



**CITY OF CLERMONT
PLANNING AND ZONING COMMISSION AGENDA
LOCATION: CLERMONT CITY HALL
685 WEST MONTROSE STREET
6:30 PM, Tuesday, April 5, 2022**

**CALL TO ORDER
PLEDGE OF ALLEGIANCE**

MINUTES

Approval of the March 1, 2022 Planning and Zoning Commission meeting minutes

REPORTS

Item 1 - Ordinance No. 2022-010
Chicone Large-scale CPA
Table to May 3, 2022

NEW BUSINESS

Item 2 - Resolution No. 2022-005R
Mason Ridge Conditional Use Permit

Consider the Conditional Use Permit to allow for a multi-family residential development on vacant property located south of Pitt Street and west of Grand Highway.

Item 3 - Resolution No. 2022-009R
Johnson Conditional Use Permit

Consider the Conditional Use Permit to allow for a 4,000 square foot garage accessory structure on property located at 1730 Nita Place

Item 4 - Ordinance No. 2022-012
New Beginnings Small-scale CPA

The applicant is requesting a small scale comprehensive plan amendment from Industrial to Commercial for a 2.3 acre parcel located adjacent to Citrus Tower Blvd and Hatteras Ave intersection.

Item 5 - Ordinance No. 2022-013
New Beginnings Rezoning

The applicant is requesting a rezoning from Industrial to Planned Unit Development (PUD) for a 2.3 acre parcel located adjacent to Citrus Tower Blvd and Hatteras Ave intersection.

Item 6 - Ordinance No. 2022-014
Cityside Townhomes Rezoning

The applicant is requesting a rezoning to a Planned Unit Development (PUD) to construct sixty-eight (68) single-family attached townhomes on a 8.05 +/- acre property located north of the Crown Lounge.

Item 7 - Ordinance No. 2022-16
USA Roller Chain Small-scale CPA

Consider the request to change the future land use from Lake County Regional Office to City Industrial for

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Item 8 - Ordinance No. 2022-017
USA Roller Chain Rezoning

property located at 13610 Granville Avenue.

Consider the rezoning request from Lake County Heavy Industrial to Clermont Industrial for a parcel located at 13610 Granville Avenue.

Discussion of Non-Agenda Items

ADJOURN

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

In accordance with the Americans with Disabilities Act (ADA), if any person with a disability as defined by the ADA needs special accommodation to participate in this proceeding, then not later than two (2) business days prior to the proceeding, he or she should contact Development Services at (352) 241-7335.

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
MINUTES
PLANNING AND ZONING COMMISSION
March 1, 2022

The meeting of the Planning & Zoning Commission was called to order on Tuesday, March 1, 2022 at 6:30 p.m. by Chairman Krzyminski. Members present were: Chairman Max Krzyminski, Vincent Niemiec, David Colby, Michael Gonzalez, Chuck Seaver, Jane McAllister, and Lavonte Rogers. Also present for City staff was City Attorney Dan Mantzaris, Curt Henschel, Planning Director, Planning Manager John Kruse, Senior Planner Regina McGruder, and Planning Coordinator Rae Chidlow.

Nomination of Chair and Vice-Chair.

Commissioner Rogers nominated Chairman Krzyminski for Chair, seconded by Commissioner Colby.

Commissioner Seaver nominated Jane McAllister for Chair, seconded by Commissioner Gonzalez.

MOTION TO APPROVE the nomination of Max Krzyminski for Chair was made by Commissioner Rogers. Motion was seconded by Commissioner Colby. Passed 4-3.

Commissioner Colby nominated Commissioner Niemiec for Vice-Chair, seconded by Chairman Krzyminski.

Commissioner Rogers nominated Commissioner Colby for Vice-Chair. Commissioner Colby stated that he declines the nomination and nominated Commissioner McAllister, seconded by Commissioner Gonzalez.

Commissioner Seaver nominated Jane McAllister for Vice-Chair, seconded by Commissioner Gonzalez.

MOTION TO APPROVE the nomination of Commissioner Niemiec for Vice-Chair made by Commissioner Colby, seconded by Chairman Krzyminski. Passed 4-3.

MINUTES:

MOTION TO APPROVE the January 4, 2022 and January 18, 2022 minutes of the Planning & Zoning Commission made by Commissioner Rogers. Motion was seconded by Commissioner Colby. Passed unanimously.

REPORTS FROM THE COMMISSION:

Commissioner Rogers congratulated Chairman Krzyminski and Vice-chair Niemiec.

Commissioner Niemiec thanked the board for voting him in.

Commissioner Colby thanked the staff for putting together the joint workshop with City Council.

Commissioner Gonzalez thanked staff for the workshop and stated that it was very informative.

Commissioner McAllister congratulated Chairman Krzyminski and Vice-chair Niemiec. She thank the Commission for postponing the selection until she was able to participate. She apologized for missing the previous meeting, however it was unavoidable. She also thanked the City Council for another opportunity to serve on the Planning and Zoning Commission.

Commissioner Seaver congratulated Chairman Krzyminski and Vice-chair Niemiec. He also thanked staff for the workshop with City Council.

Chairman Krzyminski thanked staff for all the work they do.

NEW BUSINESS

Item #1: Ordinance No. 2022-010 – Chicone Large-scale CPA

Request to table to April 5, 2022 Planning and Zoning Commission meeting.

Action:

MOTION TO TABLE Ordinance No. 2022-006 to the April 5, 2022 meeting was made by Commissioner Colby. Motion seconded by Commissioner Niemiec. Passed unanimously.

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

Senior Planner Regina McGruder presented as follows:

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.

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.

Jean Abi-Aoun, Civil Engineering Group, stated that the Hyundai dealership was approved back in 2017. He stated that they sell both Hyundai and Genesis, but Hyundai wants to emphasis on Genesis which is the luxury line of Hyundai, so they want Genesis to have its own building. He stated that this will be an expansion of the current dealership.

Commissioner Seaver asked if there were any plans to improve the entrance from Highway 50.

Mr. Abi-Aoun stated that they agreed to pay towards the widening of Highway 50 when they were approved in 2017. He stated that there is nothing on their end as for additional improvements.

Commissioner McAllister asked if there will be a separate entrance into the Genesis.

Mr. Abi-Aoun stated that there is a second entrance towards the rear of the property. He stated that it will be internal so all the traffic would be internal.

Commissioner Gonzalez asked what the estimated date of completion.

Mr. Abi-Aoun stated in the second quarter of 2023.

Commissioner Gonzalez asked will they ask for any further expansions because there is property that could be acquired next to this parcel.

Mr. Abi-Aoun stated that Costco is purchasing the vacant parcel next to the Genesis parcel.

Commissioner Gonzalez asked when they would bring cars for the proposed dealership.

Mr. Abi-Aoun stated that once the building is completed then the cars would be available for the public.

Commissioner Colby asked if this is a necessary expansion to represent the Genesis brand.

Mr. Abi-Aoun stated that there is a need and demand for the Genesis brand. He stated that they are improving Plaza Collina Boulevard, for a second and third access to the property.

Commissioner Niemiec asked about the second entrance.

Mr. Abi-Aoun stated that they are not adding any access from Highway 50, it will be from Collina Terrace.

Commissioner Rogers stated that he likes that the building is consistent with the existing building. He asked if they will be hiring more employees for this expansion. He also asked if there was ample parking.

Mr. Abi-Aoun stated that they will be hiring more employees and there is more parking than code requires.

Chairman Krzyminski asked if the Genesis brand will be electric and hybrid or will they have the standard gas vehicles as well.

Steven Francis, 3406 Fernlake Place, Longwood, stated that he is one of the owners of the dealership. He stated that the Genesis model has an internal combustion engine and gas engine. He stated that in 2025 all models will switch to completely electric.

Chairman Krzyminski asked about the service shop and how would the garage compare to a normal garage.

Mr. Francis stated that there will be 4 bays associated with the electric cars that will be behind glass so the customers can see how they work on electric vehicles. The other bays will be associated with internal combustion engines because they will probably be around for another 10 to 15 years. He stated that because there are less moving parts, the foot print is smaller.

Action:

MOTION TO APPROVE Resolution No. 2021-006R was made by Commissioner McAllister. Motion seconded by Commissioner Niemiec. Passed unanimously.

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

Senior Planner Regina McGruder presented as follows:

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.

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.

Tom Skelton, 207 N. Moss Rd, Suite 211, Winter Springs stated that he agrees with staff's recommendation. He stated that the storage facility already has some covered parking and they are requesting additional because the current area is full.

Commissioner Rogers asked if the expansion will be for boats and how many spaces.

Mr. Skelton stated that it's mostly for RVs but they will allow boats. He stated there is about 74 parking spaces.

Commissioner Niemiec asked about the lighting.

Ms. McGruder stated that there is language in the conditional use permit pertaining to the lighting.

Commissioner Colby asked if all the parking spaces would be covered.

Mr. Skelton stated that they will be covered.

Commissioner Gonzalez asked how customers will access this expansion.

Mr. Skelton stated that they will enter from the existing entrance.

Commissioner McAllister asked about the landscape buffer.

Ms. McGruder stated that the buffer would be 15 feet per code and will be enhanced.

Commissioner Seaver asked if there are any road improvements for traffic.

Ms. McGruder stated that this would be diminimus for traffic.

Commissioner Seaver asked about the drive-way permit.

Ms. McGruder stated that anytime a drive-way is required the applicant is obligated to obtain a permit through the jurisdiction of the road.

Action:

MOTION TO APPROVE Resolution No. 2022-007R was made by Commissioner Rogers. Motion seconded by Commissioner Colby. Passed unanimously.

With no further comments, Chairman Krzyminski adjourned the meeting at 7:23 P.M.

Max Krzyminski, Chairman

ATTEST:

Rae Chidlow, Planning Coordinator



CITY OF CLERMONT

AGENDA ITEM

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Meeting Date		
Tuesday, April 5, 2022		
Agenda Item Name		
Resolution No. 2022-005R <i>Mason Ridge Conditional Use Permit</i>		
Requested Action		
Recommend <u>approval</u> of Resolution No. 2022-005R.		
Staff Report		
The applicant is requesting a Conditional Use Permit (CUP) to allow a multi-family development consisting of 112 residential apartments located at the southwest corner of Pitt Street and Grand Highway. The 10.14 +/-acre parcel zoning is C-2 General Commercial with a Residential-Office Future Land Use designation. The Land Development Code, Section 122-224, allows multi-family development with an approved Conditional Use Permit (CUP), provided the development complies with the provisions of the R-3 (Residential/Professional) zoning district regulations. The Comprehensive Plan allows up to the maximum of 12 dwelling units per acre for the property. The City Council approved on August 23, 2016 a Conditional Use Permit (Resolution No. 2016-30), to allow a multifamily development with 102 fee-simple townhome units for the property. Later, the Council revoked the CUP and removed all development entitlements on March 24, 2020, (Resolution No. 2020-02R) due to the lack of continuous development efforts and failure to comply with the conditions of the CUP. The current site conditions have most of the major infrastructure and site utilities installed and complete. The applicant has submitted a Traffic Impact Study (TIS), for review by the City's Traffic Consultant and any traffic improvement recommendations based on the results of the (TIS) is the responsibility of the developer and or property owner. The applicant will be required to coordinate and comply with the requirements of Lake County Public Schools for School Concurrency. The applicant will also be requesting a variance to allow for a 15-foot landscape buffer instead of the 20-foot buffer as required by the code. <u>STAFF RECOMMENDATION:</u> Staff has reviewed the application and proposed project in regards to compliance with the Clermont Codes of Ordinances and Comprehensive Plan. Staff finds the completion of this development would allow enhancement to the site and improvements to the neighborhood character, valued by the community. The proposed development is not in conflict with the Comprehensive Plan goals, objectives and policies. The project will not be out of character to the surrounding neighborhoods and current development patterns in the area. Staff recommends <u>approval</u> of Resolution 2022-05R to allow up to 112 multifamily dwelling units, and not to exceed the maximum density allowed of 12 units per acre.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount

Exhibits Attached (copies of original agreements)	
1. Mason Ridge -Staff Analysis Report	Mason Ridge -Staff Analysis Report.pdf
2. CUP RES 2022-005R-Final	CUP RES 2022-005R-Final.pdf
3. LOCATION MAP	LOCATION MAP.pdf
4. Mason's Ridge - 6 Unit Parking_Perspective	Mason's Ridge - 6 Unit Parking_Perspective.jpg
5. Mason Ridge Conceptual Plan	Mason Ridge Conceptual Plan.pdf
6. Mason's Ridge - 4 Unit BLDG_Elevation - Front	Mason's Ridge - 4 Unit BLDG_Elevation - Front.jpg
7. Mason's Ridge - 4 Unit BLDG_Perspective - Rear	Mason's Ridge - 4 Unit BLDG_Perspective - Rear.jpg
8. Signed CUP App 11_19_21	Signed CUP App 11_19_21.pdf
9. Mason Ridge-Legal AD	Mason Ridge-Legal AD.pdf



CITY OF CLERMONT Staff Analysis Report

OWNER: ALP Investments, LLC.

APPLICANT: Jimmy Crawford, Esq.

PROJECT NAME: Mason Ridge Multi-family Development - CUP

REQUESTED ACTION: A Conditional Use Permit (CUP) to allow a multi-family development with 112 dwelling units; and not to exceed the maximum allowed of 12 units per acre in the C-2 General Commercial zoning district.

SIZE OF PARCEL: Alternate Key 1070422 & 2702184

LOCATION: Vacant property south of Pitt Street and west of Grand Highway

EXISTING ZONING: "C-2" General Commercial

EXISTING LAND USE: Vacant Property

FUTURE LAND USE CATEGORY: Residential-Office

SITE UTILITIES: City of Clermont Water and Sewer

ANALYSIS:

The applicant is requesting a Conditional Use Permit (CUP) to allow a multi-family development consisting of 112 residential apartments units, located at the southwest corner of Pitt Street and Grand Highway. The 10.14 +/-acre parcel is zoned C-2 General Commercial and the Future Land Use designation is Residential/Office. The Land Development Code, Section 122-224, allows a multi-family development in the C-2 zoning category with an approved Conditional Use Permit (CUP) and provided the development complies with the provisions of the R-3 (Residential/Professional) zoning district regulations. The Comprehensive Plan allows up to the maximum of 12 dwelling units per acre for the subject property.

The City Council approved on August 23, 2016 a Conditional Use Permit (Resolution No. 2016-30), to allow a multifamily development with 102 fee-simple townhomes units for the site. Then, at a public meeting held on March 24, 2020, the City Council revoked this Conditional Use Permit (Resolution No. 2020-02R) and removed all previous development entitlements granted for the property. The existing project conditions failed to comply with the provisions of the Conditional Permit. The current site conditions have most of the major infrastructure and site utilities installed and complete. The applicant has submitted a Traffic Impact Study (TIS), for review by the City's Traffic Consultant and any traffic improvement recommendations based on the results of the (TIS) is the responsibility of the developer and or property owner. The applicant will be required to coordinate and comply with the requirements of Lake County Public Schools for School Concurrency. The applicant will also be requesting a variance to allow for a 15-foot landscape buffer instead of the 20-foot buffer as required by the code.

STAFF RECOMMENDATION:

Staff has reviewed the application and proposed project in regards to compliance with the Clermont Codes of Ordinances and Comprehensive Plan. Staff recommends approval of Resolution 2022-05R to allow up to 112- multifamily dwelling units, not to exceed the maximum density allowed of 12 units per acre. Staff finds the completion of this development would allow enhancement to the site and improvements to the neighborhood character, valued by the community.

**CITY OF CLERMONT
RESOLUTION NO. 2022-005R**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW A MULTI-FAMILY DEVELOPMENT WITH MORE THAN 12 DWELLING UNITS; NOT TO EXCEED THE MAXIMUM ALLOWED OF 12 UNITS PER ACRE; AND PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENER'S ERROR, PUBLICATION AND EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held on April 5, 2022 recommended approval for this Conditional Use Permit to allow a multifamily development with more than 12 units, and not to exceed the maximum allowed of 12 dwelling units per acre, at the following location:

LOCATION:

Vacant property south of Pitt Street, east of Highway 27, and west of Grand Highway
Alternate keys 1070422 & 2702184

WHEREAS, the granting of this Conditional Use Permit will not adversely affect the officially adopted Comprehensive Plan of the City; such use will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity; the proposed use will comply with the regulations and conditions specified in the codes for such use; and the proposed use may be considered desirable at the particular location.

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

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

This Conditional Use Permit (CUP) to allow a multifamily residential development with more than 12 units, and not to exceed the maximum allowed of up to 12 units per acre; 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.

CITY OF CLERMONT
RESOLUTION NO. 2022-005R

3. The Conditional Use Permit must be executed and processed through the office of the City Clerk within 90 days of the date of approval 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. This Permit shall become null and void if substantial construction work has not begun within two (2) years of the date that this Conditional Use Permit is executed and signed by the permittee. "Substantial construction work" means the commencement and continuous prosecution of construction of required improvements ultimately finalized at completion.
6. The Fire Marshal shall inspect all buildings and structures to ensure life safety requirements and fire safety codes are in compliance to the code prior to the issuance of any Certificate of Occupancy.
7. The City Building Inspector shall inspect all structures and buildings for compliance with the Florida Building Codes and all violations must be corrected prior to the issuance of any buildings Certificate of Occupancy.
8. 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 must be in compliance provide compliance with the adopted City Comprehensive Plan, as amended.
9. No business can occupy any portion of a building unless the proposed business has applied for and obtained a Local Business Tax Receipt from the Development Services Department.
10. The applicant understands and agrees that if any of the stated conditions are in violation, the City Council may revoke this Conditional Use Permit by resolution after a public hearing.

CITY OF CLERMONT
RESOLUTION NO. 2022-005R

SECTION 2: LAND USE

1. This Conditional Use Permit (CUP) is for a multi-family development with 112 dwelling units on the 10.14 acres; which may not exceed the maximum allowed of up to 12 units per acre.
2. The City's Site Review Committee must approve the Site Plan prior to the Construction Plan approval.
3. The applicant/owner must coordinate with the Lake County School District for school capacity and concurrency requirements pertaining to schools, and in conformance with City Code, prior to the issuance of any building permits.
4. The property owner/developer has agreed to completely remove and take down the existing billboard sign located on the property at the verified expiration date for the existing lease agreement and/or contract date.
5. The property shall be developed in substantial accordance with the Conceptual Site Plan (Exhibit A) prepared by HALFF 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.

SECTION 3: SITE DEVELOPMENT

1. Detailed grading, erosion control, and dust abatement plans for the entire site shall be submitted to and approved by the Site Review Committee prior to construction plan approval and the initiation of development activity. The dust abatement plan shall detail measures to be taken to eliminate the migration of dust particles from the site.
2. All excavated material shall be stored in a location approved by the City Engineer.
3. Geo-technical information regarding the soil characteristics of the site shall be submitted to the City as part of the final site review process.
4. The project shall provide a dedicated and recorded open space area on the site plan that shall remain as open space for the property.

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RESOLUTION NO. 2022-005R

SECTION 4: TRANSPORTATION IMPROVEMENTS

1. Sidewalks shall be required along Grand Highway and Pitt Street and within the development, constructed in accordance with Florida Department of Transportation regulations and City Codes.
2. The City may require that transportation improvements, necessitated by the portion of the project for which a building permit is sought, be made at the time of construction. Project specific on- and off-site transportation designs are the sole responsibility of the developer.
3. The developer or property owner shall be responsible for implementation and construction of any recommended traffic improvements requirements based on the results of the (TIS) Traffic Impact Study. The developer shall be responsible for any proportionate fair share improvement obligations, which must meet the design standards of the City of Clermont, Lake County and Florida Department of Transportation (FDOT) maintained roads.

SECTION 5: UTILITIES AND STORMWATER

1. The permittee shall be responsible for purchasing, installing, and maintaining fire hydrants within the project. They shall be installed according to City Code.
2. The project shall be plumbed for reuse water with purple piping, until reuse water is available for the site; irrigation water shall be provided for by a private well.

SECTION 6: LANDSCAPING

1. The Landscape design for all parking areas, buffers, rights-of-way, pedestrian ways and focal points shall be unified and complementary to the ambiance of the development.
2. All landscape plans and plantings shall meet or exceed the City of Clermont Code.

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SECTION 7: ARCHITECTURAL DESIGN STANDARDS

1. The buildings and structures must be designed and constructed in compliance to the Clermont Architectural Design Standards. The rear exterior building walls facing Pitt Street and Grand Avenue shall be designed to provide an enhanced rear exterior building facade, which includes architectural design features and elements to break up blank walls facing any streets.
2. The project must provide a 6-foot decorative privacy fence incorporated into the landscape buffers adjacent to all rights-of-way for the entire length of the property boundaries.

SECTION 8: CONFLICT

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

SECTION 9: 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 10: 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 11: 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. 2022-005R

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 26th day of April 2022.

CITY OF CLERMONT:

Tim Murry, Mayor

ATTEST:

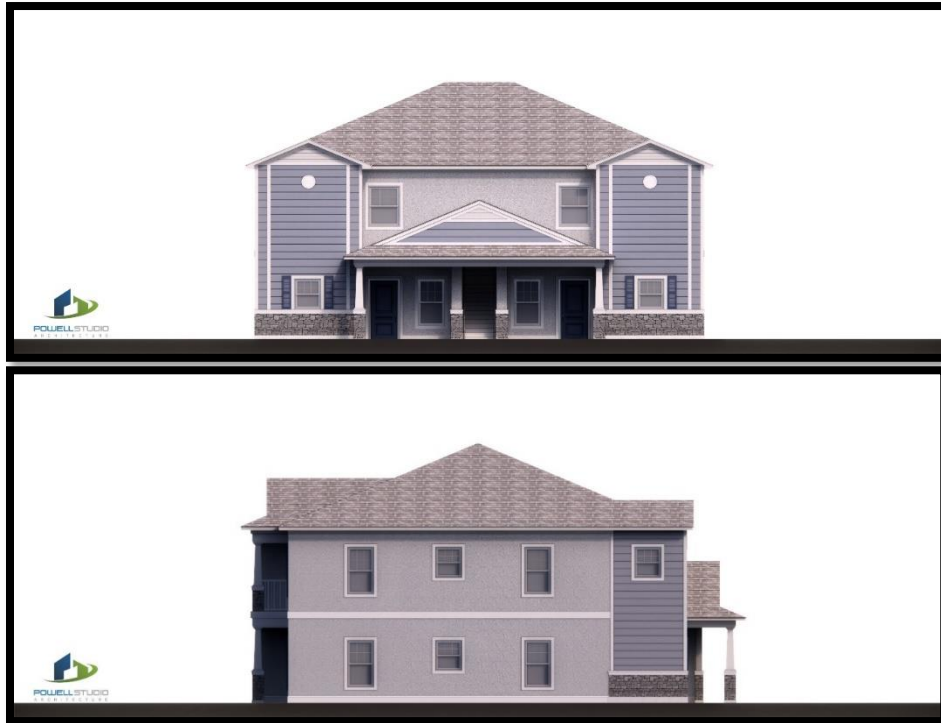
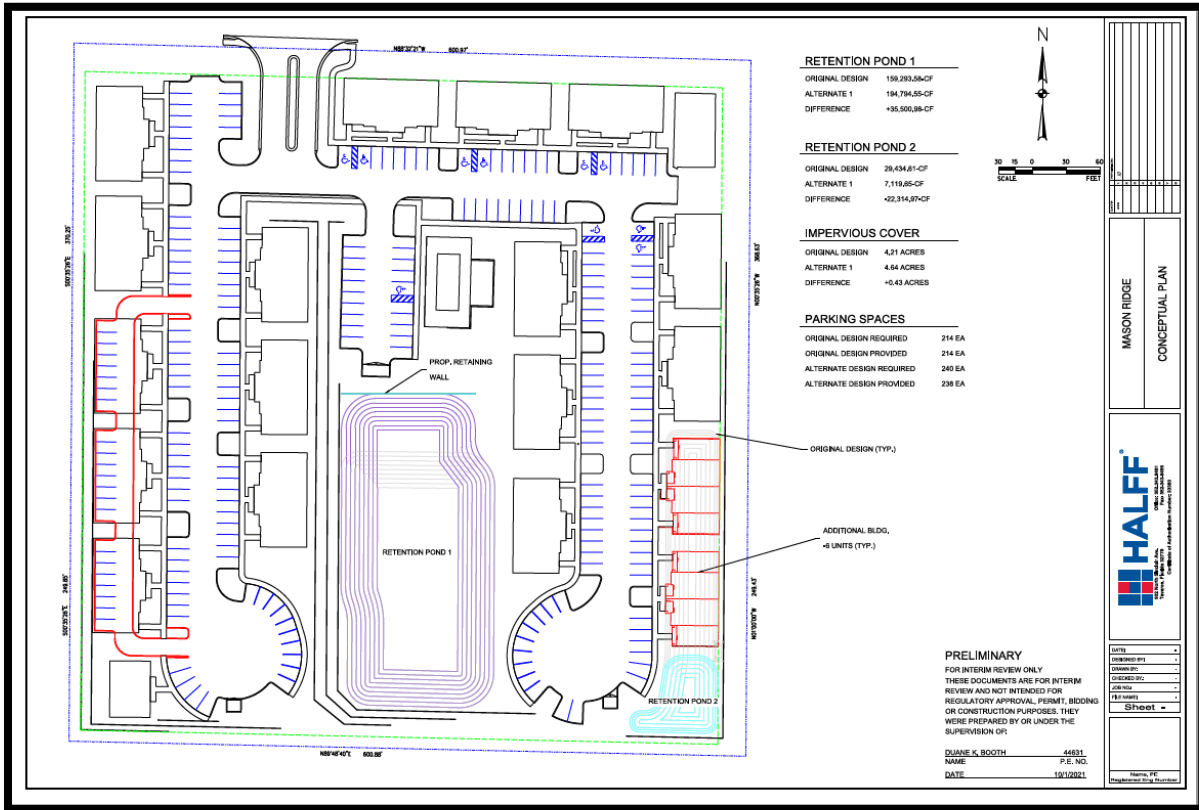
Tracy Ackroyd Howe, MMC
City Clerk

Approved as to form and legality:

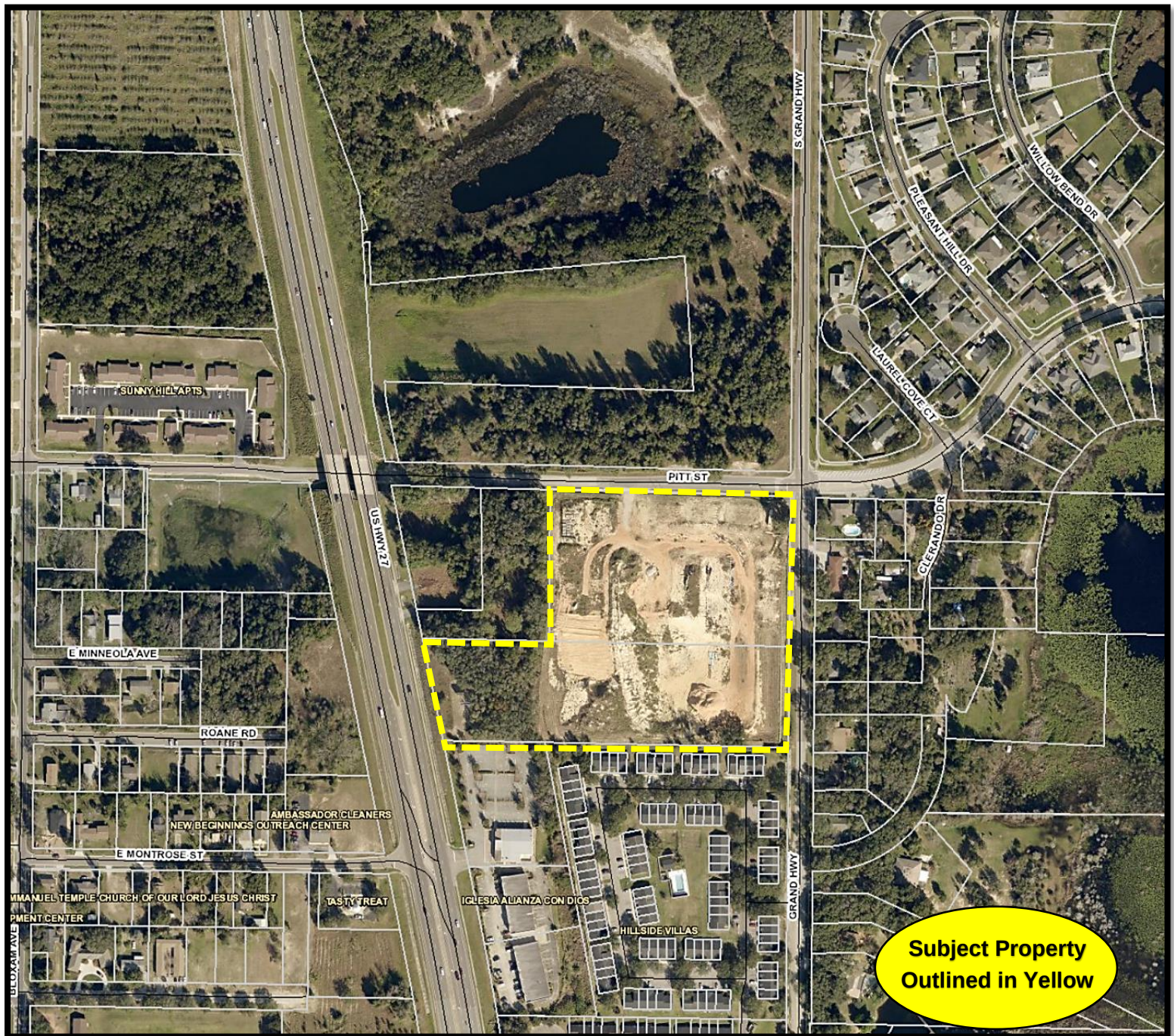
Daniel F. Mantzaris, City Attorney

**CITY OF CLERMONT
RESOLUTION NO. 2022-005R**

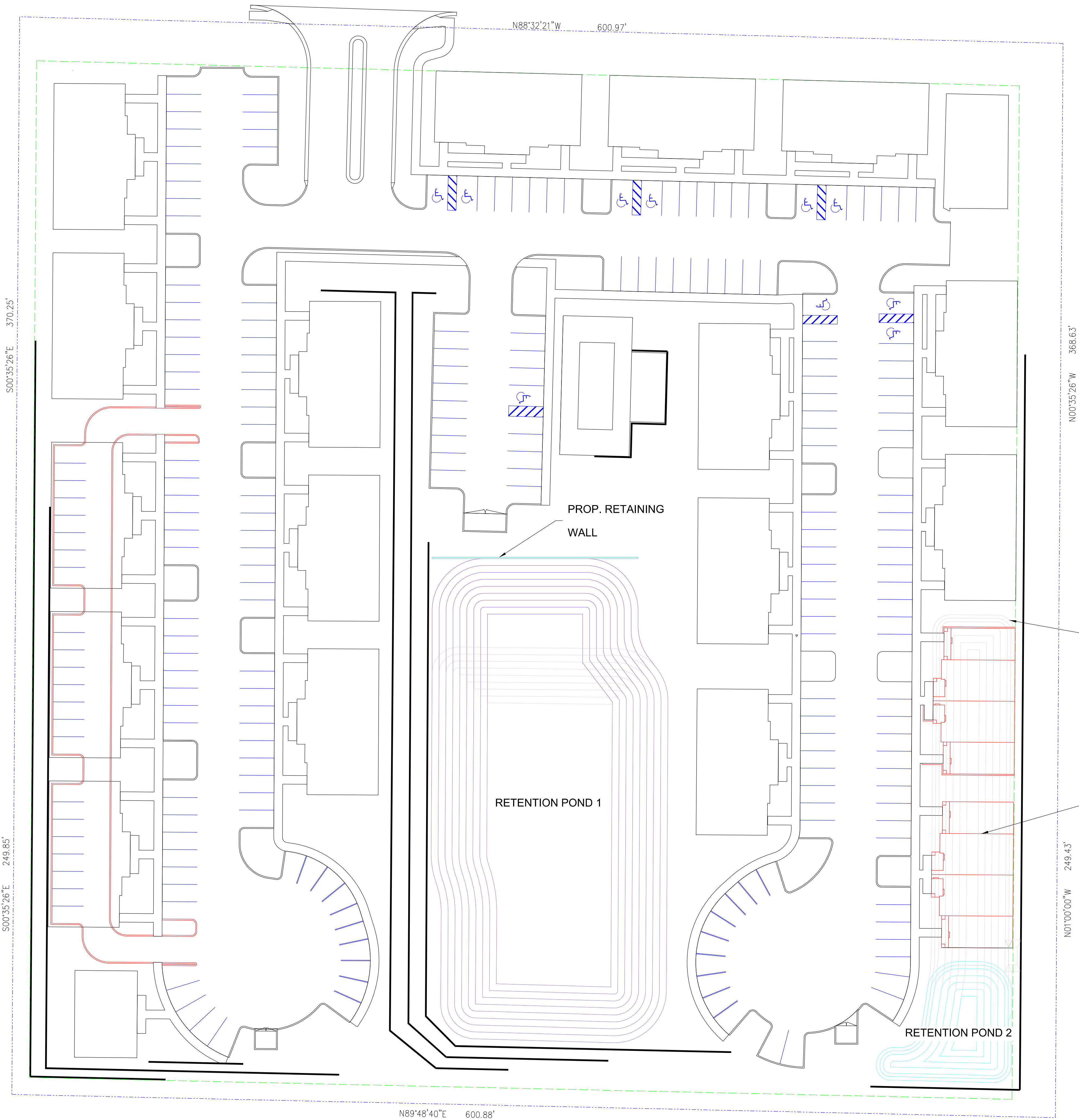
Exhibit A



LOCATION MAP







RETENTION POND 1

ORIGINAL DESIGN	159,293.58-CF
ALTERNATE 1	194,794.55-CF
DIFFERENCE	+35,500.98-CF

RETENTION POND 2

ORIGINAL DESIGN	29,434.61-CF
ALTERNATE 1	7,119.65-CF
DIFFERENCE	-22,314.97-CF

IMPERVIOUS COVER

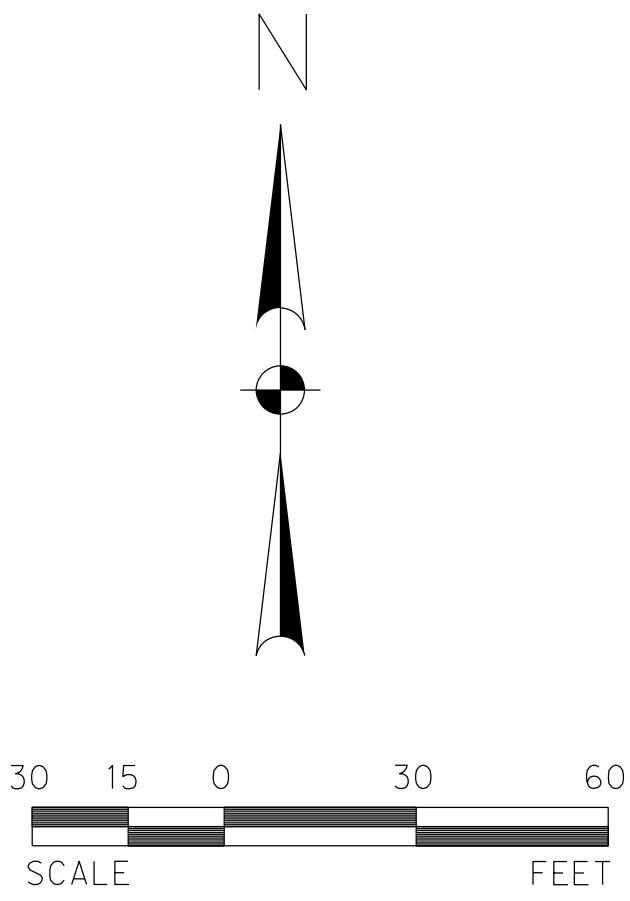
ORIGINAL DESIGN	4.21 ACRES
ALTERNATE 1	4.64 ACRES
DIFFERENCE	+0.43 ACRES

PARKING SPACES

ORIGINAL DESIGN REQUIRED	214 EA
ORIGINAL DESIGN PROVIDED	214 EA
ALTERNATE DESIGN REQUIRED	240 EA
ALTERNATE DESIGN PROVIDED	238 EA

ORIGINAL DESIGN (TYP.)

