



**CITY OF CLERMONT
PLANNING AND ZONING COMMISSION AGENDA
6:30 PM, Tuesday, February 2, 2016
City Hall – 685 W. Montrose Street, Clermont, FL**

**CALL TO ORDER
INVOCATION AND PLEDGE OF ALLEGIANCE
MINUTES**

Approval of the January 5, 2016 Planning and Zoning meeting minutes.

**REPORTS
NEW BUSINESS**

Item 1 - The Crossing Church
Conditional Use Permit

Request for a conditional use permit to allow a church facility in the UE Urban Estate zoning district, located at 2715 Old Highway 50, across from Highland Ranch subdivision.

Item 2 - South Lake Montessori School
Conditional Use Permit

Request for a conditional use permit to allow a school facility expansion in the R-3 Residential/Professional zoning district, located at 983 W. Desoto 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 the 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 Recording Clerk for the City's records.

City of Clermont
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The meeting of the Planning & Zoning Commission was called to order Tuesday January 5, 2016 at 6:30 p.m. by Chairman Nick Jones. Other members present were Herb Smith, Judy Proli, Tony Hubbard, and Cuqui Whitehead. Also in attendance were Barbara Hollerand, Development Services Director, Curt Henschel, Planning Manager, John Kruse, Senior Planner, Dan Mantzaris, City Attorney, and Rae Chidlow, Planning Specialist.

MINUTES of the Planning and Zoning Commission meeting held November 3, 2015 were approved as written.

REPORTS

Chairman Jones stated that the Florida Lakes Symphony Orchestra will be playing at the First United Methodist Church on January 15, 2016.

Vice-Chair Whitehead reminded everyone that this is the first Friday coming up with Music on Montrose along with the food trucks.

1. REQUEST FOR REZONING

REQUEST: To change the zoning from R-1 Single-family Medium Density Residential to C-1 Light Commercial for property located at the southeast corner of Citrus Tower Blvd. and S. Highway 27.

APPLICANT: Randy Langley

Planning Manager Henschel presented the staff report as follows:

The owner is requesting a rezoning from R-1 Single-family Medium Density Residential district to C-1 Light Commercial zoning district. The property has 6.55 acres of upland developable property and is located at the southeast corner of Highway 27 and Citrus Tower Blvd.

The parcel has a future land use of Commercial which is compatible with the proposed C-1 Light Commercial zoning district.

Currently, the owner does not have a site plan ready for review, but does anticipate retail and restaurant uses for the parcel.

With the commercial future land use and the location of the parcel on Highway 27, staff recommends approval of the rezoning from R-1 Single-family Residential to C-1 Light Commercial.

Randy Langley, 725 Norton St., Longboat Key, stated that he was here to answer any questions.

Commissioner Proli asked if a gas station was planned for this site.

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Mr. Langley stated that all rights for gas stations were given up when the Racetrac was sold. Commissioner Smith asked if there will be an entrance off of Highway 27.

Mr. Langley stated that they have previously had two conditional use permits on this property and they were approved with a right-in and right-out.

Commissioner Whitehead moved to recommend approval of the rezoning; seconded by Commissioner Smith. The vote was unanimous to recommend approval.

2. REQUEST FOR REZONING

REQUEST: To change the zoning from UE Urban Estate to Planned Unit Development for the Hartle Grove multi-family parcel.

APPLICANT: Staff

Senior Planner Kruse presented the staff report as follows:

This administrative request is being heard concurrently with a request for annexation. The city is requesting annexation of the subject parcel as authorized by the utility agreement with the property owner. The agreement with the city was executed on September 16, 2011. The property is vacant and is under consideration for development.

The property is approximately 25 acres and had entitlements granted by Lake County for a multifamily project. Only a portion of the original Planned Unit Development will be annexed and rezoned at this time and the remaining portion, approximately 44 acres, will be annexed and rezoned at a future date. A related administrative comprehensive plan amendment request also will be processed at a future date.

The rezoning request is to change the zoning from Urban Estate (was Planned Unit Development in Lake County) to the city's Planned Unit Development zoning classification. The project received entitlements through Lake County with approval of Ordinance No. 2011-50. This permitted up to 103 single family homes, 380 multifamily units, and commercial uses on 69 acres. The single family portion and a majority of the commercial have been developed. The multifamily project will be developed according to the conditions in the existing Planned Unit Development that have been carried forth to the city's Planned Unit Development with a few minor additions. Staff has met with the property owner on the proposed multifamily project and has provided comments to the developer through the site review process.

Based upon the above information, staff recommends approval of the rezoning from Urban Estate to the City's Planned Unit Development zoning classification with the conditions outlined in Planned Unit Development Ordinance 2016-03.

Emery Rosenbluth, Broad & Cassel P.A., Orlando, attorney representing the property owner BFG Lakeshore, LTD, stated that BFG feels that this hearing should not proceed this evening

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due to the property not being within the city's jurisdiction. He stated that BFG has not had sufficient time to prepare a presentation due to insufficient notice for the hearing and required information necessary for a response from BFG. He requested to defer this hearing for 30 days.

City attorney Mantzaris stated that there is a utility agreement between the property owner and the city that states the city can annex the property. He stated that this commission does not hear annexations, however the city has traditionally processed the zoning and land use applications at the same time as the annexation which requires it to come before the commission prior to annexation. He stated that the city's planned unit development allows the identical entitlements as the county's planned unit development. He stated that the city agreed that the owner can develop the property with a multifamily use back in 2011.

Mr. Rosenbluth stated that the property is not in the city's jurisdiction so the rezoning should not be heard.

Commissioner Whitehead stated that the rezoning is being heard concurrently with the annexation. She stated that this commission does not make the final approval, only a recommendation.

Mr. Mantzaris stated that the reason local government does the procedures like they do is to allow the property owner to know what the zoning will be prior to annexing into the city.

Tom Lawler, 9 Pine St., Windermere, stated that he is the potential new owner of the property. He wanted clarification on the entitlements because Mr. Mantzaris stated that the entitlements are the same; however Mr. Kruse stated that there will be minor modifications. He stated that he is concerned that the property will not have the multi-family use should the property deal fall through.

Chairman Jones asked staff to elaborate on the differences between the planned unit developments.

Mr. Kruse stated that the date on Exhibit A in the City's planned unit development was December 18, 2015. He stated that on the county's planned unit development it allows for a trash compactor, however the city's code says for every 25 units it requires a dumpster which was added as a condition. He stated that the project is gated and by city code it has to have approval so the condition was added to allow for a gated community. He stated that the parking was modified and the maximum building height was not clear in the county's planned unit development, however it has been included in the city's planned unit development.

Mr. Lawler stated that he approves of the comments that the city has added to the planned unit development.

James Fant, BFG Lakeshore, LTD, stated that he is the owner of the property and that Mr. Lawler is the potential new owner who submitted the proposed site plan. He stated that as the

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owner of the property, if the property is annexed in and approved with Mr. Lawler's site plan but the sale falls through, he will lose his ability to do townhomes which is included in the county's planned unit development. He stated that he does understand that he did sign the utility agreement that states the city has the right to annex the property. He stated that this is the wrong time to annex.

Commissioner Whitehead moved to recommend approval of the rezoning; seconded by Commissioner Hubbard. The vote was unanimous to recommend approval.

3. REQUEST FOR LDC AMENDMENT

REQUEST: To amend Chapter 62, Section 62-39 Parking for Certain Purposes

APPLICANT: City Staff

Senior Planner Kruse presented the staff report as follows:

This land development code amendment to Section 62-39 Parking for Certain Purposes, includes a minor amendment to Article II, Section 62-39 (2) which clarifies that parking regulations must be adhered to.

Upon annexation of the remaining portion of SR 50 from the South Greater Hills Blvd. to the Lake/Orange County line, parking on the right-of-way would not be permitted and various businesses will all have to comply with applicable laws, both local and state.

Commissioner Whitehead moved to recommend approval of the land development code amendment; seconded by Commissioner Proli. The vote was unanimous to recommend approval.

Commissioner Hubbard nominated Commissioner Jones as Chairman, seconded by Commissioner Proli. The vote was unanimous to accept Commissioner Jones as Chairman.

Commissioner Proli nominated Commissioner Whitehead as Vice-Chair, seconded by Commissioner Smith. The vote was unanimous to accept Commissioner Whitehead as Vice-Chair.

There being no further business, the meeting was adjourned at 7:24 pm.

