



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

**CALL TO ORDER
PLEDGE OF ALLEGIANCE**

MINUTES

Approval of the June 7, 2022 Planning & Zoning Commission meeting minutes

REPORTS

NEW BUSINESS

Item 1 - Resolution 2022-016R
*APC Roofing Conditional Use Permit
Table to August 2, 2022.*

Consider the request for a Conditional Use Permit to allow a commercial building greater than 5,000 square feet in the C-1 Light Commercial zoning district for a vacant parcel located south of W. Broome Street between Second Street and East Avenue.

Item 2 - Ordinance 2022-025
*Lost Lake Assemblage
Comprehensive Plan Amendment*

Consider an ordinance for a small-scale comprehensive plan amendment to change the future land use to Clermont Low Density Residential for property located north of Johns Lake Road and west of Hancock Road.

Item 3 - Ordinance 2022-026
Lost Lake Assemblage Rezoning

Consider an ordinance for a rezoning to change the zoning to Planned Unit Development for property located north of Johns Lake Road and west of Hancock Road.

Item 4 - Resolution 2022-021R
Senninger Irrigation Conditional Use Permit

Consideration of a Conditional Use Permit (CUP) for a 125,000 square foot expansion at the Senninger Irrigation facility.

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

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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
June 7, 2022

The meeting of the Planning & Zoning Commission was called to order on Tuesday, June 7, 2022 at 6:30 p.m. by Chairman Krzyminski. Members present were: Chairman Max Krzyminski, Lavonte Rogers, Vincent Niemiec, David Colby, Michael Gonzalez, Chuck Seaver, and Jane McAllister. Also present for City staff was City Attorney Dan Mantzaris, Curt Henschel, Planning Director, Planning Manager John Kruse, Senior Planner Regina McGruder, and Administrative Assistant Ellen Redmond.

MINUTES:

MOTION TO APPROVE the May 3, 2022 minutes of the Planning & Zoning Commission made by Commissioner McAllister; seconded by Commissioner Colby. Passed unanimously.

REPORTS FROM THE COMMISSION:

Commissioner Colby thanked staff for the training session.

Commissioner Rogers stated that the training session was very beneficial.

Director Curt Henschel introduced Ellen Redmond.

NEW BUSINESS

Item #1: Resolution No. 2022-016R – APC Roofing Conditional Use Permit

Applicant requested to table to July 5, 2022

Action:

MOTION TO TABLE Resolution No. 2022-016 to July 5, 2022 was made by Commissioner Rogers, seconded by Commissioner Colby. Passed unanimously, 7-0.

Item #2: Ordinance No. 2022-025 – Lost Lake Assemblage CPA

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

Action:

MOTION TO TABLE Ordinance No. 2022-025 to the July 5, 2022 meeting was made by Commissioner McAllister; seconded by Commissioner Gonzalez. Passed unanimously, 7-0.

Item #3: Ordinance No. 2022-026 – Lost Lake Assemblage Rezoning

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

Action:

MOTION TO TABLE Ordinance No. 2022-026 to the July 5, 2022 meeting was made by Commissioner Gonzalez; seconded by Commissioner Rogers. Passed unanimously, 7-0.

Item #4: Ordinance No. 2022-028 – Rogers Place Commercial CPA

Item #5: Ordinance No. 2022-029 – Rogers Place Commercial Rezoning

Senior Planner Regina McGruder presented as follows:

The applicant is requesting annexation, small-scale land use change and rezoning for the 9.8-acre parcel located on State Road 50 and west of Autoplex Lane. The existing land use in Lake County is Regional Commercial and the current zoning is Lake County Planned Commercial designation. The current use of the property is Heavy Industrial and Manufacturing. The property is located within the Clermont Joint Planning Area (JPA) and Utility Services Boundaries. The annexation request would allow for the connection to Clermont water and sewer services for redevelopment of the subject property. The property boundaries are contiguous to the city boundaries, as required by Florida Statutes for annexation.