ADDITIONAL BLDG.
-6 UNITS (TYP.)



PRELIMINARY

FOR INTERIM REVIEW ONLY
THESE DOCUMENTS ARE FOR INTERIM
REVIEW AND NOT INTENDED FOR
REGULATORY APPROVAL, PERMIT, BIDDING
OR CONSTRUCTION PURPOSES. THEY
WERE PREPARED BY OR UNDER THE
SUPERVISION OF:

DUANE K. BOOTH	44631
NAME	P.E. NO.
DATE	10/1/2021

REVISION	
1	///
2	
3	
4	
5	
6	
7	
8	
DATE	

MASON RIDGE

CONCEPTUAL PLAN



Office: 352.343.8481
902 North Sinclair Ave.
Tavares, Florida 32778
Fax: 352.343.8495
Certificate of Authorization Number: 33380

DATE:	-
DESIGNED BY:	-
DRAWN BY:	-
CHECKED BY.:	-
JOB NO.:	-
FILE NAME:	-
Sheet -	

Name, PE

Registered Eng Number



POWELLSTUDIO
ARCHITECTURE





CITY OF CLERMONT

CONDITIONAL USE PERMIT

APPLICATION

Date 11/17/2021		FEE: \$845 + cost of advertisement + cost of traffic review (if necessary)	
Project Name (if applicable) Mason Ridge			
Applicant Jimmy D. Crawford, Esq.			
Contact Person Jimmy Crawford			
Address 702 W. Montrose Street	City Clermont	State FL	Zip 34711
Telephone 352-432-8644	Fax 352-432-8699		
Email jcrawford@cmhlawyers.com			
OWNER INFORMATION ☐ (Check box if owner information is same as applicant)			
Owner's Name ALP Investments, LLC			
Owner Address PO Box 1825	City Windermere	State FL	Zip 34786
Telephone 352-267-9189	Fax		
PROPERTY INFORMATION			
Address of Subject Property Grand Hwy/Pitt St.	City Clermont	State FL	Zip 34711
General Location Southwest intersection of Grand Hwy and Pitt St.			
Legal Description & Alternate Key (include copy of survey) AK 2702184 and 1070422			
Land Use (City verification required) Residential/Office			
Zoning (City verification required) C-2 General Commercial			



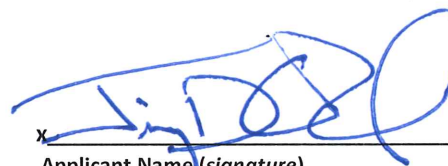
CITY OF CLERMONT
**CONDITIONAL USE PERMIT
APPLICATION**

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

Reinstate CUP 2016-30 to allow up to 12 dwelling units per acre for multifamily housing.
Please find a new concept plan attached.

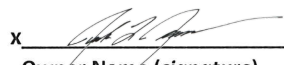
Jimmy D. Crawford, Esq.

Applicant Name (print)

x 
Applicant Name (signature)

Julie L Johnson, as Manager of ALP Investments,LLC

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



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.



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:	03/17/2022
Order Number:	7061794
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	47.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	2	03/29/2022 - 04/19/2022	Public Notices
LEE dailycommercial.com	2	03/29/2022 - 04/19/2022	Public Notices

Total Order Confirmation	\$147.24
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Ad Preview

LEGAL NOTICE

Notice is hereby given that the City of Clermont will consider a request for a Conditional Use Permit to allow a multifamily development with more than 12 units, and up to 12 units per acre, at the following location:

LOCATION

Vacant property south of Pitt Street, east of Highway 27, and west of Grand Highway
AK 1070422 & 2702184

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

The Planning & Zoning Commission will consider this request at a public meeting on Tuesday, April 5, 2022 at 6:30 P.M.

The Clermont City Council will consider this request at a public meeting to be held on Tuesday, April 26, 2022 at 6:30 P.M.

All public meetings are held in the Clermont City Hall, 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 at (352) 241-7330, at least 48 hours prior to the public meetings.

Tracy Ackroyd Howe, MMC
City Clerk

3/29, 4/19/2022 2X #7061794



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date		
Tuesday, April 5, 2022		
Agenda Item Name		
Resolution No. 2022-009R <i>Johnson Conditional Use Permit</i>		
Requested Action		
Recommend <u>denial</u> of Resolution No. 2022-009R.		
Staff Report		
The applicant is requesting a Conditional Use Permit (CUP) to allow a 4,000 square foot detached garage accessory structure for property located at 1730 Nita Place. The property zoning is R-1A Single Family Low Density Residential and the Future Land Use is Low Density Residential. The Land Development Code Section 122-342 requires any detached garage or accessory building must be located behind the front yard building setback, and must be able to meet the setbacks of the primary structure. The accessory building should be secondary in area or size, extent and purpose of the principal structure. The existing primary residence is approximately 1,884 square feet of living space and the proposed garage structure would be 4,000 square feet and larger than the existing home, which would be in direct conflict with the Land Development Codes. In addition, the applicant has a secondary unit on the parcel as well, consisting of a 520 square feet living space with an additional 660 square foot garage. The property consists of two lots that were combined recently into one large lot through unity of title. The 4,000 square foot garage does not meet the intent and purpose of the code for accessory structures permitted on residential lots. The proposed garage would be larger than the primary residence, but held to less restrictive accessory structure standards. The proposed garage structure is the size equivalent to a very large house and will provide the same visual impact, but without the code regulations for construction of a single-family residential home. The large garage structure may have an adverse impact on adjacent property owners and would be inconsistent and out of character with the existing character of the neighborhood. The structure will also increase the impervious surface ratio lot coverage permitted for residential lots in the R-1A zoning district. Because of the size, the visual effect would be comparable to allowing two residential homes on a single-family lot, which is not allowed in the Land Development Regulations. <u>STAFF RECOMMENDATION:</u> Staff has reviewed the application and proposed project in regards to compliance with the Clermont Codes of Ordinances and Comprehensive Plan. The proposed 4,000 square feet garage structure would be in conflict with the intent and purpose of the code provisions that regulate accessory structures and buildings located on single-family residential lots. Staff recommends <u>denial</u> of Resolution No. 2022-009R.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount

Exhibits Attached (copies of original agreements)	
1. 1730 Nita Place-Staff Analysis Report	1730 Nita Place-Staff Analysis Report.pdf
2. 2022-009R - 1730 Nita Place Garage - CUP (03.29.2022)	2022-009R - 1730 Nita Place Garage - CUP (03.29.2022).pdf
3. LOCATION MAP	LOCATION MAP.pdf
4. Survey	Survey.pdf
5. Garage	Garage.pdf
6. Applicant Justification	Applicant Justification.pdf
7. Neighbor approval - sign-off	Neighbor approval - sign-off.pdf
8. CUP Application	CUP Application.pdf
9. 1730 Nita Place CUP-Legal AD	1730 Nita Place CUP-Legal AD.pdf



CITY OF CLERMONT Staff Analysis Report

OWNER: Todd Johnson

APPLICANT: Todd Johnson

PROJECT NAME: 1730 Nita Place Garage - CUP

REQUESTED ACTION: A request to allow a 4,000 square foot garage accessory structure in the R-1A Low Density Single Family Residential

SIZE OF PARCEL: Alternate Key 1619611

LOCATION: 1730 Nita Place

EXISTING ZONING: "R-1A" Single Family Low Density Residential

EXISTING LAND USE: Single Family Residential Lot

FUTURE LAND USE CATEGORY: Low Density Residential

SITE UTILITIES: City of Clermont Water and Sewer

ANALYSIS:

The applicant is requesting a Conditional Use Permit (CUP) to allow a 4,000 square foot detached garage accessory structure for property located at 1730 Nita Place. The property zoning is R-1A Single Family Low Density Residential and the Future Land Use is Low Density Residential. The Land Development Code Section 122-342 requires any detached garage or accessory building must be located behind the front yard building setback line; and must be able to meet the setbacks of the primary structure. The accessory building should be secondary in area or size, extent and purpose of the principle structure. The existing primary residence is approximately 1,884 square foot of living space and the proposed garage structure would be 4,000 square foot, and larger than the existing home, which would be in direct conflict to the Land Development Codes. In addition, the applicant has a secondary unit on the parcel as well, consisting of a 520 square feet living space with an additional 660 square foot garage. The property consists of two lots that was combine recently into one large lot through unity of title.

The 4,000 square foot garage does not meet the intent and purpose of the code for accessory structures permitted on residential lots. The proposed garage would be larger than the primary residence, but held to less restrictive accessory structure standards. The proposed garage structure is the size equivalent to a very large house and will

provide the same visual impact, but without the code regulations for construction of a single-family residential home.

The large garage structure may have an adverse impact to adjacent property owners and would be inconsistent and out of character with the exiting character of the neighborhood. The structure will also increase the impervious surface ratio lot coverage permitted for residential lots in the R-1A zoning district. Because of the size, the visual effect would be comparable to allowing two residential homes on a single-family lot, and that is not permitted in the Land Development Regulations.



STAFF RECOMMENDATION:

Staff has reviewed the application and proposed project in regards to compliance with the Clermont Codes of Ordinances and Comprehensive Plan. The proposed 4,000 square feet garage structure would be in conflict with the intent and purpose of the code provisions that regulate accessory structures and buildings located on single-family residential lots.

Staff recommends **denial** of Resolution No. 2022-009R.

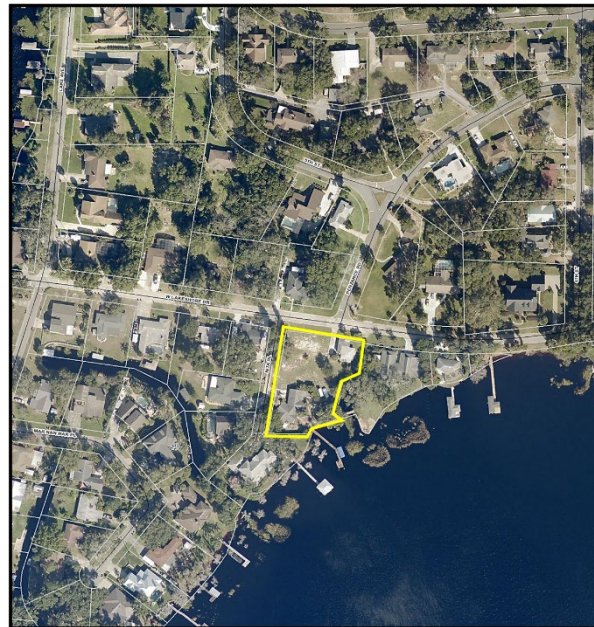
CITY OF CLERMONT
RESOLUTION NO. 2022-009R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR A 4,000 SQUARE FOOT ACCESSORY GARAGE STRUCTURE IN THE R-1A SINGLE FAMILY LOW DENSITY RESIDENTIAL 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 on April 5, 2022 recommended denial of this Conditional Use Permit to allow a 4,000 square foot garage accessory building be located in the R-1A Single Family Low Residential zoning district, at the following location:

LOCATION:

1730 Nita Place
(Alternate Key #1619611)



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. 2022-009R

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 has requested this Conditional Use Permit (CUP) to allow for a 4,000 square foot accessory garage structure in the R-1A Single Family Low Density Residential 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 a 4,000 square foot accessory garage structure in the R-1A Single-Family Low Density Residential zoning district 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 its 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.



CITY OF CLERMONT
RESOLUTION NO. 2022-009R

6. The City Building Inspector shall inspect all structures and buildings for compliance with 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 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 will allow a 4,000 square foot accessory garage structure in the R-1A Single Family Low Density Residential zoning district.
2. The site shall be developed in accordance to the Clermont Land Development Regulations and the provision of the R-1A Single Family Low Density Residential zoning district in the Land Development Codes.
3. The applicant shall be required to provide an enhanced opaque landscape buffers around the property to ensure sufficient screening from adjacent residential properties and streets.

SECTION 3: CONFLICT

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



CITY OF CLERMONT
RESOLUTION NO. 2022-009R

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. 2022-009R

DONE AND RESOLVED by the Mayor of the City Council of the City of Clermont, Lake County, Florida, this 26th day of April 2022.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

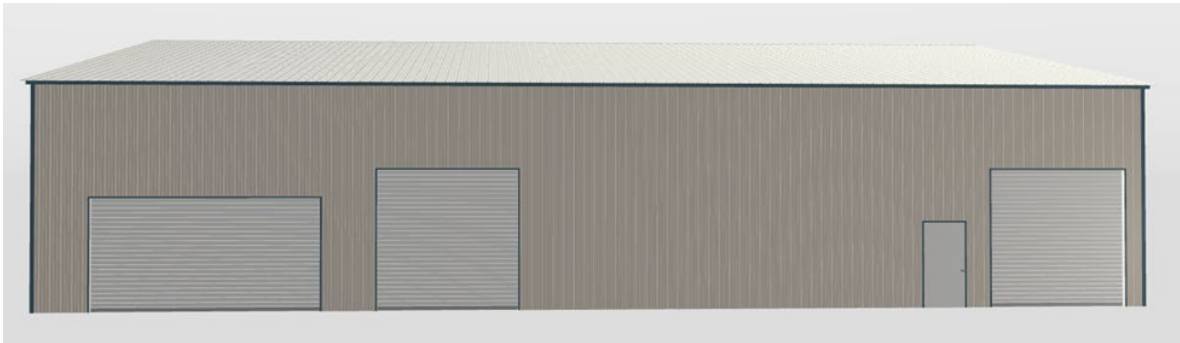
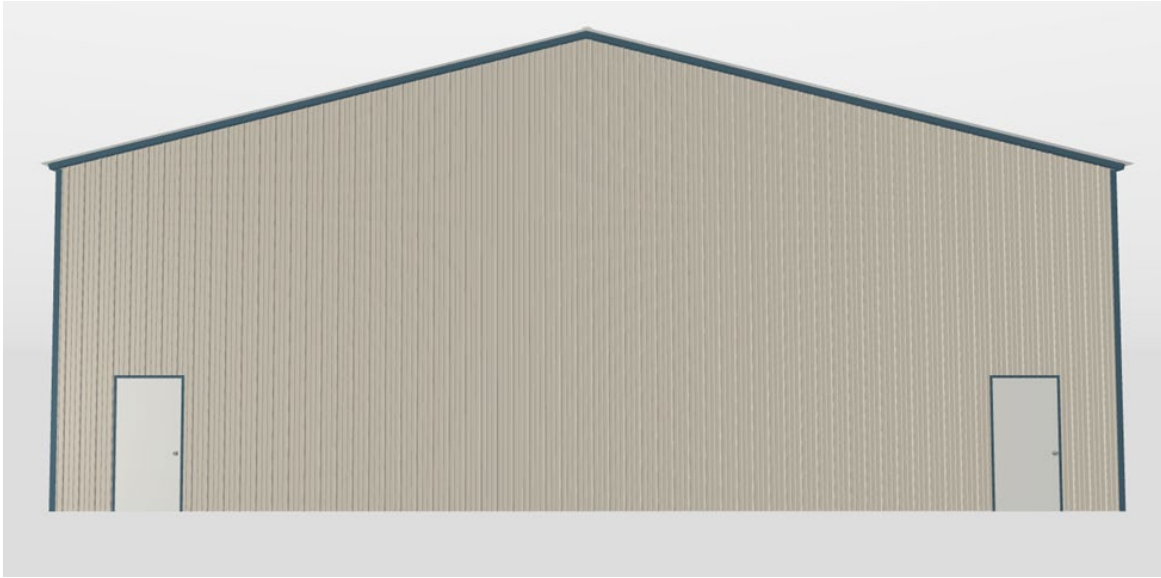
Tracy Ackroyd Howe, MMC
City Clerk

Approved as to Form and Legality:

Daniel F. Mantzaris, City Attorney

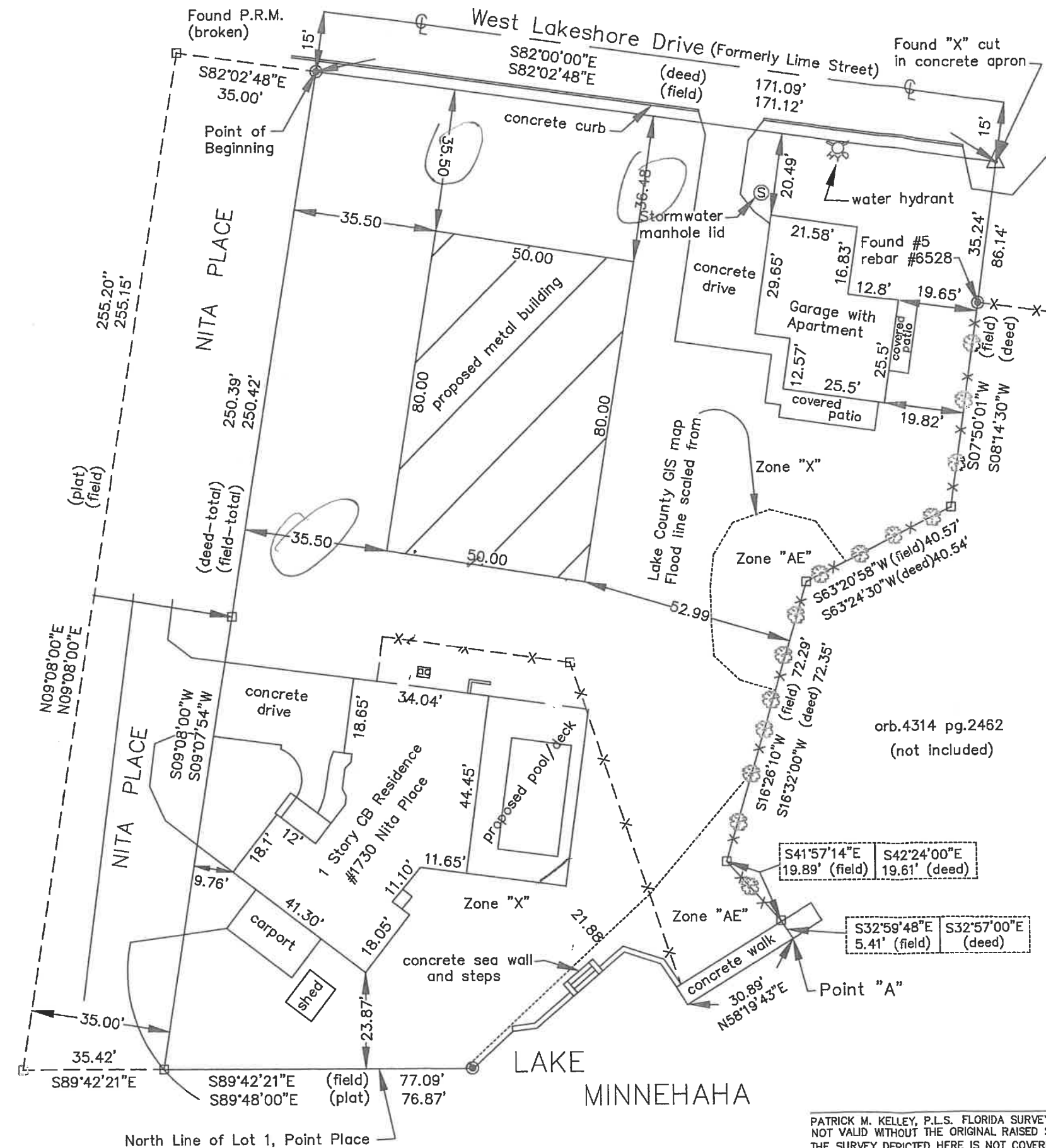
CITY OF CLERMONT
RESOLUTION NO. 2022-009R

Exhibit A:



LOCATION MAP





DESCRIPTION: FROM THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF LIME STREET AND THE EASTERLY RIGHT-OF-WAY LINE OF SETTLE STREET, AS SHOWN ON THE PLAT OF POINT PLACE, IN THE CITY OF CLERMONT, AND RECORDED IN PLAT BOOK 14, PAGE 28, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, RUN THENCE SOUTH 82 DEGREES 00' EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF LIME STREET 522.12 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF NITA PLACE, SAID POINT BEING THE POINT OF BEGINNING; RUN THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF LIME STREET SOUTH 82 DEGREES 00' EAST A DISTANCE OF 171.09 FEET; THENCE RUN SOUTH 8 DEGREES 14'30" WEST A DISTANCE OF 86.21 FEET; THENCE SOUTH 63 DEGREES 24'30" WEST, A DISTANCE OF 40.54 FEET; THENCE RUN SOUTH 16 DEGREES 32' WEST A DISTANCE OF 72.35 FEET THENCE RUN SOUTH 42 DEGREES 24' EAST A DISTANCE OF 19.61 FEET; THENCE RUN SOUTH 32 DEGREES 57' EAST TO THE WATERS OF LAKE MINNEHAHA; HEREIN DESIGNATED AS POINT "A". BEGIN AGAIN AT THE POINT OF BEGINNING AND RUN SOUTH 9 DEGREES 8' WEST A DISTANCE OF 250.39 FEET TO THE NORTH LINE OF LOT 1 OF POINT PLACE; THENCE RUN SOUTH 89 DEGREES 48' EAST ALONG SAID NORTH LINE OF LOT 1 OF POINT PLACE TO THE WATER OF LAKE MINNEHAHA; THENCE NORTHEASTERLY ALONG THE WATERS OF LAKE MINNEHAHA TO POINT "A" AND THE CLOSE OF THIS DESCRIPTION.

NOTES:

1. THE BEARINGS HEREON ARE BASED ON THE PLAT BEARING OF N.09°08'00"E., ALONG THE WEST R/W OF NITA PLACE.
2. THIS PROPERTY LIES WITHIN FLOOD ZONES "X" AND "AE" ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP. THE RESIDENCE LIES WITHIN FLOOD ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN, ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP.
3. THIS PROPERTY IS SUBJECT TO ANY FACTS THAT MIGHT BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
4. THIS SURVEY IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, SETBACKS OR RESTRICTIONS.
5. UNDERGROUND ENCROACHMENTS OR IMPROVEMENTS, IF ANY, NOT LOCATED OR SHOWN.
6. APPARENT ABOVEGROUND ENCROACHMENTS, IF ANY, AS SHOWN OR NOTED.
7. ---X---X--- FENCE MEANERING ALONG A PORTION OF LINES, VARIES IN TYPE AND HEIGHT.
8. * = SHRUBBERY MEANDERING ALONG LINE.
9. ADDITIONS OR DELETIONS TO THE SURVEY SHOWN HEREON BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.
10. □ = FOUND UNMARKED CONCRETE MONUMENT UNLESS OTHERWISE NOTED.
11. UTILITY LINES NOT LOCATED OR SHOWN.

REVISED 12/10/2018 TO SHOW (1) PARCEL

REVISED 12/29/2021 FOR PROPOSED METAL BUILDING & POOL/DECK AREA AND ADD IMPERVIOUS AREA CALCULATION

Lot area - 35,177 square feet
Impervious area = 10,869 square feet
% Impervious = 30.9

Blackburn Surveying, Inc.
L.B. # 6528
642 W. Highway 50
P.O. Box 121022
Clermont, Florida 34712
(352) 394-4417
Email: terrympitt@gmail.com

BOUNDARY SURVEY FOR:
TODD JOHNSON

SCALE: 1" = 30'	APPROVED BY: PMK	DRAWN BY: TERRY PITT
DATE: 11/28/2018	FB/PAGE: 200-17-TP	

POINT PLACE
LAKE COUNTY, FLORIDA

PAGE NO. 1 DRAWING NO. NITABOTHZIP16

PATRICK M. KELLEY, P.L.S. FLORIDA SURVEYOR'S CERTIFICATE NO. 4423
NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR & MAPPER
THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.



Todd Johnson <toddjohnson.jcg@gmail.com>

todd johnson Here's Your Custom Design Quote (#1646162316475501)

1 message

Bubba D's Sheds & Barns <quotesbubbad@gmail.com>

To: toddjohnson.jcg@gmail.com

Tue, Mar 1, 2022 at 2:18 PM

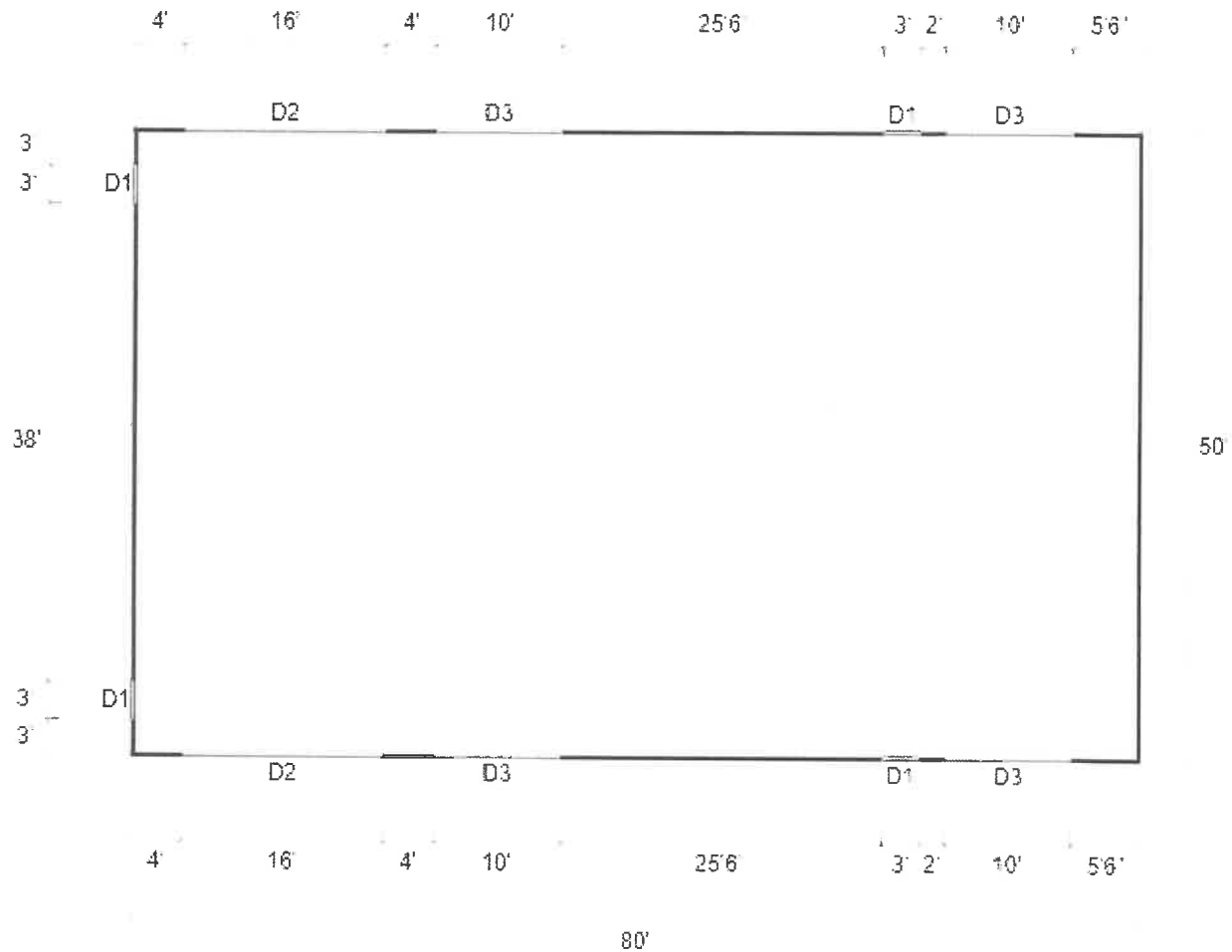


Congratulations on designing your building! Our goal is to exceed your expectations of our service and product. If you have immediate questions or concerns, please contact us.

All frame work is constructed with galvanized steel metal

*SOUTH**WEST**EAST**Lakeshore
Elev
NORTH*

FRONT



TMSD LEGEND	
D1	Walk-In Door (36x80)
D2	16'x10' Certified Garage Door
D3	10'x10' Certified Garage Door
	Closed Wall

Open Your Custom Design

Name: todd johnson
Email: toddjohnson.jcg@gmail.com
Phone: 3212997218

Delivery Location: Florida
Delivery Address: 1730 Nita Pl
Delivery City: Clermont
Delivery State: FL
Delivery ZIP: 34711

Contact me: I'm simply exploring building options right now.

Attachment A

Our Proposal is to build a 4,000 SF metal building resembling a barn with red walls, white trim, and a red or galvanized roof (rendering attached). The property previously encompassed a 2,015 sq ft non-conforming home and a detached garage/in-law suite. In 2018, we purchased the property, demolished the house, and merged the property with 1730 Nita Place. The lot where the original house was located, is currently vacant, except for the garage/in-law suite.

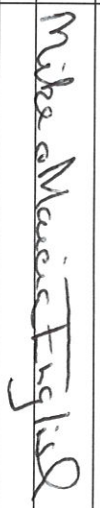
Our need for the new building has multiplied in recent months. First, we would like to clear out the in-law suite to allow my parents a place to live 6 months of the year when they travel down from up north (including sporadic stays throughout the remaining 6 months of the year). They would also utilize the attached garage for their vehicles/personal items. Second, my wife has inherited a number of vehicles from her father, as well as personal items from his 2,400 sq ft barn which she would like to keep and store under cover. I also have a race car which I drive and would like the ability to install a car lift to work on the vehicle, since the current garage does not afford me the space. Lastly, this building would be closer to our home which would allow us the ability to park our vehicles under cover (my dually truck will not fit in the carport or the existing garage).

Our plan is to provide a landscape buffer along Lakeshore Drive. We have spoken to our neighbors on Nita Place as well as neighbors on Lakeshore Drive and they have indicated their support of our plan. We believe the addition of this building will be a positive addition to the property and the aesthetics along Lakeshore Drive. Additionally, the 4,000 SF building can be placed on the property to meet the current required 35-foot corner lot setback and not exceed the maximum impervious surface coverage limitations.

Thank you for your consideration and if any additional information is required, please do not hesitate to ask.

Todd & Kathy Johnson Garage

Please see approval/sign-off from neighbors below in support of our variance request to build a 4000 SF metal building garage at 1730 Nita Place. Exterior wall colors to be a muted/earth tone color (beige, tan, cream, gray, blue, white, brown, green, maroon/burgundy, etc.). The trim may still be an accent in the same muted/earth tone color family (i.e., beige walls with blue trim, blue walls with brown trim, beige walls with maroon/burgundy trim, gray walls with blue trim, etc.). The roof will be white or galvanized. The doors will be white, match the trim color, or match the wall color. Contact numbers have been provided should additional follow-up be required. A map has also been provided to show where all approving neighbors reside.

Name	Alternate Key	Address	Phone Number	Signature	Date
Sharon Johnson	1619564	437 West Lakeshore Dr.	352-561-2141		3/10/2022
Cameron & Taylor Frosch	1626013	1721 Penzance Rd.	214-354-8606		3/17/2022
Tim & Tammy Heslin	1626081	458 West Lakeshore Dr.	352-636-0163		3/11/22
Louise Stockton	1815762	478 West Lakeshore Dr.	352-394-1453		3/16/2022
Steve & Melanie Storey	1619602	465 West Lakeshore Dr.	321-234-3894		3-19-2022
Mike & Marcia English	1803241	1728 Nita Pl.	352-636-0228		3/9/2022
Brian & Laurie Elliston	1625700	1732 Nita Pl.	321-231-6580		3/9/2022
Joyce Buttram	1625696	1734 Nita Pl.	352-242-1161		3-11-22



**CONDITIONAL USE PERMIT (CUP)
APPLICATION**

DATE: 3/1/2022

FEE: \$845
+ cost of advertisement

PROJECT NAME (if applicable): Garage

APPLICANT: Todd + Kathleen Johnson

CONTACT PERSON: Todd Johnson

Address: 1730 Nita Place

City: Clermont State: FL Zip: 34711

Phone: 321 299 7248 Fax: _____

E-Mail: Todd@johnsonconstructiongroup.net

OWNER: Todd + Kathleen Johnson

Address: 1730 Nita Place

City: Clermont State: FL Zip: 34711

Phone: 321-299-7218 Fax: _____

Address of Subject Property: 1730 Nita Place, Clermont FL 34711

General Location: Northwest area of property

Legal Description (include copy of survey): Alternate Key: 1619611

Land Use (City verification required): Low DENSITY RES

Zoning (City verification required): R1A

Attachment A

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Our need for the new building has multiplied in recent months. First, we would like to clear out the in-law suite to allow my parents a place to live 6 months of the year when they travel down from up north (including sporadic stays throughout the remaining 6 months of the year). They would also utilize the attached garage for their vehicles/personal items. Second, my wife has inherited a number of vehicles from her father, as well as personal items from his 2,400 sq ft barn which she would like to keep and store under cover. I also have a race car which I drive and would like the ability to install a car lift to work on the vehicle, since the current garage does not afford me the space. Lastly, this building would be closer to our home which would allow us the ability to park our vehicles under cover (my dually truck will not fit in the carport or the existing garage).

Our plan is to provide a landscape buffer along Lakeshore Drive. We have spoken to our neighbors on Nita Place as well as neighbors on Lakeshore Drive and they have indicated their support of our plan. We believe the addition of this building will be a positive addition to the property and the aesthetics along Lakeshore Drive. Additionally, the 4,000 SF building can be placed on the property to meet the current required 35-foot corner lot setback and not exceed the maximum impervious surface coverage limitations.

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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:	03/15/2022
Order Number:	7053483
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	54.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	2	03/29/2022 - 04/19/2022	Govt Public Notices
LEE dailycommercial.com	2	03/29/2022 - 04/19/2022	Govt Public Notices

Total Order Confirmation	\$167.68
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Ad Preview

LEGAL NOTICE

Notice is hereby given that the City of Clermont will consider a request for a Conditional Use Permit (CUP) to allow for a 4,000 square foot garage accessory building that is greater than the permitted square foot allowed for any accessory structures be located in the R-1A Single Family Low Density Residential zoning district, as required for Section 122-341 Accessory Uses and Structures.

LOCATION

1730 Nita Place, Clermont, FL
Alternate Key 1619611

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 to be held on Tuesday, April 5, 2022 at 6:30 P.M.

A public meeting will be held before the Clermont City Council to consider this request on Tuesday, April 26, 2022 at 6:30 P.M.

