



**CITY OF CLERMONT
PLANNING AND ZONING COMMISSION AGENDA
LOCATION: CLERMONT CITY HALL
685 WEST MONTROSE STREET
6:30 PM, Tuesday, March 1, 2022**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

Selection of Chair & Vice-Chair

MINUTES

**Approval of the January 4, 2022 Planning and Zoning Commission minutes.
Approval of the January 18, 2022 Special Planning and Zoning Commission
minutes**

REPORTS

NEW BUSINESS

Item 1 - Ordinance No. 2022-010
Table to April 5th
Chicone Large-scale CPA

The applicant is requesting a large-scale comprehensive amendment for 304 +/- acres located at McKinney Road and Orange County line.

Item 2 - Resolution No. 2022-006R
Hyundai-Genesis Conditional Use Permit

Consider a Conditional Use Permit to allow for the expansion of the existing Hyundai of Central Florida dealership to allow the sales of electric and fuel-efficient vehicles.

Item 3 - Resolution No. 2022-007R
CubeSmart Conditional Use Permit

Consider a Conditional Use Permit to allow for the expansion of the existing self-storage facility located at 12665 Hancock Road.

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) 241-7335.

Please be advised that if you intend to show any document, picture, video or items to the

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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
January 4, 2022

The meeting of the Planning & Zoning Commission was called to order on Tuesday, January 4, 2022 at 6:30 p.m. by Chairman Krzyminski. Members present were: Chairman Max Krzyminski, Vincent Niemiec, David Colby, Michael Gonzalez, Chuck Seaver and Lavonte Rogers. Jane McAllister was not present. Also present for City staff was City Attorney Jack Morgeson, Curt Henschel, Planning Director, Planning Manager John Kruse, Senior Planner Regina McGruder, and Planning Coordinator Rae Chidlow.

Nomination of Chair and Vice-Chair.

MOTION TO TABLE the nomination of the Chair and Vice-Chair made by Commissioner Colby. Motion was seconded by Commissioner Seaver. Passed 5-1, with Commissioner Niemiec opposing.

MINUTES:

MOTION TO APPROVE the December 7, 2021 minutes of the Planning & Zoning Commission made by Commissioner Colby. Motion was seconded by Commissioner Niemiec. Passed unanimously.

REPORTS FROM THE COMMISSION:

Commissioner Colby thanked City Council for re-appointing him for a third year and welcomed Michael Gonzalez to the Commission.

Commissioner Gonzalez stated that he also thanks City Council for appointing him to the Planning and Zoning Commission and looks forward to working with the fellow Commissioners.

Commissioner Seaver welcomed Commissioner Gonzalez.

Chairman Krzyminski also welcomed Commissioner Gonzalez. He thanked City Staff for their work.

Planning Director Curt Henschel stated that the Planning and Zoning Commission Special meeting that was originally scheduled for January 12th is being postponed to January 18th at 6:30 and asked for a consensus. The Commission all agreed to the change of date for the meeting.

NEW BUSINESS

Item #1: Resolution No. 2021-032R – Stillwell Clermont Rezoning

Request to table to February 1, 2022 Planning and Zoning Commission meeting.

Action:

MOTION TO TABLE Resolution No. 2021-057R to the February 1, 2022 was made by Commissioner Rogers. Motion seconded by Commissioner Niemiec. Passed unanimously.

Item #2: Resolution No. 2021-057R – Pinecrest Charter School Conditional Use Permit

Planning manager John Kruse presented as follows:

The applicant is requesting a Conditional Use Permit to allow the construction and operation of a charter school on the existing Lake Sumter College Campus. The current zoning is Planned Unit Development and the Future Land Use is Public Facility/Institutional. The charter school, Pinecrest, is looking to use a portion of the main campus site for a 6th through 12th grade school. The property is currently used for the Lake Sumter College Campus and the Cooper Memorial County Library. The original CUP was granted in 1998 for a College Campus and related facilities. Staff has reviewed the CUP and backup material, and the proposed 6th-12th grade charter school was not included in the original CUP or ever considered for this site. City staff directed the applicant to apply for a conditional use permit amendment to include this use and to evaluate the impacts this use would have on the existing facility and surrounding area, especially the traffic impacts.

The vertical construction will occur in 2022 with the addition of a new three story building consisting of approximately 36,000 square feet that will serve 650 students. The first phase will use the existing access point from Oakley Seaver and students will be dropped off and picked up through the existing parking lot that serves the college campus and the county library. No busing is being proposed at any time and all students will be transported via private vehicles. Since this is a 6th-12th grade facility, staggered operation times are being proposed. The operating times for 9th-12th grade will be from 7:20 to 2:20 and 6th-8th grade from 8:30 to 3:30. An analysis has been performed to show how the vehicles will queue through the existing parking lot with a minor parking lot redesign. The applicant is proposing to double stack the vehicles once they have entered the parking lot off of the access drive, west of the existing library. The queue length is indicated to be 2,440 feet, which would accommodate approximate 98 vehicles and not allow queuing onto Oakley Seaver Road. Any overflow will be accommodated within the college campus.

The applicant has performed a traffic impact analysis, queueing analysis and parking analysis for phase one only. The analysis only evaluated the impact of adding 650 students and corresponding staff to the existing campus. This access point shall only be used from August 2022 to July 2023.

After the start of the school year in August 2022, the applicant will perform a traffic impact analysis for the Legends Way access points and surrounding intersections. The Charter School will then commence construction of the Legends Way access points and any necessary improvements identified in the traffic impact analysis. This would be required to be in place and completed prior to the August 2023 school start date. The Oakley Seaver access point would be discontinued and the queuing of vehicles will occur from the Legends Way access points. Any transportation improvements identified during this study will be a requirement upon the Charter School.

The applicant has indicated the intent for future phases and an increase in student enrollment. However, this will be presented and evaluated at a future date and will need City Council approval. A traffic impact analysis will be a requirement prior to any new student enrollment or transportation changes.

Staff has reviewed the application and proposed project in regards to Section 86-144, Review Criteria for a Conditional Use Permit. The proposed use may be consistent with the existing and previous development patterns and character of the surrounding areas. The charter school sharing the Lake Sumter College Campus could be an enhancement to the overall educational opportunity at the current location.

The proposed uses will not be detrimental to the health, safety and general welfare of the community. Staff is apprehensive about the operational function of transporting students to and from the charter school within the existing roadway network and internal queueing. The existing college campus and county library transportation network and parking were designed in a way that did not take in consideration the daily use of student drop off and pick up from a charter school. However, the Charter School and the College have entered into an agreement with this being considered and this area will only be used from August 2022 to July 2023. The submitted queueing analysis indicates stacking for 98 vehicles within the existing drive lanes and parking lot that is used primarily for the library. Staff is concerned when special events are held on the college campus or library, such as early voting. Again, this would only be an inconvenience for one year and any overflow will be contained within the college campus. The Charter School has also agreed to make safety improvements at the trail crossing and Oakley Seaver Drive with inclusion of islands within the trail connection.

The Conditional Use Permit will not be in conflict to the Clermont Comprehensive Plan goals, objective and policies for the Public Facility/Institutional land use. The proposed project will be required to comply with all Land Development Regulations for development of the site. The City's traffic consultant has reviewed the transportation studies and believes the conditions contained in the CUP are adequate. Staff recommends approval of Resolution No. 2021-057R.

Rolando Llanes, 8323 NW 12th St., Doral, stated he is the Architect and Planner for Pinecrest Charter School. He showed a presentation of the proposed charter school. He stated that they have had several meetings with staff to come to agreements for the project.

Otis Taylor 3686 Caladesi Rd., stated that he has done events such as food drives at the college and with Oakley Seaver Dr. only being two lanes there can be an issue with traffic. He stated that if Oakley Seaver could be four-lane it would help alleviate the traffic issues.

Commissioner Seaver asked if there is any future plans to improve the intersection of Legends Way and Citrus Tower Boulevard.

Mr. Kruse stated that Legends Way and Citrus Tower Boulevard intersection will be included in the traffic impact analysis that will commence in August 2022 or later.

Commissioner Seaver stated that even with having two different shifts for student pickup, it will still include 162 vehicles even if each vehicle has 2 students per vehicle. He asked where the excess will go.

Mr. Llanes stated that there is room to double stack within the site and there will be a plan to monitor any the queuing issues.

Commissioner Colby stated that a lot of parents will adjust their pick up schedule so that they are not sitting in line.

City Manager Brian Bulthuis, stated that they have had multiple meetings with the college and the applicant. He stated that fire, police were included in this meeting. He explained the way they originally had the vehicles queuing it would have been backing up. He stated that by phasing the project by student counts as they have, the City feels comfortable that it will work.

Commissioner Gonzalez asked if there will be enforcement to stop people from parking on Oakley Seaver.

Mr. Bulthuis stated that the college and the charter school will have to rectify the problem.

Commissioner Gonzalez asked about the entrance off Hancock.

Mr. Llanes stated that there will be a parent contract explaining where they are to enter to pick up students. He stated that the vehicles will be marked as to which shift they are allowed to pick up.

Commissioner Colby stated that he likes the fact that the two institutions are working together along with City Staff.

Commissioner Niemiec stated that we need more schools in the area. He has issues with traffic as well. He stated that he lives across from Imagination School, so he understands the backups that can happen. He asked if Oakley Seaver is a county road and were they part of the discussion.

Mr. Kruse stated that it is a city road.

City Manager Brian stated that Lake County did attend the meetings.

Commissioner Niemiec asked if they could have a traffic light installed.

Mr. Kruse stated that when the traffic study was done a traffic light was not warranted.

Commissioner Niemiec asked where the school staff will be located during pick-ups times.

Mr. Llanes showed on the site plan where the staff would stand to help with the pickup flow. He stated that if there is a need for more staff they will address that at the time.

Commissioner Niemiec asked how one would get into a charter school, is it a lottery system.

Chief Operating Officer Julio Robania, stated that charter schools are public schools that are a school of choice. He stated that once the school has reached capacity, it would become a lottery system.

Commissioner Niemiec asked about the students coming from the other campus north of this location.

Mr. Robania stated that there is a feeder school that is about a mile away. He stated that they are working with the college so that the students will be able to stay with the charter school through 12th grade and have the opportunity for dual enrollment for college. He stated the school to the north will be a K-5 and this location will be 6th through 12th grade. He stated that currently the north location is K-8. He stated the north location number one rated school in Lake County just after three years which is why it's so popular.

Pinecrest Academy Principal Christina Alcalde stated there are about 100 students in the K thru 3 grade level there is 100 students per grade level and 75 students per grade level for 4th through 8th grades. She stated that 775 students is their capacity and over 1000 students on their wait list.

Commissioner Niemiec asked about lighting for the outdoor courts.

Mr. Robania stated that he is not sure about the lighting for the courts. He stated that there is lighting around the buildings per code.

Commissioner Niemiec asked what type of events the school will have during the year.

Mr. Robania stated that there will be an orientation that will be broke up by grade levels rather than doing them all at the same time. He stated that they would coordinate with the college to ensure they did not have an event scheduled at the same time.

Commissioner Rogers stated that he does have concerns about where they are queuing.

Mr. Robania stated they have been careful not to have activities around where the Library is located. He stated the Library use is typically more after school hours. He stated that the college has been specific as to what areas they can or cannot use. He stated they know how many staff members will be required and how much parking will be needed for staff. He stated that if they don't follow the rules, it's not going to work. He stated that biggest issue is going to be the parents.

Commissioner Rogers stated that he has already been a victim of traffic issues at the current Pinecrest Academy location and foresees the same issue at the college location.

Mr. Robania stated that about six months ago they had traffic issues and they found out the procedures. He stated that they make every effort to make things work and that procedures are followed.

Dr. Stanley Sidor, President of Lake Sumter State College, stated that they plan to integrate the recruitment of students from grade 6 forward to bring them into the programs at Lake Sumter State College and complete their education with them and stay within the community. He stated that they gave out \$990,000 scholarships this year and they will continue to offer scholarships.

Commissioner Rogers asked how many college students that are registered during fall and spring semesters.

Dr. Heather Brigard, Provost & Executive Vice President of Lake Sumter State College, stated that for the spring has an enrollment of 3650 students. She stated that on the ground there are

about 700. She stated that students tend to park near the Science Health building and not where any queuing will be. She stated that

Chairman Krzyminski asked how many staff members.

Mr. Robania stated that for every 15 students there will be a staff member. At the moment approximately 44 staff members.

Chairman Krzyminski said it looks like you have 93 parking spaces remaining.

Mr. Llanes stated there is a minimum of 10% of 11th and 12th graders and visitor parking which is 1 per 100 students so seven spaces are required for visitors. He stated that there is 69 required and 79 provided, and none of that is for the college parking. He stated that parking could be utilized by college students after charter school hours.

Chairman Krzyminski asked if they hit capacity, would they be allowed to bring in mobile classrooms.

Mr. Kruse stated they are capped at 650 students and if they want to go above that they will need to reapply for an amendment to the conditional use permit.

Mr. Robania stated that the school is performing outstanding and the parents know this so they expect to reach capacity soon.

Action:

MOTION TO APPROVE Resolution No. 2021-057R was made by Commissioner Colby. Motion seconded by Commissioner Gonzalez. Passed 5-1 with Commissioner Niemiec opposing.

Item #3: Resolution No. 2022-001R – Tidal Wave Carwash Conditional Use Permit

Senior Planner Regina McGruder presented as follows:

The applicant is requesting a Conditional Use Permit to allow for an automobile carwash facility within a Planned Unit Development zoning district. The vacant parcel is located on the southwest corner of State Road 50 and Miss Florida Avenue. The Future Land Use Designation is Commercial. The Planned Unit Development (Resolution 1503), which allows C-2 General Commercial permitted uses. The Land Development Code, Section 122-224, requires a Conditional Use Permit for any type of vehicle service, which includes the proposed carwash use at this location. The applicant is proposing to construct a 3,500 square feet self-service carwash facility with onsite vacuum cleaning stations. The applicant has submitted a conceptual site plan of the layout for the access points, carwash building, and vacuum cleaning stalls for the site. The applicant has indicated the carwash facility will be self-service with limited staff onsite. The proposed carwash will be similar to several other facilities within the city that have self-service vacuum stalls with an automated drive-thru wash that is stationed by the attendant. The proposed project will utilize City water and sewer services, and the City currently has the capacity to service this development. The proposed development shall be required to comply with the Land Development Regulations and all provisions of the codes. All buildings must comply with

Clermont Architectural Design Standards. The proposed project will also be required to provide additional landscaping and plant materials to enhance and create an opaque buffer to help minimize the impact of the noise and visibility of the vehicles utilizing the carwash services. Staff has reviewed the application and proposed project in regards to Section 86-144, Review Criteria for a Conditional Use Permit. The proposed use is consistent with the existing development patterns and the surrounding areas. The proposed uses will not be detrimental to the health, safety and general welfare of the community. The Conditional Use Permit will not be in conflict with the Clermont Comprehensive Plan goals, objective and policies for commercial land use. The property has access to major road networks and will be required to comply with all Land Development Regulations to allow for site development. Staff recommends approval of Resolution No. 2022-001R.

Eric Juliana, Bowman Consulting, stated that they were present to answer any questions.

Commissioner Rogers asked where the ingress and egress was located.

Senior Planner Regina McGruder stated access is from Miss Florida Ave.

Commissioner Rogers asked how busy they anticipate to be during a typical day.

Mr. Juliana stated that naturally they would like to be as busy as they can. He stated that this is the only option for access for this property so it will be full access.

Commissioner Rogers asked how many vacuums are available.

Stewart Healow, Baton Rouge, Louisiana, stated there are many of these car washes across Florida.

Commissioner Niemiec asked if there is a turn lane to go into the carwash.

Mr. Juliana stated that when the traffic study is completed and if it warrants a turning lane they will provide one.

Commissioner Colby asked about landscaping.

Mr. Healow stated that the landscaping will exceed the code.

Commissioner Colby asked if the drive to the carwash will be straight across from the shopping center across Miss Florida Ave.

Ms. McGruder stated that they typically align the cross sections.

Commissioner Gonzalez asked about the sustainability of having another car wash.

Ms. McGruder stated that if it's a permitted use or they are allowed to apply to for conditional use permit, the City cannot refuse the property owner's that right.

Chairman Krzyminski asked about the power easement.

Mr. Juliana stated that the power easement will remain.

Action:

MOTION TO APPROVE Resolution No. 2022-001R was made by Commissioner Niemiec. Motion seconded by Commissioner Colby. Passed unanimously.

With no further comments, Chairman Krzyminski adjourned the meeting at 8:30 P.M.

Max Krzyminski, Chairman

ATTEST:

Rae Chidlow, Planning Coordinator

City of Clermont
MINUTES
PLANNING AND ZONING COMMISSION
January 18, 2022

The meeting of the Planning & Zoning Commission was called to order on Tuesday, January 18, 2022 at 6:30 p.m. by Chairman Krzyminski. Members present were: Chairman Max Krzyminski, Vincent Niemiec, David Colby, Michael Gonzalez, Chuck Seaver, and Lavonte Rogers. Jane McAllister was not present. Also present for City staff was City Attorney Dan Mantzaris, Curt Henschel, Planning Director, Evie Wallace, Code Enforcement Supervisor, Jennifer Pierce, Fire Marshall, and Planning Coordinator Rae Chidlow. Also present was Cliff Shepard with Shepard, Smith, Kohlmyer & Hand, P.A.

NEW BUSINESS

Item #1: Resolution No. 2012-21 – Lilly’s on the Lake

Request for revocation of Resolution No. 2012-21 and revocation of Certificate of Occupancy.