The Lake County Commissioners approved (Ordinance No. 2022-9) rezoning the property from Planned Industrial (MP) to Planned Commercial (CP) to allow for commercial permitted uses. The applicant is requesting Clermont Planned Unit Development (PUD) zoning, which is consistent with the existing property zoning. The PUD will allow for the development of a new automobile dealership with up to 75,000 maximum building square footage and any other permitted uses in the C-2 General Commercial zoning district. The proposed commercial development intensity shall not exceed the maximum allowed by the Clermont Comprehensive Plan. All development must comply with Clermont Land Development Regulations and the Comprehensive Plan goals, objectives and policies for commercial development. The proposed land use and zoning is consistent with the adjacent properties and will not be out of character with the surrounding development patterns and zoning classifications.

The project will be required to comply with any recommended traffic mitigation improvements identified in the Traffic Impact Study conducted by the City's Traffic Engineer Consultant.

Staff recommends approval of Ordinance No. 2022-028, to change the current Future Land Use Map designation from Lake County Regional Commercial to Clermont Commercial designation.

Jimmy Crawford, 702 W. Montrose Street, stated that they are asking for what was submitted to Lake County. He stated there was one waiver that was left out pertaining to the sign. He read into the record the waiver being requested which is no setback shall be required from the FDOT pond parcel west of Autoplex Lane provided all of the criteria is met. He stated they don't believe they can meet the 5 foot setback. He stated that this property will be proposed to be a Tesla facility. He stated that is the reason for the automobile language in the ordinance.

City Attorney Dan Mantzaris stated that this was the first he was hearing about this and did not know staff's position on the waiver.

Planning Manager John Kruse stated that Curt and he had a conversation with Mr. Crawford a few days prior and due to the location of the sign, they did not have an issue with the waiver for the sign in front of the FDOT parcel.

Commissioner Niemiec asked about staff not having issues pertaining to the waiver that was not included in their packets.

Ms. McGruder stated that staff is good with adding the waiver to the ordinance.

Commissioner McAllister asked if there will be a left turn lane onto Autoplex Lane.

Mr. Crawford stated that there is already a left turn lane.

Chairman Krzyminski asked about the difference in the service bays for electric vehicle dealership and regular dealership.

Mr. Crawford stated that they don't store a large inventory of vehicles. He stated they have several models to choose from. He stated that most of the facility will be used for service. He stated that the disposal of the batteries is the main concern, for which there are both state and local requirements for the disposal of these batteries that will be adhered to.

Action:

MOTION TO RECOMMEND APPROVAL Ordinance No. 2022-028 was made by Commissioner McAllister; seconded by Commissioner Niemiec. Passed unanimously, 7-0.

Action:

MOTION TO RECOMMEND APPROVAL Ordinance No. 2022-029 including the sign waiver was made by Commissioner McAllister; seconded by Commissioner Niemiec. Passed unanimously, 7-0.

Item #6: Ordinance 2022-019 Wellness Way Design Guidelines - LDC

Planning Manager John Kruse presented as follows:

This is a staff initiated Land Development Code change. On March 22, 2022, the City Council approved the Wellness Way Comprehensive Plan Amendment that created a new Goal along with Objectives and Policies exclusively for the Wellness Way Area. This adopted comprehensive plan amendment sets the framework for the details in the Land Development Code. City and County staff along with Dr. Richard Levey, landowners and many others have worked on the proposed Wellness Way Community Design Guidelines and Standards, starting with the first draft in May of 2020. This Land Development Code change provides the “nuts and bolts” on how development shall occur in the Wellness Way Area with specific detail including, but not limited to: Development Districts, Mobility and Connectivity, Open Space and Parks, Landscape and Natural Resources, Public Facilities/Utilities and Signage. These Guidelines and Standards will only be applicable to properties identified under the City's jurisdiction of the

Wellness Way Area Plan, under Figure 1 of Objective 2.3 of the Comprehensive Plan.