All public meetings are held in the Clermont City Hall, 1st 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
March 29, 2022 & April 19, 2022
7053483



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date		
Tuesday, April 5, 2022		
Agenda Item Name		
Ordinance No. 2022-012 <i>New Beginnings Small-scale CPA</i>		
Requested Action		
Recommend approval of Ordinance 2022-012.		
Staff Report		
The applicant, New Beginnings of Central Florida Inc., has two applications under consideration. The first application is for a Small Scale Comprehensive Plan Amendment and the second request is for a rezoning to a Planned Unit Development (PUD) to grant approval to construct six (6) small multi-family units and to continue to use the property for the New Beginnings thrift store and office. The applicant is requesting an amendment to the Future Land Use Map to change the property from Industrial to Commercial for a 2.3 acre site located south of the Hatteras Ave. and Citrus Tower Blvd. intersection. The property has historically been used for industrial uses since the mid-1980s. However, the property was converted to a commercial use in 2009, which is indicative of the area. The property and existing 11,470 square foot building is currently being used for retail/commercial use as the New Beginnings Thrift Store. The applicant desires to add a residential component to the project to offer people with the New Beginnings program an affordable place to live while receiving job training and employment re-establishment. New Beginnings of Central Florida, Inc., is a non-profit organization. The applicant is requesting an amendment to the Future Land Use Map to change the property from Industrial to Commercial since residential uses are not allowed in Industrial, as directed under Policy 1.10.1 of the City's Future Land Use Element. The existing retail thrift store is an allowable use under the Industrial future land use. The applicant's request to change to the Commercial future land use allows residential uses along with continuing the commercial use, as directed under Policy 1.9.1 of the City's Future Land Use Element. The change in land use reduces the density of building area permissible from a floor area ratio of 1.0 down to 0.25. This change also reduces the opportunity of intensive industrial uses in an area that has transitioned to more commercial and residential uses over the past several decades. A more comprehensive review is in the attached staff analysis report. Staff has reviewed the applicant's request to change the future land use from Industrial to Commercial. The existing commercial use of the thrift store and proposed residential component is in conformance with the proposed Commercial future land use. The reduction in intensity of land uses in this area is consistent with the development activity over the past 20 years, which is supportive of the downgrade from Industrial to Commercial future land use. Therefore, staff recommends approval of Ordinance No. 2022-012.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Ord 2022-012 - New Beginnings CPA	Ord 2022-012 - New Beginnings CPA ORDINANCE	

	(03.09.2022)	(03.09.2022).pdf
2.	New Beginnings sixplex Maps	New Beginnings sixplex Maps.pdf
3.	New Beginnings Housing Concept - 3-28-22	New Beginnings Housing Concept - 3-28-22.pdf
4.	Staff Analysis New Beginnings V2	Staff Analysis New Beginnings V2.pdf
5.	New Beginnings CPA-Citrus Tower	New Beginnings CPA-Citrus Tower.pdf
6.	SSCPA Legal Ad New Beginnings	SSCPA Legal Ad New Beginnings.pdf



CITY OF CLERMONT
ORDINANCE NO. 2022-012

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

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

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

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

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

SECTION 1.

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

LEGAL DESCRIPTION

PARCEL 1:

THE NORTH 324.2 FEET OF THE WEST 268.72 FEET OF TRACT 5, IN SECTION 20, TOWNSHIP 22 SOUTH, RANGE 26 EAST, ACCORDING TO THE PLAT OF LAKE HIGHLANDS COMPANY RECORDED IN PLAT BOOK 3, PAGE 30, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA

AND

PARCEL 2:

THE NORTH 50 FEET OF THE WEST 268.72 FEET OF THE FOLLOWING DESCRIBED PARCEL: THE WEST ½ OF TRACT 5, IN SECTION 20, TOWNSHIP 22 SOUTH, RANGE 26 EAST, ACCORDING TO THE PLAT OF LAKE HIGHLANDS COMPANY, RECORDED IN PLAT BOOK 3, PAGE 30, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LESS AND EXCEPT THE NORTH 324.2 FEET OF THE WEST 268.72 FEET THEREOF.

LOCATION

Site located south of the Hatteras Ave. and Citrus Tower Blvd. intersection,
Currently used as New Beginnings Thrift Store.
Alternate Key #3801361
2.30 +/- Acres



CHANGE IN FUTURE LAND USE DESIGNATION:

FROM: INDUSTRIAL
TO: COMMERCIAL

SECTION 2: CONFLICT

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



CITY OF CLERMONT
ORDINANCE NO. 2022-012

SECTION 3: SEVERABILITY

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

SECTION 4: ADMINISTRATIVE CORRECTION

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

SECTION 5: PUBLICATION AND EFFECTIVE DATE

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



CITY OF CLERMONT
ORDINANCE NO. 2022-012

ORDAINED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, this 26th day of April 2022.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Exhibit - Location Map – New Beginnings 6-plex



Exhibit – Future Land Use Map – New Beginnings 6-plex

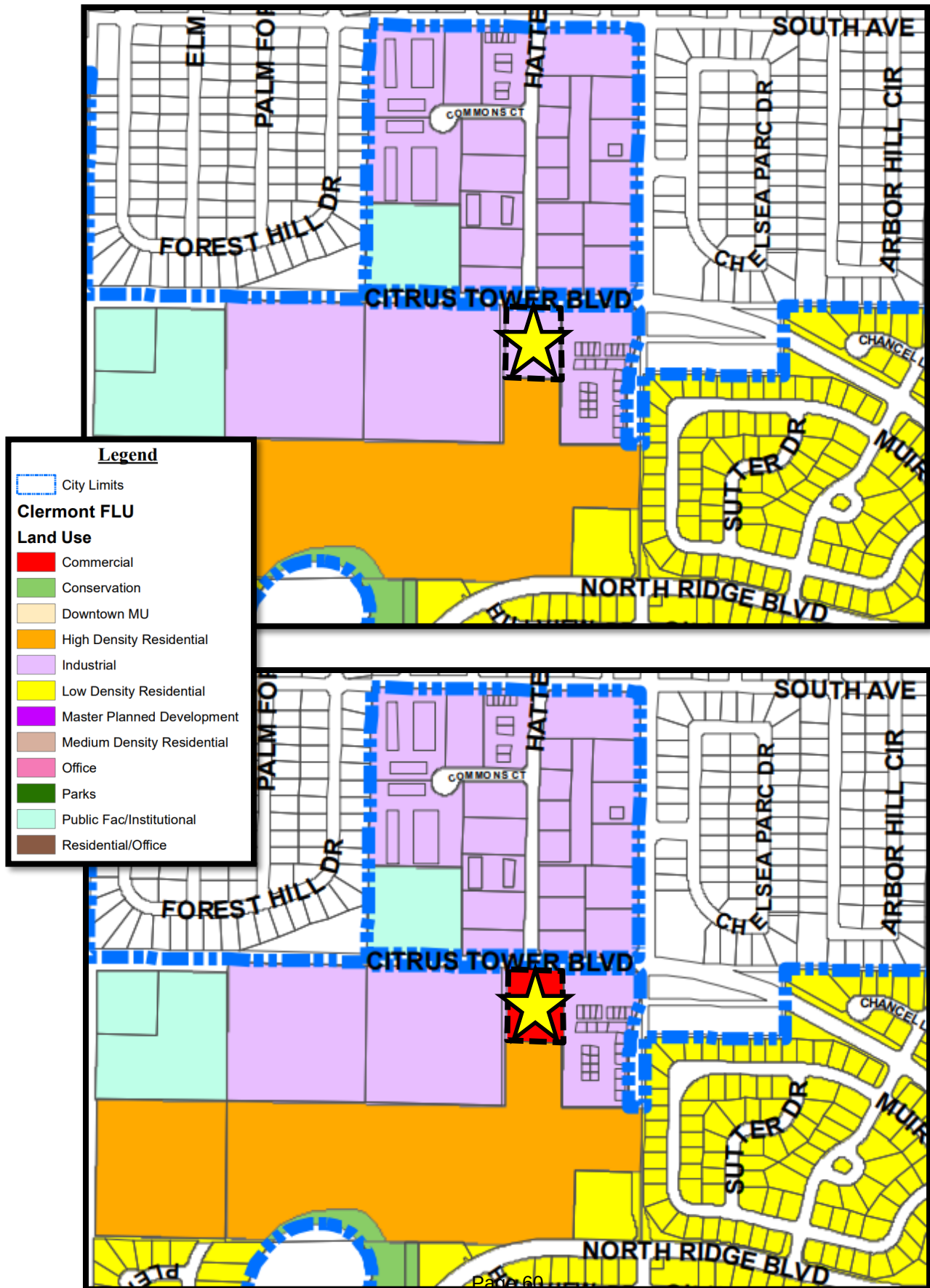
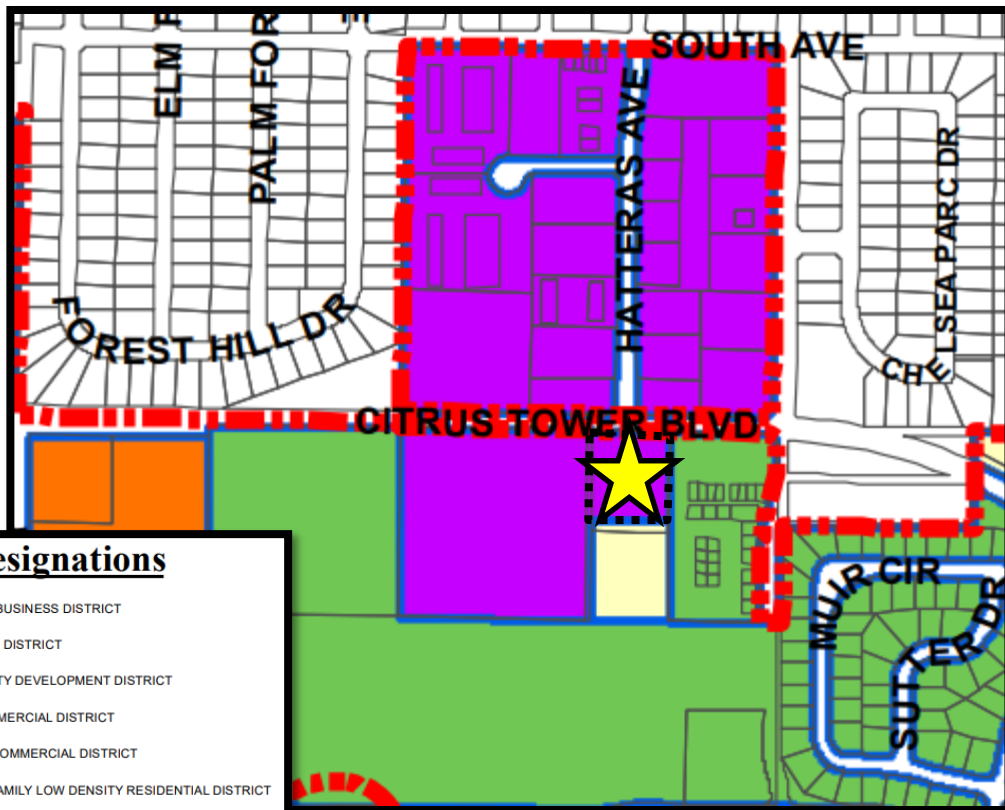
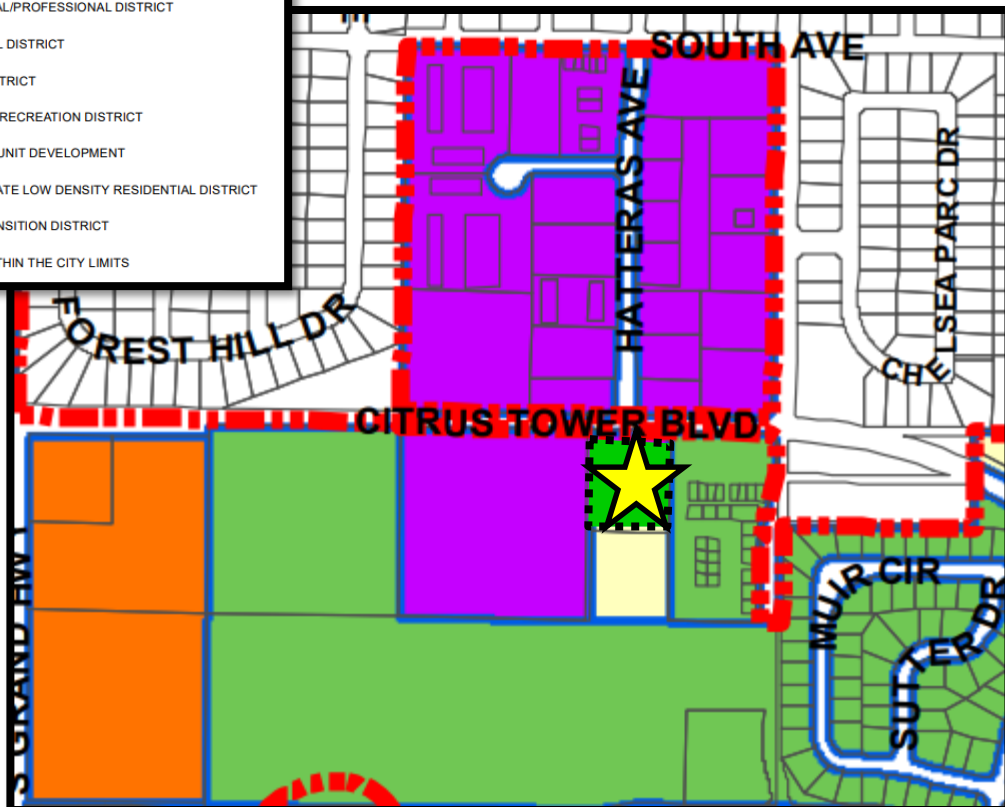


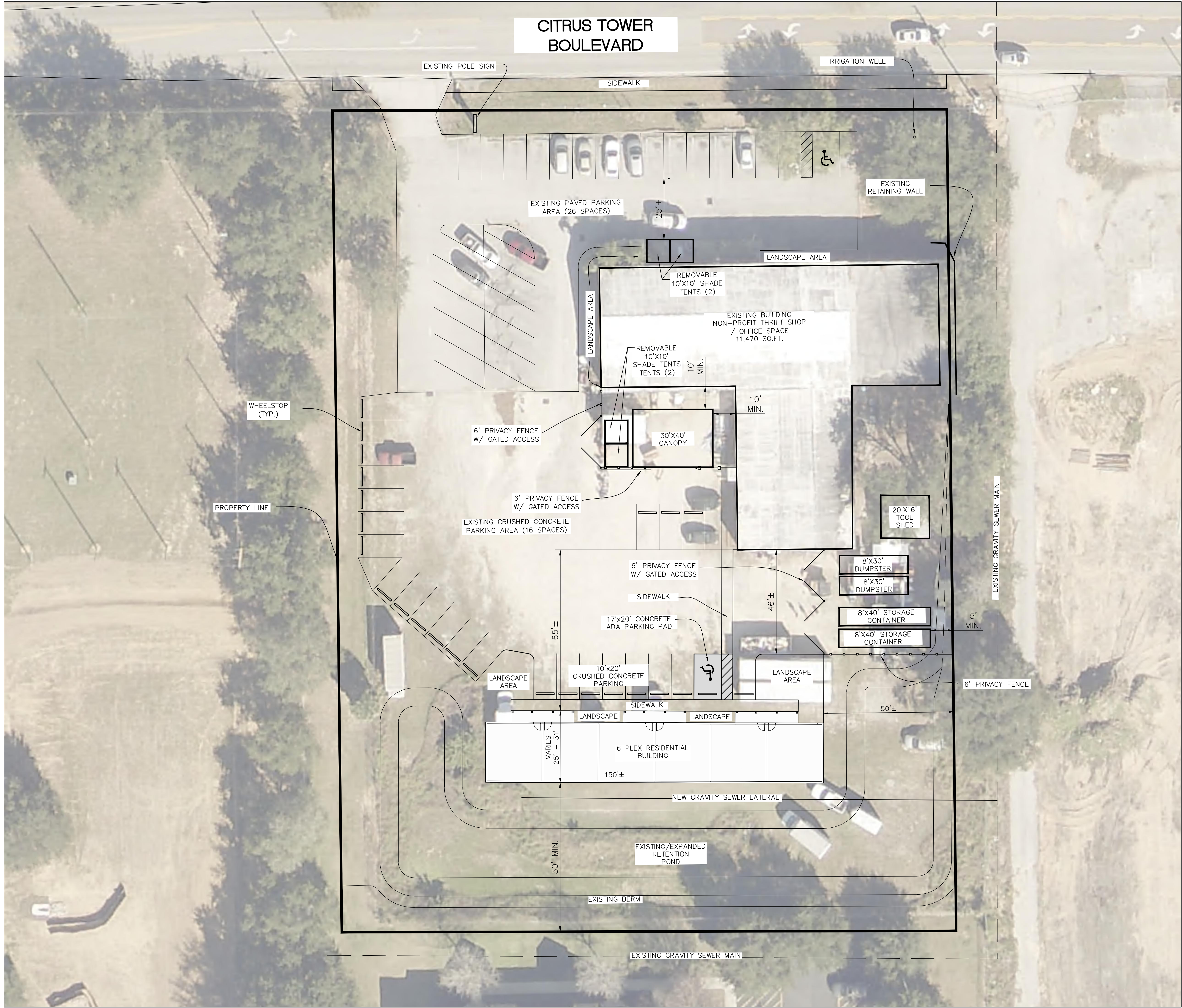
Exhibit – Zoning Map – New Beginnings 6-plex



Zoning Designations

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





SITE DATA

PROPERTY AREA:	2.3 ACRES±																				
PARCEL NUMBERS:	19-22-26-0805-005-00002																				
ALTERNATE KEY:	3801361																				
EXISTING ZONING:	M-1 INDUSTRIAL																				
PROPOSED ZONING:	PUD																				
EXISTING USE:	NON PROFIT THRIFT STORE TRAINING CENTER OFFICE																				
REQUESTED USE:	NON PROFIT THRIFT STORE TRAINING CENTER OFFICE 6 PLEX RESIDENTIAL																				
PROPOSED DENSITY:	6 UNITS (2.6 UNITS/ ACRE)																				
BUILDING HEIGHT:	1 STORY																				
ADJACENT ZONING:	NORTH: M-1 INDUSTRIAL SOUTH: PUD-RESIDENTIAL EAST: PUD-COMMERCIAL/INDUSTRIAL WEST: M-1 INDUSTRIAL																				
BUILDING SETBACKS:	<table><tr><th></th><th>REQUIRED</th><th>EXISTING</th><th>PROPOSED</th></tr><tr><td>NORTH:</td><td>25'</td><td>65'</td><td>260'</td></tr><tr><td>SOUTH:</td><td>25'</td><td>160'</td><td>50'</td></tr><tr><td>EAST:</td><td>12'</td><td>3.3'</td><td>20'</td></tr><tr><td>WEST:</td><td>12'</td><td>100'</td><td>75'</td></tr></table>		REQUIRED	EXISTING	PROPOSED	NORTH:	25'	65'	260'	SOUTH:	25'	160'	50'	EAST:	12'	3.3'	20'	WEST:	12'	100'	75'
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LANDSCAPE BUFFERS:	<table><tr><td>NORTH:</td><td>15'</td><td>15'</td><td>15'</td></tr><tr><td>SOUTH:</td><td>10'</td><td>10'</td><td>10'</td></tr><tr><td>EAST:</td><td>10'</td><td>10'</td><td>10'</td></tr><tr><td>WEST:</td><td>10'</td><td>10'</td><td>10'</td></tr></table>	NORTH:	15'	15'	15'	SOUTH:	10'	10'	10'	EAST:	10'	10'	10'	WEST:	10'	10'	10'				
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SOUTH:	10'	10'	10'																		
EAST:	10'	10'	10'																		
WEST:	10'	10'	10'																		
IMPERVIOUS COVERAGE:	80% MAXIMUM																				
	1.38 ACRES (60%) TOTAL PROPOSED																				
PARKING REQUIRED:	1 SPACE PER 333 SQ.FT. RETAIL (EXISTING USE) 1 SPACE PER 200 SQ.FT. OFFICE (EXISTING USE) 2 SPACES/2 BEDROOM UNIT (PROPOSED USE) 9,237 SQ.FT. RETAIL = 28 SPACES 2,233 SQ.FT. OFFICE = 11 SPACES 6 UNITS @ TWO BEDROOMS = 12 SPACES 51 SPACES																				
PARKING PROVIDED:	42 EXISTING PARKING SPACES 9 NEW SPACES PROPOSED 51 TOTAL SPACES PROVIDED																				

- SITE PLAN NOTES:
1. SITE IS CURRENTLY FENCED WITH A 5' TO 6' TALL CHAINLINK FENCE WITH 3 STRAND BARBED WIRE. BARBED WIRE TOP PORTION SHALL BE REMOVE FROM THE TOP OF FENCE AROUND THE ENTIRE PERIMETER OF THE PROPERTY.
 2. FENCE AND GATE ALONG PROPERTY FRONTAGE SHALL BE REMOVED.
 3. LANDSCAPING AND RIGHT OF WAY VEGETATION SHALL BE PROVIDED ALONG THE PROPERTY FRONTAGE.
 4. EXISTING NON-CONFORMING POLE SIGN SHALL BE REMOVED AND REPLACED WITH A CONFORMING SIGN.
 5. A SIDEWALK WILL BE PROVIDED ALONG THE ENTIRE FRONTAGE OF THE PROPERTY ON CITRUS TOWER BOULEVARD.
 6. EXISTING STORAGE CONTAINERS AND DUMPSTER SHALL BE FENCED WITH A 6' PRIVACY FENCE.
 7. EXISTING WELL TO BE USED FOR IRRIGATION.
 8. ALL ONSITE UTILITIES TO BE PRIVATE AND TO BE MAINTAINED BY THE OWNER.
 9. FIRE HYDRANTS, WATER SUPPLY, AND BUILDING AUTOMATIC FIRE SPRINKLER SYSTEM, IF REQUIRED, SHALL MEET THE CITY OF CLERMONT AND THE FLORIDA FIRE PREVENTION CODE REQUIREMENTS.
- VARIANCES:
1. ALLOW EXISTING CRUSHED CONCRETE TO BE USED FOR ON-SITE PARKING. ALL PARKING SPACES WITHIN THE CRUSHED CONCRETE AREA SHALL BE MARKED WITH WHEELSTOPS.
 2. ELIMINATE PERIMETER LANDSCAPING. LANDSCAPING WILL BE PROVIDED ALONG THE FRONTAGE OF THE PROPERTY AT CITRUS TOWER BOULEVARD AND ADJACENT TO THE FRONT OF THE PROPOSED 6 PLEX RESIDENTIAL BUILDING.

APP'D BY

DESCRIPTION

DATE

REV.

NEW BEGINNINGS

CONCEPT PLAN

**HIGHLAND
ENGINEERING, INC.**
415 Citrus Tower Blvd.
Clermont, Florida 34711
Office 407-275-7877
Fax 407-275-7901
CA No. 27612

JOB No.: NBL-007

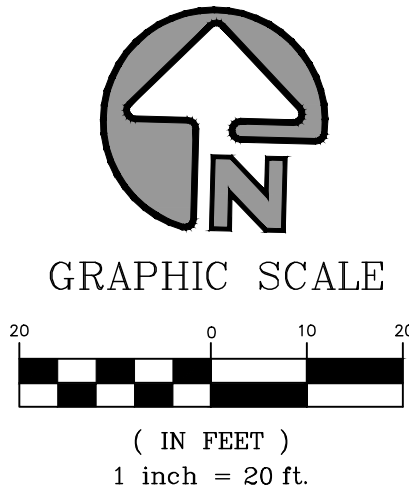
DESIGNED BY: KMW

DRAWN BY: KMW

APPROVED BY: JWB

DATE: 3/16/2022

SHEET:





CITY OF CLERMONT

Staff Analysis Report

OWNER: New Beginnings of Central Florida, Inc.

APPLICANT: Steve Smith

PROJECT NAME: New Beginnings Village

REQUESTED ACTION: The applicant has two applications under consideration. The first application is for a Small Scale Comprehensive Plan Amendment to change the property from Industrial to Commercial. The second request is for a rezoning to a Planned Unit Development (PUD) to grant approval to construct six (6) small multi-family units and to continue to use the property for the New Beginnings thrift store and office.

SIZE OF PARCEL: 2.3 +/-acres

LOCATION: Site located south of the Hatteras Ave. and Citrus Tower Blvd. intersection, currently used as New Beginning Thrift Store.

EXISTING ZONING: Industrial

EXISTING LAND USE: 11,470 square foot building used for retail/office use

FUTURE LAND USE CATEGORY: Industrial

BACKGROUND

The subject property, approximately 2.3 acres, has historically been used for industrial uses since the mid-1980s. The current 11,470 square foot building was constructed in 1985 and has historically been used for office/warehouse uses. The property is currently zoned Industrial and the future land use is Industrial. This area of the City has historically been used for Industrial type uses, but it has slowly been converted over to more Commercial and Residential uses within the past twenty years. In 2009, the building was converted into commercial use. In February of 2015, New Beginnings acquired the operation at the location and continues to use it as a commercial use.



The applicant is requesting the ability to construct a single building in the rear of the property consisting of six, 600 square foot living units. These units are planned to be used for people within the New Beginnings program to offer them a place to live while receiving job training and employment re-establishment with the goal of moving on to Woodwinds or another housing option once they regain financial independence. The applicant has indicated this is a need in our community and desires to offer this option.

The Industrial future land use and Industrial zoning does not allow residential uses. Therefore; the applicant is requesting the change to Commercial future land use to allow residential uses along with a rezoning to a Planned Unit Development to allow the residential and commercial uses to coincide on the property. The applicant desires to continue the New Beginnings Thrift Store along with this new residential opportunity.

Small Scale Comprehensive Plan Amendment

The applicant is requesting an amendment to the Future Land Use Map to change the property from Industrial to Commercial since residential uses are not allowed in Industrial, as directed under Policy 1.10.1 of the City's Future Land Use Element. The existing retail thrift store is an allowable use under the Industrial future land use. The applicant's request to change to the Commercial future land use allows residential uses along with continuing the commercial use, as directed under Policy 1.9.1 of the City's Future Land Use Element. The change in land use reduces the density of building area permissible from a floor area ratio of 1.0 down to 0.25. This change also reduces the opportunity of intensive industrial uses in an area that has transitioned to more commercial and residential uses over the past several decades.

PUD Amendment

The applicant is requesting a rezoning from Industrial to a Planned Unit Development zoning. The applicant desires to add an affordable housing option at the New Beginnings Thrift Store location. The property was originally developed in 1985 for an industrial use with 11,470 square foot building used for storage and office use. The area around the building was used for parking of equipment and vehicles, as seen below in an aerial photograph from 2004.



Since that time, the area has transitioned from heavy industrial to more residential and commercial uses. In order to provide a residential component on the property, the current industrial zoning does not allow residential uses. The property adjacent to the south is currently used as apartments, constructed in 2006, a Family Dollar store northeast of the site constructed in 2015, a Duke Energy training facility to the west and a new flex office industrial use park under construction to the east. The applicant is aware of the current land uses and desires to add the residential component.

The overall project area is 2.3 acres. The rear of the property is currently vacant and this is where the applicant desires to construct a single, six unit residential building. Each living unit will be a minimum of 600 square feet living and will consist of two bedrooms and one bath. Each unit will be offered to a family unit that has enlisted in the New Beginnings training program. No individual bedrooms will be rented. New Beginnings is a non-profit organization that provides people with assistance that have lost their job, home and hope. The applicant has indicated that once the family unit is financially stable, then rent will be collected that will not exceed 60% Area Median Income for our area. The current Area Median Income (AMI) for the Orlando area, as determined by HUD in 2022, is \$70,800 for a family of four. This translates to a monthly rent maximum of \$1,062 a month ($70,800 \times 60\% \text{ AMI} = 42,480$ a year income / 12 months = 3,540 a month $\times 30\%$ housing expense = \$1,062 monthly housing expense). A condition has been added to the PUD to ensure the applicant follows this rental commitment.

The applicant desires to continue the thrift store use in the 11,470 square foot building along with adding some accessory structures. The applicant has indicated that they would like to add a 30 feet by 40 feet metal canopy structure adjacent to the rear of the existing building. The applicant has indicated that this is the receiving area of goods coming into the thrift store. In addition, the applicant is requesting to keep two 8 feet by 40 feet metal storage containers for goods as well along with two dumpsters. A 16 feet by 20 feet tool shed is also being requested.

The applicant has agreed to bring the site into conformance with majority of the Land Development Codes. This includes removing the barbed wire fencing at the top of the existing fencing, installing landscaping along the Citrus Tower right of way, connecting the sidewalk along Citrus Tower between the adjacent properties, and bringing the current signage into conformance with code. In addition, the applicant is working on renovation plans to improve the existing exterior of thrift store.

The applicant is requesting two waivers to the code. The two waivers include:

1. To allow the existing crushed concrete in the rear portion of the property to be used for parking instead of improving to City standard.
2. To eliminate the perimeter landscape requirement along the property lines to the east, south and west. Landscaping will be install along the Citrus Tower right of way and in front of the proposed six-plex.

STAFF RECOMMENDATION:

Small Scale Amendment: Staff has reviewed the applicant's request to change the future land use from Industrial to Commercial. The existing commercial use of the thrift store is in conformance with the proposed Commercial future land use. The proposed residential component is not allowed in the Industrial future land use. The reduction in intensity of land uses in this area is consistent with the development activity over the past 20 years, which is supportive of the downgrade from Industrial to Commercial future land use. Therefore, staff recommends approval of Ordinance No. 2022-12.

PUD Amendment: Staff has reviewed the application and proposed project in regards to Section 122-315 Review Criteria for a Planned Unit Development. The proposed residential use does not appear to have an impact on traffic conditions that would be noticeable and would be considered De minimis. The property is currently being served by public utilities and the additional demand can be provided by the City. The addition of the residential component would be in a close proximity in relationship to the existing residential uses to the south. Since the applicant's request is out of the ordinary for a commercial/residential project, the Planned Unit Development zoning offers the ability to consider the proposal as presented. Staff is supportive of the project if it develops according to the proposed site plan and the applicant manages the residential component as indicated. Staff has placed conditions within the ordinance to assist with the operation of the project. Therefore, staff recommends approval of Ordinance No. 2022-013.



CITY OF CLERMONT
COMPREHENSIVE PLAN AMENDMENT
Application

DATE: JANUARY 20,2022

FEE: 755

Project Name (if applicable): NEW BEGINNINGS VILLAGE

Applicant: NEW BEGINNINGS OF CENTRAL FLORIDA, INC

Contact Person: STEVE SMITH

Address: PO BOX 12112

City: CLERMONT State: FL Zip: 34711

Phone: 4075950179 Fax:

E-Mail: stevesmith@nbcfl.org

OWNER: NEW BEGINNINGS OF CENTRAL FL, INC

Address: 415 CITRUS TOWER BLVD

City: CLERMONT State: FL Zip: 34711

Phone: 4075950179 Fax:

E-Mail: stevesmith@nbcfl.org

General Location:

CORNER OF HADERAS AND CITRUS TOWER BLVD

Legal Description (include copy of survey): CLERMONT LAIKE HIGHLANDS 2-22 26 N 374 FT
OF W 268 72 FT OF TRACT 5PB 30 ORB PG 1887

Property size (in acres or square feet):

Flood hazard area (yes) and approx. acreage 2.3M (no)X

Existing (Actual) Land Use: M1 INDUSTRIAL DISTRICT

Existing Zoning: C2 COMMERCIAL

Existing Future Land Use: MI INDUSTRIAL

Proposed Future Land Use: COMMERCIAL

Type of development proposed: 6 SINGLE STORY TOWNHOMES



Proposed density (dwelling units/acre) or intensity: 3 UNITS/ACRE

Proposed Zoning District: COMMERCIAL

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

ADULTS USED TO BE TRANSPORTED FROM HOMES OWNED BY NEW BEGINNINGS TO THE TRAINING CENTER LOCATED AT 415 CITRUS TOWER BLVD. THE PREVIOUS HOMES WERE SOLD DUE TO EXTENSIVE MAINTENANCE REQUIRED WITH INTENT LOCATING HOUSING ON PROPERTY WHERE TRAINING CENTER CURRENTLY EXISTS. THIS IS THE ONLY AGENCY IN CLERMONT PEOPLE WHO HAVE LOST THEIR JOB AND HOME TO HAVE A PLACE TO LIVE AND REABILITATE.

THE CURRENT RETAIL STORE HAS AMPLE PARKING FOR CUSTOMERS BASED ON ITS 5,000 SQ FT SHOWROOM AND A SMALL STAFF WHO USE THE OFFICES.

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

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

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

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

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



APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Steve Smith

, who being

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

1. That he (she) affirms and certifies that he (she) understands and will comply with all ordinances, regulations and policies of Lake County, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his (her) knowledge and belief, and further, that this application and attachments shall become part of the official records of the City of Clermont, Florida, and are not returnable.
2. That he (she) desires a Future Land Use Amendment from Industrial to Commercial for the property legally described on the attachment of this application.
3. That the submittal requirements for the application have been completed and attached hereto as part of the application.

Steve Smith
Affiant - Applicant Name (print)

X Steve Smith
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 21st day of January, 2022.



JAN R. CRAGO
Commission # GG 238348
Expires September 13, 2022
Bonded Thru Budget Notary Services

X Jan R. Crago
Notary Public, State of Florida at Large

My Commission Expires: 9/13/2022



OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Steve Smith

, who being

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

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

Steve Smith
Affiant - Applicant Name (print)

X Steve Smith
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 3rd day of February, 2022.

X Dawn Stalaker
Notary Public, State of Florida

My Commission Expires:



Addendum for New Beginnings Village

Over the past 14 years New Beginnings has helped people who have lost their job, home and hope by providing them counseling, job training and free housing. Over these past 14 years over 500 adults have come thru our program that lasts from 3-9 months. They leave the program once they have secured stable income and move into affordable housing, such as Woodwinds. Due to the high maintenance of the properties that we owned in downtown Clermont, they have recently been sold. This housing were used for those seeking job training and counseling and we need to replace them with homes located at our training center located at 415 Citrus Blvd. Because we own 2.3 acres, of which much is vacant land, we want to build six 2 bedroom homes each having 600 sq ft of living space along the south side facing the 2 story multifamily apts. To accomplish this we are seeking 3 waivers:

1. Because our trainees do not have cars we are asking for a waiver to only have 1 gravel parking space in front of each unit and 1 paved parking for handicap.
2. We are asking for a waiver to allow the existing crushed concrete (instead of concrete) to remain as it is sufficient and strong enough for fire trucks to drive on. (dump trucks pick up trash here weekly).
3. Because the east, west and north adjacent neighbors are commercial and the south side is a 2 store multifamily apt community, who all have landscape surrounding us, we are asking to waive the requirement to install landscaping and sprinklers around the perimeter of our property (1,256 lineal ft). We will landscape around the front of the proposed 6 plex building. Because we are located about 50 ft away from the apts on the south side which is separated by existing landscaping and a retention pond, we do not feel it prudent to install more landscaping along the south side. (see attached view from our property looking south towards the 2 story apts)

CITY OF CLERMONT
NOTICE OF PROPOSED LAND USE CHANGE
Small Scale Comprehensive Plan Amendment
ORDINANCE NO. 2022-012

The Clermont Planning and Zoning Commission will hold a public meeting on Tuesday, April 5, 2022 at 6:30 PM., and a public meeting will be held before the Clermont City Council on Tuesday, April 26, 2022 at 6:30 PM. for the final reading of the adoption ordinance to consider a proposed change to the City's Future Land Use Map. The map amendment would change the Future Land Use designation for the 2.30 +/- acre parcel below from Clermont Industrial to Clermont Commercial Land Use Designation. (Alternate Key #3801361).



