider the request on Tuesday, August 3, 2021 at 6:30 P.M.

The Clermont City Council will hold a public hearing to consider this request on Tuesday, August 24, 2021 for final adoption.

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.

Daily Commercial

July 19, 2021 and August 9, 2021

Tracy Ackroyd Howe, MMC

City Clerk



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date	
Tuesday, August 3, 2021	
Agenda Item Name	
Ordinance No. 2021-023 <i>Disston Duplexes Rezoning</i>	
Requested Action	
Recommend approval of Ordinance No. 2021-023	
Staff Report	
The applicant is requesting a rezoning to a Planned Unit Development (PUD) to allow up to six (6) two-family duplex styled housing units, with a maximum, not to exceed 12 units for the entire site. The current property zoning is R-3 Residential Professional, C-1 Light Commercial and C-2 General Commercial with a Commercial Future Land Use designation. The 1.39 acres consist of several lots, which will be combined to create one entire lot for the project. The Commercial Future Land Use requires densities greater than eight units to obtain a Conditional Use Permit or certain housing types shall be permitted with a PUD consistent with the Land Development Regulations. The applicant has submitted a Conceptual Site Plan prepared by Germana Engineering, showing the proposed buildings, parking, landscape areas and access points for the property. The City Council on June 8, 2021 denied a Planned Unit Development (PUD) rezoning request to allow for up to 12 two-family duplex style-housing units for the subject property. The applicant has redesigned and made substantial changes to the conceptual plan layout for the proposed development. The concept plan identifies that each unit will be two bedrooms with an attached single car garage and provide approximately 1,200 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 project, as designed, shows two additional onsite guest/visitor parking spaces for the development. The application and proposed project layout as submitted, does not request any variances or waivers to code, and will be required to comply with the Land Development Regulations along with any fire and building safety codes for development. The project will also be required to meet Clermont Architectural Design Standards for the proposed buildings. The project has provided an onsite dumpster with enclosure to meet the refuse and collection needs of the proposed housing development. The applicant will be responsible for the coordination and associated cost for any refuse and collection services needed for the housing community. In addition, the development concept plan has proposed the internal access streets and curbs with a width of 24 feet wide, which complies with the requirements of the code. The code requirements for the minimum 24 feet streets width provides a safe traffic flow pattern, that allows emergency vehicles and pedestrians the ability to safely maneuver and exit the property. The project will be required to meet any fire safety and emergency vehicle accessibility requirements, which may include additional fire hydrants, sprinkling of buildings and other safety measures for compliance to the codes. <u>STAFF RECOMMENDATION:</u> Staff has reviewed the application and proposed project in regards to Section 122-315 Review Criteria for a Planned Unit Development. The proposed project does meet the requirements of the Land Development Regulations and general provisions for granting a Planned Unit Development (PUD). The Code requires all PUD Site Development Plans shall be designed in a manner that provides a complete living environment, with the intent to enhance and creates a uniform development patterns, which complies with the general requirements and regulatory process for approval of the project. The proposed development is not in conflict to the Clermont Comprehensive Plan goals, objectives and policies for commercial land use. Staff recommends approval of Ordinance No. 2021-023.	

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 -2021-023	Staff Analysis Disston Duplexes PUD -2021-023.pdf
2.	Ord 2021-023 - Disston Duplexes Rezoning (07.29.2021 V1) -R&F BL	Ord 2021-023 - Disston Duplexes Rezoning (07.29.2021 V1) -R&F BL.pdf
3.	Disston Duplexes Maps	Disston Duplexes Maps.pptx
4.	Zoning Map	Zoning Map.pdf
5.	Disston Duplex- Concept Plan 06-29-2021	Disston Duplex- Concept Plan 06-29-2021.pdf
6.	Disston Duplex- Color Rendering 06-29-2021	Disston Duplex- Color Rendering 06-29-2021.pdf
7.	Application July 1 2021	Application July 1 2021.pdf
8.	Legal AD	LF-25385996.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 up to 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 up to six (6) two-family duplex styled housing units, with a maximum, not to exceed 12 units for the entire site. The current property zoning is R-3 Residential Professional, C-1 Light Commercial and C-2 General Commercial with a Commercial Land Use designation. The 1.39 acres consist of several lots, which will be combine to create one developable lot for the project. The Commercial Land Use requires densities higher than eight units shall require a Conditional Use Permit or certain housing types shall be allowed with a PUD consistent with the Land Development Regulations. The applicant has submitted a Conceptual Site Plan prepared by Germana Engineering, showing the proposed buildings, parking, landscape areas and access points for the property. The City Council on June 8, 2021, denied (Ordinance No 2021-013) a Planned Unit Development (PUD) rezoning request to allow up to 12 two-family duplex style-housing units with several waivers and variances to the land development codes.