City Attorney Mantzaris informed the Planning and Zoning Commission that there are two separate items to be considered: the first being the Conditional Use Permit (CUP) and the second being the Certificate of Occupancy (CO) for Lilly’s on the Lake. The items are being considered in compliance with the City Code (14-62, 86-146). Since this is a quasi-judicial matter, all witnesses will be sworn in by the Clerk and must only speak to the items being presented. The Planning and Zoning Commission can ask questions at any time. The City’s position will be presented by Attorney Cliff Shepard of Shepard, Smith, Kohlmyer and Hand. City Attorney Mantzaris advised the Planning and Zoning Commission that he will serve as legal counsel to the Commission.

Attorney Cliff Shepard – City’s Advocate. Attorney Shepard informed the Planning and Zoning Commission that City Attorney Mantzaris cannot serve both as prosecutor and advisor to the Commission; this is why Attorney Shepard is before them this evening. Attorney Shepard reviewed the rules and regulations governing quasi-judicial proceedings. He informed the Commission that due to children being present, salacious materials have been provided to the Council in a packet form and will not be displayed on the screen. He informed the public that these materials are public record and can be requested by the public. He informed the Commission that their decision needs to be based on evidence and not emotional testimony; and, they need to determine if the evidence provided is sufficient enough to support the City Manager’s recommendation to revoke both the CUP and CO for the facility.

Attorney Shepard informed those present that public comment is different than testimony and only those who wished to testify as a witness needed to be sworn in.

For the record, Attorney Shepard informed the defendant that he was not her attorney, but did explain who would need to be sworn in for the defendant’s side.

Curt Henschel, Evie Wallace, Jennifer Pierce, and Verneka Strom was sworn in individually prior to their testimony.

Attorney Shepard called Curt Henschel, Planning and Development Director Curt Henschel as his first witness.

Mr. Henschel provided testimony pertaining to the purpose and meaning of the Certificate of Occupancy and Conditional Use Permit.

Attorney Shepard called Code Enforcement Supervisor Evie Wallace as his second witness.

Attorney Shepard asked Evie Wallace how long she has held her position.

Ms. Wallace stated 8 ½ to 9 years.

Attorney Shepard asked if she was familiar with the property and how.

Ms. Wallace stated that as a Code Enforcement Officer she is familiar with all properties of the city.

Attorney Shepard asked if City's code allow adult entertainment at this property and what constitutes adult entertainment under Chapter 95 of the City's code and would a conditional use permit be required. He also asked if she observed adult entertainment at Lilly's and how many times.

Ms. Wallace stated that adult entertainment is not allowed at this location. She stated that prohibited acts such as straddling and other subsections included. She stated that a conditional use permit would be required. She stated that she did observe adult entertainment one time at Lilly's on November 30, 2021.

Attorney Shepard asked Ms. Wallace to describe what she saw the night of November 30, 2021.

Ms. Wallace stated that she observed straddling, nudity, several customers being fondled, one dancer had no covering on his backside. She stated that it appeared a sexual act was performed by a customer to a dancer, and during that time from a dancer to a customer.

Attorney Shepard referred to tab 7 and asked if Ms. Wallace recognize the photograph and asked her to describe.

Ms. Wallace stated yes. She stated that the photo of a dancer that is nude on the back area. She stated that there were several photos taken. She stated that this photo depicts straddling.

Attorney Shepard asked if that photo violated city code.

Ms. Wallace stated yes.

Attorney Shepard asked what caused you and other staff members to go to the club on November 30th.

Ms. Wallace stated she was told by her Director to appear that night.

Attorney Shepard asked if there were any other nudity beyond this photo and is any exposure of the male buttocks is considered nudity.

Ms. Wallace stated that there were no other nudity, there were three male dancers with buttocks that were seen.

Commissioner Seaver asked what is dividing the section of the restaurant where the event was occurring.

Ms. Wallace stated that there was a pane glass window between the section where the pool tables and patrons eating and the events were happening. She stated the window was not covered so you could see the entertainment from the other section.

Commissioner Rogers asked what time and day of the week the event happened.

Ms. Wallace stated that she arrived about 7:30-8:00 pm and believes it was a Wednesday evening, but it was on November 30th.

Commissioner Colby asked how long this activity lasted.

Ms. Wallace stated she was there until about 10:00, so for a few hours.

Commissioner Gonzalez asked if anybody from the restaurant try to stop this activity and long did the sexual act go on for.

Ms. Wallace stated that no restaurant staff stopped anything and it went on for a while.

Commissioner Niemiec asked if there were only 3 dancers for the show.

Ms. Wallace stated that there were 3 dancers that showed their buttocks but there was about 5 dancers total.

Commissioner Niemiec asked if anyone was eating during this time.

Ms. Wallace stated that there were patrons eating.

Commissioner Niemiec asked if there were any minors in the restaurant at the time.

Ms. Wallace stated that she was not sure if there were any minors, meaning under the age of 18 in the restaurant at that time.

Mr. Gonzalez asked if anyone could enter at any time or were there any bouncers.

Ms. Wallace stated on the west side of the building anyone could walk in or out but on the side where the event was they had to pay to get in but there were no bouncers.

Attorney Shepard called his second witness, Jennifer Pierce, Assistant Fire Chief and serves as Fire Marshall.

Ms. Pierce stated that she has been with the City for about 8 years. She stated that part of her job as Fire Marshall includes uphold Fire Prevention Code, fire prevention from ground up, construction and annual inspections, licensing inspections and arson investigations. She stated that it is her job to enforce occupant loads in commercial buildings as well as ingress and egress of buildings.

Attorney Shepard asked if on November 30, 2021 she went to Lilly's on the Lake to view that business for any of those violations.

Ms. Pierce stated yes. She stated when she arrived the west side door was locked.

Attorney Shepard asked was that a violation.

Ms. Pierce stated yes.

Attorney Shepard asked what is required as far as ingress and egress for businesses such as Lilly's on the Lake.

Ms. Pierce stated that for Lilly's on the Lake it is very specific. She stated that Lilly's was 3 occupants away from the next level of requirements. She stated that as a condition of their certificate of occupancy is that the floor plan provided was the set floor plan. She stated that the tables and chairs or layout could not be moved for any reason.

Attorney Shepard asked if there was a cap on the number of patrons that were permitted to be in at one time.

Ms. Pierce stated that establishment is divided into 3 sections and the section where the event happened is allowed to have 36 occupants at one time.

Attorney Shepard stated that Ms. Wallace testified that there was about 60 people in this area at the time of the event and asked was that accurate.

Ms. Pierce stated yes.

Attorney Shepard asked about the importance of ingress and egress in a situation such as an event like this.

Ms. Pierce stated that sound is another component in an event of an emergency, the sound has to cut off so people can hear directions for exiting. She stated that you can see the exit sign above the sign that says Ladies Night, so obviously that exit was blocked. She stated that if you look into the other rooms where they exit out to the deck, those egress was blocked as well because the performers had set up their dressing rooms. She stated that after she arrived to the establishment she had them open the door that was locked.

Attorney Shepard stated that Ms. Pierce announced to the establishment that she was with the fire department and there was an issue with egress and ingress, but did they have any concern about what was going on or change their behavior.

Ms. Pierce stated no they did not change their behavior. She stated that she seen the advertisements about the event and she stated that she has visited the establishment numerous times previously to explain the limitations of the building to them what they could and could not do. She stated the event was advertised as masks required so that indicated that this would not be an outdoor event. She stated that when she spoke to the performers she was informed it was never meant to be an outdoor event. She stated that staff spoke with manager and they agreed to allow the event to continue since it was a paid event and that they would discuss the violations the next day. She stated the manager spoke to the owner and they agreed to pay the \$60 an hour fire watch to allow them to continue with the event. She stated that as of today, the fees have not been paid.

Commissioner Rogers asked if Ms. Pierce spoke to Verneka about the event prior to the event.

Ms. Pierce stated that she was told the event would be outdoor.

Commissioner Rogers asked if patrons were in and if food was being served in the meeting room area.

Ms. Pierce stated that they had moved the table and chairs out and put in pool tables for a pool league, so that was going on at the same time.

Commissioner Rogers asked would that be another violation.

Ms. Pierce stated yes.

Commissioner Niemiec if they had any type of draping while the performers were getting dressed.

Ms. Pierce stated that they had plastic sheeting which is also a fire hazard.

Commissioner Gonzalez asked if the owner was on site during this event and how many violations were placed against the establishment.

Ms. Pierce stated that Ms. Strom was not present and she cited Lilly's on the Lake 3 violations.

Commissioner Seaver asked if the City has a special event process.

Ms. Pierce stated that based on the conditional use permit that is currently in place they are allowed events and had they requested an event permit, they would have been denied.

Commissioner Niemiec asked why only female staff members were present for the event.

Ms. Pierce stated that it is just the nature of our job titles that they were the ones who were there.

Chairman Krzyminski asked if the door with the sign to use other door was locked.

Ms. Pierce stated yes the door was locked and they were cited for that violation.

Chairman Krzyminski asked if there are booths on the approved floor plan.

Ms. Pierce stated that booths are not on the floor plan where they were located at that time.

Chairman Krzyminski asked how the event was described to you prior to the event.

Ms. Pierce stated that she was told that this would be an outside event.

Verneka Strom was asked to come to podium.

Ms. Strom stated that she is the owner and acknowledge the violations and apologize. She stated that it was not her intention and she did not know they were not going to be outside or that there would be nudity. She stated that this was promotional company that she had never worked with prior. She stated that it was advertised on Facebook and they did have everything roped off for outside. She stated that her General Manager passed away and now have a new General Manager. She stated that she feels she did her best dealing with the situation. She stated that there was supposed to have choreograph and dancing. She stated that when she was told to update the fire suppression she received quotes.

Commissioner Rogers asked how long the new General Manager has been working and did she receive training.

Ms. Strom stated she was hired in October maybe and the manager is aware of the rules.

Commissioner Niemiec asked if she gave instructions to manager to shut down the event if there was nudity.

Ms. Strom stated that she did not know there would be any nudity.

Commissioner Seaver asked if it would have made a difference if this had been held outside.

Ms. Strom stated that no it would not have made a difference and she would not work with this group again.

Chairman Krzyminski asked who made the decision to hold the event indoors.

Ms. Strom stated the promoter.

Chairman Krzyminski asked if she was aware that the floor arrangement could not be changed for anything.

Ms. Strom stated that you can move them if you have the correct fire system.

Chairman Krzyminski asked if the correct fire system in place.

Ms. Strom stated she has the quotes.

Attorney Shepard showed the Facebook advertisement that stated it was a Magic Mike show and it was sold out.

Attorney Shepard provided his closing statement.

Verneka Strom stated that she is willing to bring her architect in and work with staff to bring everything up to code. She stated that she hopes she is given the opportunity to make things right.

Action:

MOTION TO REVOKE Resolution No. 2012-21 was made by Commissioner Colby. Motion seconded by Commissioner Seaver. Passed unanimously.

MOTION TO REVOKE the Certificate of Occupancy was made by Commissioner Colby. Motion seconded by Commissioner Seaver. Passed unanimously.

With no further comments, Chairman Krzyminski adjourned the meeting at 8:48 P.M.

Max Krzyminski, Chairman

ATTEST:

Rae Chidlow, Planning Coordinator



CITY OF CLERMONT
PLANNING AND ZONING COMMISSION AGENDA
LOCATION: CLERMONT CITY HALL
685 WEST MONTROSE STREET
6:30 PM, Tuesday, March 1, 2022

Meeting Date	
Tuesday, March 1, 2022	
Agenda Item Name	
Resolution No. 2022-006R <i>Hyundai-Genesis Conditional Use Permit</i>	
Requested Action	
Recommend approval of Resolution No. 2022-006R.	
Staff Report	
The applicant is requesting a Conditional Use Permit (CUP) to allow the expansion of an existing automobile dealership on a vacant three (3) acre +/- parcel located at the Northeast corner of State Road 50 and Magnolia Point Intersection, adjacent to the existing Hyundai of Central Florida dealership. The request would allow the expansion of the Hyundai brand known as Genesis, which provides sales and services of their electric and fuel-efficient vehicles at this location. The subject property is located within the Plaza Collina Planned Unit Development (Resolution No. 2015-08) and the Future Land Use is Master Planned Development. The PUD allowed two automobile dealerships as a permitted use, and the development of the Hyundai of Central Florida was the second and final dealership allowed within the development. Therefore, the proposed Hyundai-Genesis brand is an expansion to the existing dealership and not a new project within the PUD. The applicant is also requesting a variance to allow a building façade length greater than 100 feet without any architectural design features and elements to break up the building's walls mass as required by the Architectural Design Standards, Section 110-173. The City Council approved on May 24, 2016, a similar variance for the building facade of the existing Hyundai of Central Florida automobile dealership. The Hyundai expansion is proposing the construction of a new 18,500 square foot sales and service building, in conjunction with employee and inventory parking for the Genesis Vehicle Brand. The site development for the project shall be required to comply with the PUD development standards and conditions of approval. <u>STAFF RECOMMENDATION:</u> Staff has reviewed the application and proposed project in regards to Section 86-144, Review Criteria for a Conditional Use Permit. The proposed use is consistent with the existing and previous development patterns and character of the surrounding areas. The proposed uses will not be detrimental to the health, safety and general welfare of the community. The Conditional Use Permit will not be in conflict with the Clermont Comprehensive Plan goals, objective and policies for commercial land use. The property has access to major road networks and will be required to comply with all Land Development Regulations for development. Staff recommends approval of Resolution No. 2022-006R.	

**CITY OF CLERMONT
PLANNING AND ZONING COMMISSION AGENDA
LOCATION: CLERMONT CITY HALL
685 WEST MONTROSE STREET
6:30 PM, Tuesday, March 1, 2022**

Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	Staff Report Analysis-Hyundai-Genesis CUP	Staff Report Analysis-Hyundai-Genesis CUP.pdf
2.	2022-006R - Hyundai-Genesis Expansion CUP (02.24.2022 v.3)	2022-006R - Hyundai-Genesis Expansion CUP (02.24.2022 v.3).pdf
3.	LOCATION MAP	LOCATION MAP.pdf
4.	2022-01-13_ConditionalUsePlan_Landscape	2022-01-13_ConditionalUsePlan_Landscape.pdf
5.	2022-01-28_GenesisBldgPlans	2022-01-28_GenesisBldgPlans.pdf
6.	Conditional_Use_Application	Conditional_Use_Application.pdf
7.	LEGAL AD	LEGAL AD.pdf

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) 241-7335.

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

Staff Analysis Report

OWNER: Hyundai of Central Florida, LLC, Gerald L. Mullinux, Managing

APPLICANT: Plaza Collina (Orlando) ASLI VI, LLLP, C/O
Avanti Properties Group, II

PROJECT NAME: Hyundai of Central Florida - Genesis Expansion CUP

REQUESTED ACTION: Conditional Use Permit request to allow for the expansion of an existing car dealership, Hyundai of Central Florida located in the Plaza Collina Master Development Plan (PUD Resolution No. 2015-08).

SIZE OF PARCEL: 3.0 acres +/-

LOCATION: Vacant parcel located on the Northeast corner of State Road 50 & Magnolia Point Intersection, adjacent to the existing Hyundai dealership.

EXISTING ZONING: Planned Unit Development PUD (Resolution No. 2015-08)

EXISTING LAND USE: Vacant Commercial

FUTURE LAND USE CATEGORY: Master Planned Development

SITE UTILITIES: City of Clermont Water and Sewer

ANALYSIS:

The applicant is requesting a Conditional Use Permit (CUP) to allow the expansion of an existing automobile dealership on a vacant three (3) acres +/- parcel located at the Northeast corner of State Road 50 and the Magnolia Point Intersection, adjacent to the existing Hyundai of Central Florida dealership. The request would allow the expansion of the Hyundai brand known as Genesis, which provides sales and services of their electric and fuel-efficient vehicles at this location. The subject property is located within the Plaza Collina Planned Unit Development (Resolution No. 2015-08) and the Future Land Use is Master Planned Development. The PUD allowed two automobile dealerships as a permitted use, and development of the Hyundai of Central Florida was the second and final dealership allowed within the master development plan. Therefore, the proposed Hyundai-Genesis brand is an expansion to the existing

dealership and not reviewed as a new project within the PUD. The applicant is also requesting a variance to allow a building façade length greater than 100 feet without any architectural design features and elements to break up the building's walls mass, as required by the Architectural Design Standards, Section 110-173. The City Council approved on May 24, 2016, a similar variance for the existing Hyundai of Central Florida dealership.

The Hyundai expansion is proposing the construction of a new 18,500 square foot sales and service building, in conjunction with employee and inventory parking for the Genesis Vehicle Brand. The site development for the project shall be required to comply with the PUD development standards and conditions of approval.

STAFF RECOMMENDATION:

Staff has reviewed the application and proposed project in regards to Section 86-144, Review Criteria for a Conditional Use Permit. The proposed use is consistent to the existing and previous development patterns and character of the surrounding areas. The proposed uses will not be detrimental to the health, safety and general welfare of the community. The Conditional Use Permit will not be in conflict to the Clermont Comprehensive Plan goals, objective and policies for commercial land use. The property has access to major road networks and will be required to comply with all Land Development Regulations for development.

Staff recommends approval of Resolution No. 2022-006R.