These Guidelines and Standards set the development standards for form and design and connectivity within the Wellness Way neighborhoods along with non-residential uses. In addition, it also identifies permitted uses, architectural standards for centers, illustrated road cross sections, open space and park standards, water conservation, dark skies, and signage. All of these items are specific to the development within the entire Wellness Way Area Plan and mirror Lake County's recently adopted Land Development Code amendment for Wellness Way. These Guidelines and Standards will be referenced under a new Section, 122-295 Wellness Way Community Design Guidelines and Standards.

This Land Development Code change will complete the Wellness Way Area Plan regulations that started many years ago. Staff recommends approval of Ordinance 2022-019.

Commissioner McAllister asked about page 97 on the bottom, table no. 2.1.3C Multi-use District Standards, number 3 indicates that there can be a hospital or hotel 8-stories high, when Clermont's code only allows 55 feet.

Mr. Kruse stated that this is only for the Wellness Way area plan so it will be specific for only this area. He stated that they mirrored what was proposed in Lake County.

Commissioner McAllister stated that the wetland setbacks should be 25 feet if they can't make the 50 feet that is proposed.

Commissioner Niemiec requested that they recommend to City Council that they change the wetland setbacks to 25 feet.

Mr. Kruse stated that the City modeled the code against the Lake County code so that it looks consistent in that area.

Commissioner Colby stated that if properties are developed in the County then annex into the City then theoretically there could be the same issue that happens now where the properties don't meet the City code.

City Attorney Dan Mantzaris stated that is not unusual but what is going on in this area is it is being treated differently to other areas. He stated that if the Commission believes the wetland setbacks should only go down to 25 feet rather than 15 feet, then it can be added to the motion.

Chairman Krzyminski stated that it's to the City's benefit to keep it the same as the County's plan.

Action:

MOTION TO RECOMMEND APPROVAL Ordinance No. 2022-019 was made by Commissioner Colby, as amended seconded by Commissioner McAllister. Passed unanimously, 7-0. Commissioner McAllister amended the setback to 25 feet.

Item #7: Ordinance No. 2022-010 – Chicone Property CPA

Planning Manager John Kruse presented as follows:

This application was originally advertised for March 1, 2022, but was tabled until this date for consideration. The applicant, VHB, has requested an amendment to the Future Land Use Map. The applicant is requesting the City to designate the property with a future land use category as Master Planned Development upon annexation. The property is within the Wellness Way Area Plan. The subject site is 304 +/- acres in size. The property has historically been used for agricultural purposes. The applicant has four pending requests before the City of Clermont. These include: (1) Utility Agreement, (2) Annexation, (3) Comprehensive Plan Amendment, and (4) Rezoning to a Planned Unit Development (PUD).

Due to the required review by the State of Florida Department of Economic Opportunity (DEO) for the amendment to the Comprehensive Plan, this application is being presented to the Planning and Zoning Commission and the City Council to make a recommendation for transmittal. If transmitted, then DEO and other State agencies will review and render their comments prior to a public hearing on the adoption of this amendment. The anticipated adoption hearing will be in August of 2022 before City Council.

The following City of Clermont Comprehensive Plan policy describes the intent of the Master Planned Development Category, with emphasis on the underlining portion:

Policy 1.7.2: Planned Development.

The master planned development category is intended to provide for two existing approved developments of regional impact (DRI), King's Ridge DRI and Lost Lake Reserve DRI, the Black West proposed mixed-use development subject to a utility and annexation agreement approved by the City and new master planned, mixed-use projects that shall be applied only upon City Council approval of a development agreement that specifies the allowable types and distribution of land uses and the maximum number/density of residential units, and which demonstrates that public facilities and services meet the requirements of the City's Concurrency Management System. The maximum intensity for office and commercial uses shall be 0.25 FAR; 1.0 FAR for industrial uses; and 0.25 FAR for institutional uses. The FAR shall not be applied to the residential portion of a mixed-use development.