Location:

Site located south of the Hatteras Ave. and Citrus Tower Blvd. intersection,
Currently used as New Beginnings Thrift Store.
Alternate Key #3801361
2.30 +/- Acres

ORDINANCE NO. 2022-012

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

The public hearings are held in the Council Chambers of City Hall, located at 685 W. Montrose Street, and are open to public comment.

The proposed amendment may be inspected at the City's Development Services Department located on the first floor of City Hall, between 8 AM and 5 PM Monday through Friday.

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

Tracy Ackroyd Howe, MMC
City Clerk



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date	
Tuesday, April 5, 2022	
Agenda Item Name	
Ordinance No. 2022-013 <i>New Beginnings Rezoning</i>	
Requested Action	
Recommend approval of Ordinance 2022-013.	
Staff Report	
The applicant, New Beginnings of Central Florida Inc., is requesting a rezoning from Industrial to a Planned Unit Development zoning. The applicant desires to add an affordable housing option at the New Beginnings Thrift Store location. The current Industrial zoning does not permit residential use on the property. The property is a 2.3 acre site located south of the Hatteras Ave. and Citrus Tower Blvd. intersection. The property was originally developed in 1985 for an industrial use with 11,470 square foot building used for storage and office use. The area around the building was used for parking of heavy equipment and vehicles. The applicant is requesting the ability to construct a single building in the rear of the property consisting of six, 600 square feet living units. These units are planned to be used for people within the New Beginnings program to offer them a place to live while receiving job training and employment re-establishment with the goal of moving on to Woodwinds or another housing option once they regain financial independence. The applicant has indicated this is a need in our community and desires to offer this option. New Beginnings is a non-profit organization. The applicant desires to continue the thrift store use in the 11,470 square foot building along with adding some accessory structures. The applicant has indicated that they would like to add a 30 feet by 40 feet metal canopy structure adjacent to the rear of the existing building. The applicant has indicated that this is the receiving area of goods coming into the thrift store. In addition, the applicant is requesting to keep two 8 feet by 40 feet metal storage containers for goods as well along with two dumpsters. A 16 feet by 20 feet tool shed is also being requested. The applicant has agreed to bring the site into conformance with majority of the Land Development Codes except for two waivers. The two waivers include: (1) to allow the existing crushed concrete in the rear portion of the property to be used for parking instead of improving to City standard and (2) to eliminate the perimeter landscape requirement along the property lines to the east, south and west. Landscaping will be install along the Citrus Tower right of way and in front of the proposed six-plex. A more comprehensive review is in the attached staff analysis report. Staff has reviewed the application and proposed project in regards to Section 122-315 Review Criteria for a Planned Unit Development. The proposed residential use does not appear to have an impact on traffic conditions that would be noticeable and would be considered De minimis. The property is currently being served by public utilities and the additional demand can be provided by the City. The addition of the residential component would be in a close proximity in relationship to the existing residential uses to the south. Since the applicant's request is unique for a commercial/residential project, the Planned Unit Development zoning offers the ability to consider the proposal as presented. Staff is supportive of the project if it develops according to the proposed site plan and the applicant manages the residential component as indicated. Staff has placed conditions within the ordinance to assist with the operation of the project. Therefore, staff recommends approval of Ordinance No. 2022-013.	
Additional Analysis	
Fiscal Impact Summary	

Fiscal Impact		Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)			
1.	Ord 2022-013 New Beginnings REZ (03.29.2022)	Ord 2022-013 New Beginnings REZ (03.29.2022).pdf	
2.	New Beginnings sixplex Maps	New Beginnings sixplex Maps.pdf	
3.	New Beginnings Housing Concept - 3-28-22	New Beginnings Housing Concept - 3-28-22.pdf	
4.	Staff Analysis New Beginnings V2	Staff Analysis New Beginnings V2.pdf	
5.	New Beginnings Rezoning-Citrus Tower	New Beginnings Rezoning-Citrus Tower.pdf	
6.	backup	backup.pdf	
7.	REZ Legal Ad New Beginnings	REZ Legal Ad New Beginnings.pdf	



CITY OF CLERMONT
ORDINANCE NO. 2022-013

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

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

SECTION 1:

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

LEGAL DESCRIPTION

PARCEL 1:

THE NORTH 324.2 FEET OF THE WEST 268.72 FEET OF TRACT 5, IN SECTION 20, TOWNSHIP 22 SOUTH, RANGE 26 EAST, ACCORDING TO THE PLAT OF LAKE HIGHLANDS COMPANY RECORDED IN PLAT BOOK 3, PAGE 30, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA

AND

PARCEL 2:

THE NORTH 50 FEET OF THE WEST 268.72 FEET OF THE FOLLOWING DESCRIBED PARCEL: THE WEST ½ OF TRACT 5, IN SECTION 20, TOWNSHIP 22 SOUTH, RANGE 26 EAST, ACCORDING TO THE PLAT OF LAKE HIGHLANDS COMPANY, RECORDED IN PLAT BOOK 3, PAGE 30, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LESS AND EXCEPT THE NORTH 324.2 FEET OF THE WEST 268.72 FEET THEREOF.

LOCATION

Site located south of the Hatteras Ave. and Citrus Tower Blvd. intersection,
Currently used as New Beginnings Thrift Store.

Alternate Key #3801361

2.30 +/- Acres



REQUESTED ACTION:

**To rezone the property from M-1 Industrial zoning to
Planned Unit Development (PUD) zoning to allow residential and commercial uses**

SECTION 2. GENERAL CONDITIONS

This application for a Planned Unit Development is to allow for a 6-unit multi-family residential Planned Unit Development along with C-2 General Commercial uses; be granted subject to the following conditions:

1. The conditions as set forth in this Planned Unit Development shall be legally binding upon any heirs, assigns and successors in title or interest.
2. The property shall be developed in substantial accordance with the New Beginnings Concept Plan prepared by Highland Engineering, Inc., dated 03-16-2022. Formal construction plans incorporating all conditions stated in this permit shall be submitted for review and approved by the Site Review Committee prior to the issuance of a zoning clearance or other development permits.
3. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.

4. Fiber optic conduit and pull boxes may be required to be installed by the developer in the utility easements to extend the City's fiber optic network. The City's Information Technology Director will work with the developer at the time of site plan review to determine the extent of fiber optic conduit. The City will reimburse the developer at 100 percent for all costs including design, permitting, materials, and construction of the fiber optic conduit and pull boxes.

SECTION 3. LAND USES AND SPECIFIC CONDITIONS

1. The PUD Concept Plan shows an existing 11,470 square foot building fronting on Citrus Tower Boulevard that will be permitted for C-2 General Commercial Use, including office and retail sales. To the rear of this building, one additional building consisting of 6 housing units may be constructed. Each unit shall be a minimum of 600 square feet living space.
2. Setbacks for the existing commercial building

From Citrus Tower	25 feet from the property line
East property line:	3 feet from the property line
West property line:	12 feet from the property line
South property:	25 feet from the property line
3. Setbacks for the multi-family building

From Citrus Tower	25 feet from the property line
East property line:	12 feet from the property line
West property line:	12 feet from the property line
South property:	25 feet from the property line
4. In the spirit of providing affordable temporary housing, each housing unit shall not exceed the rental rate of 60% of the Area Median Income (AMI). This is to be determined on a yearly basis by the Area Median Income (AMI) for the City of Clermont, as defined each year by the U.S. Department of Housing and Urban Development (HUD) for the Orlando-Kissimmee-Sanford, FL MSA. This shall be for a minimum of 30 years.
5. One family unit shall only be allowed per rental unit. Bedrooms shall not be individually rented.
6. The multi-family building shall be constructed in a manner that shall meet the City of Clermont's Architectural Standards and as represented in the provided elevations.
7. The City of Clermont Fire Marshall shall determine the feasibility and design of the access point and the necessary means of ingress/egress to the residential development at the time of site plan review and approval. The multi-family building will be required to be sprinkled, as required by the applicable Fire Code.

8. The applicant is requesting the ability to use two (2) 8 feet by 40 feet outside storage containers behind the commercial building for product used in the retail sales operation. The container placement and use must be in accordance with applicable Fire Code and those of other appropriate jurisdictional entities. If the containers become unsightly, house and produce rodents or vermin, or any other health, safety and welfare issue is observed and verified, the containers shall be removed.
9. The applicant is requesting the placement and use of a 30 feet by 40 feet metal canopy on a permanent basis located behind the 11,470 square foot building for the receiving and sorting of thrift store items. The canopy use must be in accordance with applicable Fire Code and those of other appropriate jurisdictional entities. If the canopy become unsightly, house and produce rodents or vermin, or any other health, safety and welfare issue is observed and verified, the canopy shall be removed.
10. The applicant is requesting the placement and use of a 16 feet by 20 feet shed on a permanent basis located adjacent to the 11,470 square foot building. The shed use must be in accordance with applicable Fire Code and those of other appropriate jurisdictional entities. If the canopy become unsightly, house and produce rodents or vermin, or any other health, safety and welfare issue is observed and verified, the tent shall be removed.
11. This Planned Unit Development shall become null and void if substantial construction work has not begun within two (2) years of the date that this Planned Unit Development is executed and signed by the permittee. "Substantial construction work" means the commencement and continuous prosecution of construction of required improvements ultimately finalized at completion. If the Planned Unit Development becomes null and void, the property will revert to the C-2 General Commercial Zoning Designation and the proposed 6 multi-family units will be null and void.
12. School concurrency shall be met before final site plan approval in accordance with the Comprehensive Plan and Land Development Code.
13. The project shall be developed according to the C-2 General Commercial zoning designation in the Land Development Code, unless expressly stated above.

SECTION 4: WAIVERS

1. The applicant is requesting a waiver to use the existing gravel parking area behind the existing commercial building for parking in lieu of upgrading this area of the parking lot to City standards. Handicap parking along with ADA accessibility to the multi-family building will be required.
2. The applicant is requesting a waiver to eliminate the perimeter landscape buffer requirement along the property lines. A landscape buffer along Citrus Tower Boulevard right-of-way will be installed.



CITY OF CLERMONT
ORDINANCE NO. 2022-013

SECTION 5: CONFLICT

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

SECTION 6: SEVERABILITY

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

SECTION 7: ADMINISTRATIVE CORRECTION

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

SECTION 8: RECORDING

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

SECTION 9: PUBLICATION & EFFECTIVE DATE

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



CITY OF CLERMONT
ORDINANCE NO. 2022-013

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 26th day of April, 2022.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

APPROVED AS TO FORM AND LEGALITY:

Daniel F. Mantzaris, City Attorney

Exhibit - Location Map – New Beginnings 6-plex



Exhibit – Future Land Use Map – New Beginnings 6-plex

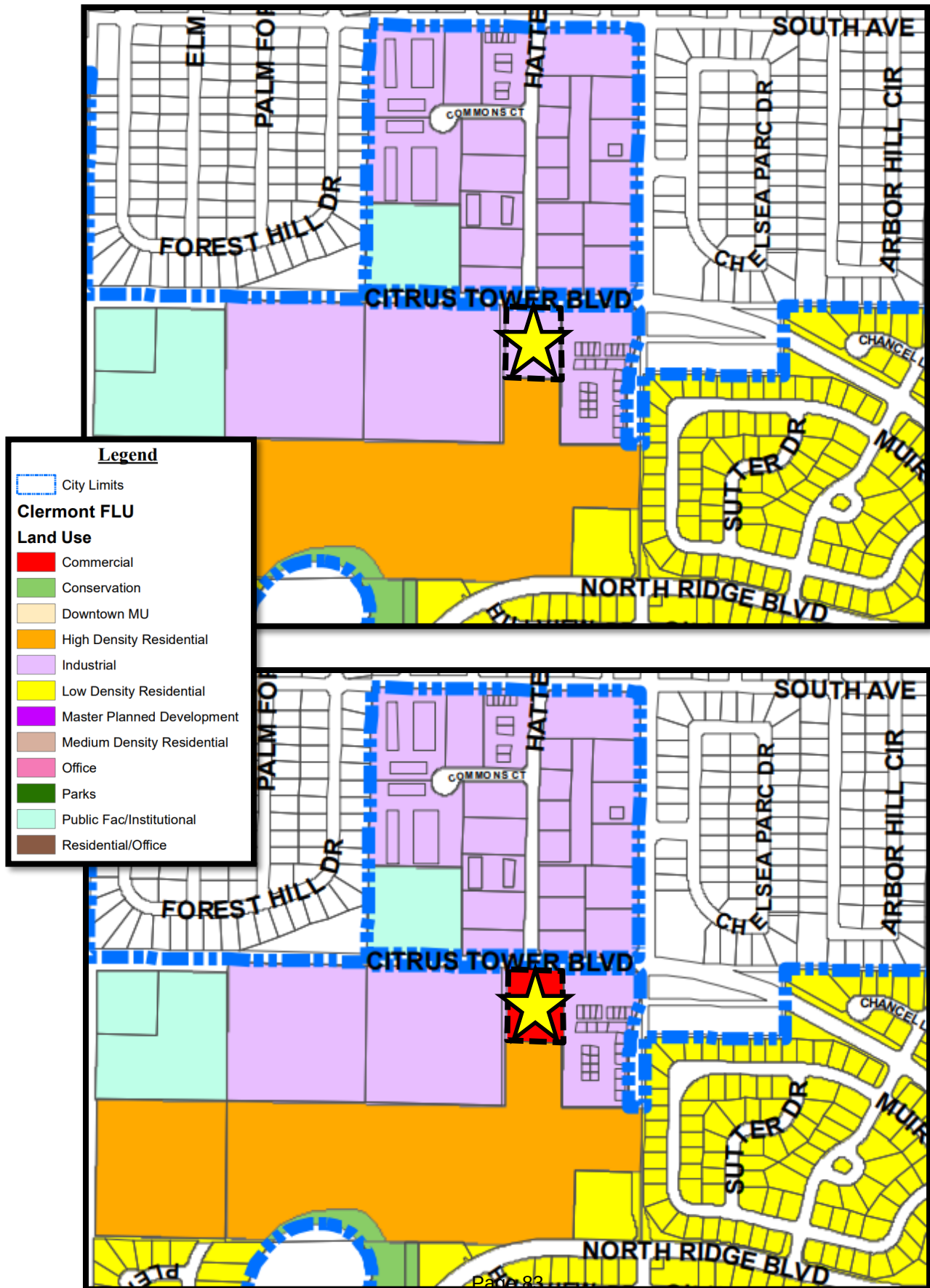
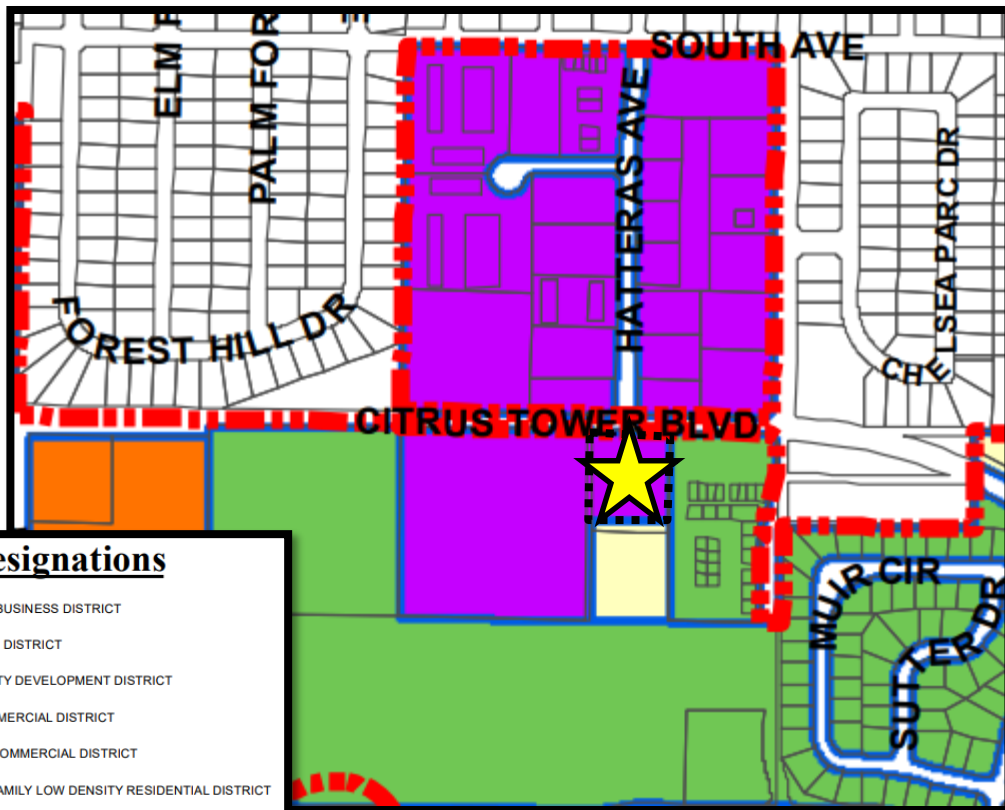
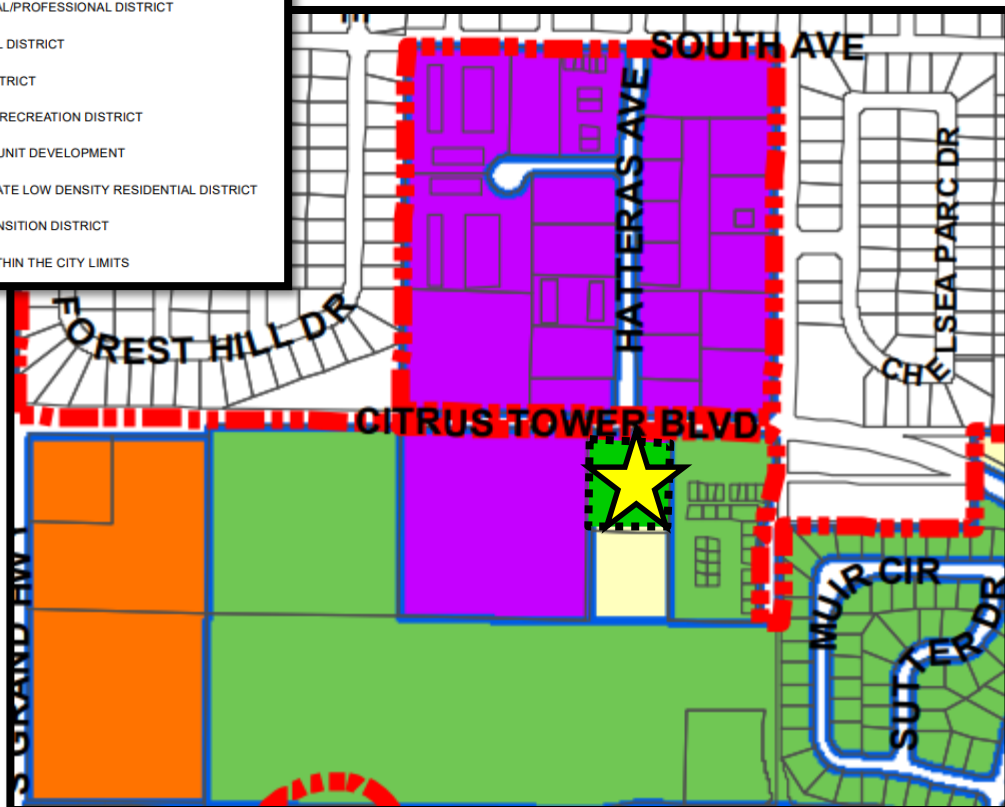


Exhibit – Zoning Map – New Beginnings 6-plex



Zoning Designations

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





CITY OF CLERMONT

Staff Analysis Report

OWNER: New Beginnings of Central Florida, Inc.

APPLICANT: Steve Smith

PROJECT NAME: New Beginnings Village

REQUESTED ACTION: The applicant has two applications under consideration. The first application is for a Small Scale Comprehensive Plan Amendment to change the property from Industrial to Commercial. The second request is for a rezoning to a Planned Unit Development (PUD) to grant approval to construct six (6) small multi-family units and to continue to use the property for the New Beginnings thrift store and office.

SIZE OF PARCEL: 2.3 +/-acres

LOCATION: Site located south of the Hatteras Ave. and Citrus Tower Blvd. intersection, currently used as New Beginning Thrift Store.

EXISTING ZONING: Industrial

EXISTING LAND USE: 11,470 square foot building used for retail/office use

FUTURE LAND USE CATEGORY: Industrial

BACKGROUND

The subject property, approximately 2.3 acres, has historically been used for industrial uses since the mid-1980s. The current 11,470 square foot building was constructed in 1985 and has historically been used for office/warehouse uses. The property is currently zoned Industrial and the future land use is Industrial. This area of the City has historically been used for Industrial type uses, but it has slowly been converted over to more Commercial and Residential uses within the past twenty years. In 2009, the building was converted into commercial use. In February of 2015, New Beginnings acquired the operation at the location and continues to use it as a commercial use.



The applicant is requesting the ability to construct a single building in the rear of the property consisting of six, 600 square foot living units. These units are planned to be used for people within the New Beginnings program to offer them a place to live while receiving job training and employment re-establishment with the goal of moving on to Woodwinds or another housing option once they regain financial independence. The applicant has indicated this is a need in our community and desires to offer this option.

The Industrial future land use and Industrial zoning does not allow residential uses. Therefore; the applicant is requesting the change to Commercial future land use to allow residential uses along with a rezoning to a Planned Unit Development to allow the residential and commercial uses to coincide on the property. The applicant desires to continue the New Beginnings Thrift Store along with this new residential opportunity.

Small Scale Comprehensive Plan Amendment

The applicant is requesting an amendment to the Future Land Use Map to change the property from Industrial to Commercial since residential uses are not allowed in Industrial, as directed under Policy 1.10.1 of the City's Future Land Use Element. The existing retail thrift store is an allowable use under the Industrial future land use. The applicant's request to change to the Commercial future land use allows residential uses along with continuing the commercial use, as directed under Policy 1.9.1 of the City's Future Land Use Element. The change in land use reduces the density of building area permissible from a floor area ratio of 1.0 down to 0.25. This change also reduces the opportunity of intensive industrial uses in an area that has transitioned to more commercial and residential uses over the past several decades.

PUD Amendment

The applicant is requesting a rezoning from Industrial to a Planned Unit Development zoning. The applicant desires to add an affordable housing option at the New Beginnings Thrift Store location. The property was originally developed in 1985 for an industrial use with 11,470 square foot building used for storage and office use. The area around the building was used for parking of equipment and vehicles, as seen below in an aerial photograph from 2004.



Since that time, the area has transitioned from heavy industrial to more residential and commercial uses. In order to provide a residential component on the property, the current industrial zoning does not allow residential uses. The property adjacent to the south is currently used as apartments, constructed in 2006, a Family Dollar store northeast of the site constructed in 2015, a Duke Energy training facility to the west and a new flex office industrial use park under construction to the east. The applicant is aware of the current land uses and desires to add the residential component.

The overall project area is 2.3 acres. The rear of the property is currently vacant and this is where the applicant desires to construct a single, six unit residential building. Each living unit will be a minimum of 600 square feet living and will consist of two bedrooms and one bath. Each unit will be offered to a family unit that has enlisted in the New Beginnings training program. No individual bedrooms will be rented. New Beginnings is a non-profit organization that provides people with assistance that have lost their job, home and hope. The applicant has indicated that once the family unit is financially stable, then rent will be collected that will not exceed 60% Area Median Income for our area. The current Area Median Income (AMI) for the Orlando area, as determined by HUD in 2022, is \$70,800 for a family of four. This translates to a monthly rent maximum of \$1,062 a month ($70,800 \times 60\% \text{ AMI} = 42,480$ a year income/ 12 months = 3,540 a month $\times 30\%$ housing expense = \$1,062 monthly housing expense). A condition has been added to the PUD to ensure the applicant follows this rental commitment.

The applicant desires to continue the thrift store use in the 11,470 square foot building along with adding some accessory structures. The applicant has indicated that they would like to add a 30 feet by 40 feet metal canopy structure adjacent to the rear of the existing building. The applicant has indicated that this is the receiving area of goods coming into the thrift store. In addition, the applicant is requesting to keep two 8 feet by 40 feet metal storage containers for goods as well along with two dumpsters. A 16 feet by 20 feet tool shed is also being requested.

The applicant has agreed to bring the site into conformance with majority of the Land Development Codes. This includes removing the barbed wire fencing at the top of the existing fencing, installing landscaping along the Citrus Tower right of way, connecting the sidewalk along Citrus Tower between the adjacent properties, and bringing the current signage into conformance with code. In addition, the applicant is working on renovation plans to improve the existing exterior of thrift store.

The applicant is requesting two waivers to the code. The two waivers include:

1. To allow the existing crushed concrete in the rear portion of the property to be used for parking instead of improving to City standard.
2. To eliminate the perimeter landscape requirement along the property lines to the east, south and west. Landscaping will be install along the Citrus Tower right of way and in front of the proposed six-plex.

STAFF RECOMMENDATION:

Small Scale Amendment: Staff has reviewed the applicant's request to change the future land use from Industrial to Commercial. The existing commercial use of the thrift store is in conformance with the proposed Commercial future land use. The proposed residential component is not allowed in the Industrial future land use. The reduction in intensity of land uses in this area is consistent with the development activity over the past 20 years, which is supportive of the downgrade from Industrial to Commercial future land use. Therefore, staff recommends approval of Ordinance No. 2022-12.

PUD Amendment: Staff has reviewed the application and proposed project in regards to Section 122-315 Review Criteria for a Planned Unit Development. The proposed residential use does not appear to have an impact on traffic conditions that would be noticeable and would be considered De minimis. The property is currently being served by public utilities and the additional demand can be provided by the City. The addition of the residential component would be in a close proximity in relationship to the existing residential uses to the south. Since the applicant's request is out of the ordinary for a commercial/residential project, the Planned Unit Development zoning offers the ability to consider the proposal as presented. Staff is supportive of the project if it develops according to the proposed site plan and the applicant manages the residential component as indicated. Staff has placed conditions within the ordinance to assist with the operation of the project. Therefore, staff recommends approval of Ordinance No. 2022-013.



CITY OF CLERMONT REZONING APPLICATION

DATE		FEE: \$542.00 + cost of advertisement	
Project Name (if applicable) New Beginnings Village			
Applicant New Beginnings of Central FL			
Contact Person Steve Smith			
Address 415 Citrus Tower		City Clermont	State FL
Telephone 407 595 0179		Zip 34711	
Email Steve Smith @ NBCFL.org			
OWNER INFORMATION			
Owner's Name			
Owner Address		City	State
Telephone		Zip	
Fax			
PROPERTY INFORMATION			
Address of Subject Property		City	State
Legal Description (include copy of survey)		Zip	
Acreage		Land Use (City verification required)	
Present Zoning (City verification required)		Proposed Zoning	



CITY OF CLERMONT REZONING APPLICATION

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

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

Steph Smith
Applicant Name (print)

x [Signature]
Applicant Name (signature)

Steph Smith
Owner Name (print)

x [Signature]
Owner Name (signature)

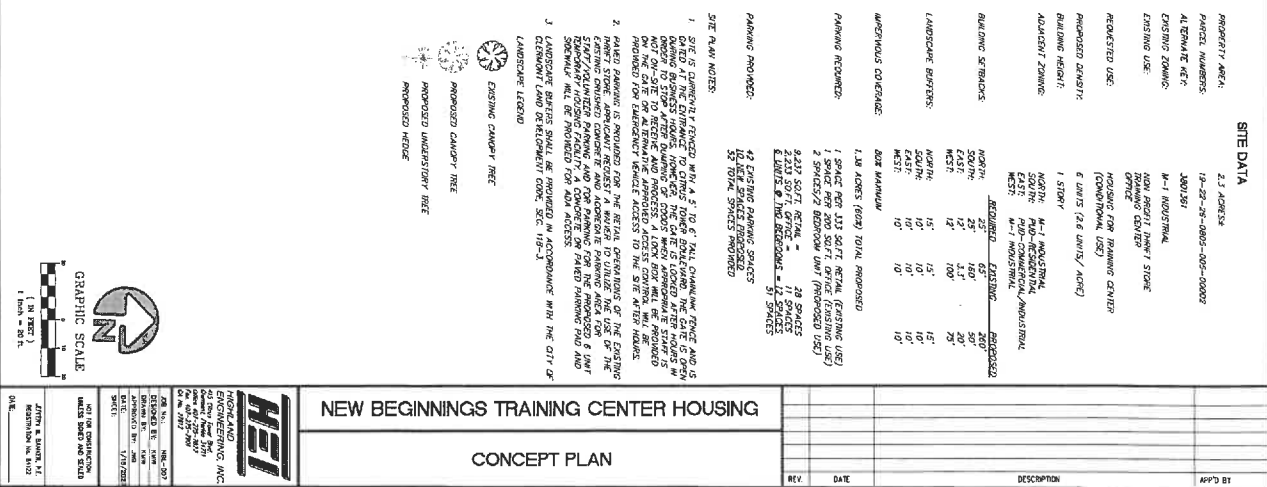
City of Clermont
Development Services Department
685 W. Montrose St.
P.O. Box 120219
Clermont, FL 34712-0219
(352) 394-4083 Fax: (352) 394 3542

03/04/2020

Addendum for New Beginnings Village

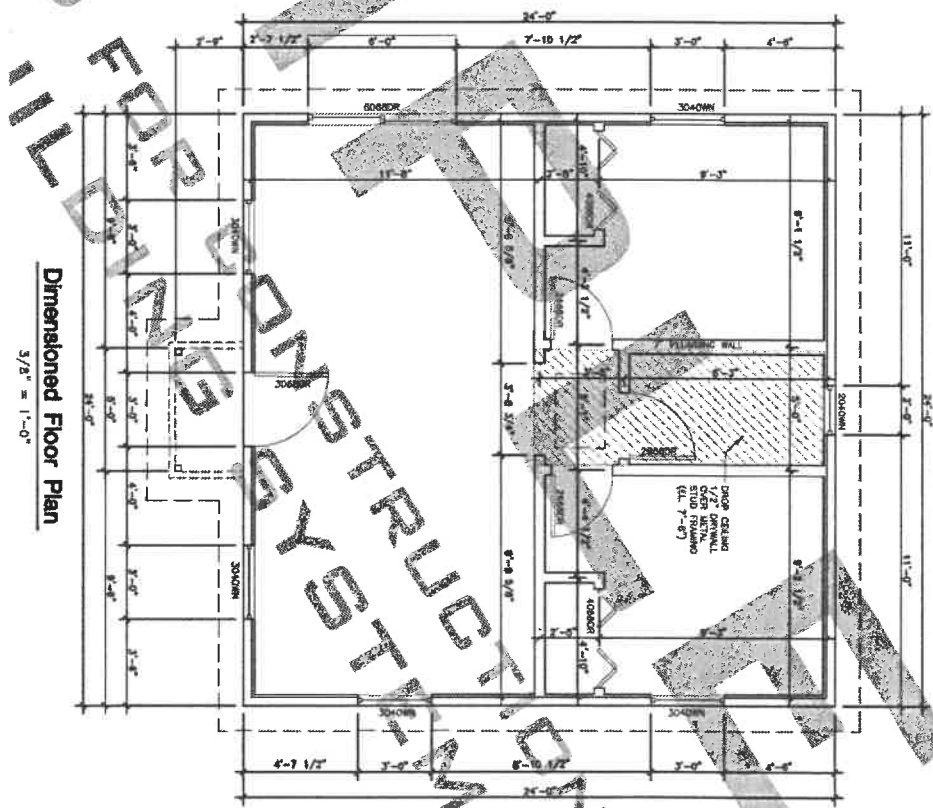
Over the past 14 years New Beginnings has helped people who have lost their job, home and hope by providing them counseling, job training and free housing. Over these past 14 years over 500 adults have come thru our program that lasts from 3-9 months. They leave the program once they have secured stable income and move into affordable housing, such as Woodwinds. Due to the high maintenance of the properties that we owned in downtown Clermont, they have recently been sold. This housing were used for those seeking job training and counseling and we need to replace them with homes located at our training center located at 415 Citrus Blvd. Because we own 2.3 acres, of which much is vacant land, we want to build six 2 bedroom homes each having 600 sq ft of living space along the south side facing the 2 story multifamily apts. To accomplish this we are seeking 3 waivers:

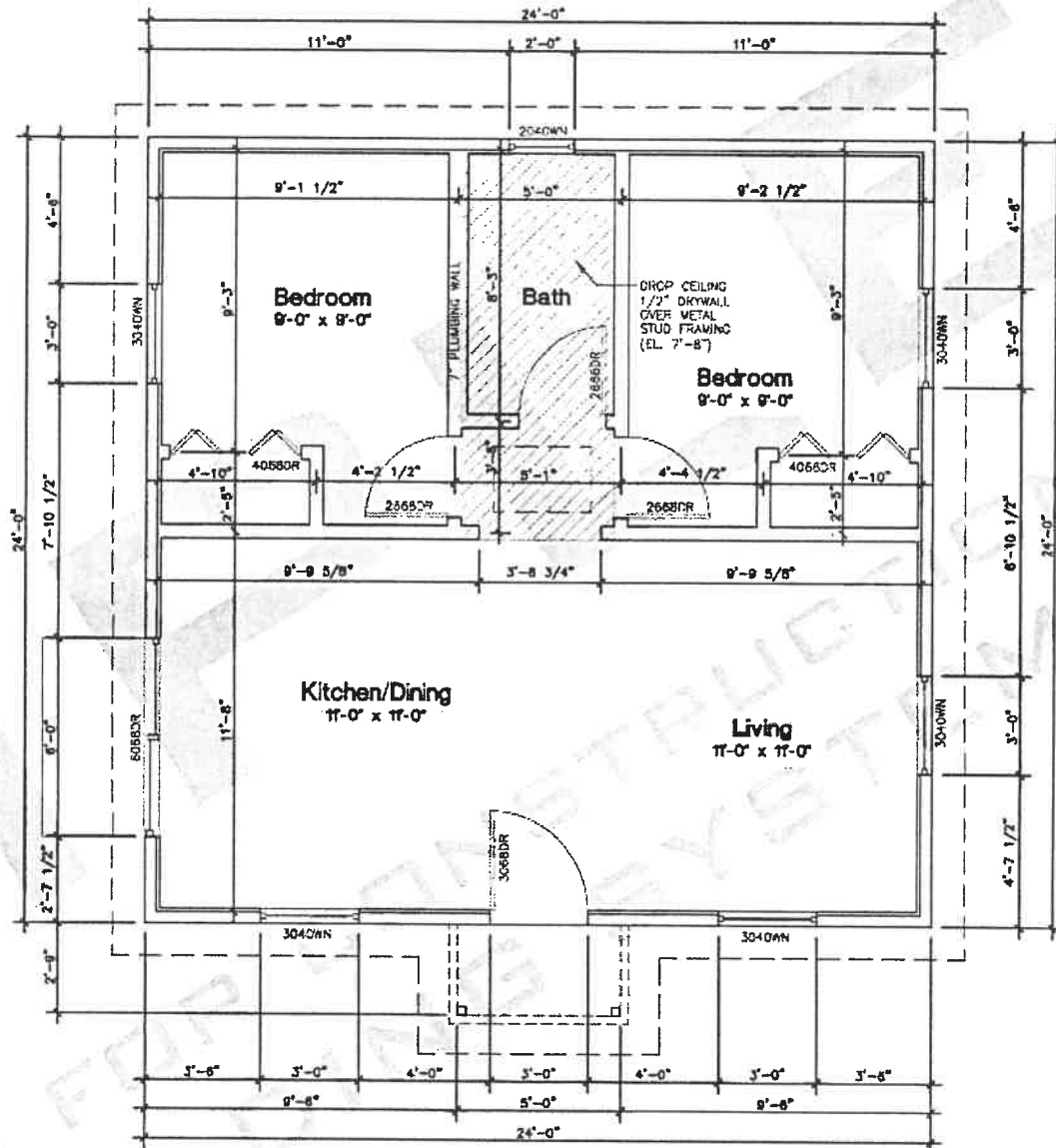
1. Because our trainees do not have cars we are asking for a waiver to only have 1 gravel parking space in front of each unit and 1 paved parking for handicap.
2. We are asking for a waiver to allow the existing crushed concrete (instead of concrete) to remain as it is sufficient and strong enough for fire trucks to drive on. (dump trucks pick up trash here weekly).
3. Because the east, west and north adjacent neighbors are commercial and the south side is a 2 store multifamily apt community, who all have landscape surrounding us, we are asking to waive the requirement to install landscaping and sprinklers around the perimeter of our property (1,256 lineal ft). We will landscape around the front of the proposed 6 plex building. Because we are located about 50 ft away from the apts on the south side which is separated by existing landscaping and a retention pond, we do not feel it prudent to install more landscaping along the south side. (see attached view from our property looking south towards the 2 story apts)