Nick Jones, Chairman

ATTEST:

Rae Chidlow – Planning Specialist



CITY OF CLERMONT

AGENDA ITEM

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Meeting Date		
Tuesday, February 2, 2016		
Agenda Item Name		
The Crossing Church Conditional Use Permit		
Requested Action		
Move to recommend approval of Resolution 2016-02.		
Staff Report		
The owner, The Crossing Church, is requesting a conditional use permit for a church and associated ministry uses in the UE Urban Estate Zoning District. The church acquired the property in 2010 with the expectations to one day build a multi-purpose facility to serve the congregation and community. The site is over 18 acres in size, with about one-third consisting of floodplain, wetlands, and open water body (Blacks Lake). The property was annexed into the City in 2013 along with a large-scale comprehensive plan amendment and right of way vacation request. The property's future land use is Public Facilities/Institutional. These approvals laid the ground work for the church to move forward in the future with a conditional use permit and site plan approval for the ministry when the time was right. The church proposes to develop the facility in multiple phases. A master plan program identified the needs and desire of the church. The six phases outlined on the master plan consists of an initial assembly building (5,000 SF), multi-purpose building/recreational (12,000 SF), wedding pavilion (2,000 SF), administration office building (5,000 SF), sanctuary assembly (20,000 SF) and a cottage retreat (2,000 SF). The total square footage of all buildings on the site will not exceed 50,000 square feet. The buildings will be compliant with the City's architectural guidelines. The facility will be served by City water and sewer, along with other City services. The project will go through the site plan review process and be developed in substantial accordance with the Master Plan Program, Exhibit A. The overall facility will be used for the ministry purposes surrounding the church. These uses include, but are not limited to, worship, recreation, daycare, administrative office, and special retreats/programs. The church desires to create a campus that serves as a faith-based center of hope, life and joy for the community. The church is consistent with the area as a whole and has previously received initial support through the future land use change to Public Facility/Institutional from the City. The church and its uses are allowable through a conditional use permit under the Urban Estate zoning and Public Facility/Institutional future land use. Therefore, staff recommends approval of this request.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount

Exhibits Attached (copies of original agreements)		
1.	Resolution	Res. 2016-02.docx
2.	Location Map	Location Map.pdf
3.	Master Plan Program	Master Plan Program - Exhibit A.pdf
4.	Site Plan	Site plan 2016.pdf
5.	CUP Conditions	CUP Conditions.docx
6.	Application	CUP 2016 application.pdf
7.	Legal ad	Crossing Church CUP Ad.docx

**CITY OF CLERMONT
RESOLUTION NO. 2016-02**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A
CONDITIONAL USE PERMIT TO ALLOW FOR A CHURCH FACILITY
IN THE UE URBAN ESTATE ZONING DISTRICT.**

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held February 2, 2016 recommended approval of this Conditional Use Permit to allow for a church facility in the UE Urban Estate zoning district; at the following location:

LOCATION:

(Alternate Keys 1453275 and 3880865)
2715 Old Highway 50

The City Council deems it advisable in the interest of the general welfare of the City of Clermont, Lake County, Florida to grant this Conditional Use Permit.

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

This application for a Conditional Use Permit to allow for a church facility in the UE Urban Estate zoning district; be granted subject to the following conditions:

CONDITIONAL USE PERMIT CONDITIONS:

Section 1 - General Conditions

1. The conditions as set forth in this Conditional Use Permit shall be legally binding upon any heirs, assigns and successors in title or interest.
2. No expansion of the use or additions to the facility shall be permitted except as approved by another Conditional Use Permit. The property shall be developed in substantial accordance with the Master Plan Program prepared by GatorSketch, Exhibit A. Formal construction plans incorporating all conditions stated in this permit shall be submitted for review and approved by the Site Review Committee prior to the issuance of a Zoning Clearance or other development permits.
3. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.

CITY OF CLERMONT
RESOLUTION NO. 2016-02

4. The structure shall be inspected by the Fire Inspector for life safety requirements, all requirements must be met prior to any Certificate of Occupancy being issued.
5. The structure shall be inspected by the Building Inspector and all building code violations must be corrected prior to a Certificate of Occupancy being issued.
6. The final Certificate of Occupancy shall not be issued until each of the stated conditions has been met.
7. If any of the stated conditions are violated, the applicant understands and agrees that the City Council may revoke this Conditional Use Permit by resolution.
8. The Conditional Use Permit must be executed and filed in the office of the City Clerk within 90 days of its date of grant by the City Council or the permit shall become null and void.
9. The Applicant shall record in the Public Records of Lake County within 90 days of its date of approval by the City Council, a short-form version of this Conditional Use Permit as provided by the City or a form acceptable to the City, to provide notice to all interested parties, the assigns, successors and heirs of the developer/applicant and all future owners of the above-referenced property that the real property described above is subject to the terms and conditions of the Conditional Use Permit.
10. If, at a future date, parking at this site proves inadequate the applicant understands and agrees that the City may require additional parking improvements or rescind this Conditional Use Permit.
11. Should the church use cease operations for a period greater than 1 year, a new Conditional Use Permit shall be required.

Section 2 – Land Use

1. The property may be used as a church facility/campus with accessory uses, not to have more than 50,000 square feet of total building space along with other permitted uses in the Urban Estate zoning district.

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RESOLUTION NO. 2016-02

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County,
Florida, this 23rd day of February, 2016.

CITY OF CLERMONT

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

General Location

The Crossing Church



Property

The Crossing Church



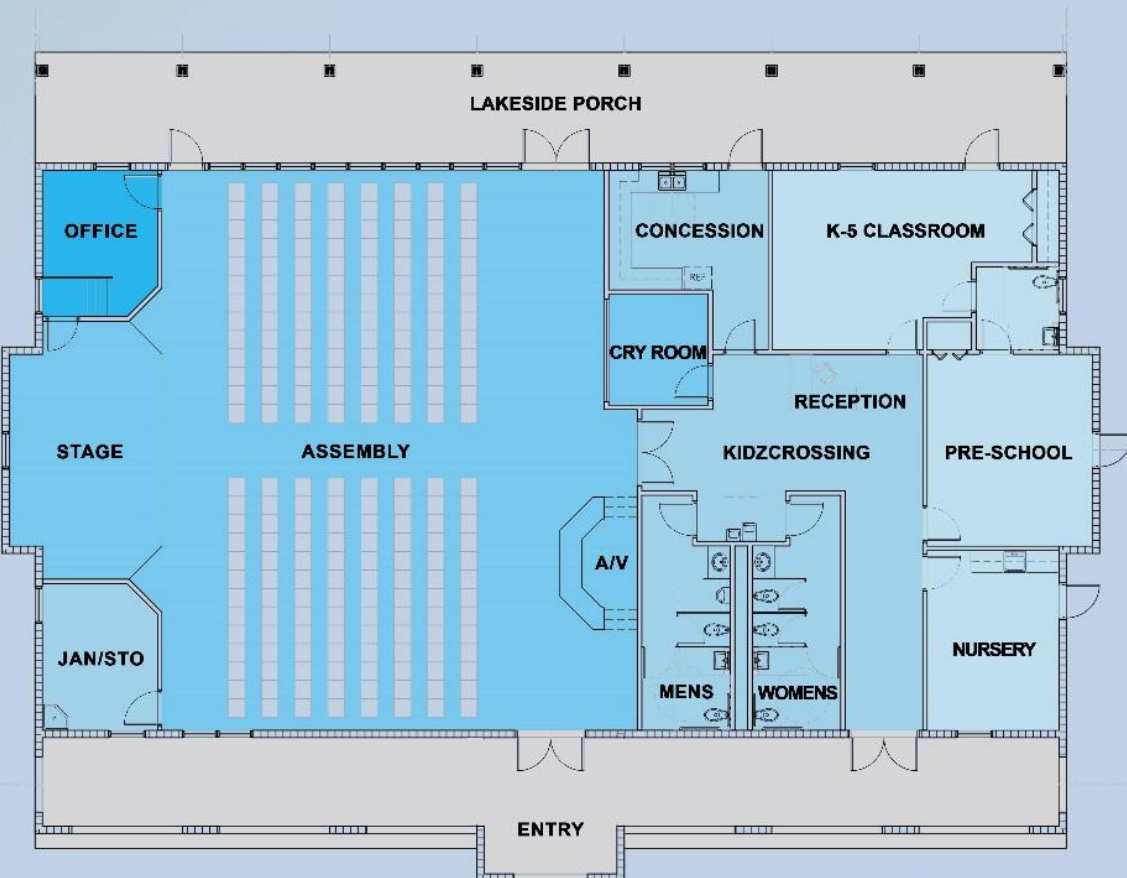
MASTER PLAN PROGRAM



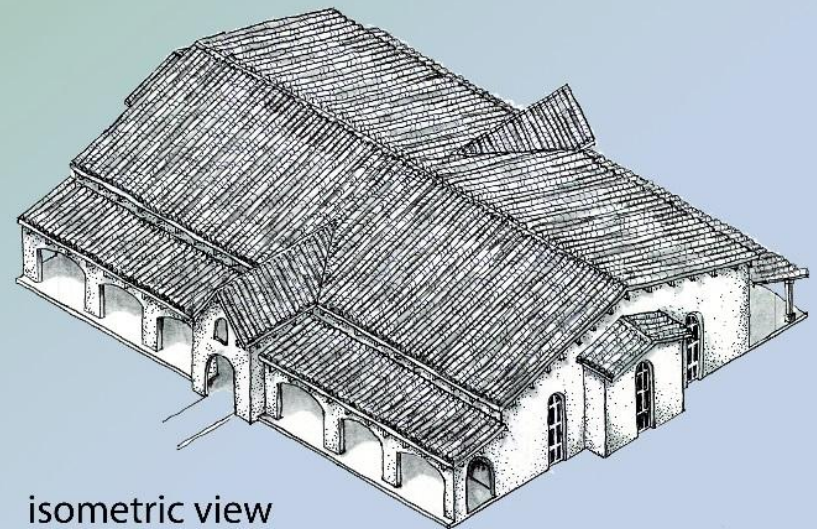
site aerial

- Phase 1 – Initial Assembly Building**
5,000 sf & 70 Parking Spaces
Assembly Worship – 250 Occupants
Three Sunday School Classrooms:
50 Students / 6 Teachers
- Phase 2 – Multi-Purpose Building**
Assembly/Recreational
12,000 sf & 145 Parking Spaces
580 Occupants
- Phase 3 – Wedding Pavilion**
2,000 sf
Dock and Beach
- Phase 4 – Administration Offices**
5,000 sf & 25 Parking Spaces
10 Offices & 2 Conference Rooms
- Phase 5 – Sanctuary Assembly**
20,000 sf & 250 Parking Spaces
1,000 Occupants
Chapel and Full Kitchen
- Phase 6 – Cottage Retreat**
2,000 sf & 2 Parking Spaces