The residential density and Floor Area Ratio (FAR) maximums in the Master Planned Development FLU category are consistent with the Wellness Way Area 3 designation and the Neighborhood District. The applicant has requested a rezoning to a Planned Unit Development requesting up to 950 dwelling units and up to 75,000 square feet of commercial uses. The applicant has provided a Conceptual Lotting Plan showing the general layout of the project. The PUD will be considered by City Council during the adoption phase of the Comprehensive Plan Amendment to ensure the project is limited at the proposed development intensity. In addition, the development standards of the PUD will meet the Wellness Way Design Guidelines that are driven by the Wellness Way Comprehensive Plan adopted by the City. The project will be developed to the Neighborhood District, which will have 30% open space along with 65% residential use and 5% center use, as required in Policy 2.3.2: Future Land Use Categories Capacity Allocation.

The subject property is located entirely within the City of Clermont Utility Service Area. The property is located within the Interlocal Service Boundary Agreement (ISBA) and the Joint Planning Area (JPA) Agreements with Lake County. The ISBA, through the utility agreement, permits annexations that are not contiguous with the City limits. The City intends to annex this property through the utility agreement provision and ISBA provision.

The Applicant intends to create a master planned community that promotes economic development while encouraging a well-balanced development pattern that minimizes environmental impacts. The applicant's request for a Comprehensive Plan Amendment to Master Planned Development FLU category provides for the long range designation for the use of the property and is not the detailed development approval. The future land use designation establishes the future character and urban form of the city in this area. The developer will be responsible for all costs and extensions of utilities to the project. In addition, the developer will also be required to fund, design and construct a major roadway extension of the Wellness Way Boulevard from the Lennar project, eastward to the Orange County line, which is segment C above. Completion of this roadway will be accelerated and may assist in improving the level of service (LOS) existing on Hartwood Marsh Road by offering another east/west connection between Lake County and Orange County.

Since the project is located within the City's JPA and ISBA boundary and the City can provide adequate public facilities and services, it is reasonable to support this future land use amendment. The property is within the Wellness Way Area Plan and has been identified to be developed with a mix of residential and non-residential programming, which the City's Master Planned Development designation permits along with the future designation of Neighborhood. Therefore, staff supports the applicant's request for a change to Master Planned Development and recommends transmittal of the comprehensive plan amendment.

Erika Hughes, 225 E. Robinson St., Orlando, stated that their team is available for any questions.

Titi Herrera, 9945 Quiet Lane, stated that this change is a great concern for many of them in that area. She stated that it is a rural area with lots of 5 acres. She stated that the urban sprawl is coming at them hard. She stated that if this is approved she would like to ensure they have no connection to Quiet Lane or Tower Pine Dr. to Orange County. She stated that we are running out of green space in Central Florida.

Karen Schar, 9019 Tower Pine Dr., stated that her property is adjacent to the north end of this proposed rezoning. She stated that she is also concerned about the buffers since she has horses, goats, chickens, and donkeys and she would like to reserve that lifestyle when they moved there.

Jim Karr, West Lake Butler Road, Windermere, stated that he is one of the owner representatives, and that they are aware of the homes to the north and they plan to put an extra buffer in that area. He stated there are no plans to access the roads in the neighborhood.

Elizabeth Oberdick, 17314 Red Bird Road, stated their biggest concern is how the construction crews will be accessing the property. She stated they are also concerned about the added traffic due to the development.

Commissioner McAllister asked about the multi-family and non-residential areas.

Ms. Hughes stated that they are not proposing any multi-family, only single family and townhomes and the non-residential area will be located on the southwest corner of the property because the Hartle Road extension that Lake County is proposing will bisect that area.

Commissioner McAllister stated that the plan shows the non-residential on the North West area.

Ms. Hughes stated that is a clerical error.

Commissioner Niemiec asked about the developer completing a major road way and expediting it to assist in the level of service of Hartwood Marsh Road.

Mr. Kruse stated that if there is another east west connector that people have an opportunity to use that can transmit traffic at a higher capacity that may increase the level of service on Hartwood Marsh.

Chairman Krzyminski asked about the utilities.

Ms. Hughes stated that they are still working on the details for the utilities.

Chairman Krzyminski asked if the fire station being proposed be only for Olympus.