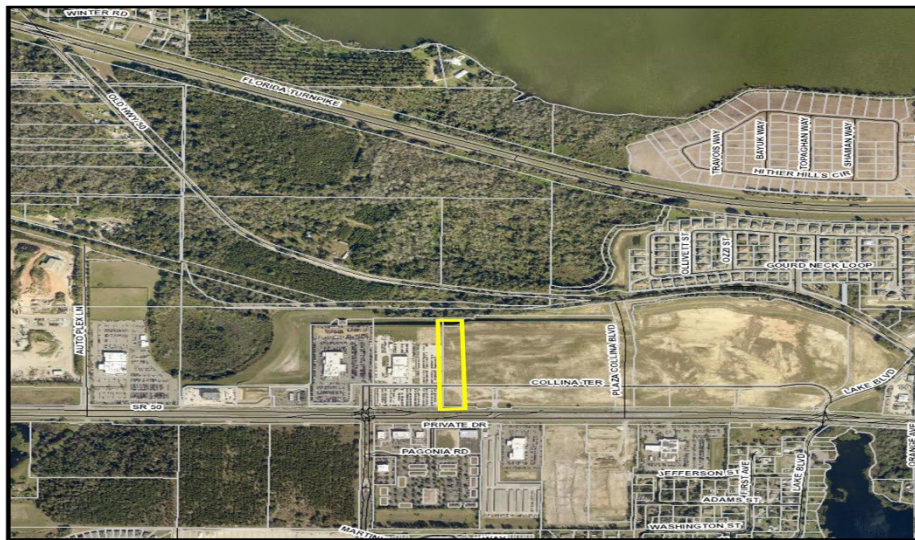
**CITY OF CLERMONT
RESOLUTION NO. 2022-006R**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR THE EXPANSION OF AN EXISTING AUTOMOBILE DEALERSHIP IN THE PLAZA COLLINA PLANNED UNIT DEVELOPMENT (RESOLUTION NO 2015-08) ZONING DISTRICT; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held March 1, 2022 recommended approval of this Conditional Use Permit to allow for an expansion to the Hyundai-Genesis of Central Florida automobile dealership, at the following location:

**LOCATION:
Plaza Collina PUD**

Vacant property located on the northeast corner of State Road 50,
Adjacent to the Hyundai of Central Florida
(Alternate Key #3924622 and 3924523)
3.00 Acres +/-



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



CITY OF CLERMONT
RESOLUTION NO. 2022-006R

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

WHEREAS, the property owner requested this Conditional Use Permit (CUP) to allow for an expansion to the existing automobile dealership Hyundai-Genesis of Central Florida in the Plaza Collina Planned Unit Development (Resolution No. 2015-08) zoning district; and

WHEREAS, 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 based on the findings stated above and incorporated herein:

1. This application for a Conditional Use Permit to allow for an expansion of an existing car dealership Hyundai-Genesis of Central Florida in the Planned Unit Development PUD (Resolution No. 2015-08) zoning district shall be granted subject to the following 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 person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.
3. The Conditional Use Permit must be executed and processed through the Office of the Clermont City Clerk within 90 days of the date of approval by the City Council or the permit shall become null and void.
4. 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.
5. The Fire Marshal shall inspect all building and structures to ensure all life safety requirements and fire safety codes are in compliance to the code prior to the issuance of any Certificate of Occupancy.
6. The City Building Inspector shall inspect all structures and buildings for compliance with



CITY OF CLERMONT
RESOLUTION NO. 2022-006R

the Florida Building Codes and all code violations must be corrected prior to the issuance of the Certificate of Occupancy.

7. Prior to the issuance of any permits, the applicant shall be required to submit Formal Site Plans for review and approval by the Clermont Site Review Committee. The site plans shall show location of all proposed buildings, structures, picnic areas, and outdoor recreation areas as indicated in the Conditional Use Permit application. The site plans shall meet all submittal requirements and comply with the conditions of this Resolution, applicable City Codes, Regulations, Ordinances, and provide compliance with the adopted City Comprehensive Plan, as amended.
8. No expansion of the use or additions to the facility shall be permitted except as approved by another Conditional Use Permit.
9. 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 after a public hearing.
10. This permit shall become null and void if substantial construction work has not begun within two (2) years of the date of issuance of this Conditional Use Permit. "Substantial construction work" means the commencement and continuous prosecution of construction of required improvements ultimately finalized at completion.

SECTION 2: LAND USES AND SPECIFIC CONDITIONS

1. This Conditional Use Permit will allow the development and expansion of the Hyundai-Genesis Brand automobile dealership, which shall include the construction of a new 18,500 square foot building and inventory and employee parking for the project. The site development and expansion shall be used in conjunction to the existing Hyundai of Central Florida Automobile Dealership.
2. The site may also be used for any other permitted uses in the C-2 General Commercial zoning district.
3. The property shall be developed in substantial accordance with the Conceptual Site Plan (Exhibit A) prepared by Florida Engineering Group, and submitted with the CUP application. All new development and/or changes to the subject property must submit for site plan approval by the Site Review Committee prior to the issuance of a zoning clearance or other development permits. The conceptual site plans submitted with the Conditional Use Permit application are not the approved and final construction plans. The conceptual site plan does not grant any development entitlements or uses and is only used for conceptual purposes.
4. The site shall be developed in accordance to the provision of the Master Development Plan (PUD-2015-08), and the Clermont Land Development Regulations and the C-2 General Commercial zoning district in the Codes of Ordinances. All landscape buffers and required screening must be in accordance to the codes. All buildings and structures must comply with Clermont Architectural Design Standards.



CITY OF CLERMONT
RESOLUTION NO. 2022-006R

5. The site shall provide a cross access driveway from the existing Hyundai of Central Florida automobile dealership, to facilitate and help minimize traffic impacts on State Road 50 and other roads.
6. Sidewalks are required adjacent to any streets-right-of way for the entire length of the subject property; any required sidewalk installation shall be coordinated with the appropriate City, County or State Agency prior to construction.
7. No outside speaker systems shall be permitted.
8. Site lighting shall be installed and operated to reflect downward onto the site and shall not spill over onto the adjacent properties.
9. All fencing shall be ornamental metal or decorative PVC/Vinyl. Any fences and walls shall provide aesthetically pleasing design features adjacent to any public streets.
10. All signage must comply with Clermont Sign Code, Section 102-Signs.
11. The clearing of any vacant land shall require conformance to the requirements of The Florida Endangered Species Protection Act.

SECTION 3: CONFLICT

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

SECTION 4: SEVERABILITY

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

SECTION 5: ADMINISTRATIVE CORRECTION

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

SECTION 6: PUBLICATION AND EFFECTIVE DATE

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



CITY OF CLERMONT
RESOLUTION NO. 2022-006R

DONE AND RESOLVED by the Mayor of the City Council of the City of Clermont, Lake County, Florida, this 22nd day of March 2022.

CITY OF CLERMONT

Tim Murry, Mayor

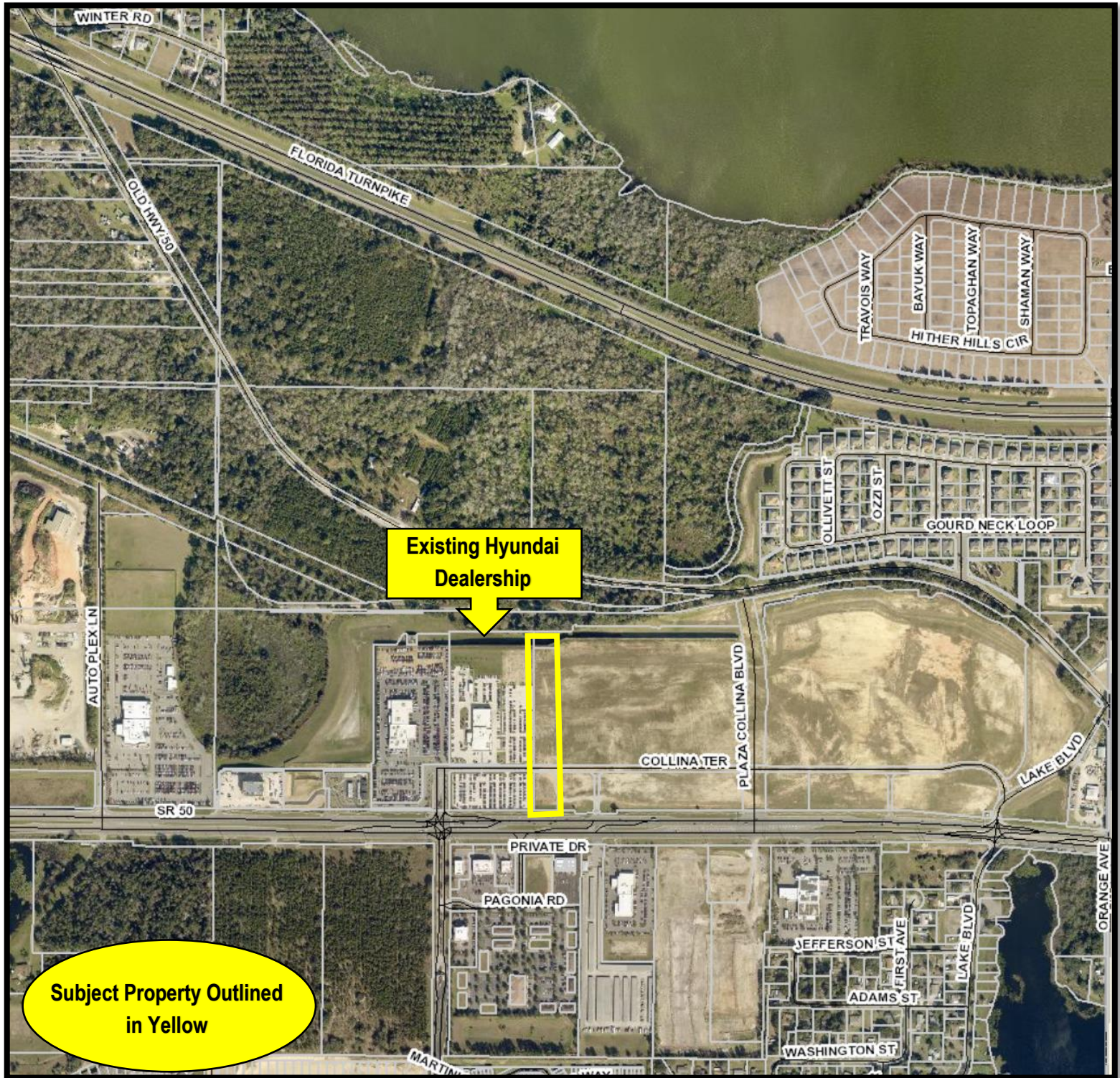
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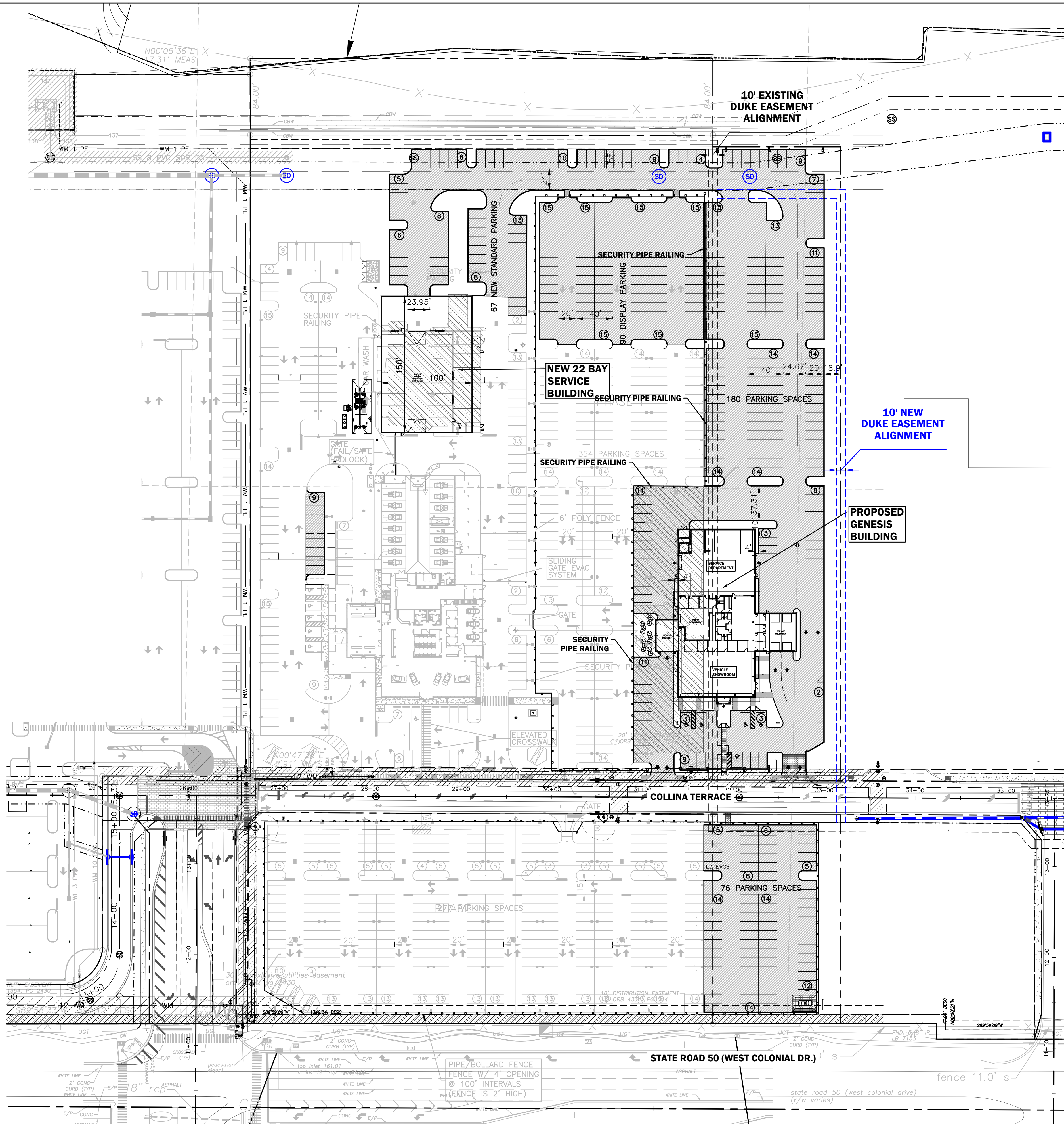
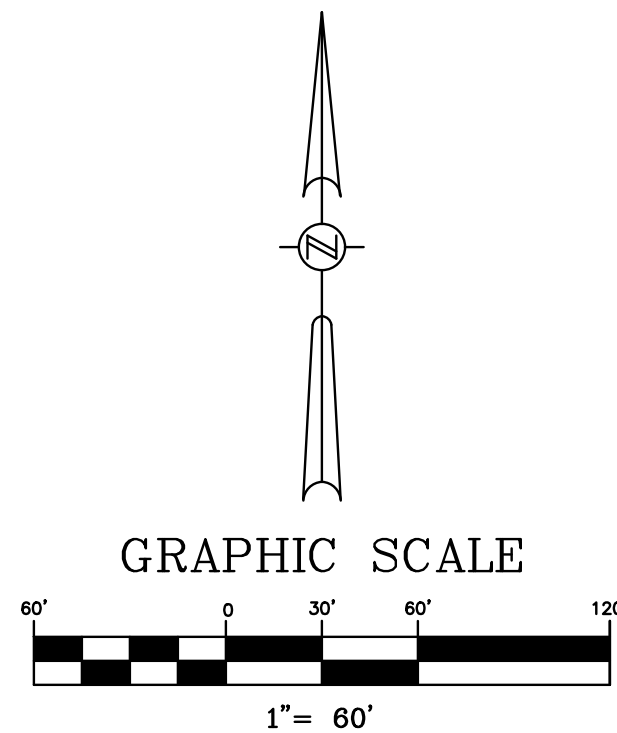
Tracy Ackroyd Howe, MMC
City Clerk

Approved as to Form and Legality:

Daniel F. Mantzaris, City Attorney

LOCATION MAP





SITE DATA		PROPERTY LOCATION:	STATE ROAD 50, LAKE COUNTY, FL
PROPERTY ZONING:			P.U.D.
PROPERTY FUTURE LAND USE DESIGNATION:			MASTER PLANNED DEVELOPMENT
EXISTING USE:			VACANT
PROPOSED USE:			CAR DEALERSHIP
PROJECT AREA			15.0± ACRES
EXISTING AREA:			12.0± ACRES
ADDITIONAL AREA:			3.0± ACRES
BUILDING AREA			
EXISTING BUILDING			38,531 S.F.
NEW 22-BAY SERVICE BUILDING			12,320 S.F.
PROPOSED GENESIS BUILDING			18,476 S.F.
TOTAL BUILDING			69,327 S.F.
ALLOWABLE FAR			1.0
ACTUAL FAR			0.1
MAX. BUILDING HEIGHT		(REQUIRED)	70'
HABITABLE PORTION			
BUILDING CONSTRUCTION TYPE			TYPE II-B - SPRINKLERED
BUILDING SETBACKS		(REQUIRED)	(PROPOSED)
FRONT S.R.50 R.O.W.		50'	362'
SETBACK NOTE:			
THERE ARE NO BUILDING SETBACK REQUIREMENTS FROM INTERIOR LOT LINES OR FROM PRIVATE ROADS PER C.U.P.			
BUFFERS		(REQUIRED)	(PROPOSED)
FRONT S.R.50 R.O.W.		10'	12'
REAR		10'	>10'
SIDE (EAST)		10'	10'
SIDE (WEST)		10'	12'
MAXIMUM IMPERVIOUS REQUIREMENTS (SJRWMD REQUIREMENTS)			
80% PER SJRWMD			
EXISTING SITE AREA CALCULATIONS			
BUILDING FOOTPRINT (1ST FLOOR)		29,175 ±S.F.	
ASPHALT PAVING, SIDEWALK & CONCRETE		320,537 ±S.F.	
IMPERVIOUS AREA		349,712 ±S.F.	8.03 ±AC. 66.88 %
PERVIOUS AREA		173,172 ±S.F.	3.97 ±AC. 33.12 %
TOTAL SITE AREA		522,884 ±S.F.	12.00 ±AC. 100.00 %
UPDATED SITE AREA CALCULATIONS (ADDED 3 AC. SITE)			
BUILDING FOOTPRINT (1ST FLOOR)		29,175 ±S.F.	
NEW 22-BAY SERVICE BUILDING		12,320 ±S.F.	
PROPOSED GENESIS BUILDING		18,476 ±S.F.	
ASPHALT PAVING, SIDEWALK & CONCRETE		268,132 ±S.F. (LESS 52,405 ±S.F.DEMO PAVEMENT)	
ADDITIONAL ASPHALT PAVING & CONCRETE		166,654 ±S.F.	
IMPERVIOUS AREA		494,757 ±S.F.	11.36 ±AC. 75.73 %
PERVIOUS AREA		158,545 ±S.F.	3.64 ±AC. 24.27 %
TOTAL SITE AREA		653,302 ±S.F.	15.00 ±AC. 100.00 %
PARKING			
EXISTING HYUNDAI CAR DEALERSHIP - PARKING REQUIRED			
CAR DEALERSHIP		(38,531 S.F. - 2,000 S.F. SERVICE WRITE-UP)	162 SPACES
TOTAL PARKING REQUIRED		= 36,531 S.F. x (1 SPACE/225 S.F.)	162 SPACES
SPACES REQUIRED TO BE RESERVED FOR HANDICAP			6 SPACES
PROPOSED GENESIS & SERVICE BUILDINGS - PARKING REQUIRED			
SERVICE BUILDING		= 12,320 S.F. x (1 SPACE/225 S.F.)	55 SPACES
GENESIS BUILDING		= 18,476 S.F. x (1 SPACE/225 S.F.)	82 SPACES
TOTAL STANDARD PARKING REQUIRED			137 SPACES
SPACES REQUIRED TO BE RESERVED FOR HANDICAP			5 SPACES
TOTAL PARKING REQUIRED (HYUNDAI, GENESIS & SERVICE BUILDINGS)			299 SPACES
STANDARD PARKING SPACES			299 SPACES
SPACES REQUIRED TO BE RESERVED FOR HANDICAP			11 SPACES
PARKING PROVIDED (EXISTING HYUNDAI CAR DEALERSHIP)			
STANDARD PARKING SPACES			181 SPACES
HANDICAP PARKING			6 SPACES
TOTAL PARKING PROVIDED			187 SPACES
EXISTING PARKING SPACES REMOVED (DUE TO GENESIS BUILDING ADDITION)			
STANDARD PARKING SPACES			37 SPACES
DISPLAY PARKING NORTH			115 SPACES
SUB-TOTAL PARKING REMOVED			152 SPACES
EXISTING PARKING SPACES REMAINING			
STANDARD PARKING SPACES (181 - 37)			144 SPACES
HANDICAP PARKING			6 SPACES
TOTAL PARKING REMAINING			150 SPACES
DISPLAY PARKING NORTH REMAINING (354 - 115)			239 SPACES
DISPLAY PARKING SOUTH REMAINING			277 SPACES
TOTAL DISPLAY PARKING REMAINING			516 SPACES
NEW PARKING PROVIDED (GENESIS & SERVICE BUILDINGS)			
STANDARD PARKING SPACES (SERVICE BUILDING)			76 SPACES
STANDARD PARKING SPACES (GENESIS BUILDING)			175 SPACES
HANDICAP PARKING			5 SPACES
SUB-TOTAL PARKING PROVIDED			256 SPACES
NEW DISPLAY PARKING NORTH			0 SPACES
NEW DISPLAY PARKING SOUTH			76 SPACES
TOTAL PARKING PROVIDED (HYUNDAI, GENESIS & SERVICE BUILDINGS)			
STANDARD PARKING SPACES (144 + 256)			400 SPACES
HANDICAP PARKING			11 SPACES
TOTAL PARKING PROVIDED			411 SPACES
TOTAL DISPLAY PARKING PROVIDED			
DISPLAY PARKING NORTH (EXISTING)			239 SPACES
DISPLAY PARKING SOUTH (EXISTING)			277 SPACES
ADDITIONAL DISPLAY PARKING SOUTH			76 SPACES
TOTAL DISPLAY PARKING PROVIDED			592 SPACES

LEGEND:	
	REMOVED PAVEMENT IN HATCHED AREAS
	NEW PAVEMENT AREAS

NOT VALID FOR CONSTRUCTION UNLESS SIGNED IN THIS BLOCK			
DATE	REVISIONS	BY	CHECKED

PLAZA COLLINA
HYUNDAI OF CENTRAL FLORIDA
CONSTRUCTION PLANS
STATE ROAD 50, LAKE COUNTY, FLORIDA



PROPOSED GENESIS BUILDING EXPANSION
PLAN

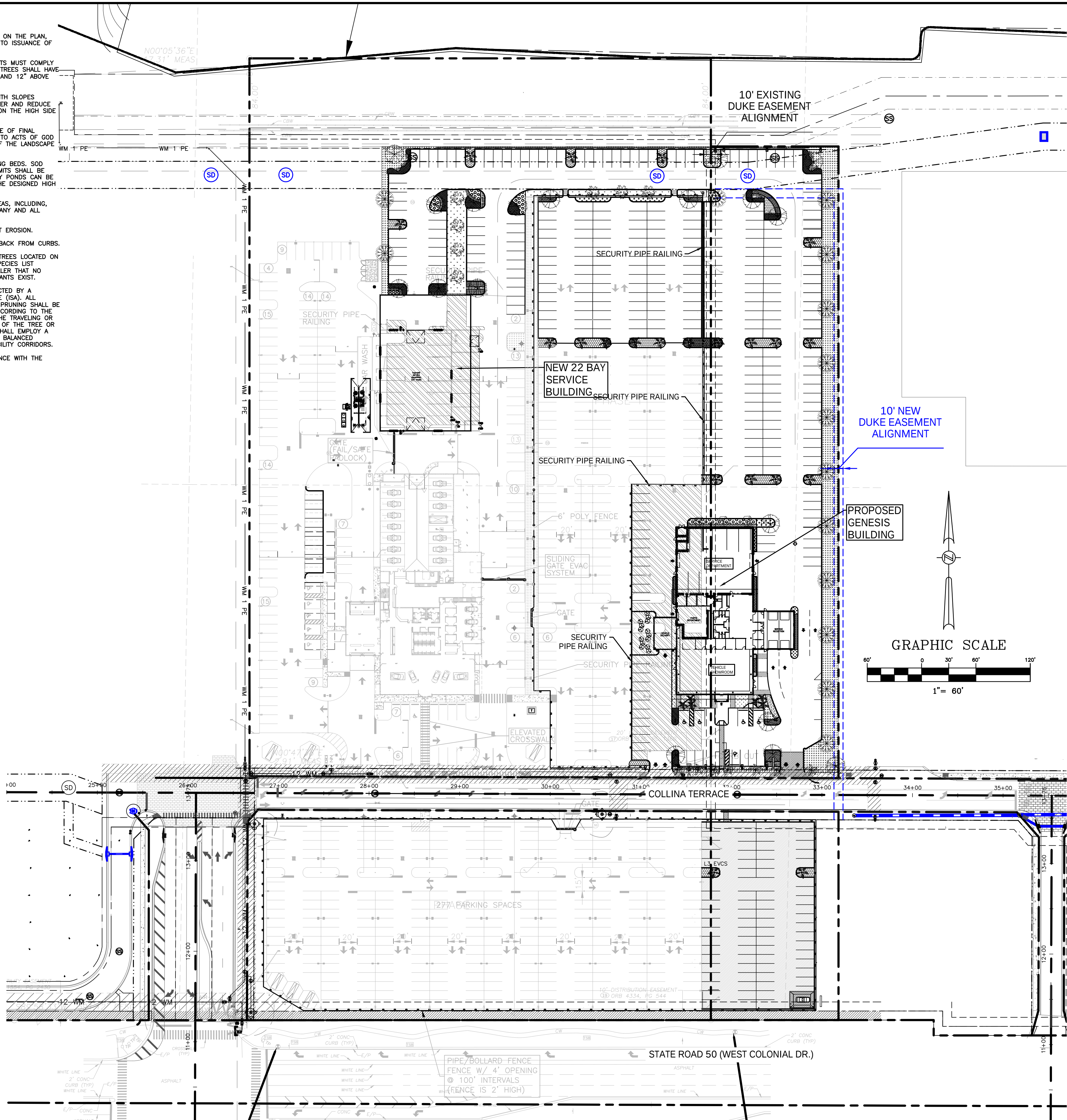
DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
JAA	VP	JAA	JAA

PROJECT NO.	21-118
SCALE	1" = 60'
DATE	OCTOBER 05, 2021
SHEET NO.	C-1
SHEET	1 OF 1

STATE OF FLORIDA
PROFESSIONAL ENGINEER
No 45128
W. ASH

LANDSCAPE NOTES

1. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT LIST AND THE ACTUAL NUMBER OF PLANTS SHOWN ON THE PLAN, THE PLAN SHALL CONTROL. THE LANDSCAPE CONTRACTOR SHALL NOTIFY FEG OF ANY DISCREPANCY PRIOR TO ISSUANCE OF BIDS.
2. ALL NEW PLANTINGS MUST COMPLY WITH THE SIZES AND QUANTITIES SHOWN IN THE PLANT LIST. ALL PLANTS MUST COMPLY WITH THE APPLICABLE JURISDICTIONAL CODE. PER THE FLORIDA GUIDES AND STANDARDS MANUAL, ALL NEW TREES SHALL HAVE THEIR CALIPER MEASURED AT 6" ABOVE GRADE FOR ALL TREES UP TO AND INCLUDING 4" CALIPER TREES AND 12" ABOVE GRADE FOR ALL LARGER TREES.
3. ALL PLANTING BEDS AND TREE SAUCERS TO HAVE ORGANIC MULCH TO A DEPTH OF 2" MINIMUM. AREAS WITH SLOPES GREATER THAN 4:1 SHALL HAVE MULCH RINGS OR TERRACES IN LONGER BEDS DESIGNED TO CAPTURE WATER AND REDUCE EROSION. TOPS OF MULCH RINGS OR TERRACES ARE TO BE LEVEL WITH RESPECT TO GRADE AND MULCH ON THE HIGH SIDE OF THE PLANTS.
4. A TWELVE MONTH WARRANTY IS TO BE PROVIDED FOR ALL NEW PLANT MATERIALS STARTING FROM THE DATE OF FINAL CERTIFICATE OF OCCUPANCY OR ACCEPTANCE BY THE OWNER. WARRANTY CAN EXCLUDE PLANTS LOST DUE TO ACTS OF GOD OR VANDALISM. REPLACEMENT OF DEAD OR UNHEALTHY PLANT MATERIALS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR WITHIN 30 DAYS OF NOTIFICATION IN CONFORMANCE WITH THE APPROVED LANDSCAPE PLAN.
5. ALL DISTURBED AREAS WITHIN THE PROJECT LIMITS SHALL BE FULLY SODDED ASIDE FROM DEFINED PLANTING BEDS. SOD SHALL BE FREE OF WEEDS AND NOXIOUS PESTS OR DISEASES. DISTURBED AREAS OUTSIDE OF PROJECT LIMITS SHALL BE SEEDED AND MULCHED UNLESS STEEPER THAN 5:1. PROVIDE SOD ON SLOPES STEEPER THAN 5:1. ALL DRY PONDS CAN BE SEEDED AND MULCHED ON THE BOTTOMS AND SIDE SLOPES. WET PONDS ARE TO BE SODDED DOWN TO THE DESIGNED HIGH WATER LINE.
6. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE OCCURRING ON SITE OR ADJACENT AREAS, INCLUDING, BUT NOT LIMITED TO BUILDINGS, PAVING, UTILITIES, ETC., WHICH IS CAUSED BY PREPARING OR INSTALLING ANY AND ALL PLANT MATERIAL.
7. GRADE, DRESS AND SOD OR SEED AREAS THAT HAVE BEEN DISTURBED AS SOON AS POSSIBLE TO PREVENT EROSION.
8. ALL PLANT MATERIAL SHALL BE SET BACK FROM THE BACK OF CURBS OR PAVEMENT. SET TREES 3 FEET BACK FROM CURBS.
9. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING IF THERE ARE ANY INVASIVE, OR EXOTIC TREES LOCATED ON THE SITE AND IS REQUIRED TO REMOVE ALL INVASIVE SPECIES. PER THE LOCAL JURISDICTION'S INVASIVE SPECIES LIST LOCATED IN THEIR CODE OF ORDINANCES. GENERAL CONTRACTOR TO CONFIRM WITH THE LANDSCAPE INSTALLER THAT NO INVASIVE OR EXOTIC PLANT MATERIALS EXIST ON SITE. INFORM LANDSCAPE ARCHITECT IF ANY OF THESE PLANTS EXIST.
10. ANY PRUNING OF EXISTING TREES OR VEGETATION TO REMAIN AS A LANDSCAPE ELEMENT MUST BE CONDUCTED BY A CERTIFIED ARBORIST HOLDING A CURRENT CREDENTIAL WITH THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA). ALL PRUNING SHALL CONFORM TO THE ANSI A300 STANDARDS, PART 1; PRUNING. THE SPECIFICATIONS FOR PRUNING SHALL BE DETERMINED BY THE CERTIFIED ARBORIST OR A PERSON QUALIFIED TO CREATE PRUNING SPECIFICATIONS ACCORDING TO THE ANSI STANDARD. THE GREATEST EMPHASIS IN PRUNING SHALL BE THE SAFETY, HEALTH AND WELFARE OF THE TRAVELING OR PEDESTRIAN TRAFFIC ESPECIALLY AS IT RELATES TO PEOPLE OR PROPERTY WITHIN THE FAILURE FOOTPRINT OF THE TREE OR VEGETATION TO BE PRUNED. WHEN THERE ARE EXISTING TREES OR VEGETATION TO REMAIN, CONTRACTOR SHALL EMPLOY A CERTIFIED TREE SURGEON TO SELECTIVELY PRUNE AND TRIM ALL EXISTING PLANT MATERIALS TO PROVIDE A BALANCED APPEARANCE WHILE ALSO ELIMINATING ANY INTERFERENCE WITH THE NEW CONSTRUCTION OR SAFETY, VISIBILITY CORRIDORS.
11. IRRIGATION (100% COVERAGE) SHALL BE PROVIDED IN ALL NEWLY PROPOSED PLANTING AREAS IN ACCORDANCE WITH THE JURISDICTIONAL LAND DEVELOPMENT CODE. SEE SHEET L-2, IRRIGATION PLAN FOR SPECIFICS.