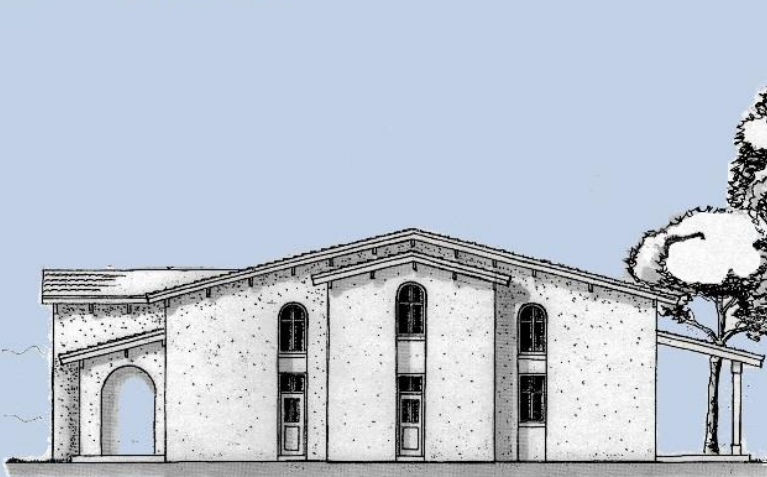
Master Plan Total: 5 Buildings
44,000 sf, Wedding Pavilion,
and 367 Parking Spaces



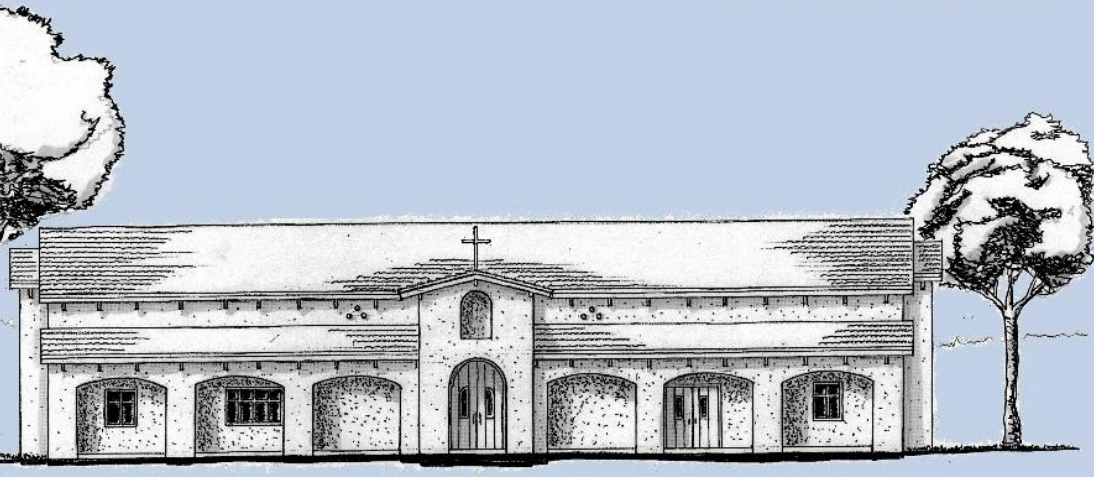
1st phase floor plan



isometric view

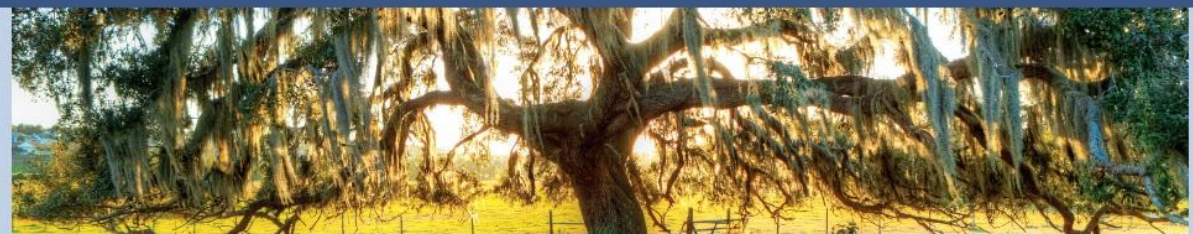


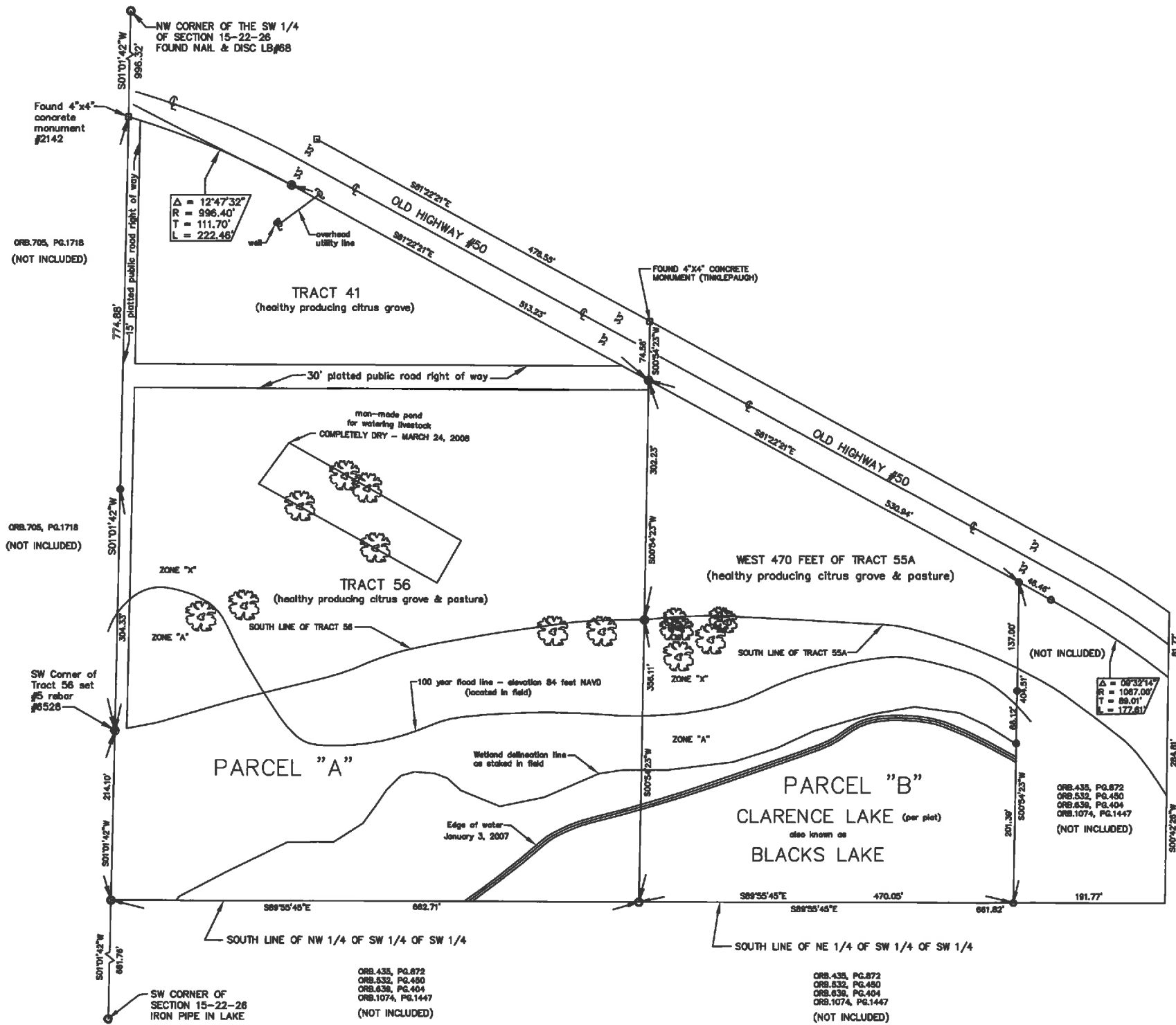
side elevation



front elevation

Exhibit A





DESCRIPTION:

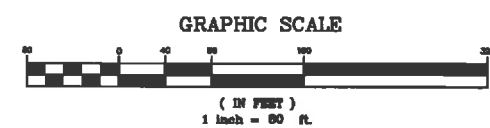
PARCEL "A": THAT PORTION OF TRACTS 41 AND 56, LAKE HIGHLANDS COMPANY, IN SECTION 15, TOWNSHIP 22 SOUTH, RANGE 28 EAST, LAKE COUNTY, FLORIDA, LYING SOUTH OF OLD HIGHWAY 50, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 52, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. ALSO THAT PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 22 SOUTH, RANGE 28 EAST, LYING SOUTH OF TRACT 56, LAKE HIGHLANDS COMPANY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 52, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (CONTAINING 12.87 TOTAL ACRES)

PARCEL "B": THE WEST 470 FEET OF TRACT 55A, LAKE HIGHLANDS COMPANY AND THE WEST 470 FEET OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 22 SOUTH, RANGE 28 EAST, LYING SOUTH OF SAID TRACT 55A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 52, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (CONTAINING 3.73 TOTAL ACRES)

NOTES:

1. THE BEARINGS HEREON ARE BASED ON THE ASSUMED BEARING OF S.01°01'42"W, ALONG THE WEST LINE OF SECTION 15-22-26.
2. THIS PROPERTY LIES WITHIN FLOOD ZONES "X" AND "A" ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP.
3. THIS PROPERTY IS SUBJECT TO ANY FACTS THAT MIGHT BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
4. THIS SURVEY IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY SETBACKS OR RESTRICTIONS.
5. UNDERGROUND ENCROACHMENTS OR IMPROVEMENTS, IF ANY, NOT LOCATED OR SHOWN.
6. ABOVEGROUND ENCROACHMENTS, IF ANY, AS SHOWN OR NOTED.
7. INTERIOR FENCES AND CITRUS TREES NOT LOCATED OR SHOWN.
8. # = SET #5 REBAR #6528 UNLESS OTHERWISE NOTED.
9. SOUTH LINE OF TRACTS 56 AND 55A, ESTABLISHED BY SCALED DISTANCES FROM PLAT.
10. ADDITIONS OR DELETIONS TO THE SURVEY SHOWN HEREON BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
11. THIS SURVEY WAS REVISED ON MARCH 24, 2008, TO SHOW LOCATED OR 100 YEAR FLOOD LINE.
12. INFORMATION FOR 100 YEAR FLOOD LINE WAS PROVIDED BY THE DEPARTMENT OF PUBLIC WORKS, LAKE COUNTY, FLORIDA, AND BASED ON F.E.M.A. FLOOD INSURANCE RATE MAP.
13. THIS SURVEY WAS REVISED ON FEBRUARY 1, 2013, TO SHOW LOCATION OF WETLANDS DELINEATION LINE, OAK TREES AND OVERHEAD UTILITY LINE TO WELL.
14. FLOOD DATA HAS NOT BEEN UPDATED.