Mr. Kruse stated that it would service a regional area.

Action:

MOTION TO APPROVE Ordinance No. 2022-010 was made by Commissioner McAllister; seconded by Commissioner Gonzalez. Passed 6-1 with Commissioner Niemiec opposing.

With no further comments, Chairman Krzyminski adjourned the meeting at 7:25 P.M.

Max Krzyminski, Chairman

ATTEST:

Rae Chidlow, Planning Coordinator



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, July 5, 2022		
Agenda Item Name		
Resolution 2022-016R APC Roofing Conditional Use Permit Table to August 2, 2022.		
Requested Action		
Recommend denial of Resolution No 2022-016R.		
Staff Report		
The applicant is requesting a Conditional Use Permit to allow for the development and construction of a roofing and warehouse building to be located in the C-1 Light Commercial zoning district. The vacant parcel is approximately 0.51 acres and is located on West Broome Street, between Second Street and East Avenue. The Land Development Regulations, Section 122-204 requires a Conditional Use Permit for warehouse use. The applicant would like to develop the site and construct an 8,000 square foot warehouse building with a small office. The C-1 Light Commercial zoning district intent and purpose is to provide light retail and office uses that are compatible and less intrusive to the adjacent neighborhood's character. The proposed roof warehouse business, which will include the delivery of large quantities of roofing products and materials via semi-trucks and large vehicles, is inconsistent with the intent of the C-1 Light Commercial zoning district. The City's Public Works Department has reviewed the access points identified in the conceptual plan and made the determination that West Broome Street, a local street, cannot handle constant heavy truck traffic. Staff has reviewed the Conditional Use Permit application and finds the proposed warehouse use located in the C-1 Light Commercial zoning district is out of character and not consistent with the existing development patterns. The proposed use does not meet the general intent and purpose of the C-1 zoning district. Staff recommends denial of the requested Conditional Use Permit to allow for the development of a warehouse building and use in the C-1 Light Commercial zoning district.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. 2022-016R - APC Roofing CUP (06.22.2022)	2022-016R - APC Roofing CUP (06.22.2022).pdf	
2. APC Roofing CUP legal ad	APC Roofing CUP legal ad.pdf	



CITY OF CLERMONT
RESOLUTION NO. 2022-016R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR A COMMERCIAL BUILDING GREATER THAN 5,000 SQUARE FEET IN THE C-1 LIGHT COMMERCIAL ZONING DISTRICT; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held July 5, 2022 recommended denial of this Conditional Use Permit to allow for a commercial building greater than 5,000 square feet in the C-1 Light Commercial zoning district; at the following location:

LOCATION:

Vacant parcels located south of W. Broome Street between Second Street and East Avenue
(Alternate Key 1611288 and 1611296)

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

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Clermont, Lake County, Florida that based on the findings stated above and incorporated herein:

This application for a Conditional Use Permit to allow for a commercial building greater than 5,000 square feet in the C-1 Light Commercial 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 further expansion of the use or additions to the facility shall be permitted except as approved by another Conditional Use Permit.
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



CITY OF CLERMONT
RESOLUTION NO. 2022-016R

manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.

4. The Fire Inspector shall provide building inspections for life safety requirements and all fire code regulations must be in compliance prior to the issuance of any Building Certificate of Occupancy.
5. The Building Inspector shall inspect all structures and building for compliance and any building code violations shall be corrected before the issuance of the Certificate of Occupancy.
6. The 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.
7. 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.
8. If any of the stated conditions are violated, the applicant understands and agrees that the City Council may open the Conditional Use Permit for further conditions or revoke this Conditional Use Permit by Resolution.
9. No business can occupy any portion of the building(s) after construction and final Certificate of Occupancy unless the proposed business has applied for and obtained a Local Business Tax Receipt from the Clermont Development Services Department.
10. Should approved uses cease operation for more than 180 days, a new Conditional Use Permit shall be required for the same or similar operations.
11. The property shall be developed in substantial accordance with the Land Development Codes and Regulations for C-1 Light Commercial zoning. 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 presentation site plan submitted with the Conditional Use Permit application is not the approved and final construction plan. The presentation site plan does not grant any development entitlements.