[illegible]

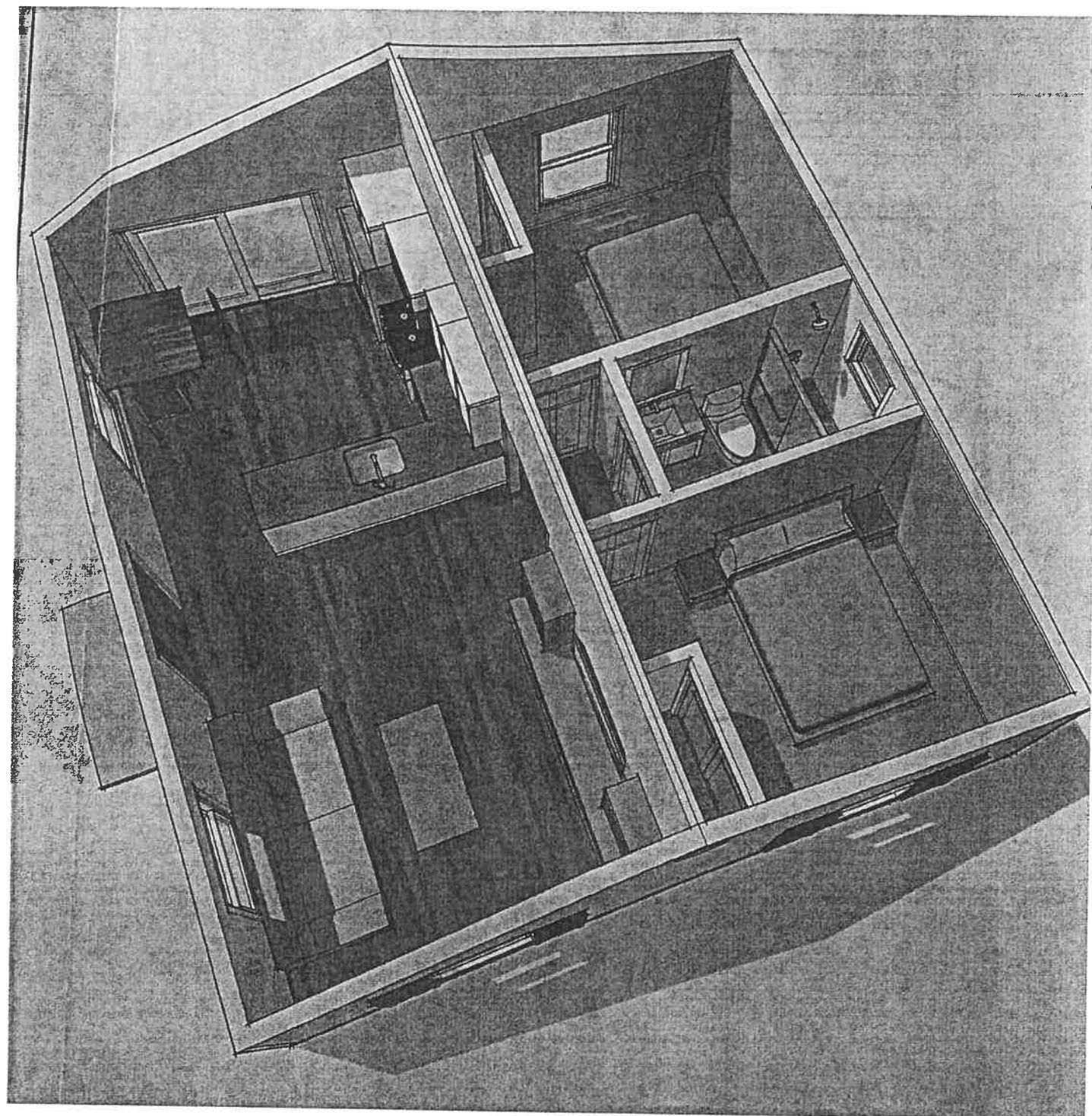


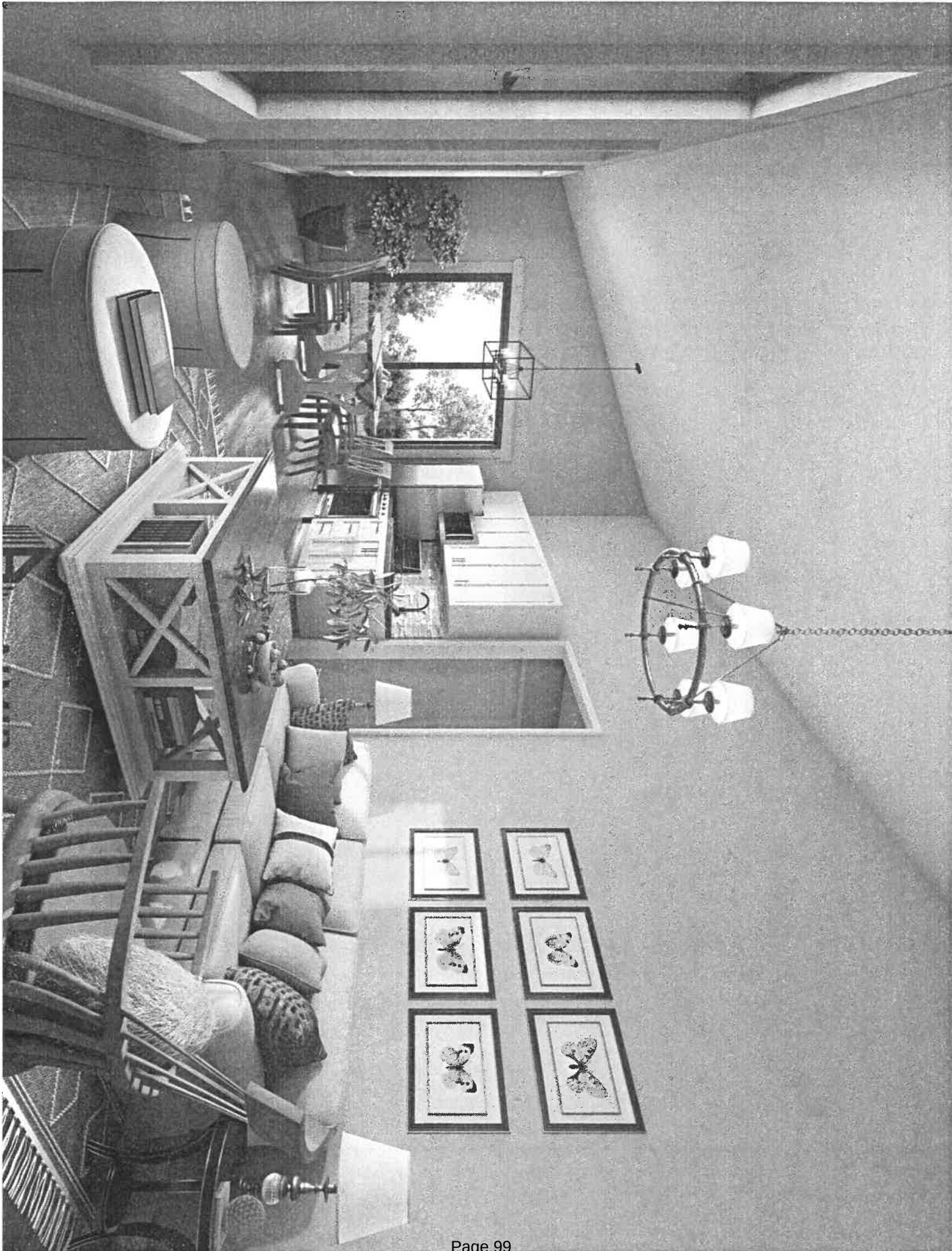




Dimensioned Floor Plan

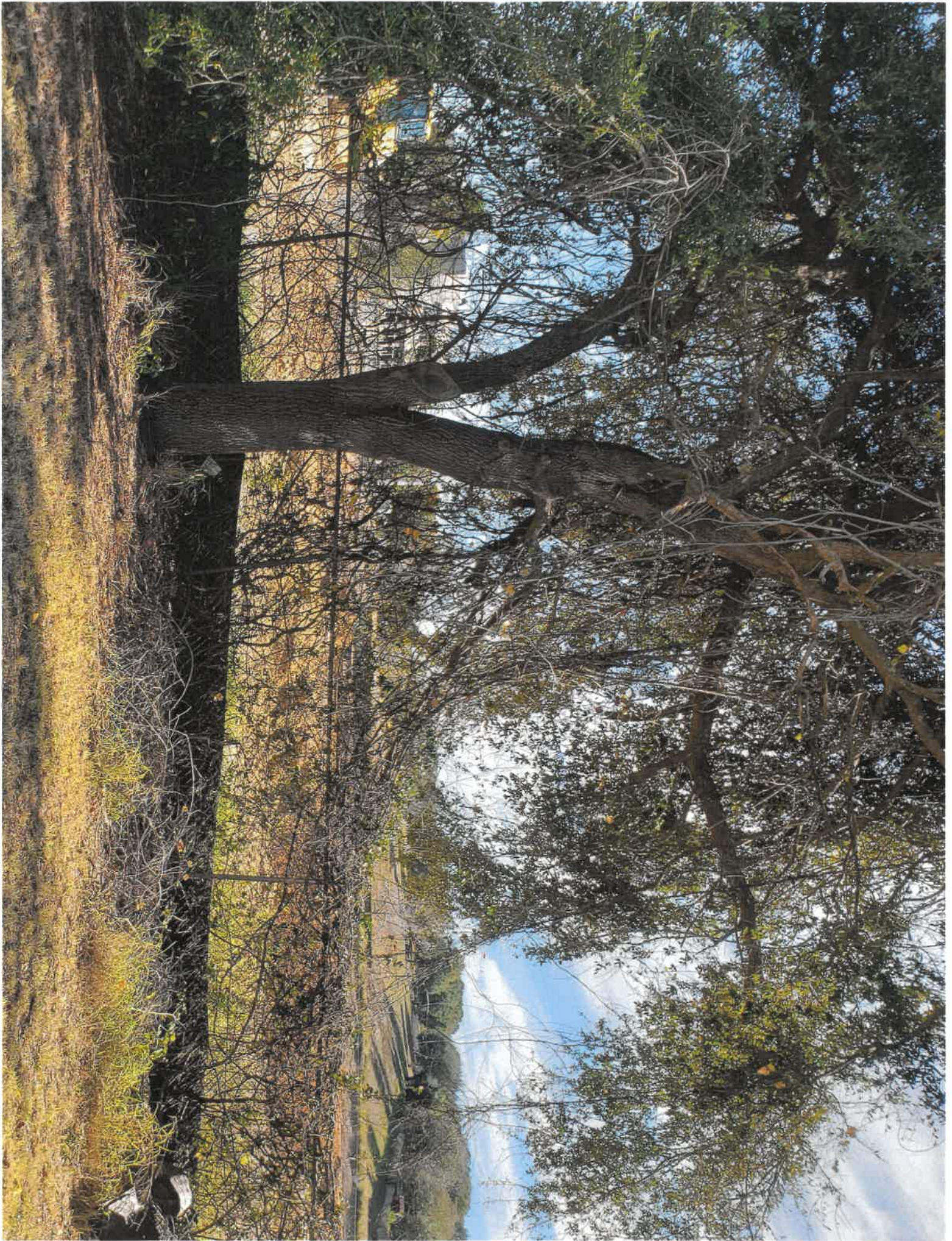
3/8" = 1'-0"













CITY OF CLERMONT
COMPREHENSIVE PLAN AMENDMENT
Application Instructions

* 755
staff,
Can this project
be approved on
the consent
agenda?

Steve
2/3/2022

APPLICATION FEE:

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

APPLICATION PROCESS:

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

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

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

AMENDMENT TIME FRAME:

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



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

Application Information Required

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

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

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



CITY OF CLERMONT REZONING FILING INSTRUCTIONS

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

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

The Applicant shall provide the following information with this application:

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



* 845

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 january 20 2022		FEE: \$845 + cost of advertisement + cost of traffic review (if necessary)	
Project Name (if applicable) New Beginnings Village			
Applicant New Beginnings of Central Florida, Inc			
Contact Person Steve Smith			
Address PO BOX 121129	City Clermont	State FL	Zip 34711
Telephone 4075950179	Fax		
Email stevesmith@nbcfl.org			
OWNER INFORMATION ☐ (Check box if owner information is same as applicant)			
Owner's Name same as the applicant			
Owner Address	City	State	Zip
Telephone	Fax		
PROPERTY INFORMATION			
Address of Subject Property 415 Citrus Tower Blvd	City Clermont	State FL	Zip 34711
General Location corner of Haderes and Citrus Tower Blvd			
Legal Description & Alternate Key (include copy of survey) ALT Key 380 1361 LEGALL CLERMONT LAKE HIGHLANDS 20-22-26n 374 20ft OF w 268.72 FT OF TRACT 4 PB 3PG 30 ORB 4600 PG 1887			
Land Use (City verification required) M-1 INDUSTRIAL DISTRICT			
Zoning (City verification required) C2 GENERAL COMMERCIAL DISTRICT			



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.

ADD 6 HOMES ALONG SOUTH SIDE OF THE PROPERTY TO BE USED BY PEOPLE WHO NEED JOB TRAINING AND TRAINING. INSIDE THE CURRENT OFFICE SPACE IS A COMPUTER LAB AND TRAINING ROOM. THIS ALLOWS THE RESIDENTS STAY ON SITE AND TRAIN. SURROUNDING AND ADJACENT TO THE PROPERTY IS COMMERICAL AND MULTIFAMILY.

Steve Smith

Applicant Name (print)

x

Steve Smith
Applicant Name (signature)

Steve Smtih

Owner Name (print)

x

Steve Smith
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

LEGAL NOTICE

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

ORDINANCE NO. 2022-013

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

LOCATION

Site located south of the Hatteras Ave. and Citrus Tower Blvd. intersection,
Currently used as New Beginnings Thrift Store.
Alternate Key #3801361
2.30 +/- Acres



LEGAL DESCRIPTION

PARCEL 1:
THE NORTH 324.2 FEET OF THE WEST 268.72 FEET OF TRACT 5, IN SECTION 20, TOWNSHIP 22 SOUTH, RANGE 26 EAST, ACCORDING TO THE PLAT OF LAKE HIGHLANDS COMPANY RECORDED IN PLAT BOOK 3, PAGE 30, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA
AND

PARCEL 2:
THE NORTH 50 FEET OF THE WEST 268.72 FEET OF THE FOLLOWING DESCRIBED PARCEL: THE WEST ½ OF TRACT 5, IN SECTION 20, TOWNSHIP 22 SOUTH, RANGE 26 EAST, ACCORDING TO THE PLAT OF LAKE HIGHLANDS COMPANY, RECORDED IN PLAT BOOK 3, PAGE 30, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LESS AND EXCEPT THE NORTH 324.2 FEET OF THE WEST 268.72 FEET THEREOF.

To rezone the property from M-1 Industrial zoning to Planned Unit Development (PUD) zoning to allow residential and commercial uses

This request will be considered by the Planning & Zoning Commission on Tuesday, April 5, 2022 at 6:30 PM.

A public meeting to consider the request will be held before the City Council on Tuesday, April 26, 2022 at 6:30 PM for Final Adoption.

The meetings will be held at City Hall, Council Chambers, located at 685 W. Montrose Street.

This ordinance is available for public inspection in the office of the City Clerk, 685 W. Montrose St., Monday through Friday between the hours of 8:00 AM and 5:00 PM.

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

Daily Commercial
March 21 and April 11

Tracy Ackroyd Howe, MMC
City Clerk
Page 110



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date	
Tuesday, April 5, 2022	
Agenda Item Name	
Ordinance No. 2022-014 <i>Cityside Townhomes Rezoning</i>	
Requested Action	
Recommend approval of Ordinance 2022-014.	
Staff Report	
The applicant, Cecelia Bonifay with Akerman, is requesting a rezoning to a Planned Unit Development (PUD) to construct sixty-eight (68) single-family attached townhomes on a 8.05 +/- acre property. The property is located northwest of US 27 and SR 50 intersection, directly north of the Crown Lounge and south of Highland Avenue. A portion of the site was previously used for a motel site – Clermont Motor Lodge, that was demolished in 2013. On the northeast corner of the site, an EMS station was operational until the closing of the Highland Avenue and SR 27 intersection. This was a result of the US 27 and SR 50 intersection improvements which permanently closed access to US 27 from this area. The property has been vacant since this time. The property is currently zoned C-2 General Commercial with a Commercial future land use designation. The Commercial future land use designation allows residential uses up to a density of 12 dwelling units per acre. The current zoning of C-2 General Commercial allows for the consideration of residential uses through a Conditional Use Permit, under section 122-223 of the Land Development Code. The applicant has decided to pursue the rezoning to a Planned Unit Development (PUD) due to the flexibility in design and waivers requested. The PUD zoning also provides a more site specific approach to the development of the property since a site plan is linked to the approval with specific conditions. The applicant has provided a conceptual site plan, prepared by Stringfellow Planning & Design, dated February 15, 2022. A more comprehensive review is in the attached staff analysis report. The applicant is proposing sixty-eight (68) attached single-family townhomes along with amenities consisting of a community pool, activity lawn, promenade, and dog walking trail. The density of the project is at 8.45 dwelling units per acre, which is under the 12 dwelling units per acre that can be considered under the Commercial future land use. The applicant is proposing the townhomes to be 24 feet wide by 50 feet deep, two-story in height with a two car garage. The applicant has demonstrated the ability to house two vehicles and trash receptacles within the garage. Each townhome lot will be a minimum of 24 feet by 100 feet or 2,400 square feet. This is a waiver to the code that requires a minimum of 3,500 square feet. As part of the design and to offer a rear loaded garage product, the applicant is requesting one way streets in a portion of the project with a reduced right-of-way width of 45 feet. This is a waiver request and staff has reviewed this request and does not oppose this request with the condition that the internal roads and alleyway will be privately maintained with an easement dedicated to the City. In addition, the applicant will be providing dedicated parallel parking spaces along these one-way streets. Staff has reviewed the application and proposed project in regards to Section 122-315 Review Criteria for a Planned Unit Development. The location of the project is within 1/8 of a mile of two arterial roadways, US 27 and SR 50 and within ¼ mile of many services, which include grocery, restaurant, banking, etc., thus offering a greater walkability option for residents. The project has multiple access points that can distribute the traffic onto the existing transportation network. The site has City utilities available and the City can serve the proposed development. The property has been previously developed and the redevelopment opportunity would be supportive of Objective 1.15: Redevelopment and Renewal of Blighted Areas, in the City's Comprehensive Plan. Staff recommends approval of Ordinance No. 2022-014.	

Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	Ord 2022-014 Cityside Townhomes REZ (03.30.2022)	Ord 2022-014 Cityside Townhomes REZ (03.30.2022).pdf
2.	Cityside Maps	Cityside Maps.pdf
3.	CITYSIDE PUD - Submittal PKG Stringfellow Planning UPDATED	CITYSIDE PUD - Submittal PKG Stringfellow Planning UPDATED.PDF
4.	Staff Analysis Cityside V2	Staff Analysis Cityside V2.pdf
5.	GarageSchematic	GarageSchematic.pdf
6.	Cover letter for Rezoning Application	Cover letter for Rezoning Application.PDF
7.	Rezoning-Application-2020	Rezoning-Application-2020.PDF
8.	Legal Ad Cityside Townhomes	Legal Ad Cityside Townhomes.pdf



CITY OF CLERMONT
ORDINANCE NO. 2022-014

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

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

SECTION 1:

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

LEGAL DESCRIPTION

PARCEL 1:

NORTH 100 FEET OF SE ¼ OF THE SE ¼ SOUTH OF HIGHLAND AVENUE AND WEST OF HIGHWAY 27, SECTION 19, TOWNSHIP 22, RANGE 26, LAKE COUNTY, FLORIDA.

AND

PARCEL 2:

THAT PORTION OF THE SE ¼ OF THE SE ¼ OF SECTION 19, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LYING SOUTH OF HIGHLAND AVENUE AND WEST OF U.S. HIGHWAY NO. 27. LESS AND EXCEPT THE NORTH 100 FEET THEREOF.

AND

THAT PORTION OF THE NE ¼ OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 26 EAST. LAKE COUNTY, FLORIDA, LYING WEST OF U.S. HIGHWAY NO.27; ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF HIGHLAND AVENUE AND THE EAST RIGHT OF WAY LINE OF MILLHOLLAND STREET, ACCORDING TO THE PLAT OF THE CITY OF CLERMONT RECORDED IN PLAT BOOK 8, PAGES 17-23, INCLUSIVE , RUN SOUTH ALONG THE EAST RIGHT OF WAY LINE OF SAID MILLHOLLAND STREET 100 FEET TO THE POINT OF BEGINNING; CONTINUE SOUTHERLY ALONG SAID EAST RIGHT OF WAY LINE 500 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, RUN EASTERLY PARALLEL WITH THE AFORESAID SOUTH RIGHT OF WAY LINE OF HIGHLAND AVENUE TO THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 27 AND A POINT



CITY OF CLERMONT
ORDINANCE NO. 2022-014

DESIGNATED "A"; RETURN TO POINT OF BEGINNING AND RUN EASTERLY PARALLEL WITH SAID SOUTH RIGHT OF WAY LINE OF HIGHLAND AVE TO THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 27; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE TO POINT "A".

AND

PARCEL 3:

THAT FRACTIONAL PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 26 EAST, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF STATE ROAD 25 (U.S. 27) (FORMERLY STATE ROAD 8-A, FEDERAL ROUTE 19) 654.7 FEET SOUTH OF THE CENTERLINE OF HIGHLAND AVENUE, AS REPRESENTED ON THE OFFICIAL MAP OF CITY OF CLERMONT FILED 2/4/26 AND RECORDED IN PLAT BOOK 8, PAGES 17-23 INCLUSIVE, LAKE COUNTY, FLORIDA; RUN THENCE WESTERLY AND PARALLEL TO THE CENTERLINE OF SAID HIGHLAND AVENUE 412.3 FT., MORE OR LESS, TO THE EAST RIGHT-OF-WAY LINE OF MILHOLLAND STREET, AS REPRESENTED ON SAID OFFICIAL MAP OF THE CITY OF CLERMONT; THENCE SOUTHERLY ALONG THE EAST RIGHT-OF-WAY LINE OF SAID MILHOLLAND STREET 201.4 FEET; THENCE EASTERLY AND PARALLEL TO CENTER LINE OF SAID HIGHLAND AVENUE 224.4 FEET; THENCE SOUTH 84°12' EAST, 175 FEET TO THE RIGHT-OF-WAY LINE OF STATE ROAD 50 AND SAID STATE ROAD 25; THENCE NORTHERLY ALONG SAID RIGHT-OF-WAY LINE OF SAID STATE ROAD 25, 219.59 FEET TO THE POINT OF BEGINNING.

AND

PARCEL 4:

THAT FRACTIONAL PART OF THE EAST HALF OF THE NORTHEAST QUARTER (EAST 1/2 OF NORTHEAST 1/4) OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 26 EAST; AND THAT FRACTIONAL PART OF SOUTHEAST QUARTER OF SOUTHEAST QUARTER (SOUTHEAST 1/4 OF SOUTHEAST 1/4) OF SECTION 19, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LYING SOUTH OF HIGHLAND AVENUE, EAST OF MILLHOLLAND STREET AND WEST OF STATE ROAD 25 (U.S. 27) (FORMERLY STATE ROAD 8A, FEDERAL ROUTE NO. 19), DESCRIBED AS: BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERN BOUNDARY OF HIGHLAND AVENUE AS REPRESENTED ON THE OFFICIAL MAP OF THE CITY OF CLERMONT, DULY FILED AND RECORDED IN PLAT BOOK 8, PAGES 17-23, INCLUSIVE, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, WITH THE WESTERN RIGHT-OF-WAY LINE OF SAID STATE ROAD 25 AND RUN SOUTHERLY ALONG SAID WESTERN RIGHT-OF-WAY 624.7 FEET, MORE OR LESS, TO INTERSECT THE NORTHEASTERN CORNER OF THE LANDS OF R.C.B. HOLDINGS; RUN THENCE WESTERLY AND PARALLEL TO THE CENTER LINE OF SAID HIGHLANDS AVENUE 412.3 FEET, MORE OR LESS, TO THE EASTERN RIGHT-OF-WAY LINE OF MILLHOLLAND STREET, AS REPRESENTED ON SAID OFFICIAL MAP OF THE



CITY OF CLERMONT
ORDINANCE NO. 2022-014

CITY OF CLERMONT; THENCE NORTHERLY ALONG THE EASTERN RIGHT-OF-WAY LINE OF SAID MILLHOLLAND STREET TO THE SOUTHERN RIGHT-OF-WAY LINE OF SAID HIGHLAND AVENUE; THENCE EASTERLY ALONG THE SOUTHERN RIGHT-OF-WAY LINE OF THE SAID HIGHLAND AVENUE TO THE BEGINNING POINT, LESS THE NORTH 100 FEET THEREFROM; AND LESS ANY RIGHT-OF-WAY FOR AN ACCESS ROAD FROM AND TO STATE ROAD 25, U.S. 27.

LESS AND EXCEPT: FROM THE ABOVE LANDS THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LYING SOUTH OF HIGHLAND AVENUE AND WEST OF U.S. HIGHWAY NO. 27. LESS AND EXCEPT THE NORTH 100 FEET THEREOF.

AND

THAT PORTION OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LYING WEST OF U.S. HIGHWAY NO. 27; ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF HIGHLAND AVENUE AND THE EAST RIGHT-OF-WAY LINE OF MILLHOLLAND STREET, ACCORDING TO THE PLAT OF THE CITY OF CLERMONT RECORDED IN PLAT BOOK 8, PAGES 17 THROUGH 23, INCLUSIVE, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; RUN SOUTH ALONG THE EAST RIGHT-OF-WAY LINE OF SAID MILLHOLLAND STREET 100 FEET TO THE POINT OF BEGINNING; CONTINUE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE 500 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, RUN EASTERLY PARALLEL WITH THE AFORESAID SOUTH RIGHT-OF-WAY LINE OF HIGHLAND AVENUE TO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 27 AND A POINT DESIGNATED "A"; RETURN TO POINT OF BEGINNING AND RUN EASTERLY PARALLEL WITH SAID SOUTH RIGHT-OF-WAY LINE OF HIGHLAND AVENUE TO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 27; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY TO POINT "A".

LOCATION

Site located northwest of US 27 and SR 50 intersection,
Vacant property north of the Crown Lounge and south of Highland Ave.
Alternate Key #1592623, 3821671, 1509971, 1592267
8.05 +/- Acres



REQUESTED ACTION:

**To rezone the property from C-2 General Commercial zoning to
Planned Unit Development (PUD) zoning to allow single-family townhomes**

SECTION 2: GENERAL CONDITIONS

This application for a Planned Unit Development is to allow for a single-family residential townhome project; be granted subject to the following conditions:

1. The conditions as set forth in this Planned Unit Development shall be legally binding upon any heirs, assigns and successors in title or interest.
2. The property shall be developed in substantial accordance with the Cityside Townhomes Concept Plan prepared by Stringfellow Planning & Design, dated 02-15-2022. Formal construction plans incorporating all conditions stated in this permit shall be submitted for review and approved by the Site Review Committee prior to the issuance of a zoning clearance or other development permits.
3. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.

4. Fiber optic conduit and pull boxes may be required to be installed by the developer in the utility easements to extend the City's fiber optic network. The City's Information Technology Director will work with the developer at the time of site plan review to determine the extent of fiber optic conduit. The City will reimburse the developer at 100 percent for all costs including design, permitting, materials, and construction of the fiber optic conduit and pull boxes.

SECTION 3: LAND USES AND SPECIFIC CONDITIONS

1. A total of 68 townhome units shall be permitted with a maximum density of 8.45 dwelling units per acre.
2. Setbacks for the townhomes:
Front setback: 25 feet from the property line, except for porch and balconies up to 8 feet into the front setback.
Rear setback: 25 feet from the property line
Corner/side Setback: 15 feet from the property line
Highland Avenue setback: 25 feet from ROW
3. The buildings shall be constructed in a manner that shall meet the City of Clermont's Architectural Standards and as represented in the provided elevations.
4. The landscape buffer along the southern property line (The Crown) shall have an enhanced landscape buffer consisting of 30% more plant material along with an opaque privacy fence. The buffer shall be a minimum of 15 feet.
5. The City of Clermont Fire Marshall shall determine the feasibility and design of the access point and the necessary means of ingress/egress to the residential development at the time of site plan review and approval.
6. If required by the City of Clermont, Lake County or Florida Department of Transportation, as a result of the traffic impact analysis, the developer shall be responsible for any proportionate fair share improvements or payments. The proportionate fair share improvements or payments shall be completed prior to the first Certificate of Occupancy.
7. This Planned Unit Development shall become null and void if substantial construction work has not begun within two (2) years of the date that this Planned Unit Development is executed and signed by the permittee. "Substantial construction work" means the commencement and continuous prosecution of construction of required improvements ultimately finalized at completion. If the Planned Unit Development becomes null and void, the property will revert to the C-2 General Commercial Zoning Designation.
8. School concurrency shall be met before final site plan approval in accordance with the Comprehensive Plan and Land Development Code.



CITY OF CLERMONT
ORDINANCE NO. 2022-014

9. The internal streets and alleyways within the project will be privately maintained with an easement dedicated to the City.
10. The project shall be developed according to the C-2 General Commercial zoning designation in the Land Development Code, unless expressly stated above.

SECTION 4: WAIVERS

1. The applicant is requesting a waiver to the minimum lot size from 3500 square feet to 2400 square feet. The lots will be a minimum of 24 feet wide by 100 feet deep.
2. The applicant is requesting a waiver to reduce the minimum right of way (ROW) from sixty (60) feet to forty-five (45) feet for one-way streets.