☼ = OAK TREE



REVISED 3/24/2008

REVISED 2/1/2013

Blackburn Surveying, Inc.
L.L. # 6528
642 W. Highway 50
P.O. Box 131082
Claremont, Florida 34712
(352) 294-4417
Fax (352) 294-7068

BOUNDARY SURVEY FOR: DAVID BLACK		
SCALE: 1" = 80'	APPROVED BY: PMK	DRAWN BY: TERRY PITT
DATE: 1/24/2007	FB/PAGE: 162-42-TP	185-76-TP 165-77-TP
SECTION 15-22-26 LAKE COUNTY, FLORIDA		
PAGE NO. 1	DRAWING NO. BLACK15A2IP12	

BLACKBURN SURVEYING, INC. IS A FLORIDA SURVEYING COMPANY, INC. 4433
NOT VALID WITHOUT THE ORIGINAL SIGNED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR & MAPPER
THIS SURVEY REVISION HEREIN IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE



Love God. Love Others. Change the World.

Clermont, Lake County, Florida





Phase 1

- **Initial Assembly (Future Education Building) – 5,000 sf**
- Assembly Worship 2,065 sf ($1/7$ sf) = 250 occupants
- Three Sunday School Classrooms – 50 Students/6 Teachers
- **Parking (Stabilized, Unpaved) – 70 Total Parking Spaces**
 Assembly 250 Occupants ($1/4$) = 64 Parking Spaces
 Three Classrooms 6 Teachers ($1/\text{Teacher}$) = 6 Parking Spaces
- Site Improvements
 Pave Main Entrance with Right Turn Deceleration Lane
- Extend City Water with Fire Hydrant into Site
 Extend City Sanitary Sewer into Site
 Storm Water Management Improvements / Retention Pond





Phase 2

- **New Multi-purpose Building – 12,000 sf**
- Assembly 4,060 sf $1/7\text{sf} = 580$ Occupants
- Convert Initial Assembly Building - 5,000 sf into Sunday School/Day Care
 - Seven Classrooms 160 Students/14 Teachers
 - Parking (Stabilized, Unpaved) – **175 Total Parking Spaces**
 - Assembly 580 Occupants (1/4) – 145 Parking Spaces
 - Day Care 5,000 sf (1/300sf) + 14 teachers = 30 Parking Spaces
- Site Improvements
 - Pave Main Drive Way
 - Extend Site Water and Sanitary Sewer Systems
 - Improve Storm Water Management and Pond

Total Site Development at Phase 2 Completion:
Two Buildings (17,000 sf) – Parking (175 Spaces)





Phase 3

- New Exterior Wedding Pavilion – 2,000 sf
- New Beach & Dock
- Existing Parking (Stabilized, Unpaved) – 175 Parking Spaces
- Site Improvements
Improve Storm Water Management

Total Site Development at Phase 3 Completion:
Two Buildings (17,000 sf) – Parking (175 Spaces)
Wedding Pavilion





Phase 4

- **New Administration Offices - 5,000 sf**
10 Offices & Conference Rooms – 5,000 sf / 200 sf = 25 occupants
- **Parking (Stabilized, Unpaved)**
Business 5,000 sf / 200 sf = **25 Parking Spaces**
- **Site Improvements**
Pave Additional Drive Ways
Extend Site Water and Sanitary Sewer
Improve Storm Water Management and Pond

Total Site Development at Phase 4 Completion:
Three Buildings (22,000 sf) – Parking (200 Spaces)
Wedding Pavilion





Phase 5

- **New Sanctuary Assembly Building – 20,000 sf**
Includes Chapel & Full Kitchen – 1,000 occupants
- Parking (Stabilized, Unpaved) 1,000 occupants/ 4 occupants
= **250 Parking Spaces**
- Convert Multi-purpose to Recreational Building
Recreational Building Parking 12,000 sf /200 sf
= 60 Parking Spaces (Reduces the Building's Parking Requirement from 145 to 60 Spaces)
- Site Improvements
Pave Additional Drive Ways
Extend Site Water and Sanitary Sewer
Improve Storm Water Management and Pond

Total Site Development at Phase 5 Completion:
Four Buildings (42,000 sf) – Parking (365 Spaces)
Wedding Pavilion





Phase 6

- New Cottage Retreat – 2,000 sf
- Parking (Stabilized, Unpaved) – 2 Parking Spaces
- Site Improvements
 - Extend Site Water and Sanitary Sewer
 - Improve Storm Water Management

Total Site Development at Phase 6 Completion:

***Five Buildings (Total 44,000 sf) – Parking (367 Spaces)
Wedding Pavilion***

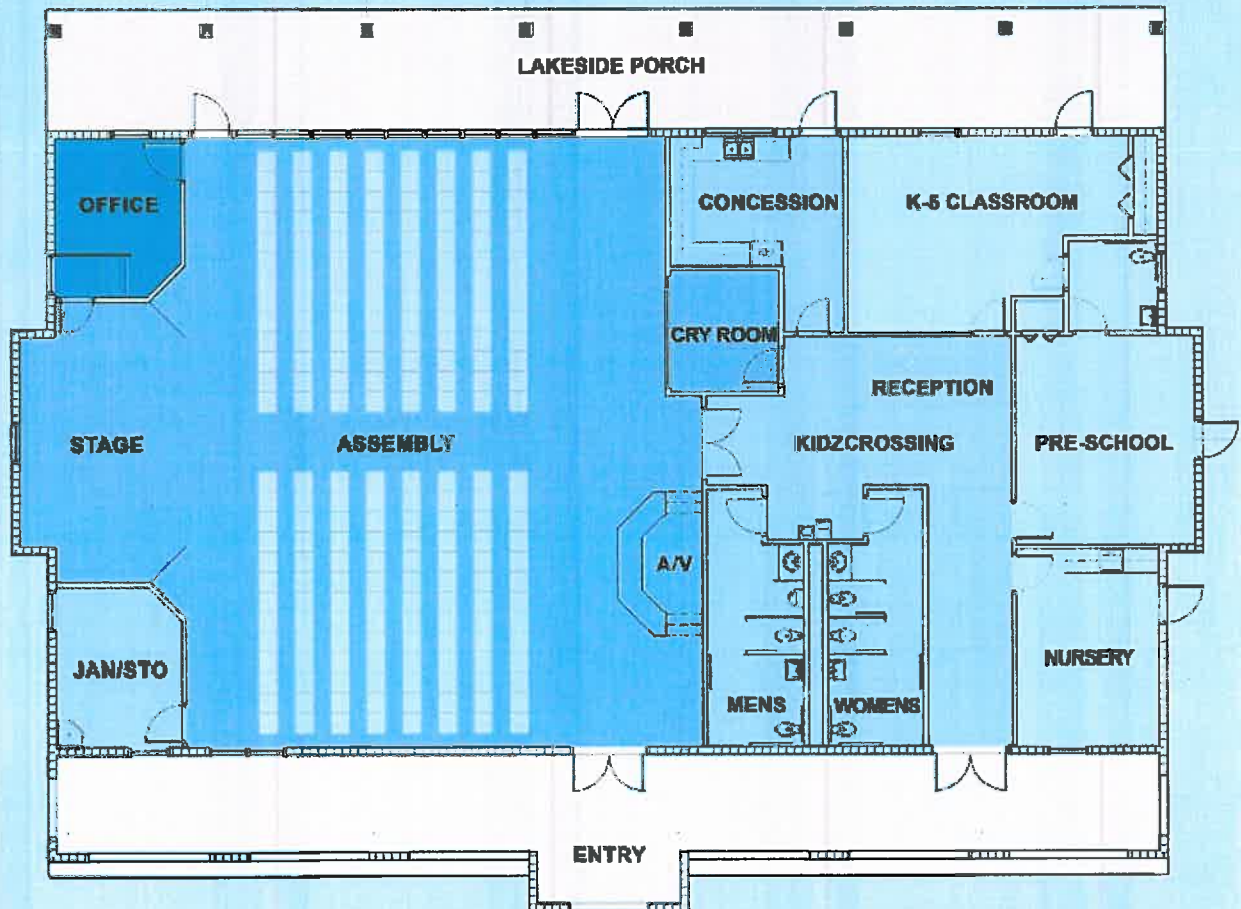


MASTER PLAN PROGRAM

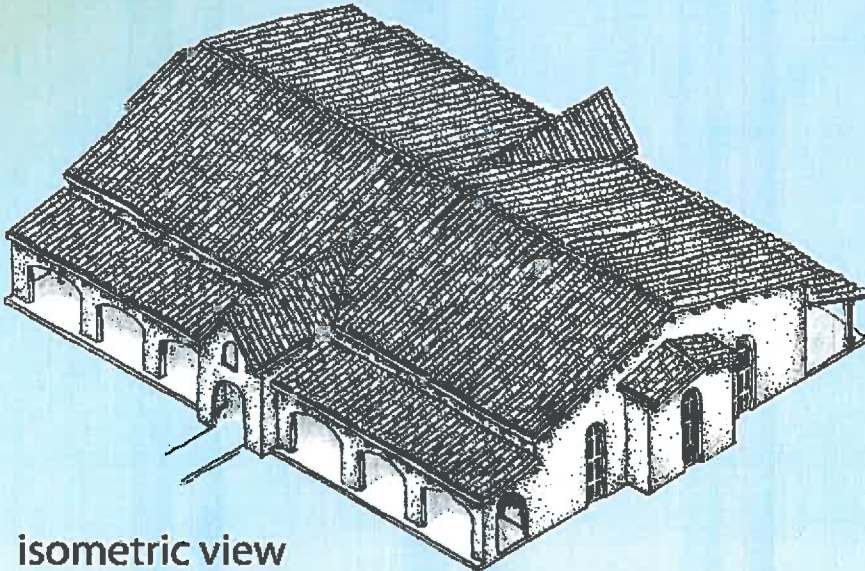


site aerial

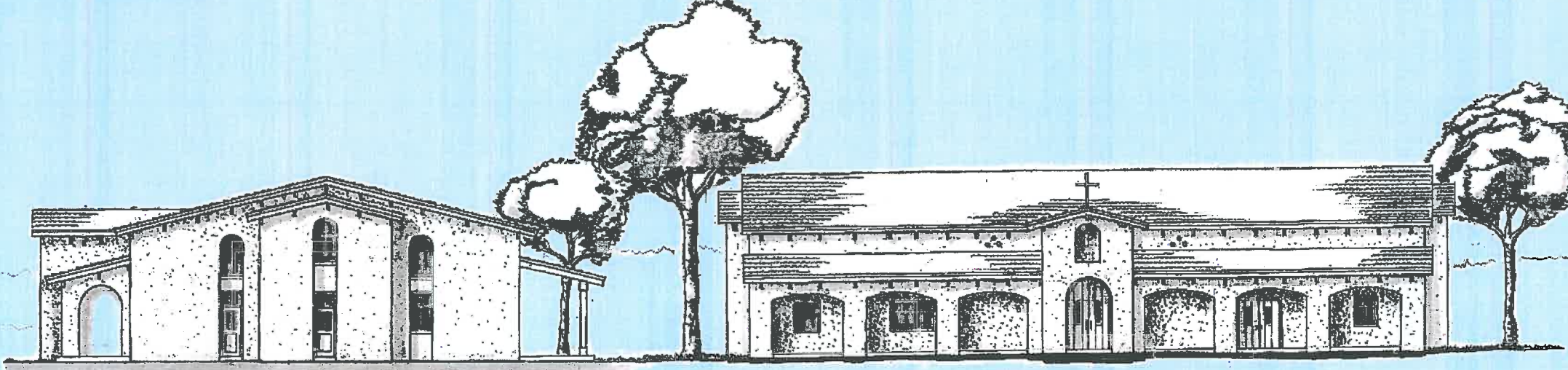
- **Phase 1 – Initial Assembly Building**
5,000 sf & 70 Parking Spaces
Assembly Worship – 250 Occupants
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Assembly/Recreational
12,000 sf & 145 Parking Spaces
580 Occupants
 - **Phase 3 – Wedding Pavilion**
2,000 sf
Dock and Beach
 - **Phase 4 – Administration Offices**
5,000 sf & 25 Parking Spaces
10 Offices & 2 Conference Rooms
 - **Phase 5 – Sanctuary Assembly**
20,000 sf & 250 Parking Spaces
1,000 Occupants
Chapel and Full Kitchen
 - **Phase 6 – Cottage Retreat**
2,000 sf & 2 Parking Spaces
- Master Plan Total: 5 Buildings**
44,000 sf, Wedding Pavilion,
and 367 Parking Spaces



1st phase floor plan



isometric view



side elevation

front elevation

Section 1 - General Conditions

1. The conditions as set forth in this Conditional Use Permit shall be legally binding upon any heirs, assigns and successors in title or interest.
2. No expansion of the use or additions to the facility shall be permitted except as approved by another Conditional Use Permit. The property shall be developed in substantial accordance with the Master Plan Program prepared by GatorSkitch, Exhibit A. Formal construction plans incorporating all conditions stated in this permit shall be submitted for review and approved by the Site Review Committee prior to the issuance of a zoning clearance or other development permits.
3. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.
4. The structure shall be inspected by the Fire Inspector for life safety requirements, all requirements must be met prior to any certificate of occupancy being issued.
5. The structure shall be inspected by the Building Inspector and all building code violations must be corrected prior to a certificate of occupancy being issued.
6. The final Certificate of Occupancy shall not be issued until each of the stated conditions has been met.
7. If any of the stated conditions are violated, the applicant understands and agrees that the City Council may revoke this Conditional Use Permit by resolution.
8. The Conditional Use Permit must be executed and filed in the office of the City Clerk within 90 days of its date of grant by the City Council or the permit shall become null and void.
9. The Applicant shall record in the Public Records of Lake County within 90 days of its date of approval by the City Council, a short-form version of this Conditional Use Permit as provided by the City or a form acceptable to the City, to provide notice to all interested parties, the assigns, successors and heirs of the developer/applicant and all future owners of the above-referenced property that the real property described above is subject to the terms and conditions of the Conditional Use Permit.
10. If, at a future date, parking at this site proves inadequate the applicant understands and agrees that the City may require additional parking improvements or rescind this Conditional Use Permit.
11. Should the church use cease operations for a period greater than 1 year, a new Conditional Use Permit shall be required.

Section 2 – Land Use

1. The property may be used as a church facility/campus with accessory uses, not to have more than 50,000 square feet of total building space along with other permitted uses in the Urban Estate zoning district.



CITY OF CLERMONT
CONDITIONAL USE PERMIT (CUP)
APPLICATION

DATE: 4-23-15

FEE: \$1,000.00

PROJECT NAME (if applicable): The Crossing Church at the Grove

APPLICANT: The Crossing Church

CONTACT PERSON: Pastor Kendal Anderson

Address: P.O. Box 121688

City: Clermont State: Florida Zip: 34712-1688

Phone: (352) 241-9909 Fax: _____

E-Mail: kendalwired@yahoo.com

OWNER: The Crossing Church

Address: P.O. Box 121688

City: Clermont State: Florida Zip: 34712-1688

Phone: (352) 241-9909 Fax: _____

Address of Subject Property: Annexed into City Ordinance 2013-08

General Location: Old Hwy. 50 , South of the Verde Ridge Subdivision

Old Hwy. 50 , South of the Verde Ridge Subdivision

Legal Description (include copy of survey): _____

Section 15, Township 22 South, Range 26 East

Lake County Plat Book 3, Page 52

Land Use (City verification required): Public Facilities / Institutional Land Use

Zoning (City verification required): UE Urban Estate

02/02/2015



CITY OF CLERMONT
CONDITIONAL USE PERMIT (CUP)
APPLICATION

Page 2

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

The Crossing Church currently assembles for worship Sundays at the East Ridge H.S Auditorium. They are ready to make the first improvements to their 17 acre, lake front property that has a producing grapefruit grove. They plan to keep the grove operational, serving as a landscape buffer along Old Hwy 50. The buildings will be located to take advantage of beautiful lake views and to preserve several majestic oak trees. The desire is for grass parking to minimize the extent of pavement & its negative heat effect. Storm water drainage will be managed by improving a centrally located pond under existing mature trees. The architecture is contemplated to be a timeless Spanish mission style, which has historical precedence in Florida. The 20 year phased building plan includes a Sanctuary, Multi-purpose Recreational Building, Daycare, Administrative Offices, Wedding Pavilion, Cottage Retreat, Dock & Beach, totaling 46,000 sf with 367 parking spaces. The Church goals are to grow through outreach in the City and to provide a dynamic faith-based community center.

Kenon Anderson

Applicant Name (print)

x Kendal Anderson
Applicant Name (signature)

Kendal Anderson

Owner Name (print)

x Kendal Anderson
Owner Name (signature)

* * * * * NOTICE * * * * *

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

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

02/02/2015

The Crossing Church Story

December 11, 2015

The Crossing Church was established in Clermont in March 2005 by Pastor Kendal Anderson, who has become a well-known and active member of the South Lake community. The church has a growing congregation that currently meets at 10am on Sundays in the East Ridge High School auditorium. Their vision is to help people experience the life and hope of Christ in practical, tangible ways. In 2010 they obtained a loan to purchase an existing 17-acre, lakefront, grapefruit grove, located on Old Highway 50, just south of the Verde Ridge residential subdivision. They have not only continued to maintain the grove and grounds, but have used the property as home base for special events and outdoor services. In addition, they have partnered with the local Boys & Girls Club to put on an annual Science Camp, reaching up to 100 children each year. In January 2015 they celebrated their final land payment with a mortgage burning ceremony at 'The Grove,' as they call it.