The applicant has redesigned and made substantial changes to the conceptual layout for the proposed development. The concept plan identifies that each unit will be two bedrooms with an attached single car garage and provide approximately 1,200 square feet of living space. The Land Development Code, Section 98-14 requires two parking spaces for each two-bedroom residential unit. The plan has identified the garages and driveway parking for compliance of the parking requirements. The project as designed shows two additional onsite guest or visitor parking spaces for the development. The proposed project layout as submitted, does not request any variances or waivers to code, and will be required to comply with the Land Development Regulations, and any fire and building safety codes for development. The project will also be required to meet Clermont Architectural Design Standards for any buildings. The project as designed has provided an onsite dumpsters with enclosures to meet the refuse and collection needs of the proposed housing development. The applicant will be responsible for the coordination and associated cost for any refuse and collection services needed for the community.

In addition, the development conceptual plan has proposed the internal access streets and curbs are 24 feet wide, which complies with the requirements of the code. The code requirements for the minimum 24 feet streets width provides a safe traffic flow pattern, that allows emergency vehicles and pedestrians the ability to safely maneuver and exit the property. The project will be required to meet any fire safety and emergency vehicle accessibility requirements, which may include additional fire hydrants, sprinkling of buildings and other safety measures for compliance to the codes.

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 does meet the requirements of the Land Development Regulations and general provisions for granting a Planned Unit Development (PUD). The Code requires all PUD Site Development Plans shall be designed in a manner that provides a complete living environment, with the intent to enhance and creates uniform development patterns, which complies with the general requirements and regulatory process for approval of the project. The proposed development is not in conflict to the Clermont Comprehensive Plan goals, objectives and policies for commercial land use.

Staff recommends approval of Ordinance No. 2021-023.

CITY OF CLERMONT
ORDINANCE NO. 2021-023

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, 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

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





CITY OF CLERMONT
ORDINANCE NO. 2021-023

REZONING OF PROPERTY

**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 (duplex) dwelling units**

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.
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 or uses. The project conceptual site plan is not an approved site plan and only used for conceptual purposes.
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; not to exceed the maximum permitted of 12 dwelling units for the entire site.
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 curbs) 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

CITY OF CLERMONT
ORDINANCE NO. 2021-023

final Engineering.

5. The maximum height of any retaining walls shall not exceed 6 feet as permitted 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 shall provide 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.
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 are required for all street rights of way for the entire length of the subject parcels. Project is required to provide pedestrian crosswalks and safety features within the residential community.
13. 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.



CITY OF CLERMONT
ORDINANCE NO. 2021-023

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.

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. 2021-023

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 24th day of August.