SECTION 5: CONFLICT

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

SECTION 6: SEVERABILITY

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

SECTION 7: ADMINISTRATIVE CORRECTION

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

SECTION 8: RECORDING

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

SECTION 9: PUBLICATION & EFFECTIVE DATE

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



CITY OF CLERMONT
ORDINANCE NO. 2022-014

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 26th day of April, 2022.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

APPROVED AS TO FORM AND LEGALITY:

Daniel F. Mantzaris, City Attorney

CITY OF CLERMONT
ORDINANCE NO. 2022-014

EXHIBIT A
Conceptual Plan:

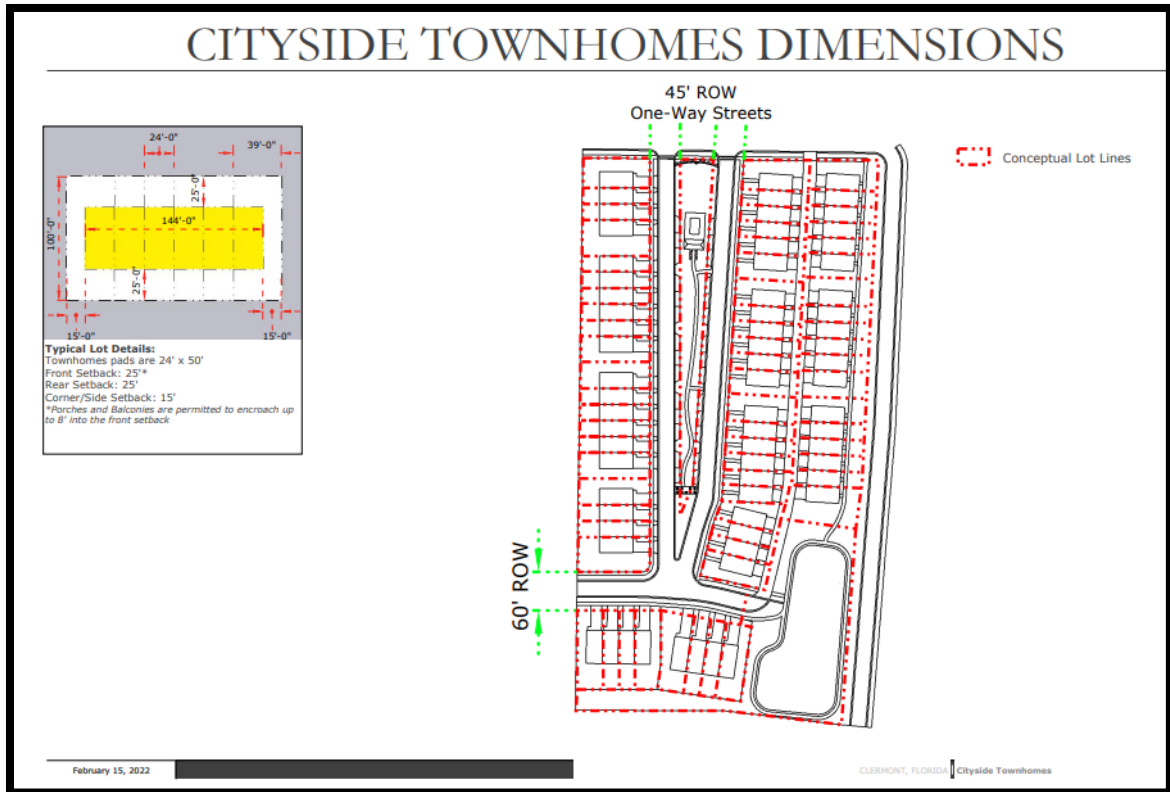
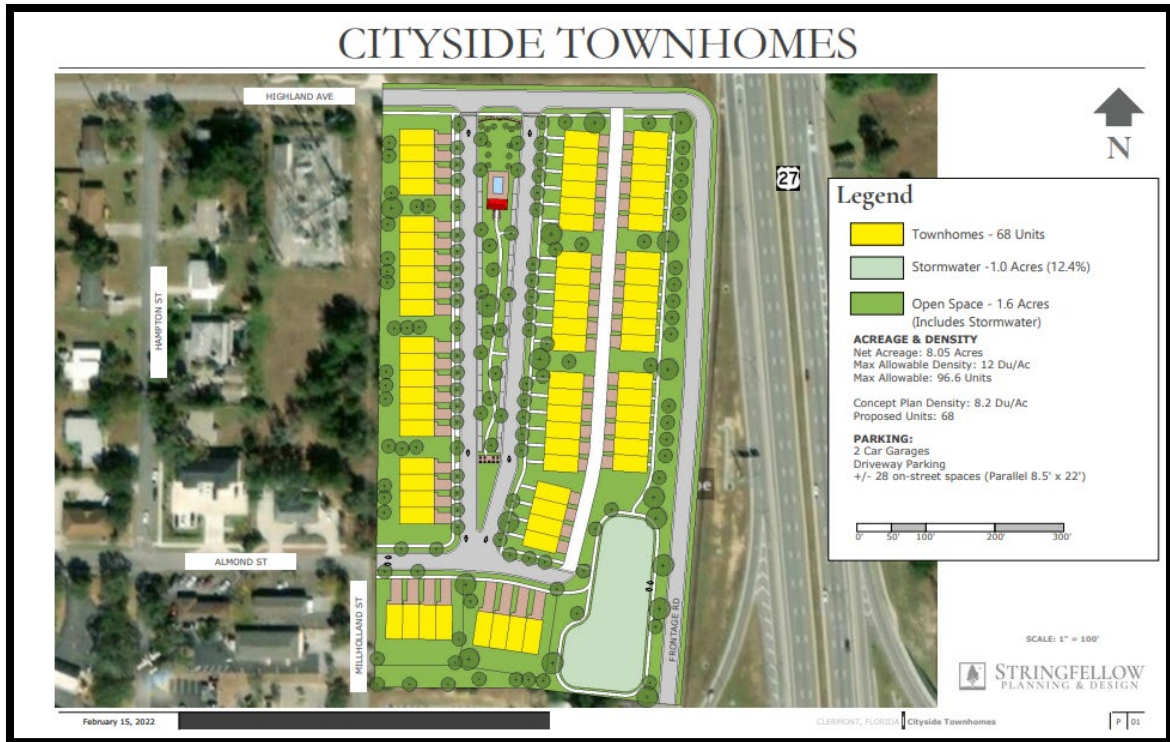


EXHIBIT B
Elevations:

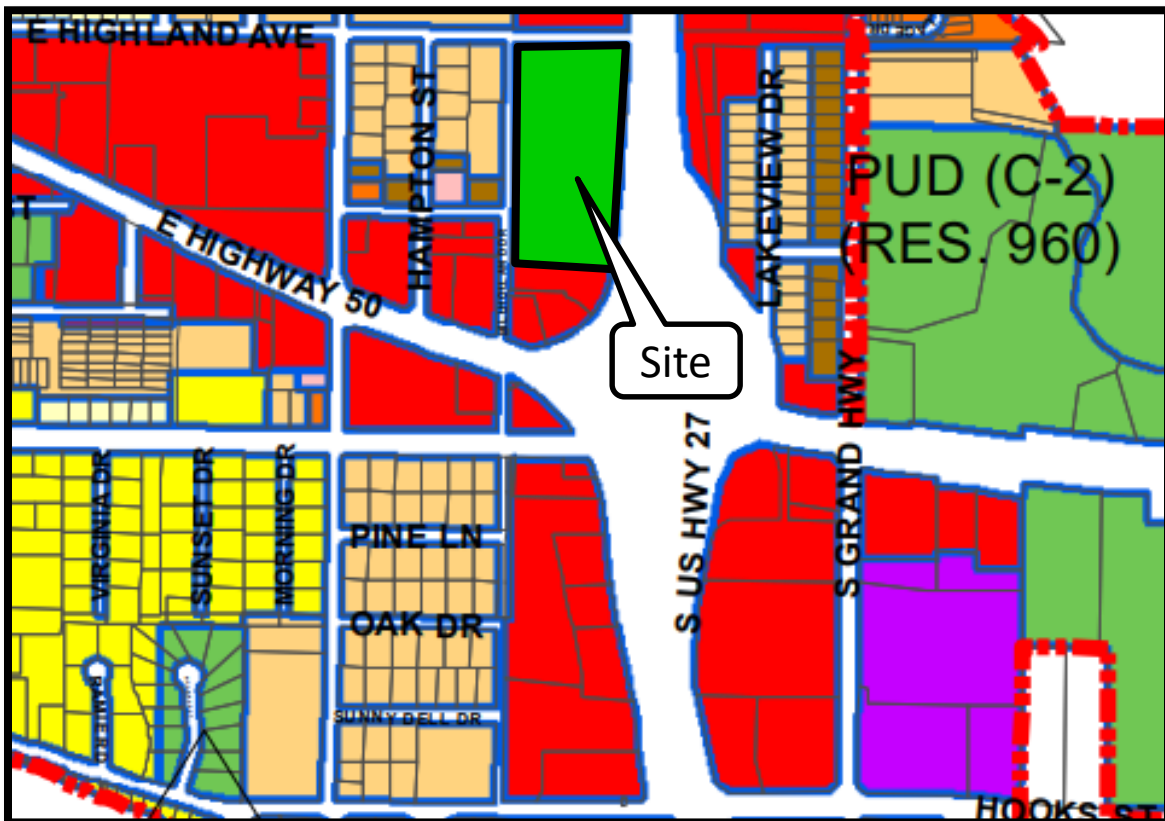
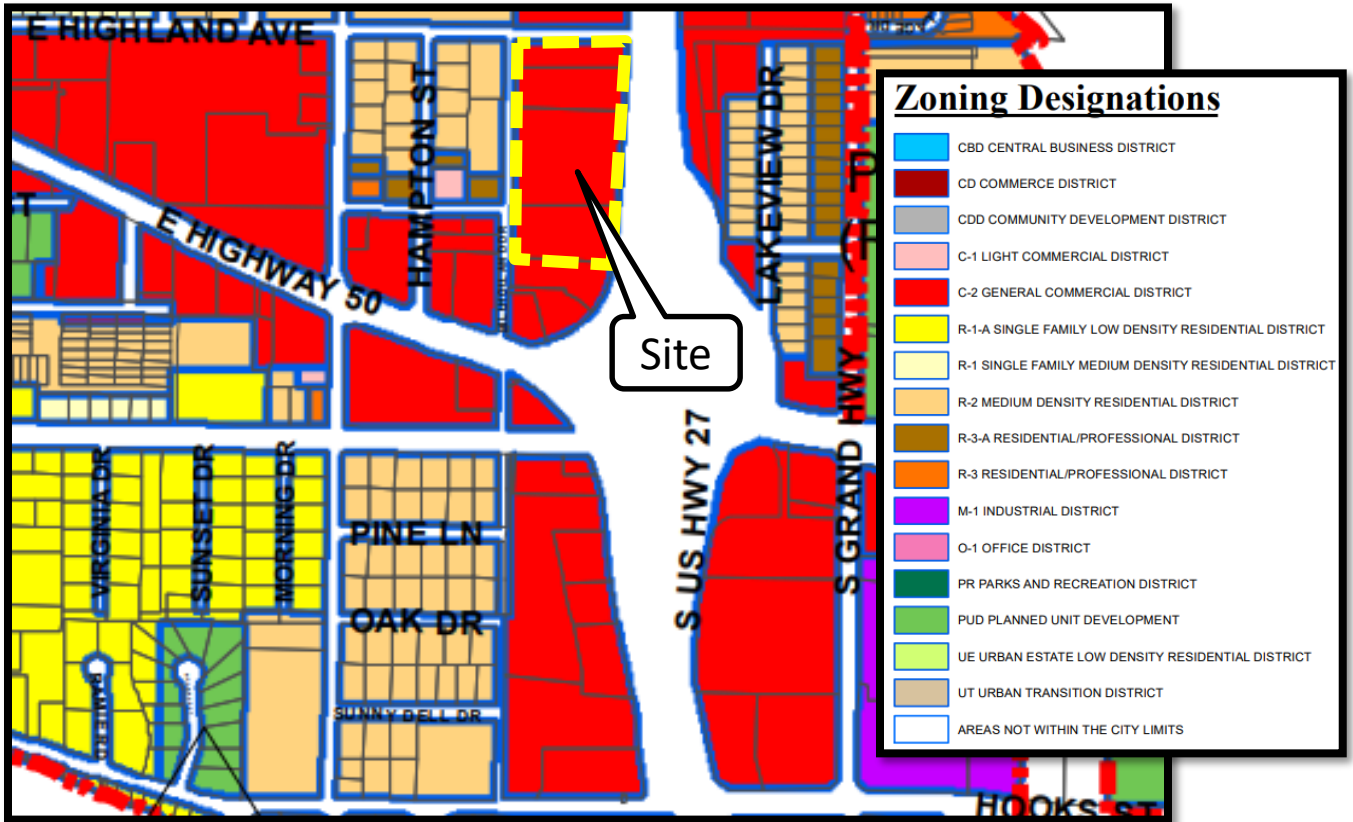


Exhibit - Location Map – Cityside Townhomes



Yellow
Outline:
Project
Boundary

Exhibit - Zoning Map – Cityside Townhomes



CITYSIDE TOWNHOMES PUD

Project Name: Cityside Townhomes

Developer:

Pillar Homes
1312 Bowman Street, Clermont, FL 34711
www.PillarHomes.us

Site Location: South of E. Highland Avenue and West of S.R. 27.

Alternate Keys: 1592623, 3821671, 1509971, and 1592267

Adjacent Zoning & Land Uses: C-2 to the North, East and South. R-2 to the West. There is vacant land to the North. An electrical sub-station, a utility corridor, vacant residential, offices and single family to the west. To the south is commercial uses. To the east is a limited access facility.

Proposed Use: Townhomes and amenity buildings including, but not limited to, cabanas, pool houses, trails, mail kiosks, playfields and other ancillary uses.

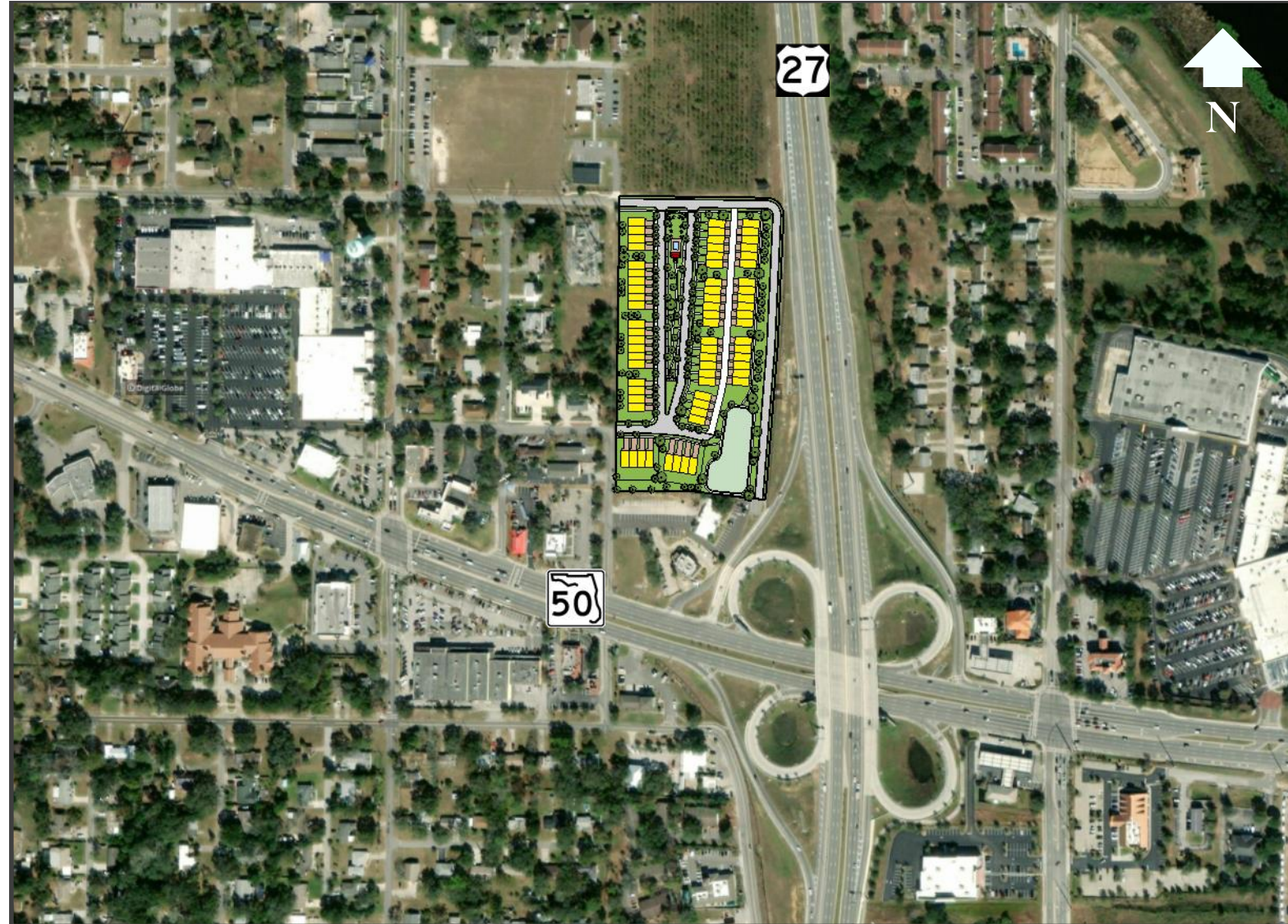
Proposed Phasing: One phase, not applicable.

Acreage & Density:

Net Acreage: +/- 8.05 Acres
Max Density in Commercial FLU: 12 Du/Ac
Max Allowable: 96.6 Units
Concept Plan Proposed Units: 68 Units

WMD: St. Johns River Water Management District

Waivers: Reduce minimum lot size from 3500 SF to 2200 SF. Reduce minimum lot width from 100 feet to 24 feet. Reduce minimum ROW from 60' to 45' for one-way streets, two-way streets will be 60' ROW.

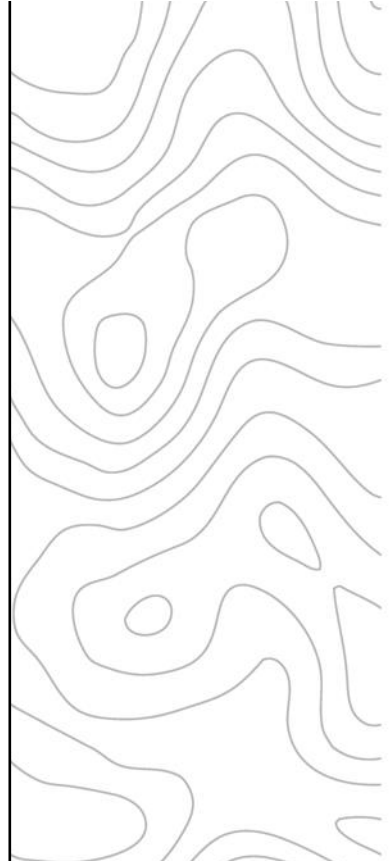


Situated south of Highland Avenue and the end of Almond Avenue, the Cityside Townhomes project is an infill residential development proposing 66 townhome units on +/- 8.05 Acres. Current future land use allows up to 12 DU/AC or 96 units. When assessing the compatibility of infill residential development, the quality is measured by future residents having the ability to walk to daily needs and access to parks or open space.

Within a 5-minute walk, residents of this community will have two grocery options (Winn Dixie and Key Foods), a drug store (Walgreens), at least two financial institutions (Bank of America and Wells Fargo), nine restaurants, medical offices and various other neighborhood services. This greatly reduces drive time and reduces traffic load on major thoroughfares while improving quality of life.

The second key indicator is access to amenities and open space. To the north of the development, future residents would have access to McKinney Park which hosts basketball courts, a playground and ball field. Within the community, residents will have a central promenade, a community pool, a flex use lawn, a dog walking trail, a photo gazebo and ample private yard space.

For the townhomes each unit will have a two-car garage and driveway space for parking two cars in front of the unit. All townhomes will meet or exceed setback requirements of the code and are designed to provide ample space for landscaping. The development will include an association that will maintain community amenities and associated private improvements.



Plan Prepared by:
ALEX STRINGFELLOW
352.217.7710
alex@stringfellowplanning.com

Elevations Prepared by:
SIMON HARDT
207.607.9366
simon@stringfellowplanning.com



STRINGFELLOW
PLANNING & DESIGN

CITYSIDE TOWNHOMES



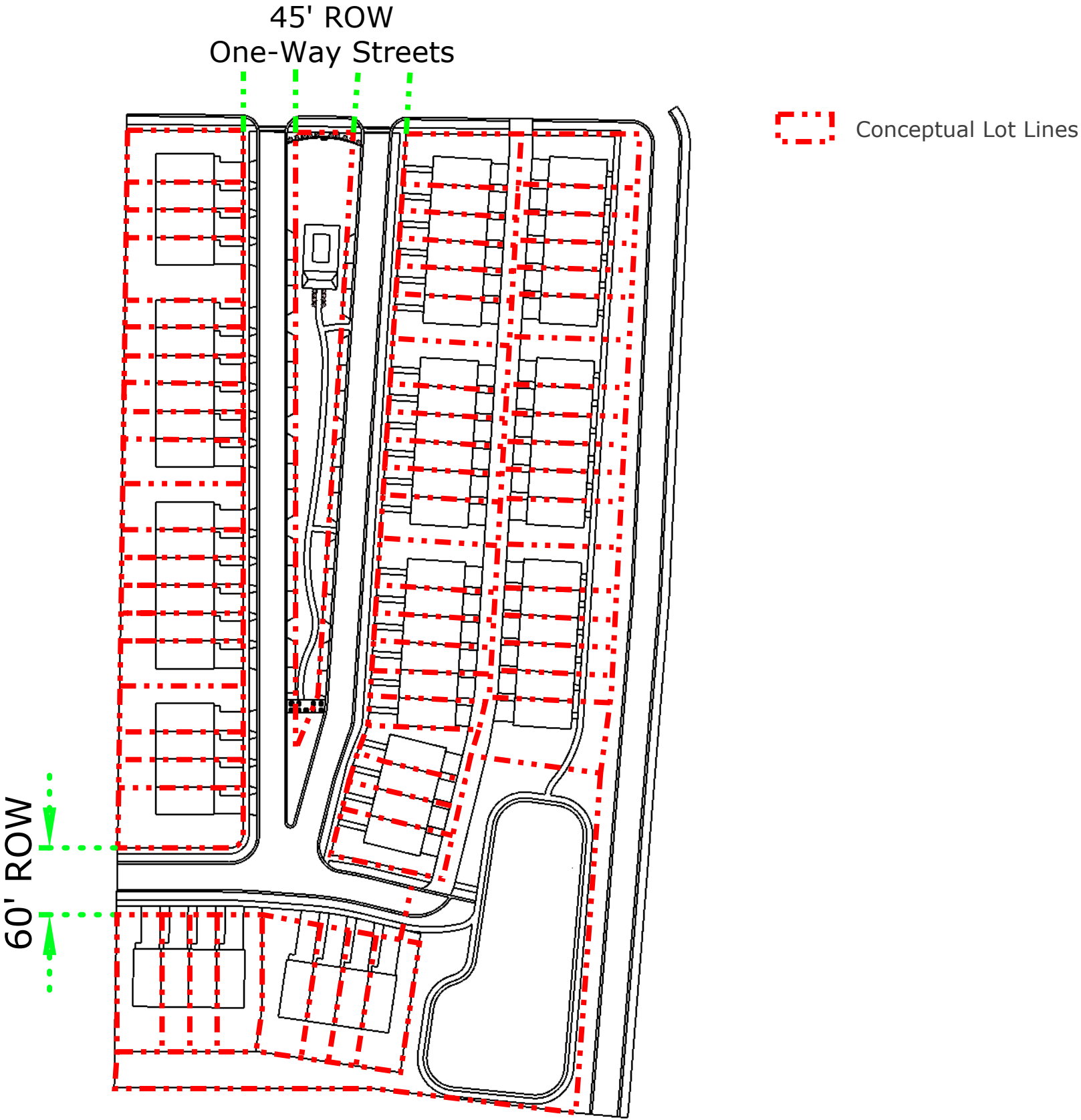
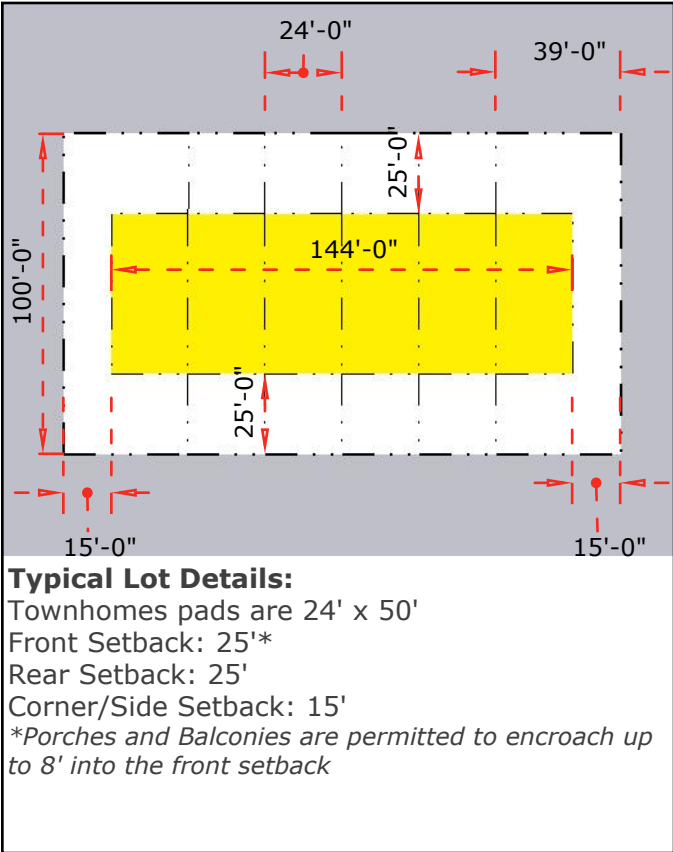
CITYSIDE TOWNHOMES NORTH



CITYSIDE TOWNHOMES SOUTH



CITYSIDE TOWNHOMES DIMENSIONS



CONCEPTUAL TOWNHOME ELEVATION



CONCEPTUAL TOWNHOME ELEVATION



CONCEPTUAL TOWNHOME ELEVATION



CONCEPTUAL TOWNHOME ELEVATION





CITY OF CLERMONT

Staff Analysis Report

OWNER: Clermont Gateway Investment Properties LLC
c/o Michael Boutros

APPLICANT: Cecelia Bonifay

PROJECT NAME: Cityside Townhomes

REQUESTED ACTION: The applicant is requesting a rezoning to a Planned Unit Development (PUD) to grant approval to construct sixty-eight (68) single-family attached townhomes.

SIZE OF PARCEL: 8.05 +/-acres

LOCATION: Site located northwest of US 27 and SR 50 intersection, Vacant property north of the Crown Lounge & south of Highland Ave.

EXISTING ZONING: C-2 General Commercial

EXISTING LAND USE: Vacant property that had a portion used for a former motel – Clermont Motor Lodge

FUTURE LAND USE CATEGORY: Commercial

BACKGROUND

The subject property, approximately 8.05 acres, is zoned C-2 General Commercial. A portion of the property was previously used for a motel site – Clermont Motor Lodge, which used to be adjacent to the existing Crown Lounge. The hotel was constructed many years ago and was demolished in 2013. The property is adjacent to US 27 and had an access point via US 27 at the Highland Ave intersection. In the northeast corner of the property, an EMS station was constructed due to direct access to US 27. However, this intersection was closed when the US 27 and SR 50 improvements were made in the 2012-2013 timeframe and the EMS station was discontinued. Majority of the property has been vacant since this time and the applicant desires to redevelop the property with townhomes.



Under the Commercial future land use, residential uses are allowed up to a density of 12 dwelling units per acre. The current zoning of C-2 General Commercial allows for the consideration of residential uses through a Conditional Use Permit, under section 122-223 of the Land Development Code. The applicant has decided to pursue the rezoning to a Planned Unit Development (PUD) due to the flexibility in design and waivers requested. The PUD zoning also provides a more site specific approach to the development of the property since a site plan is linked to the approval with specific conditions. The applicant has provided a conceptual site plan, prepared by Stringfellow Planning & Design, dated February 15, 2022.



The applicant is proposing sixty-eight (68) attached single-family townhomes along with amenities consisting of a community pool, activity lawn, promenade, and dog walking trail. The density of the project is at 8.45 dwelling units per acre, which is under the 12 dwelling units per acre that can be considered under the Commercial future land use. The applicant is proposing the townhomes to be 24 feet wide by 50 feet deep, two-story in height with a two car garage. The applicant has demonstrated the ability to house two vehicles and trash receptacles within the garage. Each townhome lot will be a minimum of 24 feet by 100 feet or 2,400 square feet. This is a waiver to the code that requires a minimum of 3,500 square feet.

As part of the project, the applicant has offered a rear entry garage product accessed via an alleyway. This was done to keep the garage entrances from facing US 27 and keeping them internal. Approximately 60 percent of the townhomes will be of this design while the remaining 40 percent will be traditional front-loaded townhomes.

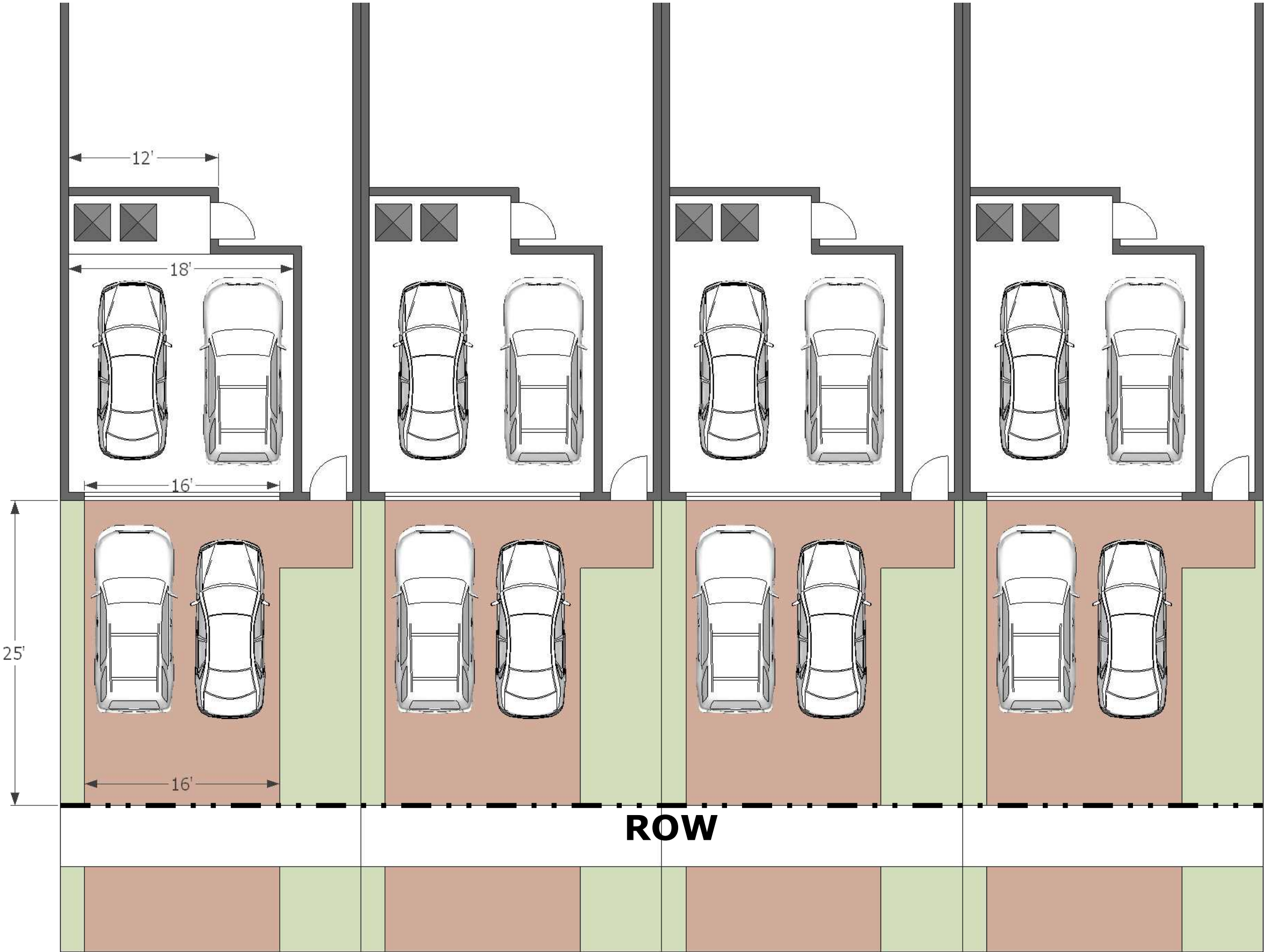


As part of the design and to offer the rear loaded garage product, the applicant is requesting one way streets in a portion of the project with a reduced right-of-way width of 45 feet. This is a waiver request and staff has reviewed this request and does not oppose this request with the condition that the internal roads and alleyway will be privately maintained with an easement dedicated to the City. In addition, the applicant will be providing dedicated parallel parking spaces along these one-way streets.

The applicant has offered to install an enhanced landscape buffer with 30% more landscape material and six-foot opaque fence along the southern border by the existing Crown Lounge. In addition, the developer has agreed to assume full maintenance of the interior roadways and alley.

Staff has reviewed the application and proposed project in regards to Section 122-315 Review Criteria for a Planned Unit Development. The location of the project is within 1/8 of a mile of two arterial roadways, US 27 and SR 50 and within 1/4 mile of many services, which include grocery, restaurant, banking, etc., thus offering a greater walkability option for residents. The project has multiple access points that can distribute the traffic onto the existing transportation network. The site has City utilities available and the City can serve the proposed development. The property has been previously developed and the redevelopment opportunity would be supportive of Objective 1.15: Redevelopment and Renewal of Blighted Areas, in the City's Comprehensive Plan. Staff recommends approval of Ordinance No. 2022-014.

Garage Sample Schematic with 96 Gallon Receptacles





Cecelia Bonifay

Akerman LLP
420 South Orange Avenue
Suite 1200
Orlando, FL 32801-4904

D: 407 419 8540
T: 407 423 4000
DirF: 407 254 4230
cecelia.bonifay@akerman.com

February 16, 2022

VIA planning@clermontfl.org

Mr. John Kruse, Planning Manager
City of Clermont
Development Services Department
685 W. Montrose Street
Clermont, FL 34712

**Re: Rezoning Application for Cityside Townhomes
Alt Keys# 1592623, 3821671, 1509971, and 1592267**

Mr. Kruse,

On behalf of our client, Clermont Gateway Investment Properties, LLC, c/o Michael Boutros ("Clermont Gateway"), attached please find the rezoning application, with the related documents, to support the development of a PUD townhome project. Included in this submittal please find the following items:

- Rezoning Application from C-2 to PUD – to include Owner and Applicant Signatures
- Proof of Ownership via Property Record Card
- Legal Description in Word format
- Site Plan with Waivers indicated
- School Concurrency Capacity Reservation
- Application fee of \$542.00, paid separately

As shown on the attached site plan, please note the following waivers are requested:

- Reduce minimum lot size from 3500 SF to 2200 SF.
- Reduce minimum lot width from 100 feet to 24 feet.
- Reduce minimum ROW from 60' to 45' for one-way streets, two-way streets will be 60' ROW.

Should you have any questions, please do not hesitate to contact us.

Regards,

A handwritten signature in blue ink that reads "Cecelia Bonifay". The signature is fluid and cursive, with a long, sweeping tail on the letter "y".

Cecelia Bonifay
For the Firm

cc: Michael Boutros, Clermont Gateway Investment Properties, LLC

akerman.com



CITY OF CLERMONT REZONING FILING INSTRUCTIONS

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

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

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

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



CITY OF CLERMONT

REZONING

APPLICATION

DATE 01/18/2022		FEE: \$542.00 + cost of advertisement + cost of traffic review, if necessary	
Project Name (if applicable) CITYSIDE Townhomes			
Applicant Cecelia Bonifay			
Contact Person Cecelia Bonifay			
Address 420 South Orange Avenue, Suite 1200	City Orlando	State FL	Zip 32801
Telephone 407 758 0192	Fax 407 254 4230		
Email cecelia.bonifay@akerman.com			
OWNER INFORMATION			
Owner's Name CLERMONT GATEWAY INVESTMENT PROPERTIES LLC c/o Michael Boutros			
Owner Address 1312 BOWMAN ST.	City CLERMONT	State FL	Zip 34711
Telephone	Email		
PROPERTY INFORMATION			
Address of Subject Property EAST HIGHLAND AVE	City CLERMONT	State FL	Zip 34711
Legal Description (include copy of survey) See attached Word Document			
Acreage +/- 8.08	Land Use (City verification required) Commercial		
Present Zoning (City verification required) C-2	Proposed Zoning PUD		



CITY OF CLERMONT REZONING APPLICATION

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

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

A townhome development consistent with the submitted PUD documents and concept plan.

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

Cecelia Bonifay

Applicant Name (print)

x Cecelia Bonifay
Applicant Name (signature)

DocuSigned by:

x Michael Boutros
A18C6330EB054DB
Owner Name (signature)

Michael Boutros

Owner Name (print)

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

5/22/2020

LEGAL NOTICE

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

ORDINANCE NO. 2022-014

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

LOCATION

Site located northwest of US 27 and SR 50 intersection,
Vacant property north of the Crown Lounge and south of Highland Ave.
Alternate Key #1592623, 3821671, 1509971, and 1592267
8.05 +/- Acres



LEGAL DESCRIPTION

PARCEL 1:

NORTH 100 FEET OF SE ¼ OF THE SE ¼ SOUTH OF HIGHLAND AVENUE AND WEST OF HIGHWAY 27, SECTION 19, TOWNSHIP 22, RANGE 26, LAKE COUNTY, FLORIDA.

AND

PARCEL 2:

THAT PORTION OF THE SE ¼ OF THE SE ¼ OF SECTION 19, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LYING SOUTH OF HIGHLAND AVENUE AND WEST OF U.S. HIGHWAY NO. 27. LESS AND EXCEPT THE NORTH 100 FEET THEREOF.

AND

THAT PORTION OF THE NE ¼ OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 26 EAST. LAKE COUNTY, FLORIDA, LYING WEST OF U.S. HIGHWAY NO.27; ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF HIGHLAND AVENUE AND THE EAST RIGHT OF WAY LINE OF MILLHOLLAND STREET, ACCORDING TO THE PLAT OF THE CITY OF CLERMONT RECORDED IN PLAT BOOK 8, PAGES 17-23, INCLUSIVE, RUN SOUTH ALONG THE EAST RIGHT OF WAY LINE OF SAID MILLHOLLAND STREET 100 FEET TO THE POINT OF BEGINNING; CONTINUE SOUTHERLY ALONG SAID EAST RIGHT OF WAY LINE 500 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, RUN EASTERLY PARALLEL WITH THE AFORESAID SOUTH RIGHT OF WAY LINE OF HIGHLAND AVENUE TO THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 27 AND A POINT DESIGNATED "A"; RETURN TO POINT OF BEGINNING AND RUN EASTERLY PARALLEL WITH SAID SOUTH RIGHT OF WAY LINE OF HIGHLAND AVE TO THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 27; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE TO POINT "A".