The Crossing is preparing to make their first site improvements at the Grove. Their goal is to develop the site in such a way that both the Church's needs are met and the natural beauty of the land is preserved. Their desire is to keep the grove operational and continue its buffer effect along the roadway. The buildings will be located to take advantage of the beautiful lake views and to preserve several majestic live oak trees. The intent is for grass parking to minimize the extent of pavement and its negative heat effect. Storm water drainage will be controlled by carving a centrally located serenity pond around existing mature trees. The proposed architecture is a timeless Spanish mission style, which has historical precedence in Central Florida. The buildings will be compliant with the City of Clermont's architectural guidelines.

Phase 1 will be the construction of the Initial Assembly Building, which later will be converted into a Sunday School/Daycare. The 5,000 sf building will provide assembly seating for 250 occupants, three Sunday School classes, an office, concession area, and toilet rooms. A lakefront porch will add a covered area with scenic views. City water with fire hydrant and sanitary sewer will be extended into the site. A new paved entrance with right turn lane will be provided on Old Highway 50, aligned with the Verde Ridge entrance. Variances are being requested for unpaved driveway and parking spaces on site and the use of the existing grapefruit grove as the landscape buffer.

Phase 2 will be the construction of a 12,000 sf Multi-purpose Building to be used for a larger 580 occupant assembly. This will allow the initial building to be converted into Sunday School/Day Care with seven classrooms, 160 students and fourteen teachers. A total of 175 unpaved parking spaces will serve the two buildings. The driveway will be paved and the utilities and storm water management system will be upgraded for the new building.

Phase 3 will be the construction of a new pavilion and dock and the creation of a beach area to enhance exterior use of the campus. No additional parking or utility services will be needed for this phase.

Phase 4 will be the construction of a new 5,000 sf administration office building with ten offices and conference rooms. 25 additional unpaved parking spaces will be provided for this building for a total of 200 spaces serving the 4 buildings and exterior improvements. The site utilities and storm water management systems will be upgraded to accommodate the new building.

Phase 5 will be the construction of a new 20,000 sf Sanctuary Building, which will include an auditorium for 1,000 worshipers, a chapel and a full-service kitchen. This will allow the Multi-purpose Building to be converted into a Recreation Building for basketball, volleyball and other indoor activities. This conversion from assembly to recreational occupancy will reduce the parking requirements for this building from 145 to 60 parking spaces. The site utilities and storm water management systems will be upgraded to accommodate the new building. A total of 365 unpaved parking spaces will be provided to serve the 5 buildings and exterior improvements.

Final **Phase 6** will be the construction of a 2,000 sf Cottage/Retreat Center. It will provide overnight accommodations for those who wish to take time for a spiritual retreat. Two additional parking spaces will be provided and the site utilities and storm water management systems will be upgraded to accommodate the new building. This final phase will total 5 Buildings (44,000 sf), a Wedding Pavilion and 367 unpaved, parking spaces. The grapefruit grove will continue to buffer the site from the road. The shaded serenity pond will buffer the buildings from the parking lot. The buildings will be located between mature trees and will be connected with lakefront courtyards to take advantage of the beautiful views and natural setting.

The Crossing congregation will purposefully pursue utilizing the land, Daycare, Recreation Building and other church facilities to meet needs in South Lake, deepening existing relationships with groups such as Faith Neighborhood Center and the Boys & Girls Club, and establishing new partnerships. Their dream is to create a campus that serves as a faith-based center of hope, life and joy for our community.

PROPERTY RECORD CARD

General Information

Owner Name:	CROSSING CHURCH OF SOUTH LAKE INC	Alternate Key:	1453275
Mailing Address:	PO BOX 121688 CLERMONT, FL 34712-1688 Update Mailing Address	Parcel Number:	09-22-26-030504100000
		Millage Group and City:	000C (Clermont)
		Total Millage Rate:	18.65210
		Trash/Recycling/Water /Info:	My Public Services Map
Property Location:	2715 OLD HIGHWAY 50 CLERMONT FL 34711 Update Property Location	Property Name:	Submit Property Name
		School Locator:	School and Bus Map
Property Description:	CLERMONT, LAKE HIGHLANDS 15-22-26 TRACT 41 S OF HWY, W 470 FT OF TRACT 55A LYING S OF OLD HWY 50, TRACT 56 PB 3 PGS 51-52 ORB 3984 PG 727		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	SPECIAL FRUITS (6630)	0	0	CITRUS	6.82	AC	\$6,820.00	\$13,640.00
2	PASTURE IMPROVED GOOD (6200)	0	0	CATTLE	5.85	AC	\$2,194.00	\$7,459.00

Miscellaneous Improvements

There is no improvement information to display.

Sales History

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
1074 / 1447	9/1/1990	Quit Claim Deed	Multi-Parcel	Vacant	\$1.00
3984 / 727	12/17/2010	Warranty Deed	Multi-Parcel	Vacant	\$399,000.00

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

Values and Estimated Ad Valorem Taxes

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$21,099	\$9,014	\$9,014	5.30510	\$47.82
LAKE COUNTY MSTU AMBULANCE	\$21,099	\$9,014	\$9,014	0.46290	\$4.17
SCHOOL BOARD STATE	\$21,099	\$9,014	\$9,014	5.69700	\$51.35
SCHOOL BOARD LOCAL	\$21,099	\$9,014	\$9,014	1.50000	\$13.52
CITY OF CLERMONT	\$21,099	\$9,014	\$9,014	4.20610	\$37.91
ST JOHNS RIVER FL WATER MGMT DIST	\$21,099	\$9,014	\$9,014	0.30230	\$2.72
LAKE COUNTY VOTED DEBT SERVICE	\$21,099	\$9,014	\$9,014	0.16000	\$1.44
LAKE COUNTY WATER AUTHORITY	\$21,099	\$9,014	\$9,014	0.25540	\$2.30
SOUTH LAKE HOSPITAL DIST	\$21,099	\$9,014	\$9,014	0.76330	\$6.88
				Total: 18.6521	Total: \$168.11

Exemptions Information

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

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

Exemption Savings

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

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

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

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

Assessment Reduction Savings

PROPERTY RECORD CARD

General Information

Owner Name:	CROSSING CHURCH OF SOUTH LAKE INC	Alternate Key:	3880865
Mailing Address:	PO BOX 121688 CLERMONT, FL 34712-1688 Update Mailing Address ↗	Parcel Number:	15-22-26-000300002900
		Millage Group and City:	000C (Clermont)
		Total Millage Rate:	18.65210
		Trash/Recycling/Water Info:	My Public Services Map ↗
Property Location:	CLERMONT FL 34711 Update Property Location ↗	Property Name:	Submit Property Name ↗
		School Locator:	School and Bus Map ↗
Property Description:	NW 1/4 OF SW 1/4 OF SW 1/4 LYING S OF TRACT 56 LAKE HIGHLANDS SUB, W 470 FT OF NE 1/4 OF SW 1/4 OF SW 1/4 LYING S OF TRACT 55 A IN LAKE HIGHLANDS SUB ORB 3984 PG 727		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	WASTELANDS (9600)	0	0		5.73	AC	\$0.00	\$258.00

Miscellaneous Improvements

There is no improvement information to display.

Sales History

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
3984 / 727	12/17/2010	Warranty Deed	Multi-Parcel	Vacant	\$399,000.00

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

Values and Estimated Ad Valorem Taxes ↗

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$258	\$258	\$258	5.30510	\$1.37
LAKE COUNTY MSTU AMBULANCE	\$258	\$258	\$258	0.46290	\$0.12
SCHOOL BOARD STATE	\$258	\$258	\$258	5.69700	\$1.47
SCHOOL BOARD LOCAL	\$258	\$258	\$258	1.50000	\$0.39
CITY OF CLERMONT	\$258	\$258	\$258	4.20610	\$1.09
ST JOHNS RIVER FL WATER MGMT DIST	\$258	\$258	\$258	0.30230	\$0.08
LAKE COUNTY VOTED DEBT SERVICE	\$258	\$258	\$258	0.16000	\$0.04
LAKE COUNTY WATER AUTHORITY	\$258	\$258	\$258	0.25540	\$0.07
SOUTH LAKE HOSPITAL DIST	\$258	\$258	\$258	0.76330	\$0.20
				Total: 18.6521	Total: \$4.83

Exemptions Information

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

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

Exemption Savings ↗

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

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

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

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

Assessment Reduction Savings ↗

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

LEGAL NOTICE

Notice is hereby given that the City of Clermont will consider a request for a Conditional Use Permit to allow a church facility in the UE Urban Estate Zoning District, at the following location:

LOCATION

2715 Old Highway 50
AK 1453275 & 3880865

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

This request will be considered by the Planning & Zoning Commission on Tuesday, February 2, 2016 at 6:30pm.

A public meeting to consider the request will be held before the City Council on Tuesday, February 23, 2016 at 6:30pm.

All meetings will be held in City Hall located at 685 West Montrose Street.

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

Please be advised that, under State law, if you should decide to appeal a decision made with respect to this matter, you will need a record of the proceedings, and may need to ensure that a verbatim record is made.