CITY OF CLERMONT
RESOLUTION NO. 2022-016R

SECTION 2: LAND USE

1. This Conditional Use Permit shall grant approval to allow for a commercial building greater than 5,000 square foot in the C-1 Light Commercial zoning district. The site may also be used and developed for any other C-1 Light Commercial permitted uses.
2. The site shall be designed and developed to comply with the Clermont Land Development Regulations and all building must be in compliance to Clermont Architectural Design Standards.
3. The building shall be designed and constructed with compliance to the Clermont Architectural Design Standards.
4. No outside storage or display of any materials or products will be permitted onsite. All uses shall be contained and enclosed within the buildings.
5. Large commercial trucks and semi- trucks shall be prohibited on West Broome Street and other local streets in Clermont. The local street and road system has been designed to have lower volumes of traffic at lower speeds and does not have the ability to accommodate the use of large commercial trucks and heavy machine equipment on this type of roadway network.
6. The property zoning is C-1 Light Commercial, which allows office use and other similar type light commercial uses that are consistent with the general character of the adjacent residential uses. The zoning category is not design for heavy commercial, manufacturing and industrial uses.
7. In the event that the noise levels create a nuisance to the surrounding property owners, the City reserves the right to open the Conditional Use Permit for further review and additional conditions.

SECTION 3: CONFLICT

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

SECTION 4: SEVERABILITY

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



CITY OF CLERMONT
RESOLUTION NO. 2022-016R

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 take effect immediately upon its adoption.



CITY OF CLERMONT
RESOLUTION NO. 2022-016R

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



The Gainesville Sun | The Ledger | News Chief
Daily Commercial | Ocala StarBanner
Herald-Tribune | The Palm Beach Post
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:	04/20/2022
Order Number:	7197828
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	51.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	2	04/26/2022 - 05/17/2022	Public Notices
LEE dailycommercial.com	2	04/26/2022 - 05/17/2022	Public Notices

Total Order Confirmation

\$158.92

Ad Preview

LEGAL NOTICE

Notice is hereby given that the Clermont City Council will consider a request for a Conditional Use Permit to allow a commercial building to be greater than 5,000 square feet in the C-1 Light Commercial Zoning District, at the following location:

LOCATION

Vacant parcels located on the south side of West Broome Street, between Second Street and East Avenue

(AK 1611288 and 1611296)

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

The Planning and Zoning Commission will consider this request at a public meeting on Tuesday, May 3, 2022 at 6:30 P.M.

The Clermont City Council will consider this request at a public meeting to be held on May 24, 2022 at 6:30 P.M.

All public meetings are held in the Clermont City Hall, Council Chambers located at 685 West Montrose Street, Clermont, FL.