AND

PARCEL 3:

THAT FRACTIONAL PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 26 EAST, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF STATE ROAD 25 (U.S. 27) (FORMERLY STATE ROAD 8-A, FEDERAL ROUTE 19) 654.7 FEET SOUTH OF THE CENTERLINE OF HIGHLAND AVENUE, AS REPRESENTED ON THE OFFICIAL MAP OF CITY OF CLERMONT FILED 2/4/26 AND RECORDED IN PLAT BOOK 8, PAGES 17-23 INCLUSIVE, LAKE COUNTY, FLORIDA; RUN THENCE WESTERLY AND PARALLEL TO THE CENTERLINE OF SAID HIGHLAND AVENUE 412.3 FT., MORE OR LESS, TO THE EAST RIGHT-OF-WAY LINE OF MILHOLLAND STREET, AS REPRESENTED ON SAID OFFICIAL MAP OF THE CITY OF CLERMONT; THENCE SOUTHERLY ALONG THE EAST RIGHT-OF-WAY LINE OF SAID MILHOLLAND STREET 201.4 FEET; THENCE EASTERLY AND PARALLEL TO CENTER LINE OF SAID HIGHLAND AVENUE 224.4 FEET; THENCE SOUTH 84°12' EAST, 175 FEET TO THE RIGHT-OF-WAY LINE OF STATE ROAD 50 AND SAID STATE ROAD 25; THENCE NORTHERLY ALONG SAID RIGHT-OF-WAY LINE OF SAID STATE ROAD 25, 219.59 FEET TO THE POINT OF BEGINNING.

AND

PARCEL 4:

THAT FRACTIONAL PART OF THE EAST HALF OF THE NORTHEAST QUARTER (EAST 1/2 OF NORTHEAST 1/4) OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 26 EAST; AND THAT FRACTIONAL PART OF SOUTHEAST QUARTER OF SOUTHEAST QUARTER (SOUTHEAST 1/4 OF SOUTHEAST 1/4) OF SECTION 19, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LYING SOUTH OF HIGHLAND AVENUE, EAST OF MILLHOLLAND STREET AND WEST OF STATE ROAD 25 (U.S. 27) (FORMERLY STATE ROAD 8A, FEDERAL ROUTE NO. 19), DESCRIBED AS: BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERN BOUNDARY OF HIGHLAND AVENUE AS REPRESENTED ON THE OFFICIAL MAP OF THE CITY OF CLERMONT, DULY FILED AND RECORDED IN PLAT BOOK 8, PAGES 17-23, INCLUSIVE, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, WITH THE WESTERN RIGHT-OF-WAY LINE OF SAID STATE ROAD 25 AND RUN SOUTHERLY ALONG SAID WESTERN RIGHT-OF-WAY 624.7 FEET, MORE OR LESS, TO INTERSECT THE NORTHEASTERN CORNER OF THE LANDS OF R.C.B. HOLDINGS; RUN THENCE WESTERLY AND PARALLEL TO THE CENTER LINE OF SAID HIGHLANDS AVENUE 412.3 FEET, MORE OR LESS, TO THE EASTERN RIGHT-OF-WAY LINE OF MILLHOLLAND STREET, AS REPRESENTED ON SAID OFFICIAL MAP OF THE CITY OF CLERMONT; THENCE NORTHERLY ALONG THE EASTERN RIGHT-OF-WAY LINE OF SAID MILLHOLLAND STREET TO THE SOUTHERN RIGHT-OF-WAY LINE OF SAID HIGHLAND AVENUE; THENCE EASTERLY ALONG THE SOUTHERN RIGHT-OF-WAY LINE OF THE SAID HIGHLAND AVENUE TO THE BEGINNING POINT, LESS THE NORTH 100 FEET THEREFROM; AND LESS ANY RIGHT-OF-WAY FOR AN ACCESS ROAD FROM AND TO STATE ROAD 25, U.S. 27.

LESS AND EXCEPT: FROM THE ABOVE LANDS THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LYING SOUTH OF HIGHLAND AVENUE AND WEST OF U.S. HIGHWAY NO. 27. LESS AND EXCEPT THE NORTH 100 FEET THEREOF.

AND

THAT PORTION OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LYING WEST OF U.S. HIGHWAY NO. 27; ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF HIGHLAND AVENUE AND THE EAST RIGHT-OF-WAY LINE OF MILLHOLLAND STREET, ACCORDING TO THE PLAT OF THE CITY OF CLERMONT RECORDED IN PLAT BOOK 8, PAGES 17 THROUGH 23, INCLUSIVE, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; RUN SOUTH ALONG THE EAST RIGHT-OF-WAY LINE OF SAID MILLHOLLAND STREET 100 FEET TO THE POINT OF BEGINNING; CONTINUE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE 500 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, RUN EASTERLY PARALLEL WITH THE AFORESAID SOUTH RIGHT-OF-WAY LINE OF HIGHLAND AVENUE TO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 27 AND A POINT DESIGNATED "A"; RETURN TO POINT OF BEGINNING AND RUN EASTERLY PARALLEL WITH SAID SOUTHERLY RIGHT-OF-WAY LINE OF HIGHLAND AVENUE TO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 27; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY TO POINT "A".

To rezone the property from C-2 General Commercial zoning to Planned Unit Development (PUD) zoning to allow single-family townhomes

This request will be considered by the Planning & Zoning Commission on Tuesday, April 5, 2022 at 6:30 PM and a public meeting to consider the request will be held before the City Council on Tuesday, April 26, 2022 at 6:30 PM for Final Adoption.

The meetings will be held at City Hall, Council Chambers, located at 685 W. Montrose Street. This ordinance is available for public inspection in the office of the City Clerk, 685 W. Montrose St., Monday through Friday between the hours of 8:00 AM and 5:00 PM.

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

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

Tracy Ackroyd Howe, MMC

City Clerk



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date		
Tuesday, April 5, 2022		
Agenda Item Name		
Ordinance No. 2022-16 <i>USA Roller Chain Small-scale CPA</i>		
Requested Action		
Recommend approval of Ordinance No. 2022-016		
Staff Report		
The applicant is requesting an annexation, small-scale comprehensive plan amendment, and rezoning of the 2.35 acre+/- parcel located at 13610 Granville Avenue. The current site conditions contains an existing warehouse building and light manufacturing with associated parking for the business. The subject property is contiguous to Clermont Boundaries and meets the requirements of Florida Statutes, Chapter 171 for Annexation. The City of Clermont has sufficient capacity to provide water and sewer services for the development. The annexation request also included a petition for a small-scale comprehensive plan amendment to change the existing land use map from Lake County Regional Office to Clermont Industrial designation. The proposed rezoning request would change the current zoning from Lake County "HM" Heavy Industrial to the Clermont "M-1" Industrial category. The Clermont Land Development Codes, Section 122-263, "M-1", Industrial zoning allows warehouse and light manufacturing as permitted uses. The applicant indicates that upon annexation of the property into the City's boundaries, it would allow any future development or expansion of the site to comply with the Clermont Land Development Regulations and Standards. <u>STAFF RECOMMENDATION:</u> Staff has reviewed the application and proposed project in regards to compliance with the Clermont Codes of Ordinances and Comprehensive Plan. The proposed use of the site is consistent with the goals, objectives and policies of the comprehensive plan and intent of the land development regulations for Industrial zoning. Staff recommends approval of Ordinance No. 2022-015 annexation and Ordinance No. 2022-016, changing the future land use designation to Clermont Industrial and approval of Ordinance No. 2021-017, rezoning the subject parcel to M-1 Industrial zoning.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Staff Analysis Report	Staff Analysis Report.pdf	
2. CPA Ord. 2022-016-Final	CPA Ord. 2022-016-Final.pdf	

3.	LOCATION MAP	LOCATION MAP.pdf
4.	FLU MAPS	FLU MAPS.pdf
5.	USA ROLLERCHAIN & SPROCKET CONCEPT PLAN	USA ROLLERCHAIN & SPROCKET CONCEPT PLAN.pdf
6.	Forefront Investment Group - Comp Plan Application 2021	Forefront Investment Group - Comp Plan Application 2021.pdf
7.	CPA Legal AD-Clermont	CPA Legal AD-Clermont.pdf



CITY OF CLERMONT Staff Analysis Report

OWNER: Forefront Investment Group, LLC-Christina Beckett

APPLICANT: Hartenstein Development and Land Use, LLC

PROJECT NAME: USA Roller Chains and Sprockets Office/Warehouse

REQUESTED ACTION: A request for annexation, small-scale comprehensive plan amendment, and rezoning of subject property.

SIZE OF PARCEL: 2.35 acres +/- (Alternate Key 2729236)

LOCATION: 13610 Granville Avenue

EXISTING ZONING: **FROM:** Lake County "HM" Heavy Industrial
TO: Clermont "M-1" Industrial

EXISTING LAND USE: Existing warehouse office building

FUTURE LAND USE CATEGORY: **FROM:** Lake County Regional Office
TO: Clermont Industrial

SITE UTILITIES: City of Clermont Water and Sewer

ANALYSIS:

The applicant is requesting an annexation, small-scale comprehensive plan amendment, and rezoning of 2.35 acre+/- parcel located at 13610 Granville Avenue. The current site conditions contains an existing warehouse building and light manufacturing with associated parking for the business. The subject property is contiguous to Clermont Boundaries and meet the requirements of Florida Statutes, Chapter 171 for Annexation. The City of Clermont has sufficient capacity to provide water and sewer services for the development.

The annexation request; also included a petition for a small-scale comprehensive plan amendment to change the existing land use map from Lake County Regional Office to Clermont Industrial designation. The proposed rezoning request would change the current zoning from Lake County "HM" Heavy Industrial to Clermont "M-1" Industrial

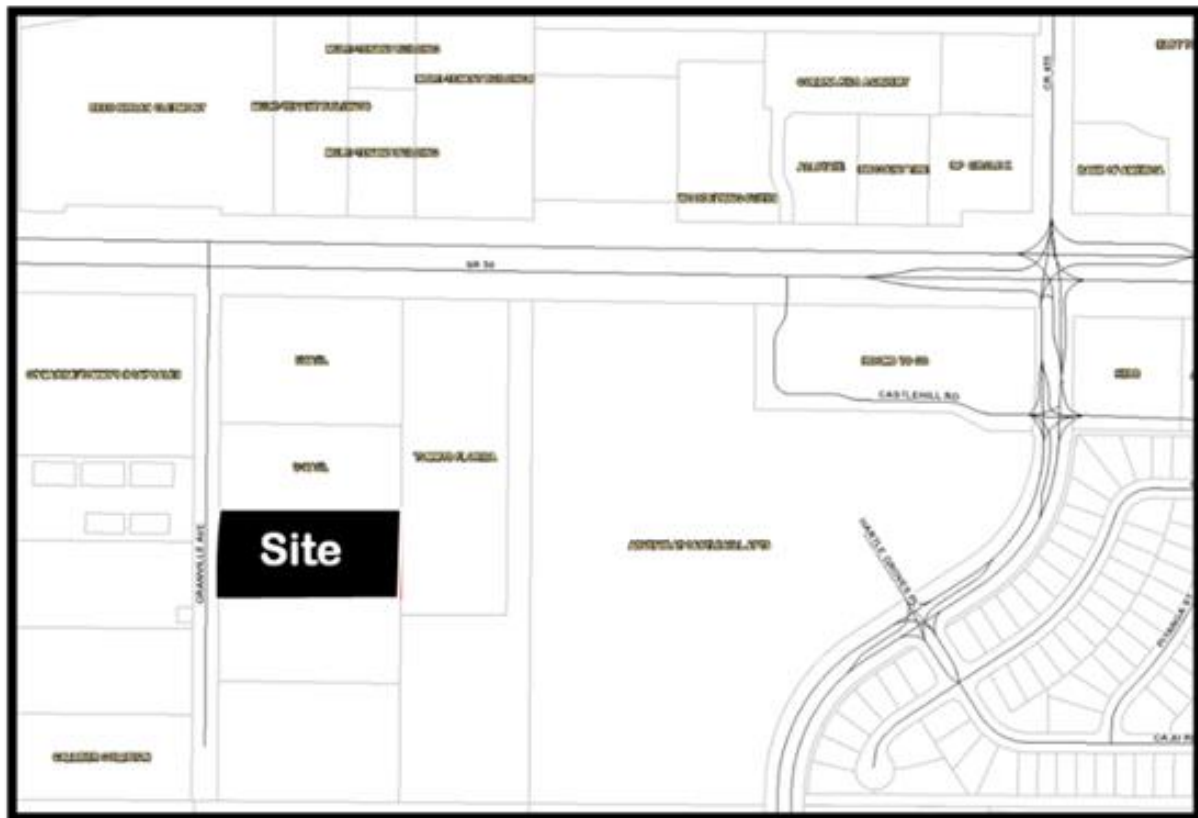
category. The Clermont Land Development Codes, Section 122-263, “M-1” Industrial zoning allows warehouse and light manufacturing as permitted uses.

The applicant indicates that upon annexation of the property into the City’s boundaries, would allow any future development or expansions to the site will be required to comply with Clermont Land Development Regulations and Standards.

STAFF RECOMMENDATION:

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

Staff recommends approval of Ordinance No. 2022-015 annexation and Ordinance No. 2022-016, changing the future land use designation to Clermont Industrial and approval of Ordinance No. 2021-017, rezoning the subject parcel to M-1 Industrial zoning.





CITY OF CLERMONT
ORDINANCE NO. 2022-016

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

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

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

WHEREAS, the Planning and Zoning Commission and the City Council of the City of Clermont have held public hearings on the proposed amendment to the plan in light of written comments, proposals and objections from the general public;

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

SECTION 1.

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

LEGAL DESCRIPTION:

That part of Tract 24 and 25; and that part of the West ½ of Tracts 23 and 26, Lake Highlands Subdivision, in Section 26, Township 22 South, Range 26 East, as recorded in Plat Book 3, Page 24, Public Records of Lake County, Florida, being more particularly described as follows:

Commence at the Southwest corner of Tract 25 of said Lake Highlands Subdivision; thence North 00° 56' 04" West, along the West line of Tract 25 and 24 a distance of 1,294.85 feet to the South line of State Road 50; thence North 89° 36' 35" East, along said right of way line 999.14 feet to the East line of the West ½ of aforesaid Tract 23; thence South 00° 51' 34"

CITY OF CLERMONT
ORDINANCE NO. 2022-016

East, along said East line 546.00 feet to the Point of Beginning; thence continue South 00° 51' 34" East, along said East line 220.00 feet; thence South 89° 36' 37" West, 466.07 feet; thence North 00° 53' 49" West, 220.00 feet; thence North 89° 36' 36" East, 466.21 feet to the Point of Beginning.

LOCATION:

13610 Granville Avenue, Clermont FL
(Alternate Key #2729236)



CHANGE IN FUTURE LAND USE CLASSIFICATION:

FROM: LAKE COUNTY REGIONAL COMMERCIAL
TO: CITY OF CLERMONT INDUSTRIAL

SECTION 2.

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

SECTION 3.

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



CITY OF CLERMONT
ORDINANCE NO. 2022-016

SECTION 4.

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



CITY OF CLERMONT
ORDINANCE NO. 2022-016

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, this ____ day of _____, 2022.

Tim Murry, Mayor

ATTEST:

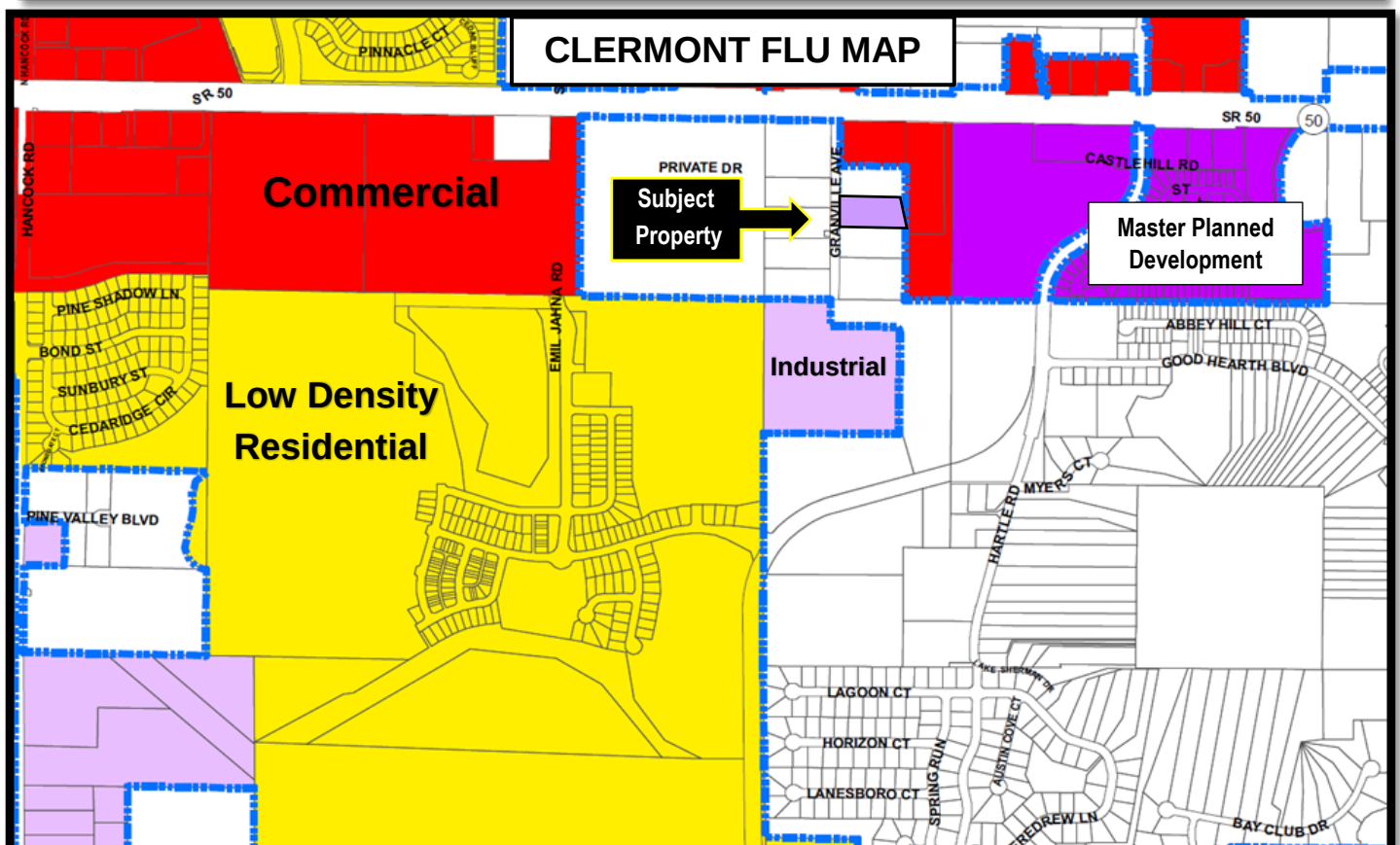
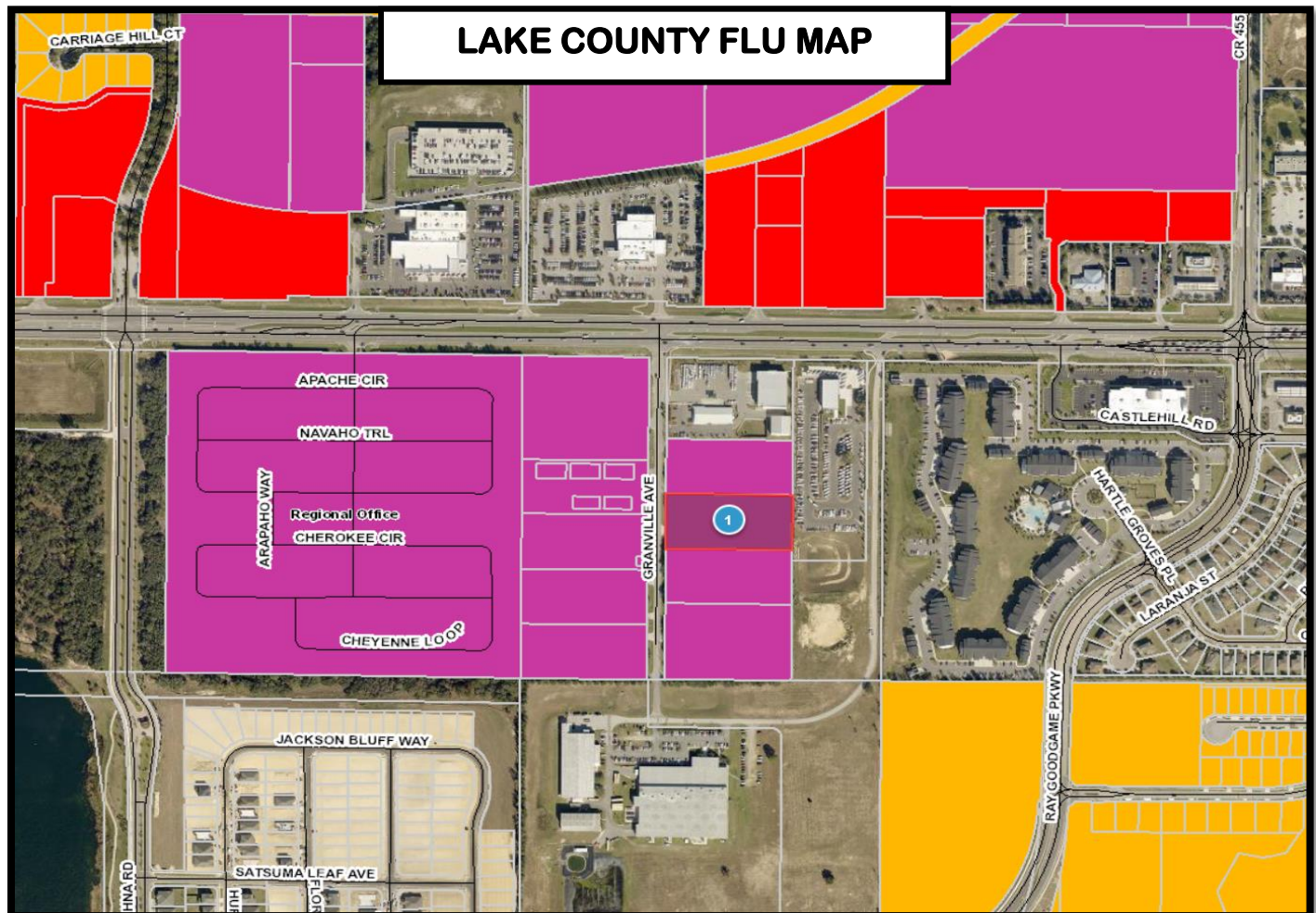
Tracy Ackroyd Howe, City Clerk

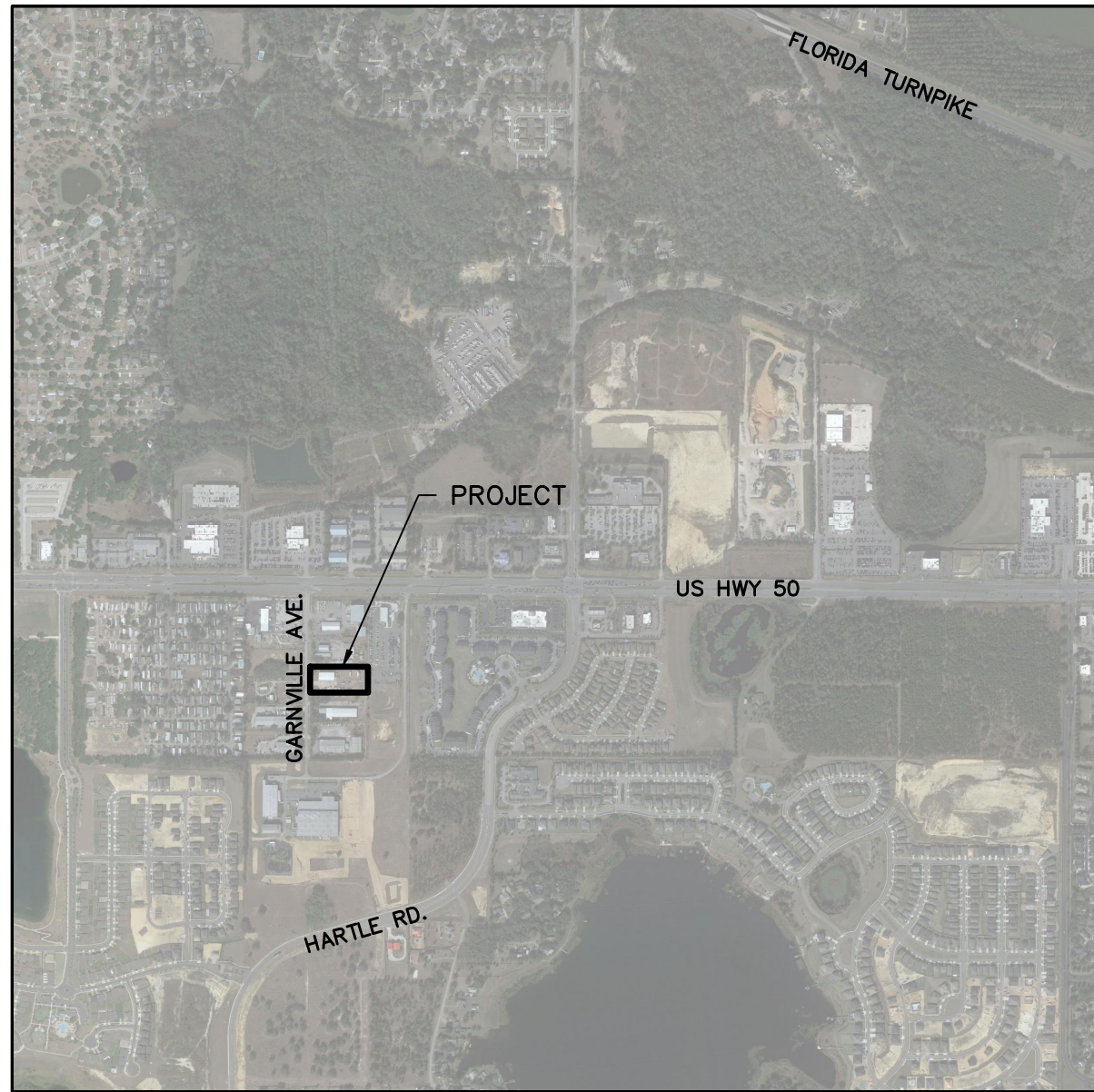
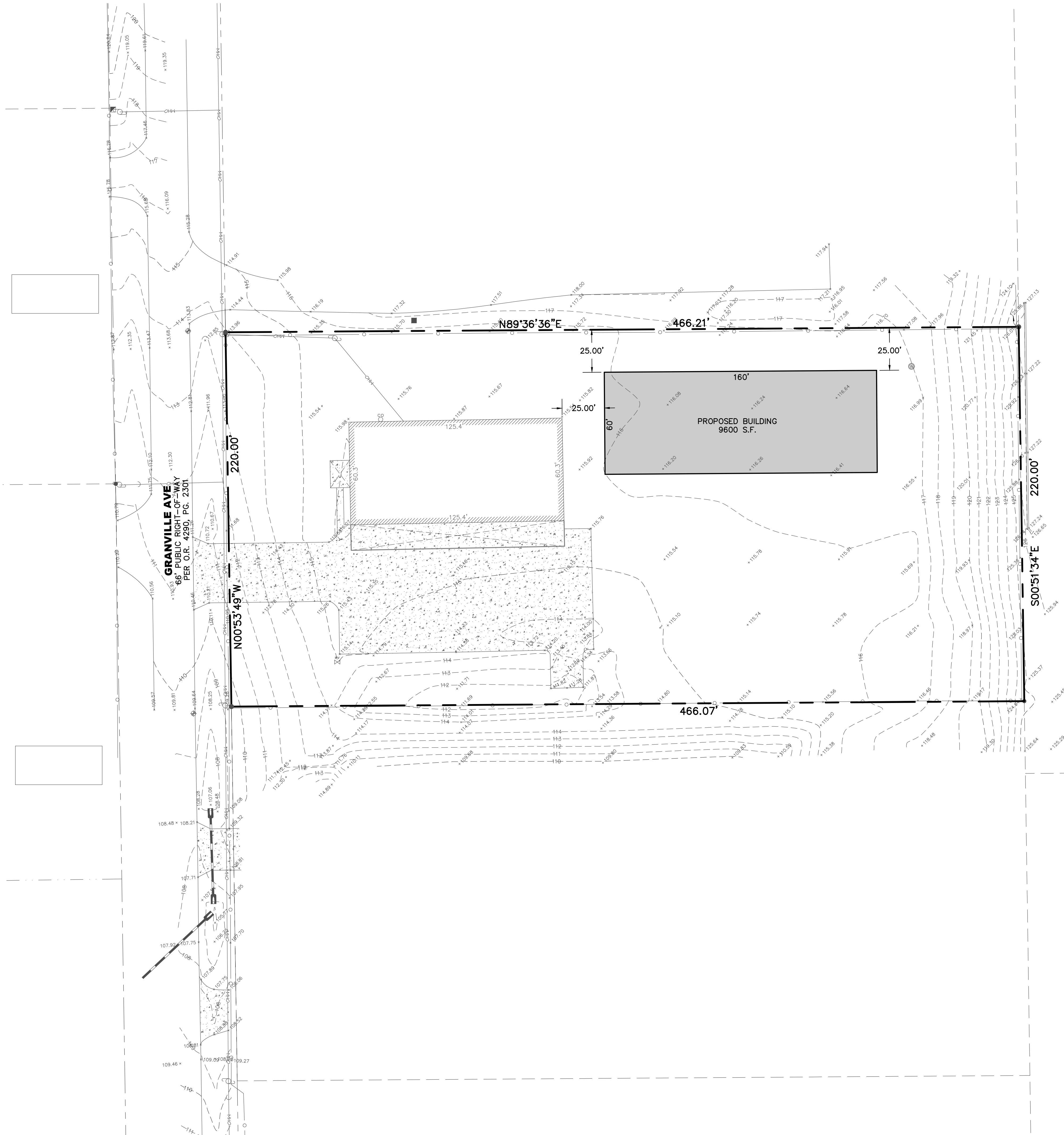
Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

LOCATION MAP







LOCATION MAP
NTS

LEGAL DESCRIPTION:

THAT PART OF TRACTS 24 AND 25; AND THAT PART OF THE WEST 1/2 OF TRACTS 23 AND 26, LAKE HIGHLANDS SUBDIVISION, IN SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, AS RECORDED IN PLAT BOOK 3, PAGE 24, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF TRACT 25 OF SAID LAKE HIGHLANDS SUBDIVISION; THENCE NORTH 00°56'04" WEST, ALONG THE WEST LINE OF TRACTS 25 AND 24 A DISTANCE OF 1294.85 FEET TO THE SOUTH LINE OF STATE ROAD 50; THENCE NORTH 89°36'35" EAST, ALONG SAID RIGHT OF WAY LINE 999.14 FEET TO THE EAST LINE OF THE WEST 1/2 OF AFORESAID TRACT 23; THENCE SOUTH 00°51'3411 EAST, ALONG SAID EAST LINE 546.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°51'3411 EAST, ALONG SAID EAST LINE 220.00 FEET; THENCE SOUTH 89°36'37" WEST, 466.07 FEET; THENCE NORTH 00°53'49" WEST, 220.00 FEET; THENCE NORTH 89°36'3611 EAST, 466.21 FEET TO THE POINT OF BEGINNING.

SITE DATA:

EXISTING FLU:	LAKE COUNTY "REGIONAL OFFICE"	
PROPOSED FLU:	CITY OF CLERMONT "INDUSTRIAL"	
EXISTING ZONING:	LAKE COUNTY "HEAVY INDUSTRIAL (HM)"	
PROPOSED ZONING:	CITY OF CLERMONT "INDUSTRIAL (M-1)"	
WETLANDS:	NONE	
FLOOD ZONE:	X	
EXISTING BUILDING HEIGHT:	21'	
PROPOSED BUILDING HEIGHT:	29'	
1.0 MAX. FAR	.17 PROPOSED	
80% MAX. ISR	31% PROPOSED	
TOTAL PROJECT AREA:	102,520 ft² OR 2.35 AC.	
SETBACKS & BUFFERS		
FRONT	25'	
SIDE (MIN.)	12'	
REAR (MIN.)	25'	
PARKING REQUIRED:	18 SPACES	
EXISTING PARKING:	10 SPACES	
ADDITIONAL PARKING:	8 SPACES	
TOTAL PARKING:	18 SPACES	
BIKE SPACES REQUIRED:	1	
BIKE SPACES PROVIDED:	3 SPACE BIKE RACK	

Hartenstein Development and Land Use, LLC
RICK HARTENSTEIN, AICP, CPM
PO BOX 625
LAKE PANASOFFREE, FLORIDA 33538
PHONE: 352-303-5291

USA ROLLERCHAIN & SPROCKET
COOPER ROLLERCHAIN, INC.
13675800 W. WILSON AVE
CLERMONT, FLORIDA 34712

USA ROLLERCHAIN & SPROCKET
CONCEPT PLAN
LAKE COUNTY, FLORIDA

Drawn: RAP	REVISION:	DATE:
Checked: RH	Δ	
Date: 2/19/22		
Scale: AS SHOWN		
File No.: 21109		
Sheet: 1 Of: 1		



CITY OF CLERMONT
COMPREHENSIVE PLAN AMENDMENT
Application Instructions

APPLICATION FEE:

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

APPLICATION PROCESS:

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

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

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

AMENDMENT TIME FRAME:

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



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

Application Information Required

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

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

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



CITY OF CLERMONT
COMPREHENSIVE PLAN AMENDMENT
Application

DATE: 12/XX/2021

FEE: \$755.00

Project Name (if applicable): USA Roller Chain and Sprockets - Office/Warehouse

Applicant: Forefront Investment Group, LLC - Christina Beckett

Contact Person: Scott Beckett

Address: 13610 Granville Av

City: Clermont State: FL Zip: 34711

Phone: 1-407-347-3519 Fax: _____

E-Mail: Scott Beckett <scottb@usarollerchain.com>

OWNER: Forefront Investment Group, LLC - Christina Beckett

Address: 13610 Granville Av

City: Clermont State: FL Zip: 34711

Phone: 1-407-347-3519 Fax: _____

E-Mail: Scott Beckett <scottb@usarollerchain.com>

General Location: take SR 50 east from US Hwy 27 to Granville Av turn right to 13610 Granville Av.

Legal Description (include copy of survey): See attached legal description

Property size (in acres or square feet):

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

Existing (Actual) Land Use: Lake Co. Regional Office FLU / Office/Warehouse

Existing Zoning: Lake Co. "Heavy Industrial (HM)"

Existing Future Land Use: Lake Co. Regional Office FLU

Proposed Future Land Use: City of Clermont "Industrial"

Type of development proposed: Office/warehouse for a Roller Chain and Sprocket business



Proposed density (dwelling units/acre) or intensity: 15% Intensity

Proposed Zoning District: City of Clermont "Industrial (M-1)"

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

The Owner is requesting to annex into the City of Clermont and will need to change the FLU from Lake Co. "Regional Office FLU" to City of Clermont "Industrial FLU" so the proposed use (Office/Warehouse) will have the correct City land use for the proposed project.

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

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

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

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

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



APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Christina Beckett

_____, who being

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

1. That he (she) affirms and certifies that he (she) understands and will comply with all ordinances, regulations and policies of Lake County, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his (her) knowledge and belief, and further, that this application and attachments shall become part of the official records of the City of Clermont, Florida, and are not returnable.
2. That he (she) desires a Future Land Use Amendment from
Lake Co. "Regional Office FLU" to Clermont "Industrial FLU" for the
property legally described on the attachment of this application.
3. That the submittal requirements for the application have been completed and attached hereto as part of the application.