Tracy Ackroyd Howe, MMC
City Clerk

Daily Commercial
January 26, 2016 and February 16, 2016



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date														
Tuesday, February 2, 2016														
Agenda Item Name														
South Lake Montessori School Conditional Use Permit														
Requested Action														
Move to recommend approval of Resolution 2016-03.														
Staff Report														
The applicant is requesting to amend a conditional use permit (Resolution No. 2010-17) to allow for the expansion of a school facility within the R-3 Residential/Professional Zoning District. School facilities are designated as requiring a conditional use permit within the R-3 Residential/Professional Zoning District. This expansion is for the Montessori school located at 983 W. Desoto Street. In 2010, the City Council approved a 1,200 square foot addition, and a total of 50 students, but the applicant never constructed the addition within the two-year time limit. The applicant is now requesting the same 1,200 square foot addition as previously approved and is requesting an increase in the number of students from 50 to 65. This increase is intended to allow additional siblings to attend the school, not necessarily to add new families. The expansion will also allow for much needed office space, storage space, and to allow for added classroom space. The applicant's staffing will remain the same at four, and the hours of operation will also remain the same from 8:15 a.m. to 2:45 p.m., Monday through Friday.														
Additional Analysis														
Fiscal Impact Summary														
Fiscal Impact	Fund Number and Description	Available Budget Amount												
Exhibits Attached (copies of original agreements)														
<table><tr><td>1.</td><td>Resolution</td><td>Res. 2016-03.docx</td></tr><tr><td>2.</td><td>Location Map</td><td>Location Map.doc</td></tr><tr><td>3.</td><td>Site plan</td><td>Site plan 2016.pdf</td></tr><tr><td>4.</td><td>CUP Conditions</td><td>CUP CONDITIONS.doc</td></tr></table>			1.	Resolution	Res. 2016-03.docx	2.	Location Map	Location Map.doc	3.	Site plan	Site plan 2016.pdf	4.	CUP Conditions	CUP CONDITIONS.doc
1.	Resolution	Res. 2016-03.docx												
2.	Location Map	Location Map.doc												
3.	Site plan	Site plan 2016.pdf												
4.	CUP Conditions	CUP CONDITIONS.doc												

5.	Application	Application 2016.pdf
6.	Legal ad	SL Montessori CUP Ad.docx

CITY OF CLERMONT
RESOLUTION NO. 2016-03

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR A SCHOOL FACILITY EXPANSION IN THE R-3 RESIDENTIAL/PROFESSIONAL ZONING DISTRICT.

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held February 2, 2016 recommended approval of this Conditional Use Permit to allow for a school facility expansion in the R-3 Residential/Professional zoning district; at the following location:

LOCATION:

(Alternate Key 1758670)
983 West Desoto Street

The City Council deems it advisable in the interest of the general welfare of the City of Clermont, Lake County, Florida to grant this Conditional Use Permit.

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

This application for a Conditional Use Permit to allow for a school facility expansion in the R-3 Residential/Professional zoning district; be granted subject to the following conditions:

CONDITIONAL USE PERMIT CONDITIONS:

Section 1 - General Conditions

1. The conditions as set forth in this Conditional Use Permit shall be legally binding upon any heirs, assigns and successors in title or interest.
2. No further expansion of the use or additions to the facility shall be permitted except as approved by another Conditional Use Permit.
3. Formal construction plans, incorporating all conditions stated in this permit shall be submitted for review and approved by the Site Review Committee prior to the issuance of a zoning clearance or other development permits. The conceptual site plans submitted with the Conditional Use Permit application are not the approved construction plans.

CITY OF CLERMONT
RESOLUTION NO. 2016-03

4. 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.
5. The final Certificate of Occupancy shall not be issued until each of the stated conditions has been met.
6. If any of the stated conditions are violated, the applicant understands and agrees that the City Council may revoke this Conditional Use Permit by resolution.
7. The Conditional Use Permit must be executed and processed through the office of the City Clerk within 90 days of its date of approval by the City Council or the permit shall become null and void.
8. No business can occupy any portion of the building(s) after construction and final Certificate of Occupancy, unless the proposed business has applied for and obtained a Local Business Tax Receipt from the Development Services Department.
9. This permit shall become null and void if substantial construction work has not begun within two (2) years of the date this Conditional Use Permit is executed and signed by the permittee. "Substantial construction work" means the commencement and continuous prosecution of construction of required improvements ultimately finalized at completion.
10. A slab survey shall be submitted after the form boards have been installed and before the concrete has been poured. This is to ensure the setbacks and location of the building will conform to the Land Development Regulations.
11. The student population shall be a maximum of 65 students, as well as four staff members (or as required by Florida State staffing requirements). A student roster shall be provided to the City for inspection when requested for compliance to this condition.
12. All impact fees must be paid per City standards prior to issuing any Certificate of Occupancy.
13. Should this use cease operation for more than 180 days, a new Conditional Use Permit shall be required for a same or similar operation.
14. In the event that parking at this site proves inadequate, the City reserves the right to open the Conditional Use Permit for further review and additional conditions which may include additional parking requirements or revocation of the Conditional Use Permit.

CITY OF CLERMONT
RESOLUTION NO. 2016-03

Section 2 – Land Use

1. The property is approved for use as a children's school facility as well as uses permitted with the R-3 zoning district.
2. All conditions within Resolution No. 1199 shall remain in effect unless otherwise noted by this Conditional Use Permit or updated with an approved site plan.
3. All landscaping, drainage/water retention and site plan approved conditions must be maintained in perpetuity for the site.

Section 3 - Transportation Improvements:

1. Sidewalks shall be required along all public road frontages in accordance with City codes.

Section 4 - Architectural Design Standards

1. All structures shall be designed and constructed in accordance with the Architectural Standards of the City of Clermont.

CITY OF CLERMONT
RESOLUTION NO. 2016-03

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 23rd day of February, 2016.

CITY OF CLERMONT

Gail L. Ash, Mayor

ATTEST:

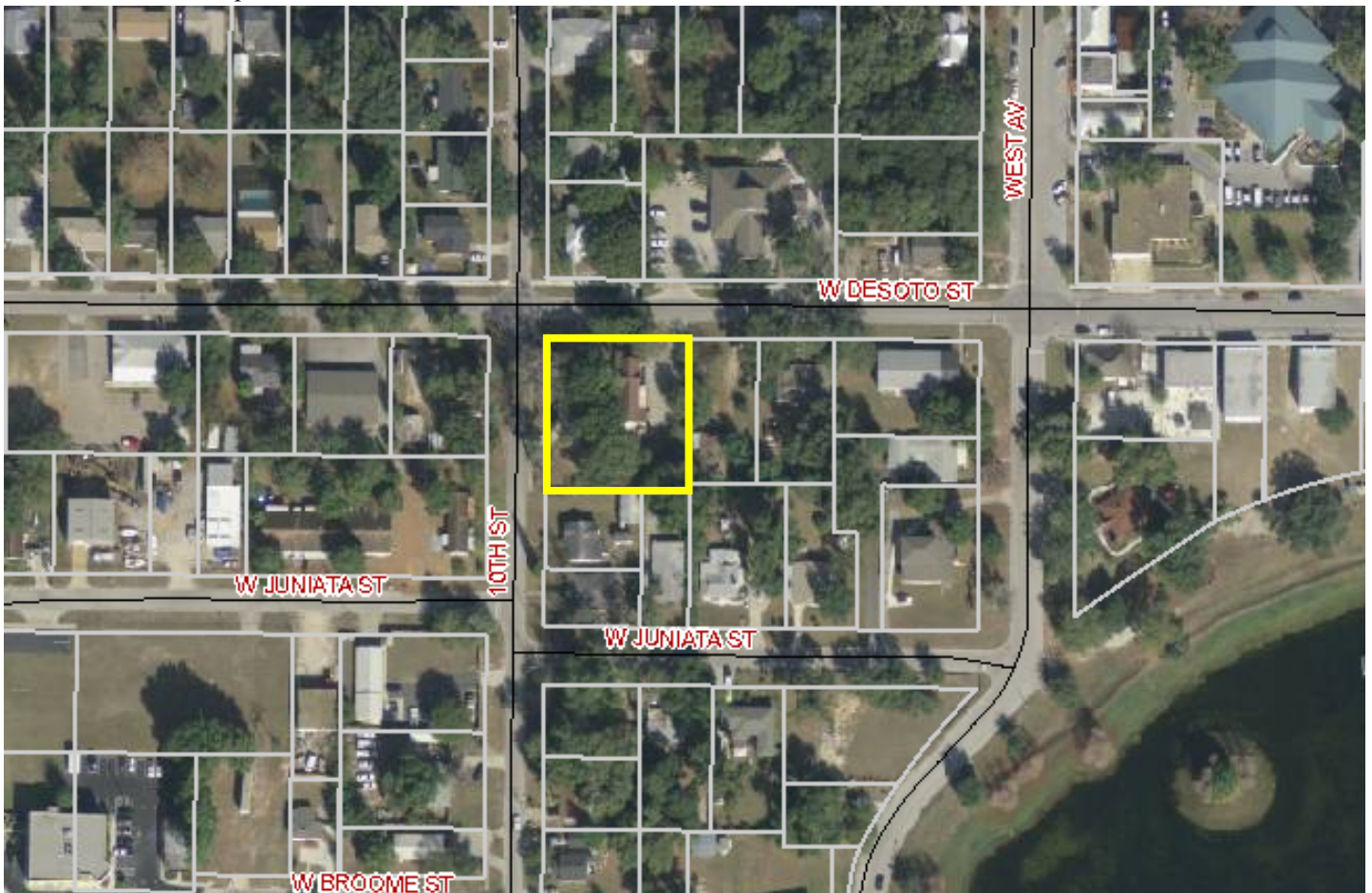
Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Exhibit 1

Location map:



CUP CONDITIONS:

Section 1 - General Conditions

1. The conditions as set forth in this Conditional Use Permit shall be legally binding upon any heirs, assigns and successors in title or interest.
2. No further expansion of the use or additions to the facility shall be permitted except as approved by another Conditional Use Permit.
3. Formal construction plans, incorporating all conditions stated in this permit shall be submitted for review and approved by the Site Review Committee prior to the issuance of a zoning clearance or other development permits. The conceptual site plans submitted with the CUP application are not the approved construction plans.
4. 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.
5. The final Certificate of Occupancy shall not be issued until each of the stated conditions has been met.
6. If any of the stated conditions are violated, the applicant understands and agrees that the City Council may revoke this Conditional Use Permit by resolution.
7. The Conditional Use Permit must be executed and processed through the office of the City Clerk within 90 days of its date of approval by the City Council or the permit shall become null and void.
8. No business can occupy any portion of the building(s) after construction and final Certificate of Occupancy, unless the proposed business has applied for and obtained a Local Business Tax Receipt from the Clermont City Clerk.
9. This permit shall become null and void if substantial construction work has not begun within two (2) years of the date of this Conditional Use Permit is executed and signed by the permittee. "Substantial construction work" means the commencement and continuous prosecution of construction of required improvements ultimately finalized at completion.
10. A slab survey shall be submitted after the form boards have been installed and before the concrete has been poured. This is to ensure the setbacks and location of the building will conform to the Land Development Regulations.
11. The student population shall be a maximum of 65 students, and well as four staff members (or as required by Florida State staffing requirements). A student roster shall be provided to the City for inspection when requested for compliance to this condition.