LANDSCAPE SCHEDULE

	SYMBOL	ABR.	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE	QUANTITY	REMARKS
TREES		QV	QUERCUS VIRGINICA 'HIGH RISE'	HIGH RISE LIVE OAK	12" HT. 3" CAL. 6" SPRD. 65 GALLON	X	SINGLE STRAIGHT TRUNK
		MG	MAGNOLIA GRANDIFLORA	LITTLE GEM MAGNOLIA	8'-10" HT.	X	SINGLE STRAIGHT TRUNK
U/S-ORNAM. TREES		QS	QUERCUS SHUMARDII	SHUMARD OAK	12" HT. 3" CAL. 6" SPRD. 65 GALLON	X	SINGLE STRAIGHT TRUNK
		IA	ILEX ATENUJATA	EAGLESTON HOLLY	8" HT. 4" SPRD. CONTAINER GROWN	X	
		LL	LIGUSTRUM LUCIDUM	TREE LIGUSTRUM	8" HT. 4" SPRD. CONTAINER GROWN	X	
		LI	LAGERSTROEMIA INDICA 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	10' HT	X	MULTI TRUNK 3-5 TRUNKS MIN.
PALMS		PS	PHOENIX SYLVESTRIS PALM	SILVER DATE PALM	15'-20' CLEAR TRUNK	X	SPECIMEN
		WR	WASHINGTONIA ROBUSTA	WASHINGTONIAN PALM	8'-20' HT. C.T.	X	STRAIGHT TRUNK, HURRICANE CUTS REMITEL, CT. MEASURED TO BASE OF CROWN
		SP	SABAL PALMETTO	CABBAGE PALM	8'-20' HT. C.T.	X	VARY HGTS
SHRUBS/GROUNDCOVERS		CS	CORTADERIA SELLOANA	PAMPAS GRASS	3 GAL. 36" O.C.	X	
		VO	VIBURNUM ODORATISSIMA	SWEET VIBURNUM	3 GAL. 18" HT. 30" O.C. 2' HT.	X	
		CJ	CAMELLIA JAPONICA	CAMELLIA	7 GAL. 30" HT.	X	
		BM	BUXUS MICROPHYLLA	COMMON BOXWOOD	3 GAL. 18" HT. 36" O.C.	X	
		NO	NERIUM OLEANDER	DWARF OLEANDER	3 GAL. 24"-30" 36" O.C.	X	FULL
		LC	LOROPETALUM CHINENSE	LORPETALUM	3 GAL. 24" HT. 36" O.C.	X	FULL
		LM	LIRIOPE MUSCARI EVERGREEN GIANT	E.G. LIRIOPE	1 GAL. 12" O.C.	X	
		RI	RAPHANOKEPIS INDICA ALBA	INDIAN HAWTHORN	3 GAL. 12"x15" 36" O.C.	X	
		IV	VOMITORIA	SHELLINGS DWARF	3 GAL. 12"x15" 24" O.C.	X	
		JS	JUNIPERUS CHINENSIS	PARSONS JUNIPER	3 GAL. 24" O.C.	X	FULL
		AA	AGAPANTHUS AFRICANUS	AFRICAN LILY	1 GAL. 18" O.C.	X	
		LA	LANTANA CAMARA	GOLD MOUND LANTANA	1 GAL. 18" O.C.	X	FULL
		PP	ARACHIS GLABRATA	PERENNIAL PEANUT	4" POTS 12" O.C.	X	
		ZY	ZOYSIA SP.	ZOYSIA SOD		X SF	WHERE SHOWN IN ROW
		BA	PASPALUM NOTATUM	BAHIA SOD		X SF	WHERE SHOWN IN ROW
SOD		SOD	CUNODON DACTYLON	BERMUDA SOD		ALL OTHER SODDED AREAS	WHERE SHOWN IN ROW

NOT VALID FOR CONSTRUCTION UNLESS SIGNED IN THIS BLOCK

DATE	REVISIONS	BY	CHECKED

PLAZA COLLINA
HYUNDAI OF CENTRAL FLORIDA
CONSTRUCTION PLANS
STATE ROAD 50, LAKE COUNTY, FLORIDA

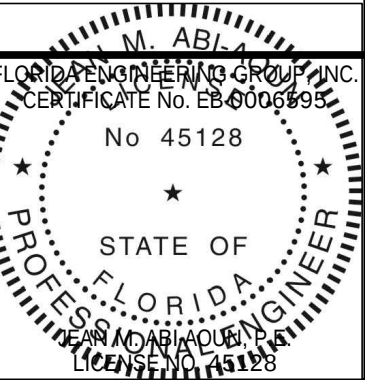
FEG FLORIDA ENGINEERING GROUP
Engineering the Future

5127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325
www.feg-inc.us

PROPOSED GENESIS BUILDING EXPANSION
PLAN

DESIGNED BY JAA	DRAWN BY VP	CHECKED BY JAA	APPROVED BY JAA
--------------------	----------------	-------------------	--------------------

PROJECT NO. 21-118
SCALE 1" = 60'
DATE OCTOBER 05, 2021
SHEET NO. L-1
SHEET 1 OF 1



21-118_Landscape Irrigation.dwg



0 4 8 16 32

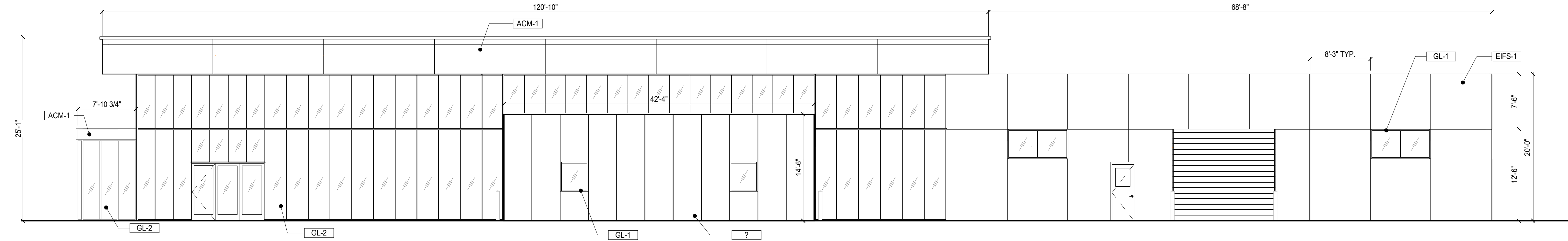
PROJECT NORTH

1 A201 1/8" = 1'-0"

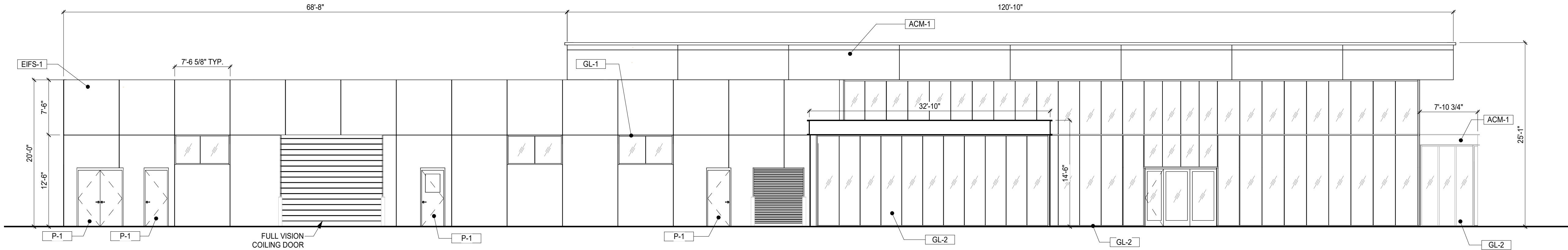
First Floor Plan - Overall

Exterior Finish Material Schedule

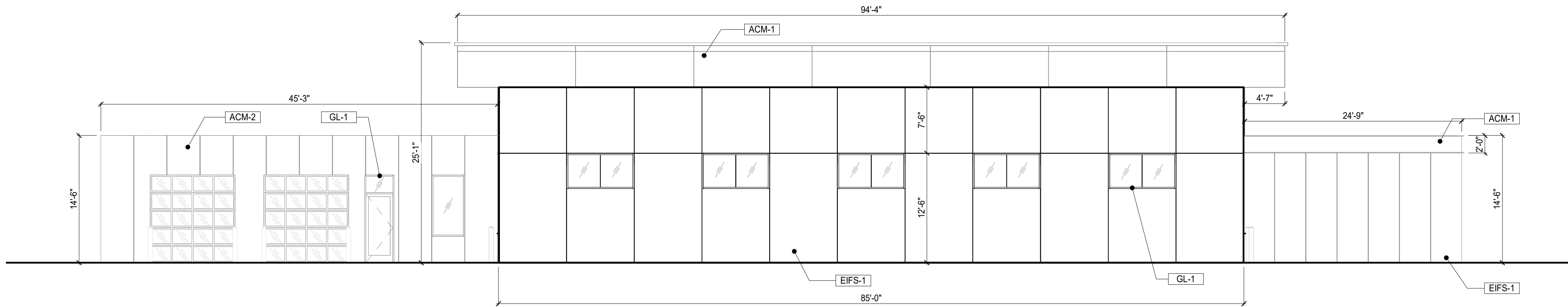
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METAL PANEL	ACM-1	ALUMINUM COMPOSITE METAL PANEL	ALUCOBOND	BASALT GRAY	
	ACM-2	ALUMINUM COMPOSITE METAL PANEL	ALUCOBOND	TRICORN BLACK	
PAINT	P-1	EXTERIOR PAINT SYSTEM	SHERWIN WILLIAMS	SW 7076 CYBERSPACE	SEE SPEC.
	GL-1	STOREFRONT	OLDCASTLE	CLEAR	1" CLEAR INSULATED GLASS
	GL-2	CURTAIN WALL	OLDCASTLE	CLEAR	1" CLEAR INSULATED GLASS
	EIFS-1	EXTERIOR INSULATION AND FINISH SYSTEM		MATCH 7076 CYBERSPACE	



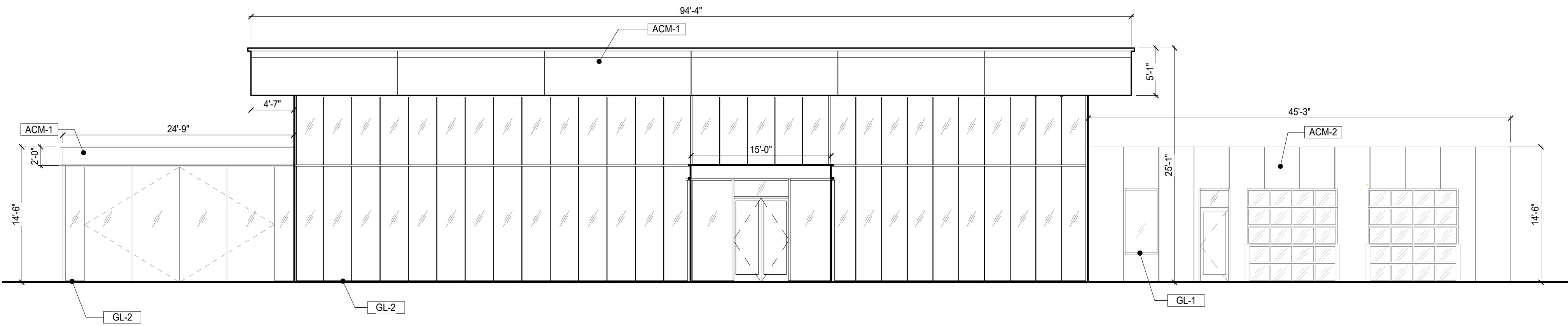
3 East Elevation
A400 1/8" = 1'-0"



4 West Elevation
A400 1/8" = 1'-0"



2 North Elevation
A400 1/8" = 1'-0"



1 South Elevation
A400 1/8" = 1'-0"

PRAXIS3

100 Peachtree St NW
Suite 1450
Atlanta, GA 30303

404-875-4500 tel
404-876-8884 fax
www.praxis3.com

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drawings.

Rev	Date	Comments
	01/25/22	CUP AMENDMENT

Client:

Hyundai of Central
Florida, LLC

Project Number: 21257

Project Name:

Hyundai of Central
Florida - Genesis
Expansion

17325 E Highway 50
Clermont, FL 34711

Sheet Title:

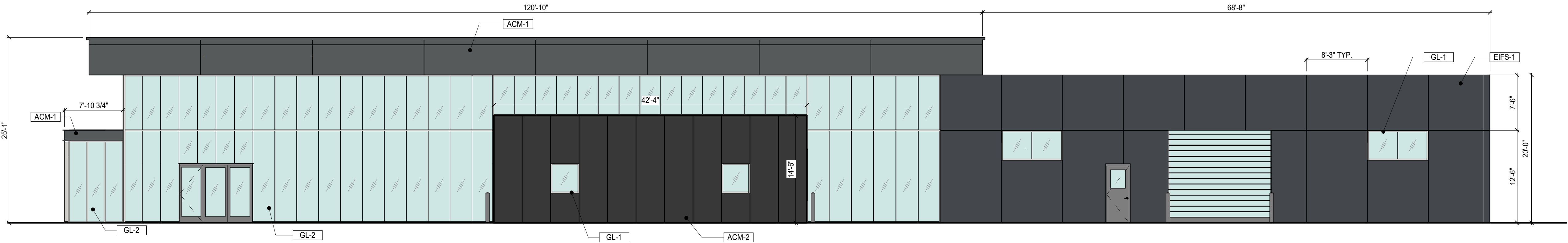
Exterior
Elevations

Sheet Number:

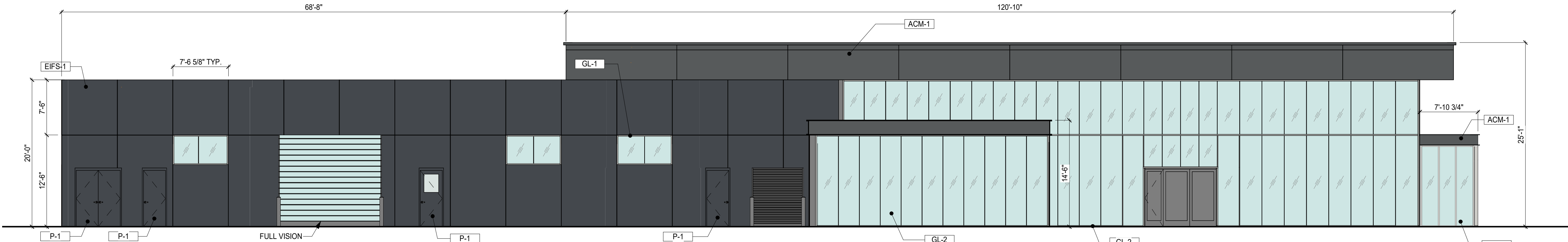
A400

Exterior Finish Material Schedule

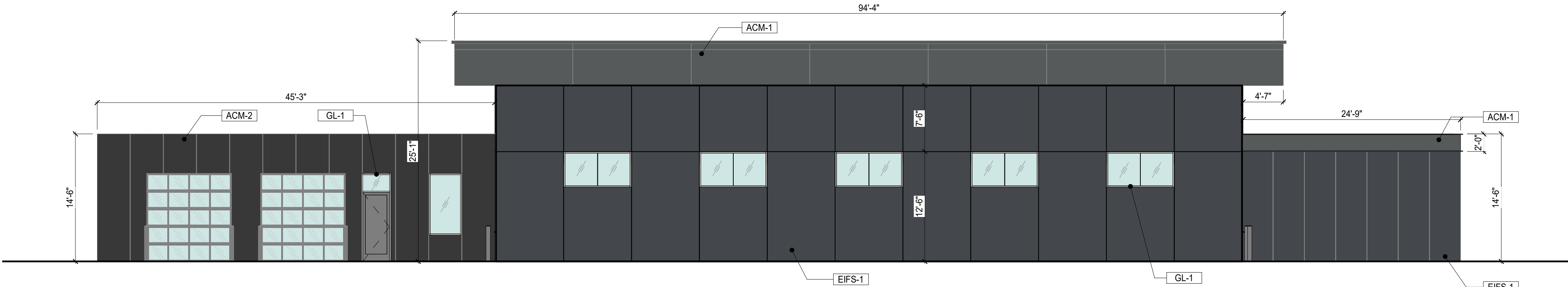
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	ACM-2	ALUMINUM COMPOSITE METAL PANEL	ALUCOBOND	TRICORN BLACK	
PAINT	P-1	EXTERIOR PAINT SYSTEM	SHERWIN WILLIAMS	SW 7076 CYBERSPACE	SEE SPEC.
	GL-1	STOREFRONT	OLDCASTLE	CLEAR	1" CLEAR INSULATED GLASS
	GL-2	CURTAIN WALL	OLDCASTLE	CLEAR	1" CLEAR INSULATED GLASS
EIFS-1	EXTERIOR INSULATION AND FINISH SYSTEM		MATCH 7076 CYBERSPACE		



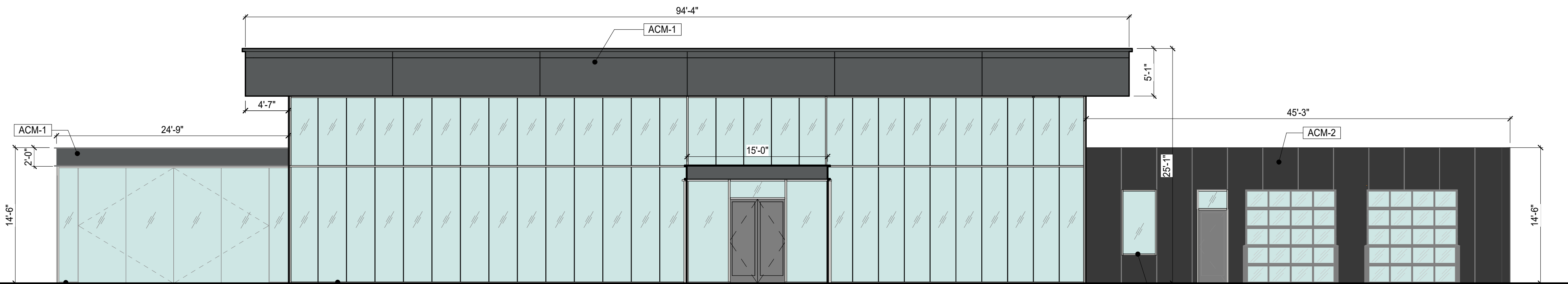
4 East Elevation
A401 1/8" = 1'-0"



3 West Elevation
A401 1/8" = 1'-0"



2 North Elevation
A401 1/8" = 1'-0"



1 South Elevation
A401 1/8" = 1'-0"

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Praxis3. It is to be returned upon request. Scales as stated are valid on the original
drawing.

Rev	Date	Comments
01/25/22		CUP AMENDMENT

Client:
**Hyundai of Central
Florida, LLC**

Project Number: 21257
Project Name:
**Hyundai of Central
Florida - Genesis
Expansion**

17325 E Highway 50
Clermont, FL 34711

Sheet Title:
**Exterior
Elevations**

Sheet Number:
A401



CITY OF CLERMONT CONDITIONAL USE PERMIT APPLICATION

Date January 12, 2022		FEE: \$845 + cost of advertisement	
Project Name (if applicable) Plaza Collina - Hyundai Of Central Florida Genesis Expansion			
Applicant Plaza Collina (Orlando)ASLI VI, LLLP, C/O Avanti Properties Group, II			
Contact Person: Jean Abi-Aoun			
Address 5127 S. Orange Avenue	City Orlando	State FL	Zip 32809
Telephone 407-895-0324	Fax		
Email JAbiaoun@feg-inc.us			
OWNER INFORMATION			
Owner's Name Hyundai Of Central Florida, LLC, Gerarld L. Mullinux, Managing			
Owner Address 1551 E. Semoran Blvd.	City Apopka	State FL	Zip 32704
Telephone 407-889-7600 x 2000	Fax		
PROPERTY INFORMATION			
Address of Subject Property SR 50, Lake County, FL	City Clermont	State FL	Zip 34711
General Location Plaza Collina- NE Corner of SR 50 & Magnolia Point Intersection.			
Legal Description (include copy of survey) LOT 5 AND LOT 6 - PLAZA COLLINA PLAT			
Land Use (City verification required) Master Planned Development			
Zoning (City verification required) P.U.D.			