CITY OF CLERMONT

Tim Murry, Mayor

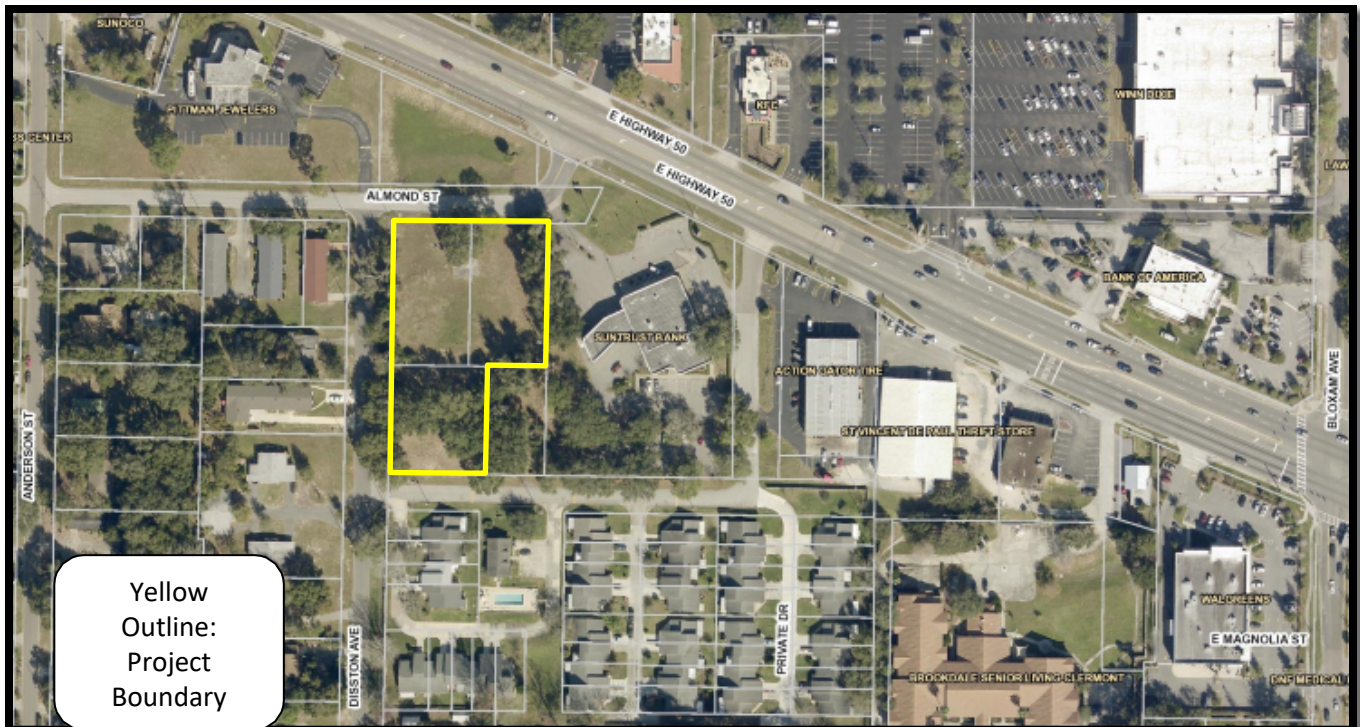
ATTEST:

Tracy Ackroyd Howe, MMC, City Clerk

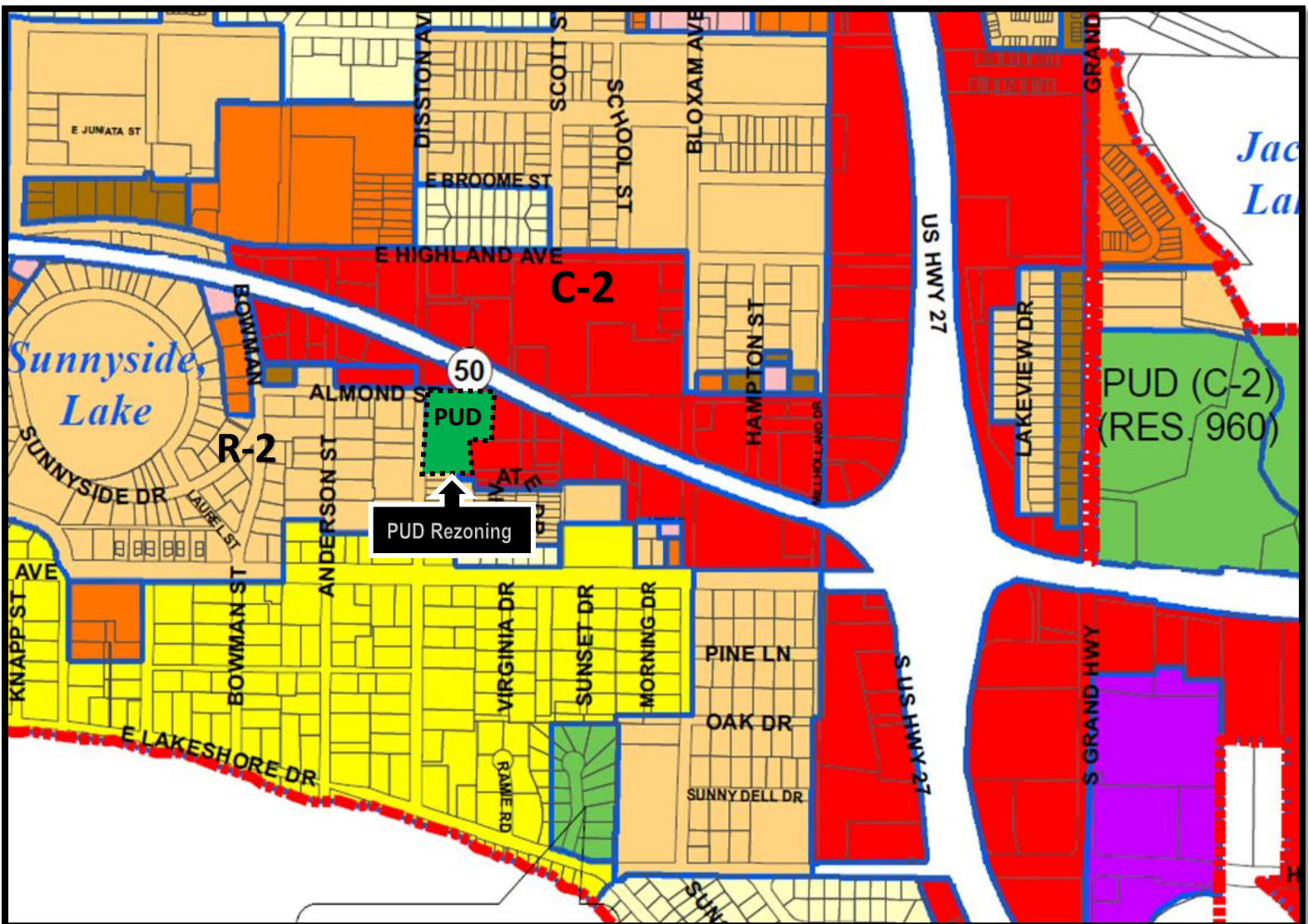
Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