12. All impact fees must be paid per City standards prior any certificate of occupancy.
13. Should this use cease operation for more than 180 days, a new CUP shall be required for a same or similar operation.
14. In the event that parking at this site proves inadequate the City reserves the right to open the CUP for further review and additional conditions which may include additional parking requirements revocation of the Conditional Use Permit.

Section 2 – Land Use

1. The property is approved for use as a children's school facility as well as uses permitted with the R-3 zoning district.
2. A 1,200 square foot addition is approved along with this resolution. The addition must be under construction within two years of the final approval of this Conditional Use Permit.
3. All conditions within Resolutions No. 1199 and shall remain in effect unless otherwise noted by this conditional use permit or updated with an approved site plan.
4. All landscaping, drainage/water retention and site plan approved conditions must be maintained in perpetuity for the site.

Section 3 - Transportation Improvements:

1. Sidewalks shall be required along all public road frontages in accordance with City codes.

Section 4 - Architectural Design Standards

All structures shall be designed and constructed in accordance with the *Architectural Standards* of the City of Clermont.

(Resolution 1199 from May 2001)

CITY OF CLERMONT
RESOLUTION

NO. 1199

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW THE OPERATION OF A MONTESSORI SCHOOL, LOCATED IN THE R-3 RESIDENTIAL/PROFESSIONAL DISTRICT.

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held May 1, 2001 recommended approval of this Conditional Use Permit to allow the operation of a Montessori School at the following location:

LOCATION

983 West DeSoto Street

The City Council deems it advisable in the interest of the general welfare of the City of Clermont, Lake County, Florida to grant this Conditional Use Permit

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

SECTION 1.

This application for a Conditional Use Permit; to allow the operation of a Montessori School; be granted subject to the following conditions:

CONDITIONS:

Section 1 - General Conditions

1. The conditions as set forth in this Conditional Use Permit shall be legally binding upon any heirs, assigns and successors in title or interest.
2. No further expansion of the use or additions to the facility shall be permitted except as approved by another Conditional Use Permit.
3. The property shall be developed in substantial accordance with an approved site plan incorporating all conditions of this Conditional Use Permit. Said plans shall be submitted for review and approval by the Site Review Committee prior to authorization and issuance of a development permit.

4. 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.
5. The final Certificate of Occupancy shall not be issued until each of the stated conditions has been met.
6. If any of the stated conditions are violated, the applicant understands and agrees that the City Council may revoke this Conditional Use Permit by resolution.
7. The Conditional Use Permit must be executed and filed in the office of the City Clerk within 90 days of its date of grant by the City Council or the permit shall become null and void.
8. This permit shall become null and void if substantial construction work has not begun within two (2) years of the date of this Conditional Use Permit is executed and signed by the permittee.
"Substantial construction work" means the commencement and continuous prosecution of construction of required improvements ultimately finalized at completion.

Section 2 - Land Use, Site Development, and Landscaping

1. The property is approved for a Montessori School only.
2. To allow for safe on-site pick-up and drop-off of students, a one-way paved driveway shall be constructed from Tenth St. to DeSoto St. The driveway shall be constructed according to City standards.
3. Sidewalks shall be constructed along all street frontages in accordance with City code.
4. A minimum 5 ft. landscape buffer shall be provided around the perimeter of the school property. All required landscaping shall be served by a permanent irrigation system with backflow preventer and rain sensor.
5. The structure shall be inspected by the Fire Marshall and Lake County Building Department for life and public safety requirements; all requirements shall be met prior to the operation of a business or issuance of an occupational license at this location.



CITY OF CLERMONT
CONDITIONAL USE PERMIT (CUP)
APPLICATION

DATE: Jan 4, 2016

FEE: 300.00

PROJECT NAME (if applicable): South Lake Montessori School

APPLICANT: Denise Pyke Porter

CONTACT PERSON: Denise Pyke Porter

Address: P.O. Box 121797

City: Clermont State: Florida Zip: 34712

Phone: 352 394- 1384 Fax: n/a

E-Mail: dpykeconstruction@gmail.com

OWNER: Richard W Judkins & Janis E Sheldon

Address: 17521 State Road 19

City: Groveland State: Florida Zip: 34736

Phone: 352 267 - 5197 Fax:

Address of Subject Property: 983 West DeSoto Street, Clermont, FL 34711

General Location: Corner of W Desoto and 10th St, Clermont

Legal Description (include copy of survey): Clermont Lots 10, 11, 12

N 10 ft of Lots 13, 14, 15 BLK 97 PB8 PG 17 ORB1890
PG 0645

Land Use (City verification required):

Zoning (City verification required):



CITY OF CLERMONT
CONDITIONAL USE PERMIT (CUP)
APPLICATION

Page 2

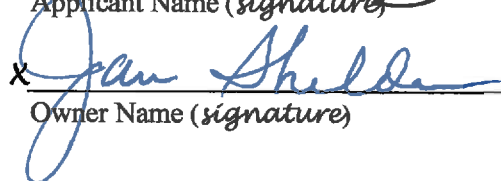
Detailed Description of request (What are you proposing to do and why is it appropriate for this location? Attach additional page is necessary.

We are proposing to build an approximately 1300 square foot addition to the South Lake Montessori School. The addition shall be constructed on the west side of the existing building. The addition is a one room configuration to allow for the creation of the traditional Montessori open floor plan space utilized for the instruction of Primary students. Two of the existing classrooms will be converted to office and storage space. The number of instructors will remain the same at 4. The number of students will increase from 50 students to 65 students.

Denise Pyke Porter
Applicant Name (print)

X 
Applicant Name (signature)

Janis E Sheldon
Owner Name (print)

X 
Owner Name (signature)

***** NOTICE *****

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

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

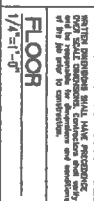
General Information

Land Data

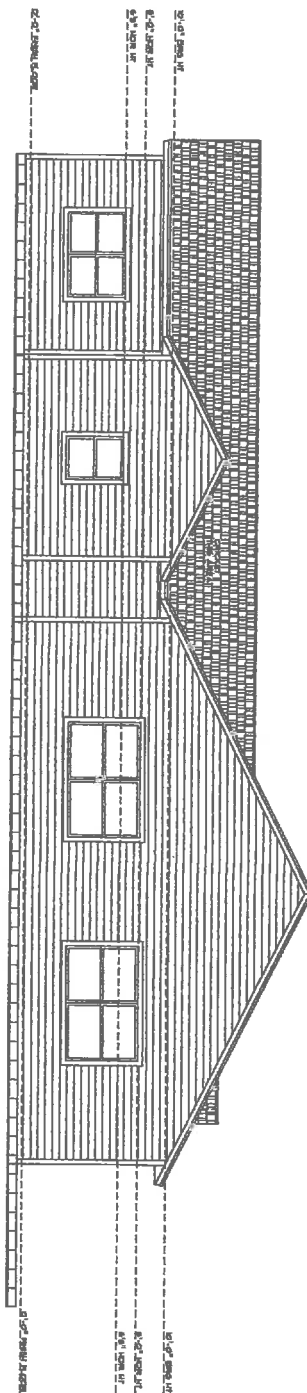
Commercial Building(s)

Building 1

[illegible]



1958 - 1961



ELEVATION

$$\frac{1/4''=1'-0''}{1'-0''}$$

Addition for

Denise Pyke Const.

fax. 352-394-1335

920 Sunset Shores 352-394-2590
Minneola, FL 34715
Harvey Stackpoole Design
352-583-4668

drawn by	
NMS	
checked by	
NMS	
date	
12/20/2015	
sec'd	
1/4	
job no.	
MONITESSOR	

MONTESSORI

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LEGAL NOTICE

Notice is hereby given that the City of Clermont will consider a request for a Conditional Use Permit to allow a school facility expansion in the R-3 Residential/Professional Zoning District, at the following location:

LOCATION

983 W. DeSoto Street
AK 1758670

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

This request will be considered by the Planning & Zoning Commission on Tuesday, February 2, 2016 at 6:30pm.

A public meeting to consider the request will be held before the City Council on Tuesday, February 23, 2016 at 6:30pm.

All meetings will be held in City Hall located at 685 West Montrose Street.

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

Please be advised that, under State law, if you should decide to appeal a decision made with respect to this matter, you will need a record of the proceedings, and may need to ensure that a verbatim record is made.

Tracy Ackroyd Howe, MMC
City Clerk

Daily Commercial
January 26, 2016 and February 16, 2016