CITY OF CLERMONT
**CONDITIONAL USE PERMIT
APPLICATION**

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

THE PROPOSED EXPANSION WILL ENTAIL THE CONSTRUCTION OF A STANDARD 20 BAY SERVICE BUILDING TO BE CONSTRUCTED NORTH OF THE EXISTING HYUNDAI CAR DEALERSHIP BUILDING. MOREOVER, A NEW BUILDING APPROXIMATELY 18,476 S.F. IN SIZE WILL BE CONSTRUCTED TO HOUSE THE GENESIS BRAND. IN ADDITION, ADDITIONAL PARKING WILL BE BUILT FOR EMPLOYEES, CAR INVENTORY, AND CUSTOMERS. ALL THE PROPOSED IMPROVEMENTS WILL BE BUILT ON LOTS 5 AND 6 OF PLAZA COLLINA PLAT OWNED BY HYUNDAI OF CENTRAL FLORIDA.

Jean Abi-Aoun

Applicant Name (print)

x

Applicant Name (signature)

Gerald Mullinax

Owner Name (print)

x

Owner Name (signature)

*****NOTICE*****

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

City of Clermont

Development Services Department

685 W. Montrose St.

P.O. Box 120219

Clermont, FL 34712-0219

(352) 394-4083 Fax: (352) 394 3542

03/03/2020



The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune | News Herald
Northwest Florida Daily News

Order Confirmation

Not an Invoice

Account Number:	526733
Customer Name:	City Of Clermont-Legals
Customer Address:	City Of Clermont-Legals P.O. BOX 120219 CLERMONT FL 34712
Contact Name:	City Clerk
Contact Phone:	(352) 708-5997
Contact Email:	
PO Number:	

Date:	02/14/2022
Order Number:	6925550
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	52.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	2	02/22/2022 - 03/15/2022	Govt Public Notices
LEE dailycommercial.com	2	02/22/2022 - 03/15/2022	Govt Public Notices

Total Order Confirmation	\$151.84
---------------------------------	-----------------

Ad Preview

LEGAL NOTICE

Notice is hereby given that the City of Clermont will consider a request to amend the Plaza Collina Planned Unit Development (Resolution No. 2015-08), this amendment would allow for an expansion to the existing car dealership (Hyundai- Phase 2) to be located at the following location:

LOCATION:

Plaza Collina PUD

Vacant parcel located on the northeast corner of State Road 50, Adjacent to the Hyundai Dealership (Alternate Key 3924622 and 3924623) 3.00 +/- Acres

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

The Clermont Planning & Zoning Commission will consider this request at a public meeting on Tuesday, March 1, 2022 at 6:30 PM.

The Clermont City Council will consider this request at a public meeting on Tuesday, March 22, 2022 at 6:30 PM.

All public meetings will be held at the Clermont City Hall, First Floor Council Chambers, located at 685 West Montrose Street, Clermont FL.

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

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

Tracy Ackroyd Howe, MMC
City Clerk

6925550 2/22, 3/15



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date	
Tuesday, March 1, 2022	
Agenda Item Name	
Resolution No. 2022-007R <i>CubeSmart Conditional Use Permit</i>	
Requested Action	
Recommend approval of Resolution No. 2022-007R.	
Staff Report	
The applicant is requesting a Conditional Use Permit (CUP) to allow the Phase 2 expansion of an existing self-storage facility previously known as Cubesmart. The proposed expansion to the site would allow for the outside parking and storage of large vehicles, which may include recreational vehicles, boats and other large commercial vehicles. The subject property is located on Hancock Road and Trade Avenue. The current zoning for the property is C-2 General Commercial with a Future Land Use of Commercial. The Land Development Codes, Section 122-224, requires a Conditional Use Permit (CUP) for any residential self-storage facility including any expansions to the site. The City Council approved on February 13, 2018, a Conditional Use Permit (Resolution No. 2017-55) to allow a self-storage facility with up to 57,000 square feet of floor area. Phase 1 of the project is complete and open for business. The total property area is approximately 5.74 acres, with the proposed phase 2 project area consisting of 2.12 acres of the overall site. The code requires that any outside storage and display must provide an opaque screen buffer to help minimize the visual impact on surrounding properties. The applicant is proposing an enhanced landscape buffer and to provide an opaque covered canopy screening for the outside parking and vehicle storage on site. All proposed development will be required to comply with Clermont Land Development Regulations and all buildings and structures shall be designed and constructed in accordance to the provision of the Architectural Design Standards. <u>STAFF RECOMMENDATION:</u> 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 and provide the opportunity to grow and expand the business. The proposed changes to the site will not be out of character with the surrounding neighborhoods or adjacent properties because the current use is existing and the proposed site expansion may be considered as minor to the overall site development. The Conditional Use Permit will not be in conflict with the Clermont Comprehensive Plan goals, objective and policies for commercial land use. The City's water and sewer service has sufficient capacity to serve the proposed expansion. Staff recommends approval of Resolution No. 2022-007R.	
Additional Analysis	

Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Staff Report Analysis Report 2	Staff Report Analysis Report 2.pdf	
2. 2022-007R - Cubesmart Self-Storage Phase 2-CUP (02.24.2022 v.1)	2022-007R - Cubesmart Self-Storage Phase 2-CUP (02.24.2022 v.1).pdf	
3. LOCATION MAP	LOCATION MAP.pdf	
4. 15131 02 Conditional Use Site Plan 01-27-2022	15131 02 Conditional Use Site Plan 01-27-2022.pdf	
5. 15131 03 Architectural Site Plan 11-14-2021	15131 03 Architectural Site Plan 11-14-2021.pdf	
6. Building Elevations	Building Elevations.pdf	
7. 15131 CUP-Application-2020 Signed	15131 CUP-Application-2020 Signed.pdf	
8. LEGAL AD	LEGAL AD.pdf	



CITY OF CLERMONT Staff Analysis Report

OWNER: GSI Clermont

APPLICANT: GSI Clermont – Evan Stephens @Madison Group

PROJECT NAME: Cubesmart @ Hancock Road

REQUESTED ACTION: Conditional Use Permit to allow the Phase 2 Expansion at the existing self-storage facility to allow for large vehicle parking and outside storage as a permitted use.

SIZE OF PARCEL: 5.74 acres +/-

LOCATION: 12665 Hancock Road

EXISTING ZONING: C-2 General Commercial District

EXISTING LAND USE: Self-Storage Facility

FUTURE LAND USE CATEGORY: Commercial

SITE UTILITIES: City of Clermont Water and Sewer

ANALYSIS:

The applicant is requesting a Conditional Use Permit (CUP) to allow the Phase 2 expansion of an existing self-storage facility previously known as Cubesmart. The proposed expansion to the site would allow for the outside parking and storage of large vehicles, which may include recreational vehicles, boats and other large commercial vehicles. The subject property is located on Hancock Road and Trade Avenue. The current zoning for the property is C-2 General Commercial with a Future Land Use of Commercial. The Land Development Codes, Section 122-224, requires a Conditional Use Permit (CUP) for any residential self-storage facility including any expansions to the site. The City Council approved on February 13, 2018, a Conditional Use Permit (Resolution No. 2017-55) to allow a self-storage facility with up to 57,000 square feet of floor area. Phase 1 of the project is complete and open for business.

The total property area is approximately 5.74 acres, with the proposed phase 2 project area consisting of 2.12 acres of the overall site. The code requires any outside storage and display must provide an opaque screen buffer to help minimize any visual impacts to surrounding properties. The applicant is proposing an enhanced landscape buffer and to provide an opaque covered canopy screening for the outside parking and vehicle storage on site.

All proposed development will be required to comply with Clermont Land Development Regulations and all buildings and structures shall be designed and constructed in accordance to the provision of the Architectural Design Standards.

STAFF RECOMMENDATION:

Staff has reviewed the application and proposed project in regards to Section 86-144 Review Criteria for a Conditional Use Permit. The self-storage facility is existing and the proposed expansion to the site will not be detrimental to the health, safety and general welfare of the community. The use of the site is not changing and the proposed expansion will allow the maximum development intensity and provide the opportunity to grow and expand the business. The proposed changes to site will not be out of character with the surrounding neighborhoods or adjacent properties because the current use is existing and the proposed site expansion may be considered as minor to the overall site development. The Conditional Use Permit will not be in conflict to the Clermont Comprehensive Plan goals, objective and policies for commercial land use. The City's water and sewer service has sufficient capacity to serve the proposed expansion.

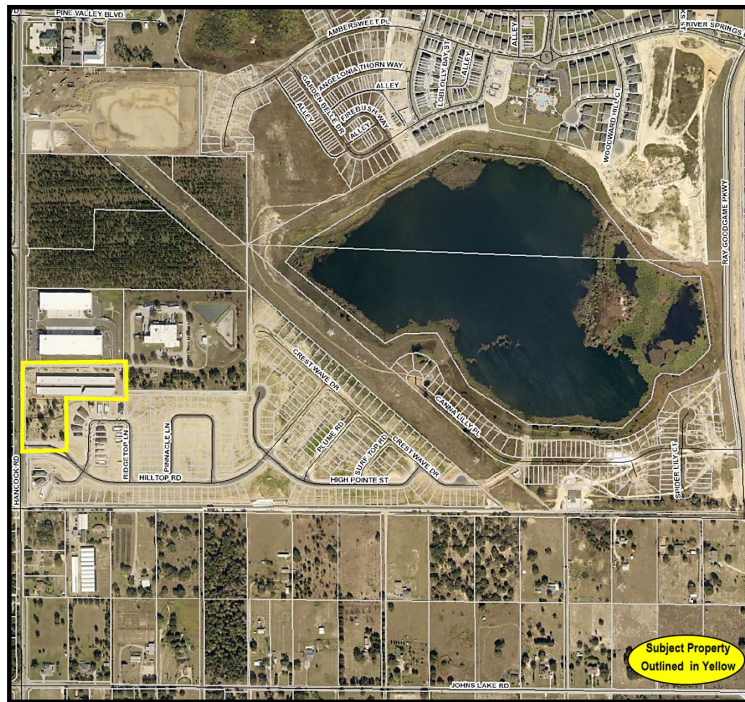
Staff recommends approval of Resolution No. 2022-007R.

**CITY OF CLERMONT
RESOLUTION NO. 2022-007R**

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

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held March 1, 2022 recommended approval of this Conditional Use Permit to allow for the expansion of an existing self-storage facility (Phase 2) for the use of outside storage and parking of large vehicles that may include commercial vehicles, recreational vehicles, boats and other similar type vehicles, at the following location:

LOCATION:
16625 Hancock Road
Alternate Key 3823387



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



CITY OF CLERMONT
RESOLUTION NO. 2022-007R

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

WHEREAS, 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 based on the findings stated above and incorporated herein:

1. This application for a Conditional Use Permit (CUP) to allow for the outside storage, and parking of vehicles in the “C-2” General Commercial District shall be granted subject to the following 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 person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.
3. The Conditional Use Permit must be executed and processed through the Office of the City Clerk within 90 days of the approval date by the City Council or the permit shall become null and voided.
4. 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.
5. The Fire Marshal shall inspect all buildings and structures to ensure all life safety requirements and fire safety codes are in compliance to the code prior to the issuance of any Certificate of Occupancy.
6. The City Building Inspector shall inspect all structures and buildings for compliance with the Florida Building Codes and any code violations must be corrected prior to the issuance of the Certificate of Occupancy.



CITY OF CLERMONT
RESOLUTION NO. 2022-007R

7. Prior to the issuance of any permits, the applicant shall be required to submit Formal Site Plans for review and approval by the City of Clermont Site Review Committee. The site plans shall show location of all proposed buildings, structures, picnic areas, and outdoor recreation areas as indicated in the Conditional Use Permit application. The site plans shall meet all submittal requirements and comply with the conditions of this Resolution, applicable City Codes, Regulations, Ordinances, and provide compliance with the adopted City Comprehensive Plan, as amended.
8. No expansion of the use or additions to the facility shall be permitted except as approved by another Conditional Use Permit.
9. 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 after a public hearing.
10. This permit shall become null and void if substantial construction work has not begun within two (2) years of the date of issuance of this Conditional Use Permit. "Substantial construction work" means the commencement and continuous prosecution of construction of required improvements ultimately finalized at completion.

SECTION 2: LAND USES AND SPECIFIC CONDITIONS

1. This Conditional Use Permit (CUP) will allow for the expansion (Phase 2) of an existing self-storage facility for the outside storage and parking of large and commercial vehicles as a permitted use. The property must also be in compliance to the conditions and requirements of (Resolution No. 2017-55) unless specified in this Resolution.
2. The parking and outside storage of any vehicles shall be arranged and kept in the required designated parking areas to prevent clutter and maintain an orderly appearance of the property. At no time shall the parking and storage display of any vehicles impede or block any public/private access points, streets, public/private easements, or any adjacent properties.
3. The site may also be used for any other permitted uses in the "C-2" General Commercial zoning district.
4. Any new development and/or changes to the subject property must submit for site plan approval by the Site Review Committee prior to the issuance of a zoning clearance or other development permits. The conceptual site plans submitted with the Conditional Use Permit application are not the approved and final construction plans. The conceptual site plan does not grant any development entitlements or permitted uses and is only used for conceptual purposes.
5. The site shall be developed in accordance to the Clermont Land Development Regulations and the provision of the "C-2" General Commercial zoning district in the Land Development Codes. All buildings and structures must comply with Clermont Architectural Design Standards.



CITY OF CLERMONT
RESOLUTION NO. 2022-007R

6. The parking, storage and display of the vehicles shall be arranged and kept in an orderly manner and state of maintenance so the appearance of the property, shall not be considered a nuisance.
7. Sidewalks are required adjacent to any streets-right-of way for the entire length of the subject property; any required sidewalk installation shall be coordinated with the appropriate City, County or State Agency prior to construction.
8. No outside speaker systems will be allowed at this location.
9. Site lighting shall be installed and operated to reflect downward onto the site and shall not spill over onto the adjacent properties.
10. All fencing shall be ornamental metal or decorative PVC/Vinyl. The construction of any walls shall provide aesthetically pleasing design features and elements from any streets and public viewpoints. All outside storage must be completely screened and provide an opaque buffer at the time of installation. All screening elements and structures must be similar in design and color as the primary structures.
11. Any signage must comply with Clermont Sign Code, Section 102-Signs. A separate permit is required for any signs.
12. The project shall be required to provide an enhanced landscape buffers that shall provide an additional 30 percent of plant materials to create an opaque screen at time of planting. The landscape buffers shall be designed to create an aesthetically pleasing and enhanced buffer screening for the project.
13. A driveway permit will be required for access to any public streets. The permit process will require the coordination with the appropriate City, County or State Agency prior to construction.