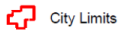
Exhibit - Location Map – Disston Duplexes



CLERMONT ZONING MAP



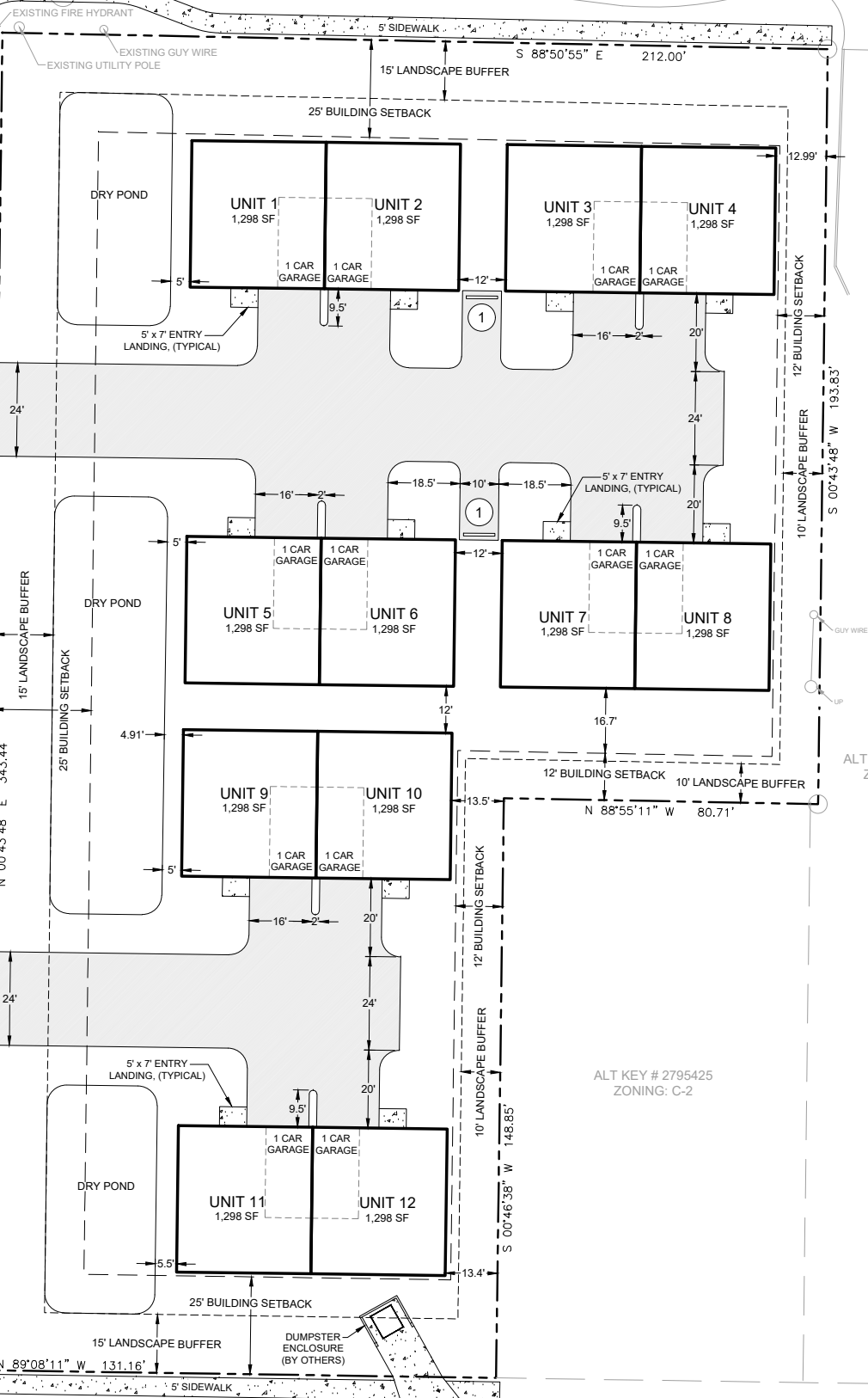
Legend



Zoning Designations

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

ALMOND STREET
(50' RIGHT OF WAY)



DISSTON AVENUE
(50' RIGHT OF WAY)

ALT KEY # 1617278
ZONING: R-2

ALT KEY # 1617260
ZONING: R-2

ALT KEY # 1617251
ZONING: R-2

ALT KEY # 1617243
ZONING: R-2

ALT KEY # 1617227
ZONING: R-2

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 COMM. / C-2 GENERAL COMM. / R-3 RESID./PROF.
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: 15 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: 1,298 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 = 15,576 SF
ASPHALT (PARKING) = 11,433 SF
CONCRETE = 635 SF
TOTAL IMPERVIOUS = 27,644 SF (45.55% ISR)
TOTAL OPEN SPACE = 33,039 SF (54.45% ISR)

LEGEND

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

PRELIMINARY
NOT FOR CONSTRUCTION
NOT FOR PERMITTING
06-29-21

CHRISTOPHER M. GERMANA, P.E.
FLORIDA PROFESSIONAL ENGINEER # 61082
FIRM CERTIFICATE OF AUTHORIZATION # 29279

CONCEPT PLAN

DISSTON DUPLEXES

GERMANA ENGINEERING
AND ASSOCIATES, LLC
1120 WEST MINNEOLA AVENUE
CLERMONT, FL 34711
WWW.GERMANAENGINEERING.COM
CERTIFICATE OF AUTHORIZATION NUMBER: 29279
COPYRIGHT © 2020

SCALE: 1" = 20'

DATE:

SHEET

CONCEPT

PROJECT # GE0312020

CLERMONT, FLORIDA



CITY OF CLERMONT REZONING APPLICATION

DATE June 29,2021		FEE: \$542.00 + cost of advertisement + cost of traffic review, if necessary	
Project Name (if applicable) Disston Street Duplexs			
Applicant Robert Thompson			
Contact Person Robert Thompson			
Address 1958 Brantley Circle	City Clermont	State Florida	Zip 34711