Christina Beckett

Affiant - Applicant Name (print)

X 

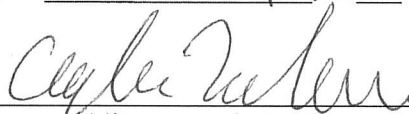
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 12 day of JANUARY, 20 22.



Angelica Hamilton
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG909051
Expires 8/29/2023

X 
Notary Public, State of Florida at Large

My Commission Expires: 8/29/2023



OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Christina Beckett

_____, who being

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

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

Christina Beckett

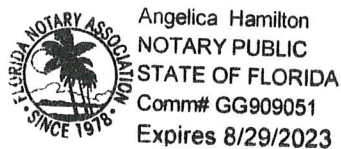
Affiant - Applicant Name (print)

X **Christina Beckett**

Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 12 day of JANUARY, 20 22.



X **Angelica Hamilton**

Notary Public, State of Florida at Large

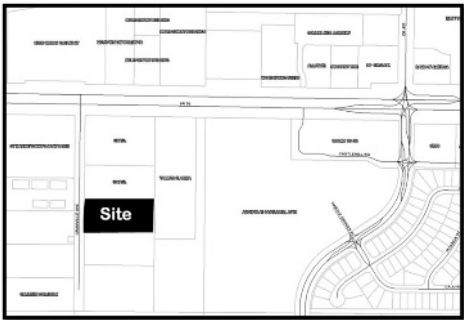
My Commission Expires: 8/29/2023

CITY OF CLERMONT
NOTICE OF PROPOSED LAND USE CHANGE
Small-Scale Comprehensive Plan Amendment
ORDINANCE NO. 2022-016

The City of Clermont Planning and Zoning Commission will hold a public meeting on Tuesday, April 5, 2022 at 6:30 PM and a public meeting before the Clermont City Council will be held on Tuesday, April 26, 2022 at 6:30 PM for the (final reading of the adoption ordinance) to consider a proposed change to the City's Future Land Use Map. The map amendment would change the Future Land Use designation for the parcel identified below and with this Ordinance from Lake County Regional Commercial to City of Clermont Industrial. Alternate Key 2729236.

ORDINANCE NO. 2022-016

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



LOCATION:

13610 Granville Avenue, Clermont FL
(Alternate Key #2729236)

LEGAL DESCRIPTION:

That part of Tract 24 and 25; and that part of the West ½ of Tracts 23 and 26, Lake Highlands Subdivision, in Section 26, Township 22 South, Range 26 East, as recorded in Plat Book 3, Page 24, Public Records of Lake County, Florida, being more particularly described as follows:

Commence at the Southwest corner of Tract 25 of said Lake Highlands Subdivision; thence North 00° 56' 04" West, along the West line of Tract 25 and 24 a distance of 1,294.85 feet to the South line of State Road 50; thence North 89° 36' 35" East, along said right of way line 999.14 feet to the East line of the West ½ of aforesaid Tract 23; thence South 00° 51' 34" East, along said East line 546.00 feet to the Point of Beginning; thence continue South 00° 51' 34" East, along said East line 220.00 feet; thence South 89° 36' 37" West, 466.07 feet; thence North 00° 53' 49" West, 220.00 feet; thence North 89° 36' 36" East, 466.21 feet to the Point of Beginning.

LAND USE CHANGE:

FROM: LAKE COUNTY REGIONAL COMMERCIAL
TO: CITY OF CLERMONT INDUSTRIAL

The public hearings are held at the Clermont City Hall, First Floor-Council Chambers located at 685 W. Montrose Street, and are open to public comments. The proposed future land use map amendment may be inspected at the City's Development Services Department (1st floor, City Hall) between 8 AM and 5 PM Monday through Friday.

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

Tracy Ackroyd Howe, MMC
City Clerk



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date		
Tuesday, April 5, 2022		
Agenda Item Name		
Ordinance No. 2022-017 <i>USA Roller Chain Rezoning</i>		
Requested Action		
Recommend approval of Ordinance No. 2022-017		
Staff Report		
The applicant is requesting an annexation, small-scale comprehensive plan amendment, and rezoning of the 2.35 acre+/- parcel located at 13610 Granville Avenue. The current site conditions contains an existing warehouse building and light manufacturing with associated parking for the business. The subject property is contiguous to Clermont Boundaries and meets the requirements of Florida Statutes, Chapter 171 for Annexation. The City of Clermont has sufficient capacity to provide water and sewer services for the development. The annexation request also included a petition for a small-scale comprehensive plan amendment to change the existing land use map from Lake County Regional Office to Clermont Industrial designation. The proposed rezoning request would change the current zoning from Lake County "HM" Heavy Industrial to the Clermont "M-1" Industrial category. The Clermont Land Development Codes, Section 122-263, "M-1", Industrial zoning allows warehouse and light manufacturing as permitted uses. The applicant indicates that upon annexation of the property into the City's boundaries, would allow any future development or expansion of the site will require compliance with Clermont Land Development Regulations and Standards. <u>STAFF RECOMMENDATION:</u> Staff has reviewed the application and proposed project in regards to compliance with the Clermont Codes of Ordinances and Comprehensive Plan. The proposed use of the site is consistent with the goals, objectives and policies of the comprehensive plan and intent of the land development regulations for Industrial zoning. Staff recommends <u>approval</u> of Ordinance No. 2022-015 annexation and Ordinance No. 2022-016, changing the future land use designation to Clermont Industrial and approval of Ordinance No. 2021-017, rezoning the subject parcel to M-1 Industrial zoning.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Staff Analysis Report	Staff Analysis Report.pdf	

2.	Ord 2022-017, USA Rollerchains Rezoning (03.29.2022)	Ord 2022-017, USA Rollerchains Rezoning (03.29.2022).pdf
3.	LOCATION MAP	LOCATION MAP.pdf
4.	Zoning Maps	Zoning Maps.pdf
5.	USA ROLLERCHAIN & SPROCKET CONCEPT PLAN	USA ROLLERCHAIN & SPROCKET CONCEPT PLAN.pdf
6.	Forefront Investment Group Rezoning App	Forefront Investment Group Rezoning App.pdf
7.	REZONING LEGAL AD	REZONING LEGAL AD.pdf



CITY OF CLERMONT Staff Analysis Report

OWNER: Forefront Investment Group, LLC-Christina Beckett

APPLICANT: Hartenstein Development and Land Use, LLC

PROJECT NAME: USA Roller Chains and Sprockets Office/Warehouse

REQUESTED ACTION: A request for annexation, small-scale comprehensive plan amendment, and rezoning of subject property.

SIZE OF PARCEL: 2.35 acres +/- (Alternate Key 2729236)

LOCATION: 13610 Granville Avenue

EXISTING ZONING: **FROM:** Lake County "HM" Heavy Industrial
TO: Clermont "M-1" Industrial

EXISTING LAND USE: Existing warehouse office building

FUTURE LAND USE CATEGORY: **FROM:** Lake County Regional Office
TO: Clermont Industrial

SITE UTILITIES: City of Clermont Water and Sewer

ANALYSIS:

The applicant is requesting an annexation, small-scale comprehensive plan amendment, and rezoning of 2.35 acre+/- parcel located at 13610 Granville Avenue. The current site conditions contains an existing warehouse building and light manufacturing with associated parking for the business. The subject property is contiguous to Clermont Boundaries and meet the requirements of Florida Statutes, Chapter 171 for Annexation. The City of Clermont has sufficient capacity to provide water and sewer services for the development.

The annexation request; also included a petition for a small-scale comprehensive plan amendment to change the existing land use map from Lake County Regional Office to Clermont Industrial designation. The proposed rezoning request would change the current zoning from Lake County "HM" Heavy Industrial to Clermont "M-1" Industrial

category. The Clermont Land Development Codes, Section 122-263, “M-1” Industrial zoning allows warehouse and light manufacturing as permitted uses.

The applicant indicates that upon annexation of the property into the City’s boundaries, would allow any future development or expansions to the site will be required to comply with Clermont Land Development Regulations and Standards.

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

The map shows a street grid with Grandville Ave running horizontally. To the north of Grandville Ave are several large lots, some labeled with numbers like 10000, 10001, 10002, 10003, 10004, 10005, 10006, 10007, 10008, 10009, 10010, 10011, 10012, 10013, 10014, 10015, 10016, 10017, 10018, 10019, 10020, 10021, 10022, 10023, 10024, 10025, 10026, 10027, 10028, 10029, 10030, 10031, 10032, 10033, 10034, 10035, 10036, 10037, 10038, 10039, 10040, 10041, 10042, 10043, 10044, 10045, 10046, 10047, 10048, 10049, 10050, 10051, 10052, 10053, 10054, 10055, 10056, 10057, 10058, 10059, 10060, 10061, 10062, 10063, 10064, 10065, 10066, 10067, 10068, 10069, 10070, 10071, 10072, 10073, 10074, 10075, 10076, 10077, 10078, 10079, 10080, 10081, 10082, 10083, 10084, 10085, 10086, 10087, 10088, 10089, 10090, 10091, 10092, 10093, 10094, 10095, 10096, 10097, 10098, 10099, 10100. To the south of Grandville Ave are more lots, some labeled with numbers like 10000, 10001, 10002, 10003, 10004, 10005, 10006, 10007, 10008, 10009, 10010, 10011, 10012, 10013, 10014, 10015, 10016, 10017, 10018, 10019, 10020, 10021, 10022, 10023, 10024, 10025, 10026, 10027, 10028, 10029, 10030, 10031, 10032, 10033, 10034, 10035, 10036, 10037, 10038, 10039, 10040, 10041, 10042, 10043, 10044, 10045, 10046, 10047, 10048, 10049, 10050, 10051, 10052, 10053, 10054, 10055, 10056, 10057, 10058, 10059, 10060, 10061, 10062, 10063, 10064, 10065, 10066, 10067, 10068, 10069, 10070, 10071, 10072, 10073, 10074, 10075, 10076, 10077, 10078, 10079, 10080, 10081, 10082, 10083, 10084, 10085, 10086, 10087, 10088, 10089, 10090, 10091, 10092, 10093, 10094, 10095, 10096, 10097, 10098, 10099, 10100. The 'Site' is located on Grandville Ave, south of the intersection with Castle Hill Rd. The map also shows a school and a park.



CITY OF CLERMONT
ORDINANCE NO. 2022-017

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

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

SECTION 1:

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

LEGAL DESCRIPTION

That part of Tract 24 and 25; and that part of the West ½ of Tracts 23 and 26, Lake Highlands Subdivision, in Section 26, Township 22 South, Range 26 East, as recorded in Plat Book 3, Page 24, Public Records of Lake County, Florida, being more particularly described as follows:

Commence at the Southwest corner of Tract 25 of said Lake Highlands Subdivision; thence North 00° 56' 04" West, along the West line of Tract 25 and 24 a distance of 1,294.85 feet to the South line of State Road 50; thence North 89° 36' 35" East, along said right of way line 999.14 feet to the East line of the West ½ of aforesaid Tract 23; thence South 00° 51' 34" East, along said East line 546.00 feet to the Point of Beginning; thence continue South 00° 51' 34" East, along said East line 220.00 feet; thence South 89° 36' 37" West, 466.07 feet; thence North 00° 53' 49" West, 220.00 feet; thence North 89° 36' 36" East, 466.21 feet to the Point of Beginning.

LOCATION:

13610 Granville Avenue, Clermont, FL
Alternate Key 2729236

LOCATION MAP



REZONING OF PROPERTY:

**FROM: LAKE COUNTY “HM” Heavy Industrial District
TO: CLERMONT “M-1” Industrial District**

SECTION 2:

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

SECTION 3: SEVERABILITY

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

SECTION 4: ADMINISTRATIVE CORRECTION

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

SECTION 5: PUBLICATION AND EFFECTIVE DATE

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



CITY OF CLERMONT
ORDINANCE NO. 2022-017

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 26th day of April, 2022.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

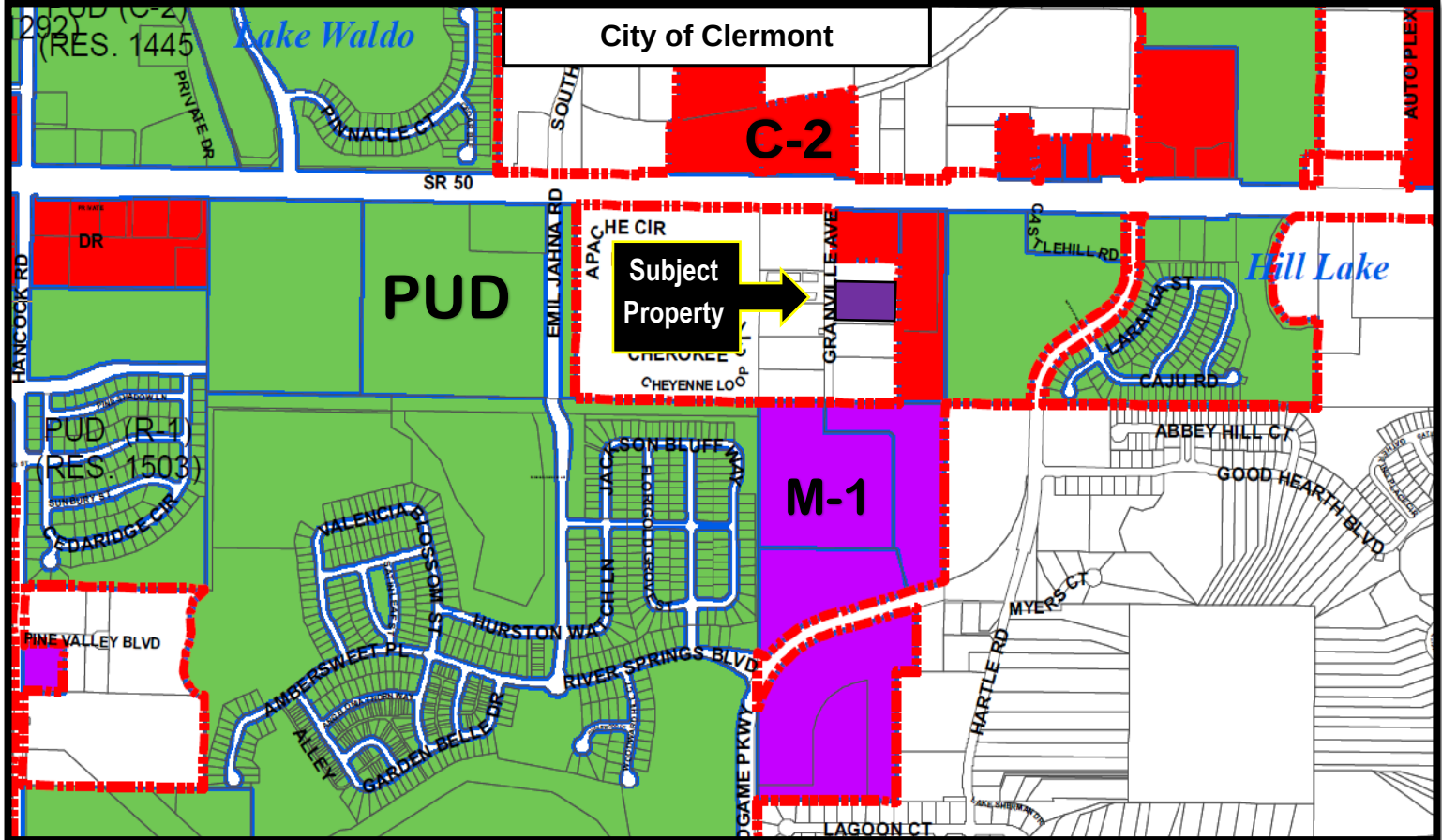
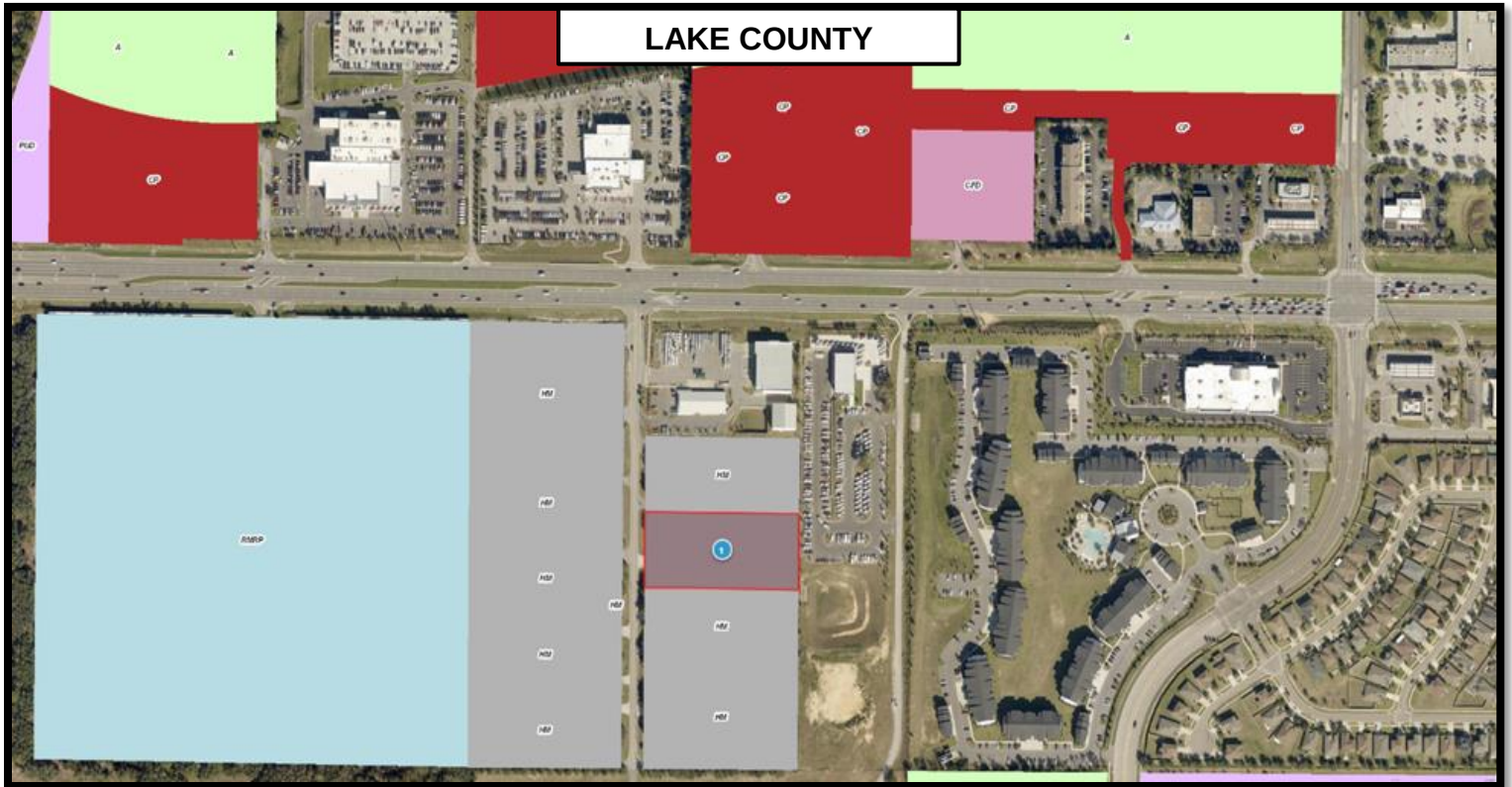
APPROVED AS TO FORM AND LEGALITY:

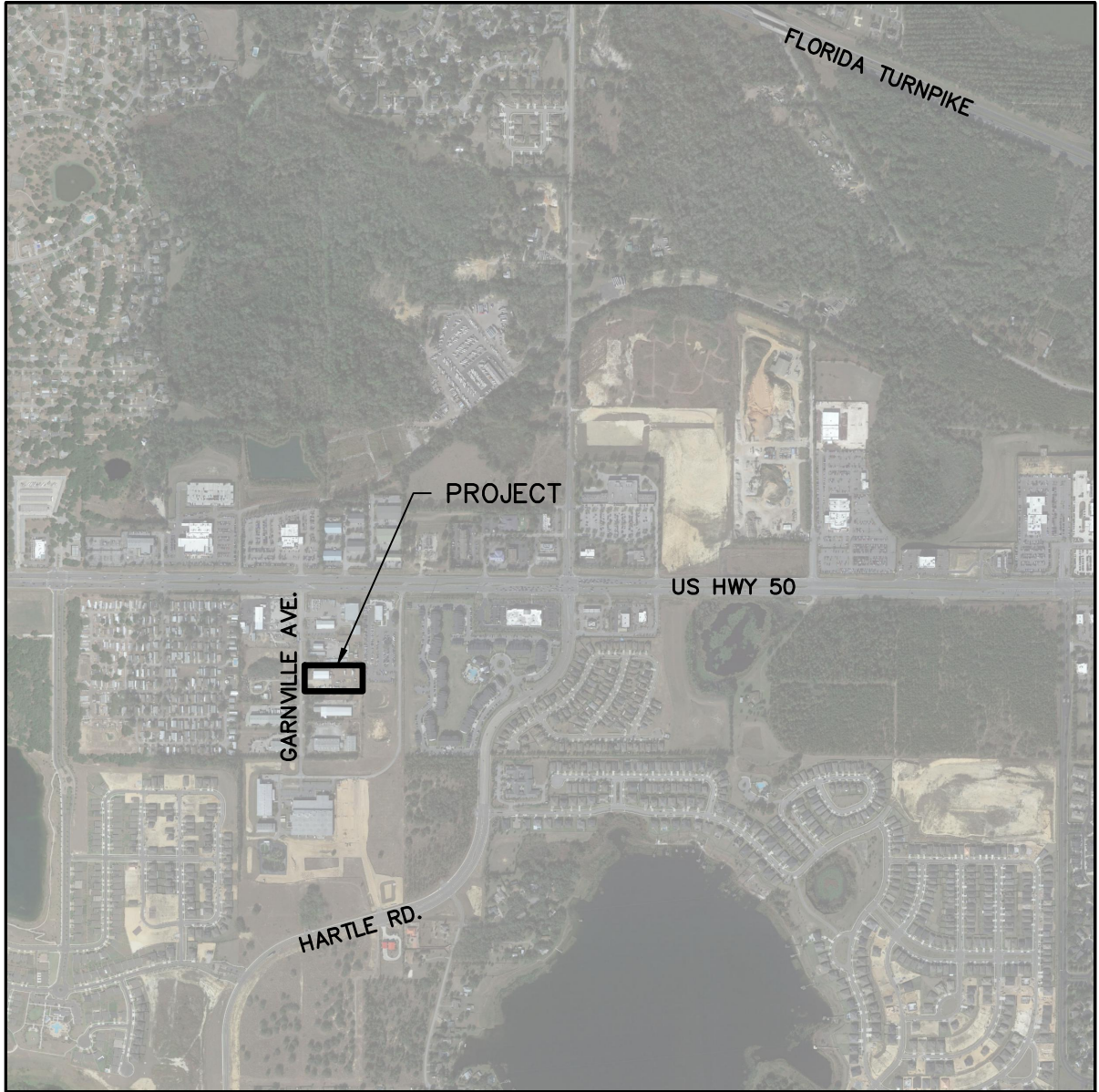
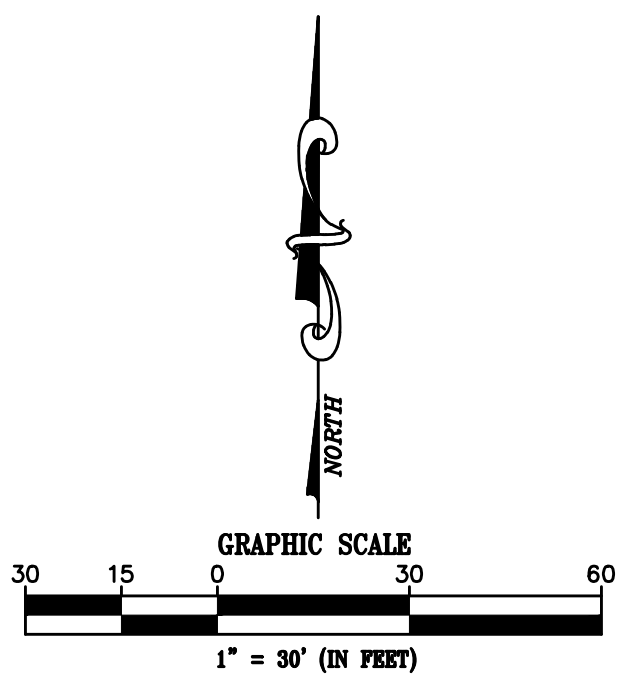
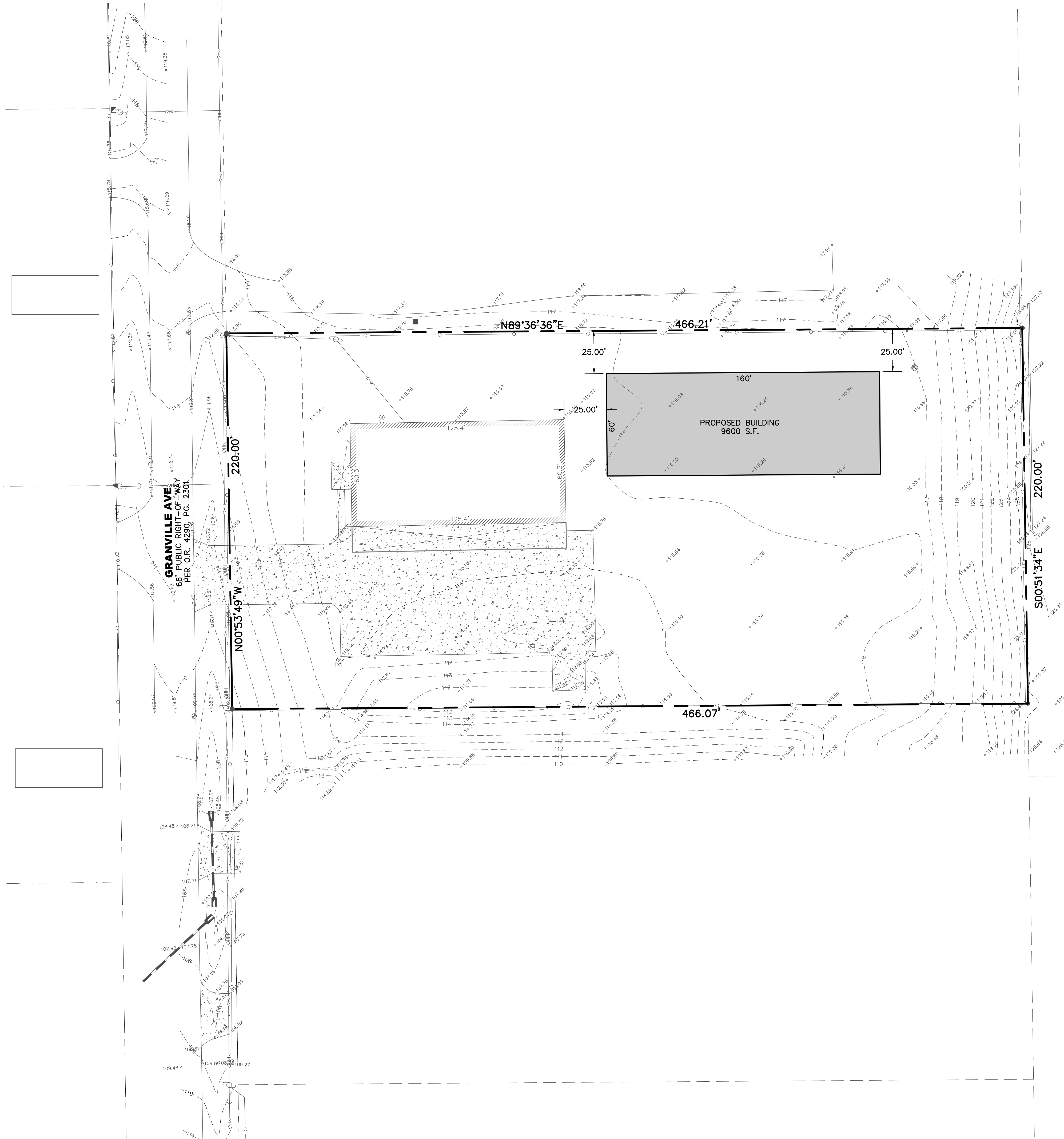
Daniel F. Mantzaris, City Attorney

LOCATION MAP



ZONING MAPS





LOCATION MAP
NTS

LEGAL DESCRIPTION:

THAT PART OF TRACTS 24 AND 25; AND THAT PART OF THE WEST 1/2 OF TRACTS 23 AND 26, LAKE HIGHLANDS SUBDIVISION, IN SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, AS RECORDED IN PLAT BOOK 3, PAGE 24, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF TRACT 25 OF SAID LAKE HIGHLANDS SUBDIVISION; THENCE NORTH 00°56'04" WEST, ALONG THE WEST LINE OF TRACTS 25 AND 24 A DISTANCE OF 1294.85 FEET TO THE SOUTH LINE OF STATE ROAD 50; THENCE NORTH 89°36'35" EAST, ALONG SAID RIGHT OF WAY LINE 999.14 FEET TO THE EAST LINE OF THE WEST 1/2 OF AFORESAID TRACT 23; THENCE SOUTH 00°51'3411 EAST, ALONG SAID EAST LINE 546.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°51'3411 EAST, ALONG SAID EAST LINE 220.00 FEET; THENCE SOUTH 89°36'37" WEST, 466.07 FEET; THENCE NORTH 00°53'49" WEST, 220.00 FEET; THENCE NORTH 89°36'3611 EAST, 466.21 FEET TO THE POINT OF BEGINNING.

SITE DATA:

EXISTING FLU:	LAKE COUNTY "REGIONAL OFFICE"	
PROPOSED FLU:	CITY OF CLERMONT "INDUSTRIAL"	
EXISTING ZONING:	LAKE COUNTY "HEAVY INDUSTRIAL (HM)"	
PROPOSED ZONING:	CITY OF CLERMONT "INDUSTRIAL (M-1)"	
WETLANDS:	NONE	
FLOOD ZONE:	X	
EXISTING BUILDING HEIGHT:	21'	
PROPOSED BUILDING HEIGHT:	29'	
1.0 MAX. FAR		.17 PROPOSED
80% MAX. ISR		31% PROPOSED
TOTAL PROJECT AREA:		102,520 ft² OR 2.35 AC.
SETBACKS & BUFFERS		
FRONT		25'
SIDE (MIN.)		12'
REAR (MIN.)		25'
PARKING REQUIRED:		18 SPACES
EXISTING PARKING:		10 SPACES
ADDITIONAL PARKING:		8 SPACES
TOTAL PARKING:		18 SPACES
BIKE SPACES REQUIRED:		1
BIKE SPACES PROVIDED:		3 SPACE BIKE RACK

Hartenstein Development and Land Use, LLC
RICK HARTENSTEIN, AICP, CPM
PO BOX 625
LAKE PANASOFFREE, FLORIDA 33538
PHONE: 352-303-5291

USA ROLLERCHAIN & SPROCKET
COOPER ROLLERCHAIN, INC.
13675800 W. WILSON AVE
CLERMONT, FLORIDA 34712

USA ROLLERCHAIN & SPROCKET
CONCEPT PLAN
LAKE COUNTY, FLORIDA

Drawn: RAP	REVISION:	DATE:
Checked: RH	Δ	
Date: 2/19/22		
Scale: AS SHOWN		
File No.: 21109		
Sheet: 1		Of: 1



CITY OF CLERMONT REZONING FILING INSTRUCTIONS

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

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

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

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



CITY OF CLERMONT
REZONING
APPLICATION

DATE January 11, 2022		FEE: \$542.00 + cost of advertisement + cost of traffic review, if necessary	
Project Name (if applicable) USA Roller Chain & Sprockets (Office & Warehouse Building)			
Applicant Forefront Investment Group, LLC			
Contact Person Christina Beckett			
Address 13610 Granville Ave		City Clermont	State FL Zip 34711
Telephone 407-592-3141		Fax	
Email christinab@usarollerchain.com			
OWNER INFORMATION			
Owner's Name Forefront Investment Group, LLC / Christina Beckett			
Owner Address 13610 Granville Ave		City Clermont	State FL Zip 34711
Telephone 407-592-3141		Email christinab@usarollerchain.com	
PROPERTY INFORMATION			
Address of Subject Property 13610 Granville Ave		City Clermont	State FL Zip 34711
Legal Description (include copy of survey) See Attached Legal Description			
Acreage 2.35 +/- Acres		Land Use (City verification required) Proposed from Small Scale (City Industrial)	
Present Zoning (City verification required) Lake County (Heavy Industrial)		Proposed Zoning City Industrial (M-1)	



CITY OF CLERMONT
REZONING
APPLICATION

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

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

We have submitted an application to annex into the City of Clermont, change the Land Use from Lake Co. "Regional Office" to City "Industrial" FLU, and now need to rezone from Lake Co. "Heavy Industrial" to the City of Clermont Industrial (M-1) so the project can be developed for a warehouse/office building for the Owner's chain and sprocket business.

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

Christina Beckett

Applicant Name (print)

x Christina Beckett

Applicant Name (signature)

Christina Beckett

Owner Name (print)

x Christina Beckett

Owner Name (signature)



Angelica Hamilton
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG909051
Expires 8/29/2023

Angelica Hamilton

City of Clermont

Development Services Department

685 W. Montrose St.

P.O. Box 120219

Clermont, FL 34712-0219

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

5/22/2020

LEGAL NOTICE

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

ORDINANCE NO. 2022-013

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

LOCATION

Site located south of the Hatteras Ave. and Citrus Tower Blvd. intersection,
Currently used as New Beginnings Thrift Store.
Alternate Key #3801361
2.30 +/- Acres



LEGAL DESCRIPTION

PARCEL 1:
THE NORTH 324.2 FEET OF THE WEST 268.72 FEET OF TRACT 5, IN SECTION 20, TOWNSHIP 22 SOUTH, RANGE 26 EAST, ACCORDING TO THE PLAT OF LAKE HIGHLANDS COMPANY RECORDED IN PLAT BOOK 3, PAGE 30, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA
AND

PARCEL 2:
THE NORTH 50 FEET OF THE WEST 268.72 FEET OF THE FOLLOWING DESCRIBED PARCEL: THE WEST ½ OF TRACT 5, IN SECTION 20, TOWNSHIP 22 SOUTH, RANGE 26 EAST, ACCORDING TO THE PLAT OF LAKE HIGHLANDS COMPANY, RECORDED IN PLAT BOOK 3, PAGE 30, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LESS AND EXCEPT THE NORTH 324.2 FEET OF THE WEST 268.72 FEET THEREOF.

To rezone the property from M-1 Industrial zoning to Planned Unit Development (PUD) zoning to allow residential and commercial uses

This request will be considered by the Planning & Zoning Commission on Tuesday, April 5, 2022 at 6:30 PM.

A public meeting to consider the request will be held before the City Council on Tuesday, April 26, 2022 at 6:30 PM for Final Adoption.

The meetings will be held at City Hall, Council Chambers, located at 685 W. Montrose Street.

This ordinance is available for public inspection in the office of the City Clerk, 685 W. Montrose St., Monday through Friday between the hours of 8:00 AM and 5:00 PM.

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

Daily Commercial
March 21 and April 11

Tracy Ackroyd Howe, MMC
City Clerk
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