SECTION 3: CONFLICT

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

SECTION 4: SEVERABILITY

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



CITY OF CLERMONT
RESOLUTION NO. 2022-007R

SECTION 5: ADMINISTRATIVE CORRECTION

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

SECTION 6: PUBLICATION AND EFFECTIVE DATE

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



CITY OF CLERMONT
RESOLUTION NO. 2022-007R

DONE AND RESOLVED by the Mayor of the City Council of the City of Clermont, Lake County, Florida, this _____th day of _____ 20____.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

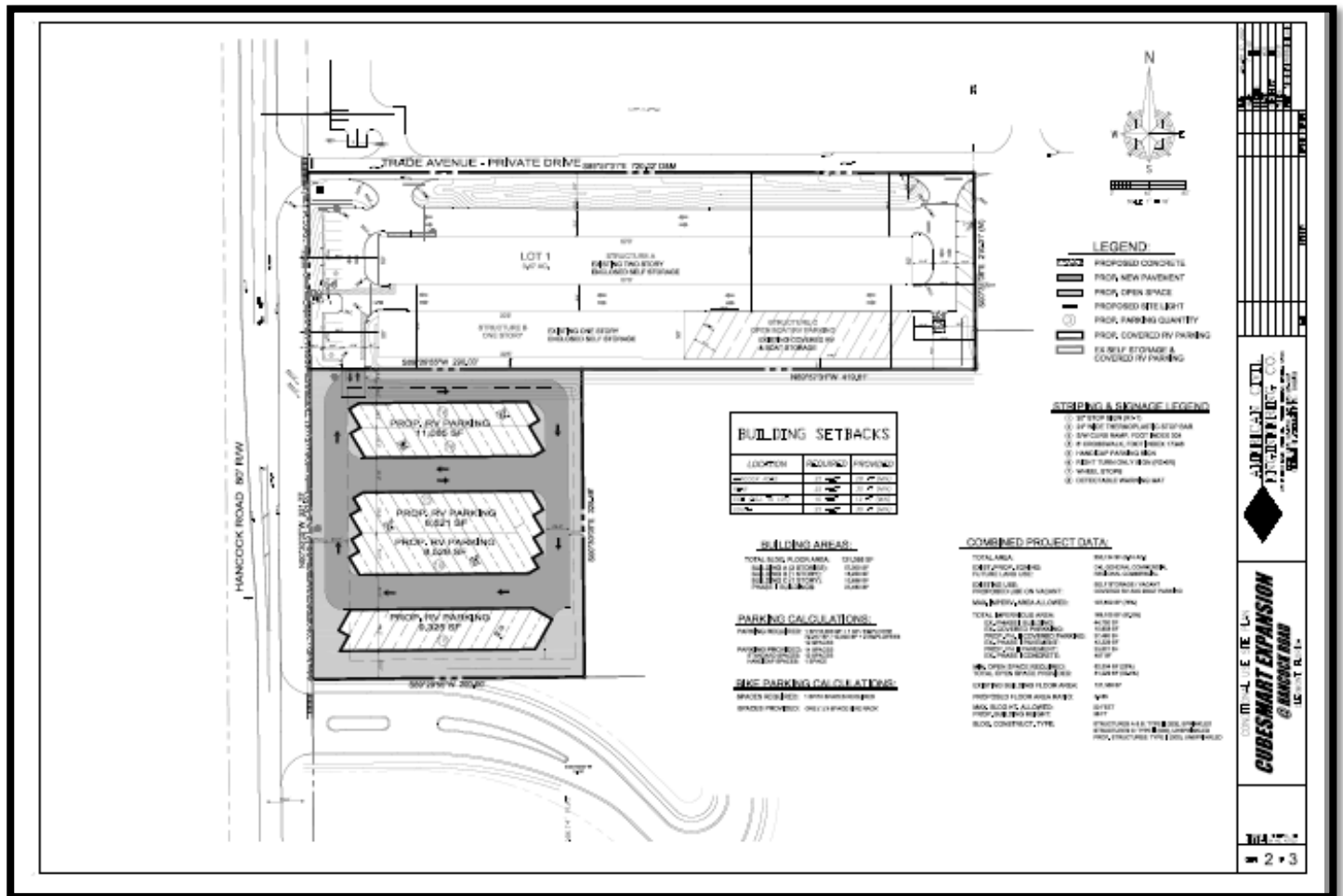
Tracy Ackroyd Howe, MMC
City Clerk

Approved as to Form and Legality:

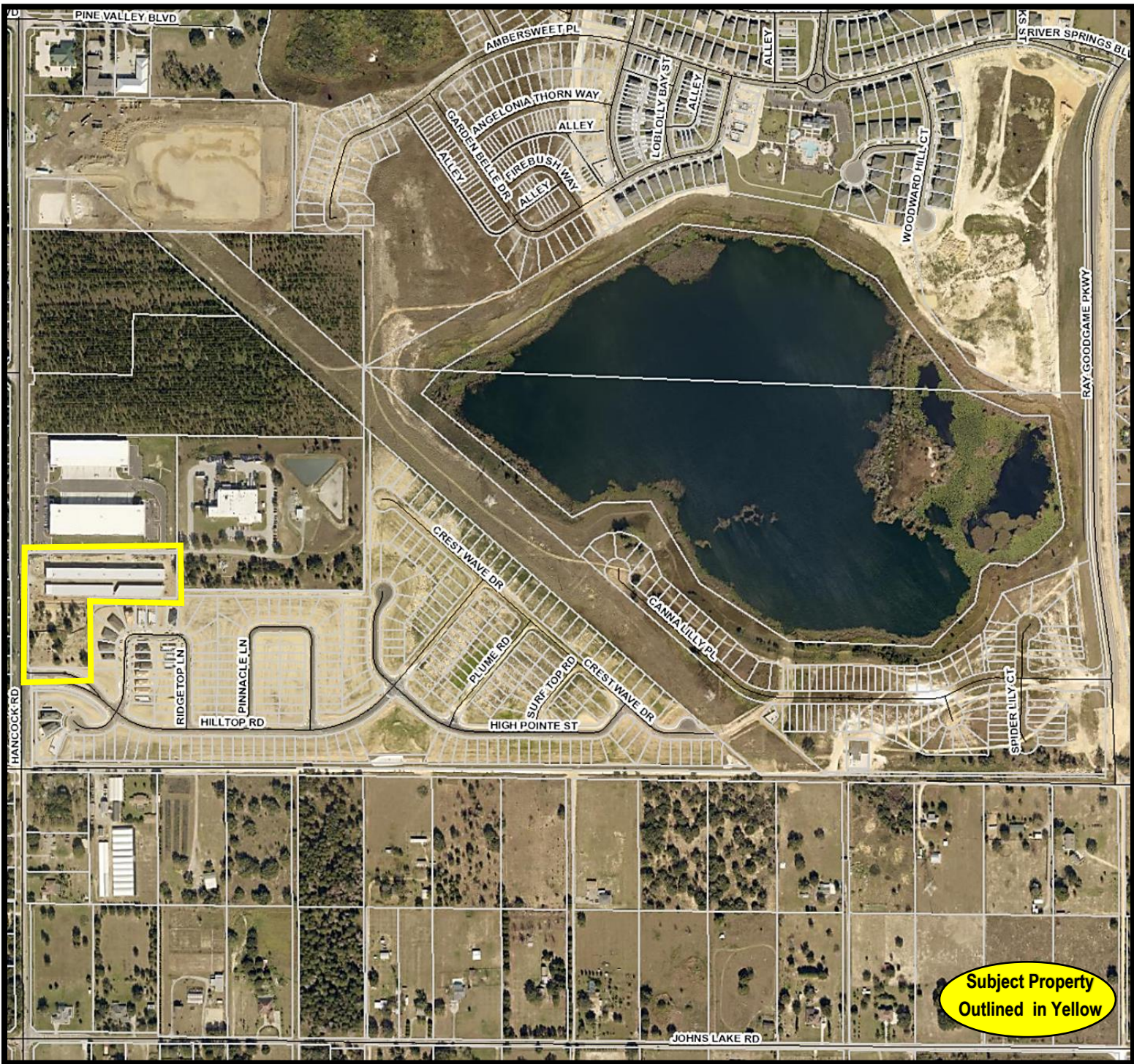
Daniel F. Mantzaris, City Attorney

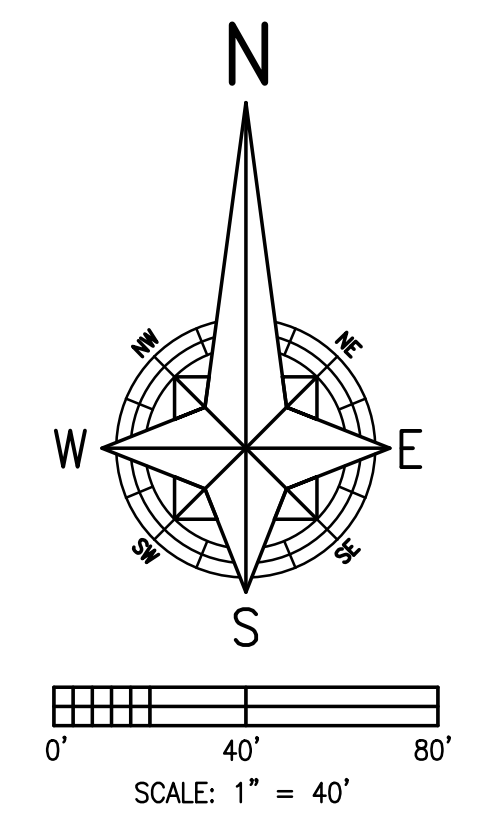
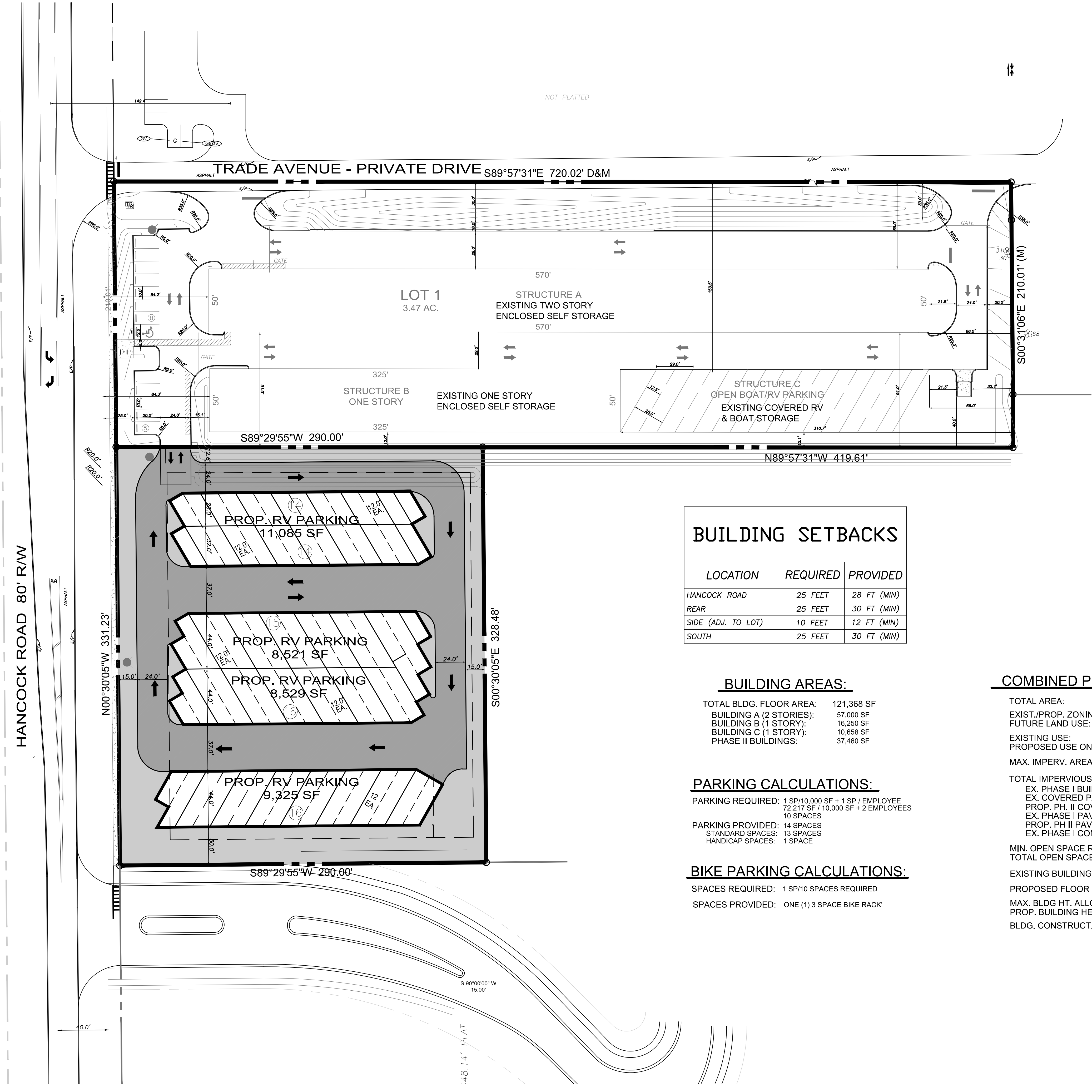
CITY OF CLERMONT
RESOLUTION NO. 2022-007R

Exhibit A:



LOCATION MAP





- LEGEND:**
- PROPOSED CONCRETE
 - PROP. NEW PAVEMENT
 - PROP. OPEN SPACE
 - PROPOSED SITE LIGHT
 - PROP. PARKING QUANTITY
 - PROP. COVERED RV PARKING
 - EX SELF STORAGE & COVERED RV PARKING

- STRIPING & SIGNAGE LEGEND**
- ① 30" STOP SIGN (R1-1)
 - ② 24" WIDE THERMOPLASTIC STOP BAR
 - ③ S/W CURB RAMP, FDOT INDEX 304
 - ④ 6' CROSSWALK, FDOT INDEX 17346
 - ⑤ HANDICAP PARKING SIGN
 - ⑥ RIGHT TURN ONLY SIGN (R3-5R)
 - ⑦ WHEEL STOPS
 - ⑧ DETECTABLE WARNING MAT

BUILDING SETBACKS

LOCATION	REQUIRED	PROVIDED
HANCOCK ROAD	25 FEET	28 FT (MIN)
REAR	25 FEET	30 FT (MIN)
SIDE (ADJ. TO LOT)	10 FEET	12 FT (MIN)
SOUTH	25 FEET	30 FT (MIN)

BUILDING AREAS:

TOTAL BLDG. FLOOR AREA:	121,368 SF
BUILDING A (2 STORIES):	57,000 SF
BUILDING B (1 STORY):	16,250 SF
BUILDING C (1 STORY):	10,658 SF
PHASE II BUILDINGS:	37,460 SF

PARKING CALCULATIONS:

PARKING REQUIRED: 1 SP/10,000 SF + 1 SP / EMPLOYEE	72,217 SF / 10,000 SF + 2 EMPLOYEES
10 SPACES	
PARKING PROVIDED: 14 SPACES	
STANDARD SPACES: 13 SPACES	
HANDICAP SPACES: 1 SPACE	

BIKE PARKING CALCULATIONS:

SPACES REQUIRED: 1 SP/10 SPACES REQUIRED	
SPACES PROVIDED: ONE (1) 3 SPACE BIKE RACK	

COMBINED PROJECT DATA:

TOTAL AREA:	250,134 SF (5.74 AC.)
EXIST./PROP. ZONING:	C-2, GENERAL COMMERCIAL
FUTURE LAND USE:	REGIONAL COMMERCIAL
EXISTING USE:	SELF STORAGE / VACANT
PROPOSED USE ON VACANT:	COVERED RV AND BOAT PARKING
MAX. IMPERV. AREA ALLOWED:	187,600 SF (75%)
TOTAL IMPERVIOUS AREA:	169,105 SF (67.6%)
EX. PHASE I BUILDING:	44,750 SF
EX. COVERED PARKING:	10,658 SF
PROP. PH. II COVERED PARKING:	37,460 SF
EX. PHASE I PAVEMENT:	42,229 SF
PROP. PH II PAVEMENT:	33,521 SF
EX. PHASE I CONCRETE:	487 SF
MIN. OPEN SPACE REQUIRED:	62,534 SF (25%)
TOTAL OPEN SPACE PROVIDED:	81,029 SF (32.4%)
EXISTING BUILDING FLOOR AREA:	121,368 SF
PROPOSED FLOOR AREA RATIO:	0.485
MAX. BLDG HT. ALLOWED:	50 FEET
PROP. BUILDING HEIGHT:	36 FT
BLDG. CONSTRUCT. TYPE:	STRUCTURES A & B: TYPE II (222), SPRINKLED STRUCTURES C: TYPE II (000), UNSPRINKLED PROP. STRUCTURES: TYPE II (000), UNSPRINKLED

DATE: JANUARY 27, 2022
SCALE: 1" = 40'
DESIGNED: THS
DRAWN: MDS
CHECKED BY: THS
JOB NO.: 15131
EMAIL: tomaskelton468@gmail.com

REVISED
DATE

CHECKED

AMERICAN CIVIL
ENGINEERING CO.
307 N. MOSS ROAD, SUITE 211 WINTER SPRINGS, FLORIDA 32708
(407) 770-0000 FAX (407) 327-0000
CERTIFICATE OF AUTHORIZATION NO.: 00006720