Telephone 321-689-5785	Fax		
Email			
OWNER INFORMATION			
Owner's Name Robert Thompson			
Owner Address 1958 Brantley Circle	City Clermont	State Florida	Zip 34711
Telephone 321-689-5785	Email		
PROPERTY INFORMATION			
Address of Subject Property 501 Almond Street	City Clermont	State Florida	Zip 34711
Legal Description (include copy of survey) Tax Parcel: Alt Key # 1617995 / # 1618002 / # 2827092 / # 2795425 Section 30, Township 22 South, Range 26 East			
Acreage 1.39	Land Use (City verification required) Commercial		
Present Zoning (City verification required) C-1 Light Commercial / C-2 General Commercial / R-3 Residential/Professional	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?

1-story Duplex-Residential Homes consist of 12 Units with single car garage and driveway.
1.39 Acre Development includes on-site Stormwater and 2 entrances.
Garbage pick-up will be provided by an on-site dumpster.

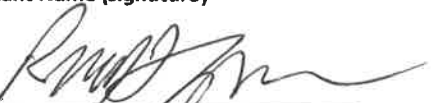
No waivers or variances are requested with this application.

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

Robert D. Thompson
Applicant Name (print)

Robert D. Thompson
Owner Name (print)

x 
Applicant Name (signature)

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

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. 2021-023

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, 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)**

The Planning and Zoning Commission will consider the request on Tuesday, August 3, 2021 at 6:30 P.M.

The Clermont City Council will hold a public hearing to consider this request on Tuesday, August 24, 2021 for final adoption.

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