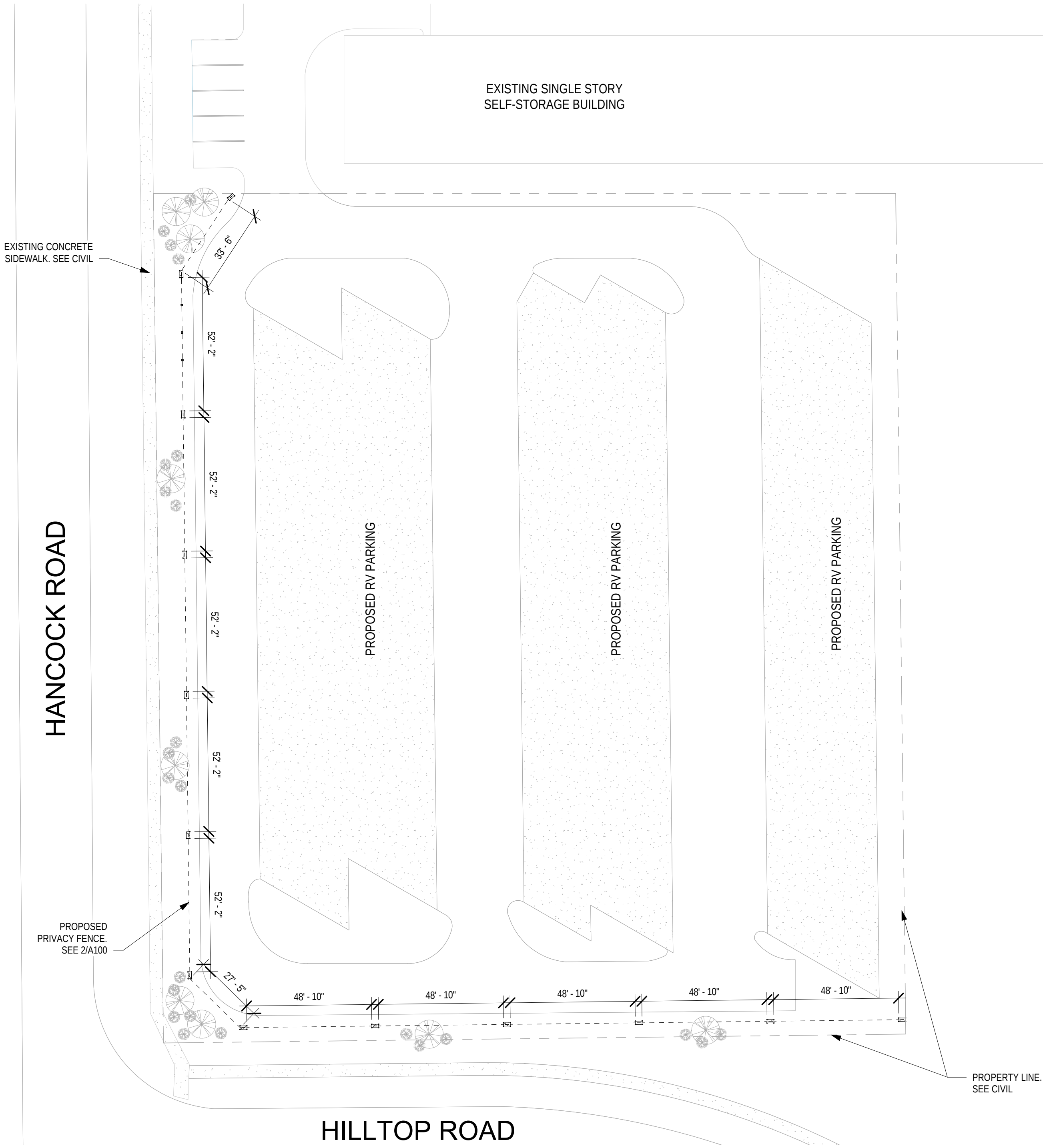
CONDITIONAL USE SITE PLAN
CUBESMART EXPANSION
@ HANCOCK ROAD
CLERMONT, FLORIDA

THOMAS H. SKELTON, PE
REGISTRATION NO. 42752

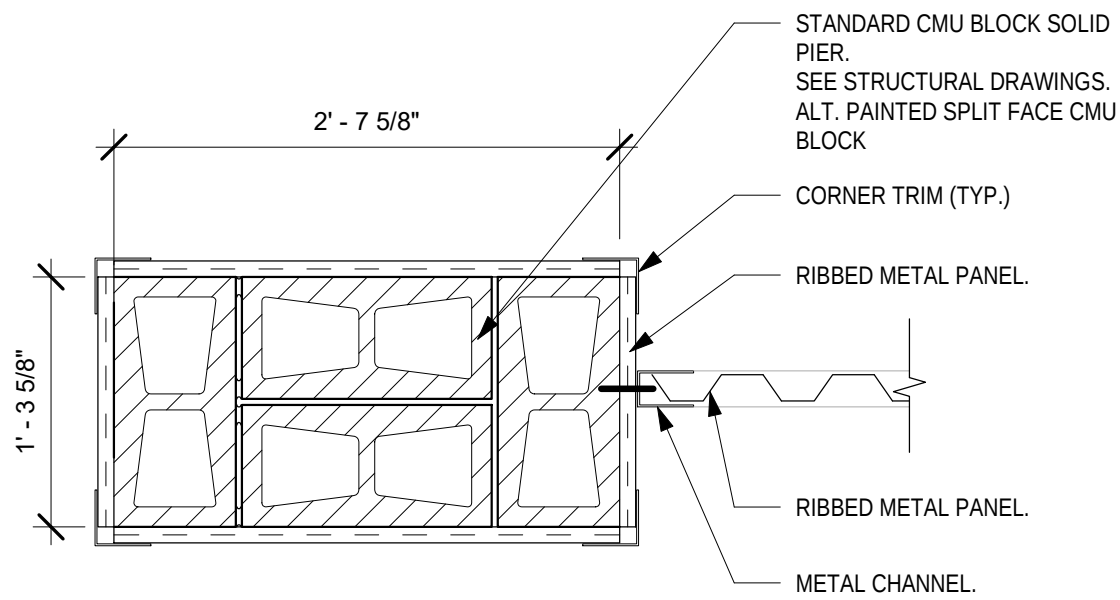
SHEET: 2 OF 3



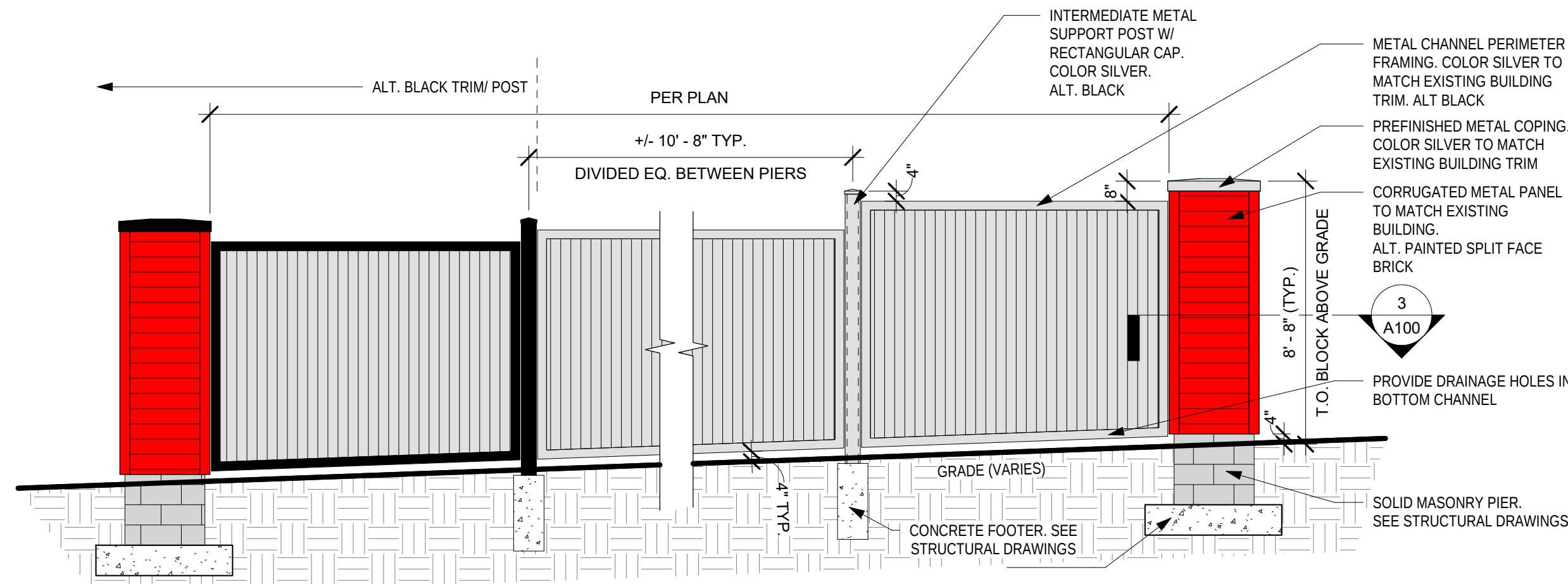
EXISTING BUILDING



1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 30'-0"



3 PIER DETAIL
1" = 1'-0"



2 PRIVACY FENCE DETAIL
1/4" = 1'-0"

OWNER:

MADISON
CAPITAL
GROUP, LLC



ARCHITECTURE
135 W Central Blvd., Suite 340
Orlando, Florida 32801
TEL: 407.363.6136
AA26001097

CUBESMART
EXPANSION

HANCOCK RD.
CLERMONT, FL 34711

Scope Drawings:

These drawings indicate the general scope of the project in terms of architectural design concept, the dimensions of the building, the major architectural elements and the type of structural, mechanical and electrical systems.

The drawings do not necessarily indicate or describe all work required for full performance and completion of the requirements of the contract.

On the basis of the general scope indicated or described, the trade contractors shall furnish all items required for the proper execution and completion of the work.

Drawing Title:

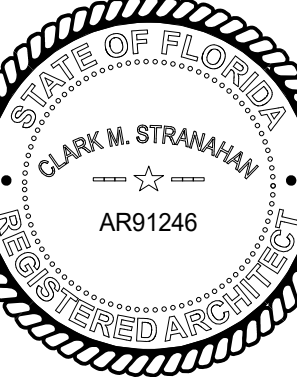
ARCHITECTURAL
SITE PLAN

Revisions:

02/05/21 ISSUED

Issue Date Drawn By Checked By
10/20/21 MS CMS

Certified By:

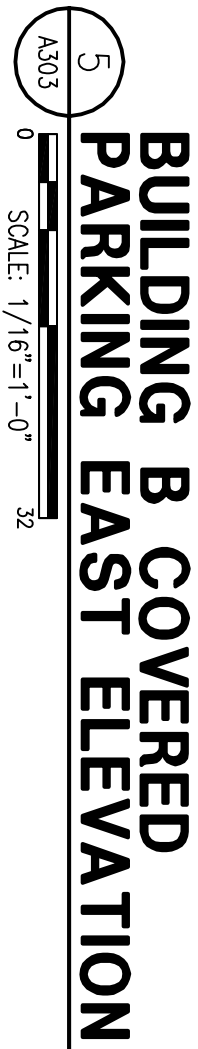
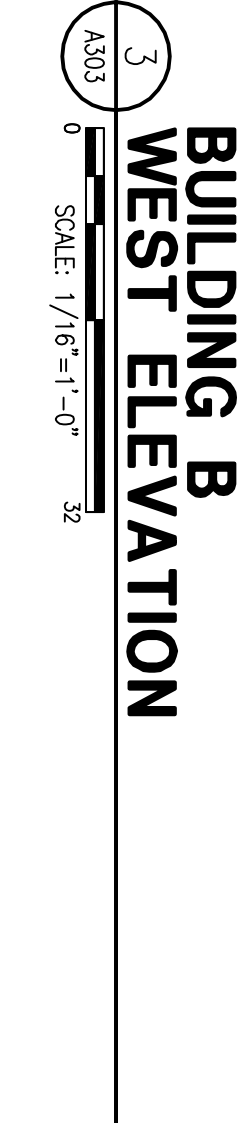
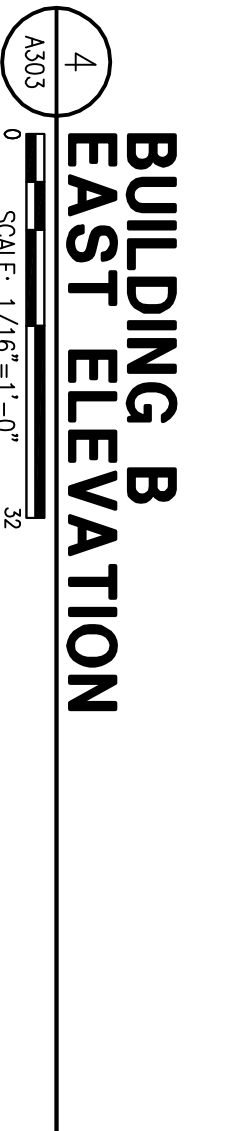
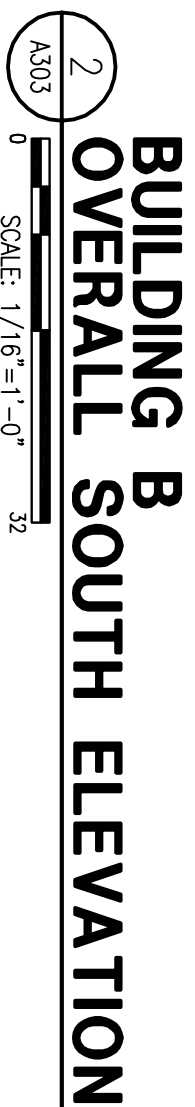
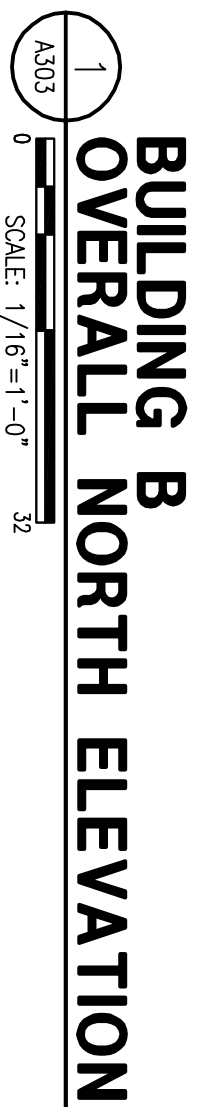


Drawing Number:

A100

Job Number:

21100



MP-3

CORRUGATED ARCHITECTURAL METAL WALL
BY LITTON BUILDING, LTD.



CITY OF CLERMONT CONDITIONAL USE PERMIT FILING INSTRUCTIONS

1. Prior to submitting an application, a meeting with the Development Services Director or appointed designee, is required. Call 352-394-4083 to schedule a meeting.
2. After meeting with the Development Services Director or appointed designee, the applicant shall prepare and submit one set of preliminary site plans and one PDF on CD for review by the Site Review Committee (SRC) (if required). The material can also be emailed to planning@clermontfl.org. The preliminary site plan shall clearly depict the proposed project, showing the location and dimension of the site, topographic features including floodplains and wetlands, all existing and proposed structures, architectural elevations (all sides), signs, driveways, parking areas and landscaping, etc.
3. After the preliminary site plans are reviewed by the Site Review Committee (SRC), a list of review comments will be forwarded to the applicant. The applicant will then revise the preliminary site plan, addressing the comments from the SRC. The revised plans must be approved by the SRC prior to submitting the Conditional Use Permit (CUP) application.
4. Upon preliminary site plan approval, the applicant will submit a complete CUP application, including the revised preliminary site plan. The revised preliminary site plan is for purposes of the conditional use permit only, **and is not an approved site plan for construction.**
5. Complete CUP applications that are submitted to and accepted by the Development Services Director on or before the 1st of the month will be tentatively scheduled for public hearing the following month, pending City Manager approval. Public hearings are scheduled for the 1st and 4th Tuesdays of the following month for the Planning and Zoning Commission and the City Council respectively.
6. Your presence at the Public Hearings is strongly recommended. Staff will present the application, but it is the applicant's responsibility to make a case for their request.

**The site plan submitted with the CUP application is not the final site plan approved for construction. After the CUP is approved by the Council, site plans and the site review application shall be submitted to the Site Review Committee for review and approval, pursuant to Chapter 86 of the City of Clermont's Land Development Regulations. Construction can commence only after the final site plans have been approved and a zoning clearance has been issued.*



CITY OF CLERMONT **CONDITIONAL USE PERMIT FILING INSTRUCTIONS**

In addition to the attached application, the applicant shall provide the following information:

1. Proof of ownership, i.e. tax receipt, deed, or Lake County Property record card.
2. A complete legal description and survey of the subject property provided in a word document to be used for the legal advertising and in the CUP. It may be included on the CD as a word document or emailed to planning@clermontfl.org
3. A preliminary site plan clearly depicting the proposed project, showing the location and dimensions of the site, topographic features including floodplains and wetlands, all existing and proposed structures, architectural elevations (all sides), signs, driveways, parking areas and landscaping, etc. Maximum size for plans is 11" x 17" (if provided electronically, applicant does not need to provide paper copies)
4. One PDF copy of the Site Plan on disk, as directed by City staff. This will depend if the project borders a Lake County right-of-way.
5. Plans for the provision of services and infrastructure, and if required, traffic studies, Transportation Proportionate Fair Share information, or School Concurrency information.
6. Landscape plans in conformance with Chapter 118 of the Code. (see #3 above)
7. Original signature application

APPLICATION FEE: \$845.00 plus the cost of advertisement, plus the cost of traffic review fee*, if necessary.

*If the conditional use impacts traffic, a third party review through the City's traffic consultant will be necessary. The cost of review will be the responsibility of the applicant.



CITY OF CLERMONT

CONDITIONAL USE PERMIT

APPLICATION

Date		FEE: \$845 + cost of advertisement + cost of traffic review (if necessary)		
Project Name (if applicable)				
Applicant				
Contact Person				
Address		City	State	Zip
Telephone		Fax		
Email				
OWNER INFORMATION (Check box if owner information is same as applicant)				
Owner's Name				
Owner Address		City	State	Zip
Telephone		Fax		
PROPERTY INFORMATION				
Address of Subject Property		City	State	Zip
General Location				
Legal Description & Alternate Key (include copy of survey)				
Land Use (City verification required)				
Zoning (City verification required)				



CITY OF CLERMONT
**CONDITIONAL USE PERMIT
APPLICATION**

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

Applicant Name (print)

x _____
Applicant Name (signature)

Owner Name (print)

x _____
Owner Name (signature)

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

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

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

5/26/2020



The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune | News Herald
Northwest Florida Daily News

Order Confirmation

Not an Invoice

Account Number:	526733
Customer Name:	City Of Clermont-Legals
Customer Address:	City Of Clermont-Legals P.O. BOX 120219 CLERMONT FL 34712
Contact Name:	City Clerk
Contact Phone:	(352) 708-5997
Contact Email:	
PO Number:	

Date:	02/14/2022
Order Number:	6923748
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	50.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	2	02/22/2022 - 03/15/2022	Public Notices
LEE dailycommercial.com	2	02/22/2022 - 03/15/2022	Public Notices

Total Order Confirmation	\$156.00
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LEGAL NOTICE

Notice is hereby given that the City of Clermont will consider a request to amend Conditional Use Permit (Resolution No. 2017-55) to allow for outside storage at an existing residential self-storage facility located in the C-2 General Commercial zoning district, as required for Section 122-224.

LOCATION

12665 Hancock Road, Clermont, FL

Alternate Key 3823387

5.74 acres

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

The Clermont Planning and Zoning Commission will consider the request at a public meeting that will be held on Tuesday, March 1, 2022 at 6:30 PM.

A public meeting will be held before the Clermont City Council to consider this request on Tuesday, March 22, 2022 at 6:30 PM.

All public meetings are held in the Clermont City Hall, first Floor Council Chambers, 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. 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

Daily Commercial

February 22, 2022 & March 15, 2022