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

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

Tracy Ackroyd Howe, MMC
City Clerk

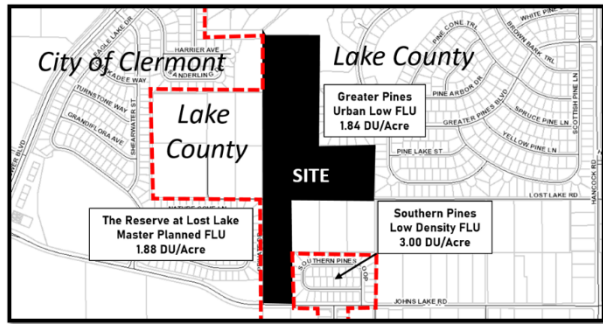
Daily Commercial

April 26 and May 17, 2022

#7197828 4/26, 5/17/2022 2X



AGENDA ITEM

Meeting Date	
Tuesday, July 5, 2022	
Agenda Item Name	
Ordinance 2022-025 <i>Lost Lake Assemblage</i> <i>Comprehensive Plan Amendment</i>	
Requested Action	
Recommend approval of Ordinance 2022-025	
Staff Report	
The applicant, Major Stacy, P.E., is requesting a Small-Scale Comprehensive Plan Amendment for property being voluntary annexed into the city. The property, approximately 48 acres collectively, is located $\frac{3}{4}$ mile west of the intersection of Johns Lake Road and Hancock Road, north of Grace Community Church. This request is being heard concurrently with a request for Annexation and a rezoning to a Planned Unit Development (PUD). The property has been historically used for agricultural uses with a transition to 5 acre agricultural/residential type use. The proposal is an assemblage of seven (7) properties consisting of 5 and 10 acre tracts combined together for the proposed low density housing development. The applicant is requesting City services for the 48 +/- acre project, in which the City can fully serve. The property currently has a Lake County future land use designation of Urban Low Density. This future land use allows up to four dwelling units per acre. The applicant is requesting a change to City of Clermont Low Density Residential future land use, which allows up to three dwelling units per acre. This land use change would reduce the dwelling units by one unit per acre. The surrounding County land use is Urban Low Density and the City's is Master Planned Development and Low Density Residential. The existing developments adjacent to the project currently are: Greater Pines with a FLU of Lake County Urban Low at 1.84 dwelling units per acre, Southern Pines with a FLU of City of Clermont Low Density at 3.00 dwelling units per acre, and The Reserve at Lost Lake with a FLU of City of Clermont Master Planned Development at 1.88 dwelling units per acre.	
	
The City's Future Land Use Element has the following policies that supports the land use change: <u>Policy 1.2.1:</u> The City shall consider the compatibility of adjacent future land use categories during the land use plan amendment process. The City shall consider potential maximum densities and intensities and the appropriate transition of uses, densities and intensities. <u>Policy 1.6.1:</u> Low-Density Residential. Areas delineated on the FLUM for low-density residential development shall accommodate a maximum density of up to three dwelling units per acre and shall be comprised primarily of single-family detached homes on individual lots.	

The requested Low Density Residential future land use would provide for an appropriate transition and would be compatible with existing densities and intensities in the area. The City's Low Density Residential future land use is the most compatible future land use for a residential project when transiting from Lake County Urban Low Density. An application for a Planned Unit Development rezoning is being requested as well, with a density of 2.70 dwelling units per net acre. Staff is able to support the requested change and recommends approval of the comprehensive plan amendment to City of Clermont Low Density Residential future land use.

Additional Analysis

Fiscal Impact Summary

Fiscal Impact

Fund Number and Description

Available Budget Amount

Exhibits Attached (copies of original agreements)

- | | | |
|----|--|--|
| 1. | Ord 2022-025 Lost Lake Assemblage CPA (06.28.2022) | Ord 2022-025 Lost Lake Assemblage CPA (06.28.2022).pdf |
| 2. | FLU MAP | FLU MAP.pdf |
| 3. | Conceptual Plan 6 5-12-22 | Conceptual Plan 6 5-12-22.pdf |
| 4. | Comp-Plan-Application-2021 | Comp-Plan-Application-2021.pdf |
| 5. | Legal ad Ord. 2022-025 LLA CPA | Legal ad Ord. 2022-025 LLA CPA.pdf |



CITY OF CLERMONT
ORDINANCE NO. 2022-025

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 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:

LEGAL DESCRIPTION FOR ALT KEY 1031346

W 1/4 OF SE 1/4 OF NW 1/4 ORB 2681 PG 1119 ORB 5072 PG 1639

LEGAL DESCRIPTION FOR ALT KEY 1678501

POSTAL COLONY 33-22-26 W 1/2 OF TRACT 38 PB 9 PG 65 ORB 2143 PG 0263

LEGAL DESCRIPTION FOR ALT KEY 1678528

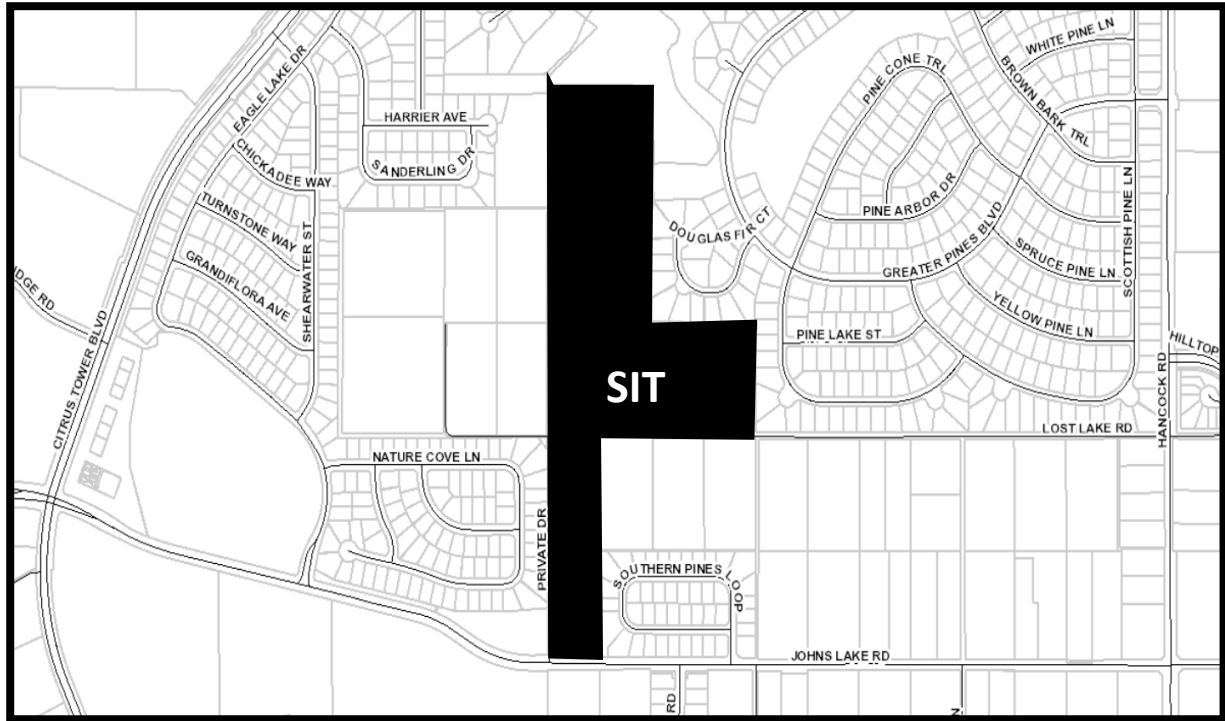
POSTAL COLONY 33-22-26 W 1/2 OF TRACT 43--LESS FROM NE COR OF W 1/2 OF TRACT 43 RUN W 0-0-10 E ALONG E LINE OF W 1/2 OF SAID TRACT 43 A DIST OF 596.91 FT FOR POB, CONT S 0-0-10 E 21.03 FT TO A POINT ON N'LY R/W LINE OF 15 FT RD R/W, N 89-54-22 W ALONG SAID N'LY R/W LINE A DIST OF 320.35 FT TO A

CITY OF CLERMONT
ORDINANCE NO. 2022-025

POINT ON E'LY LINE OF 15 FT R/W, N 0-10-56 W ALONG SAID E'LY R/W LINE 43.99 FT, S 89-48-28 E 3.63 FT, S 0-11-32 W 17.41 FT, S 44-48-28 E 7.07 FT, S 89-48-28 E 311.94 FT TO POB FOR ADDITIONAL RD R/W--PB 9 PG 65 ORB 935 PG 409
LEGAL DESCRIPTION FOR ALT KEY 1098858 AND 1067952
POSTAL COLONY 33-22-26 TRACT 11 PB 9 PG 65 ORB 2751 PG 268
E 1/2 OF W 1/2 OF SE 1/4 OF NW 1/4 ORB 2751 PG 268
LEGAL DESCRIPTION FOR ALT KEY 1491690 AND 1029562
POSTAL COLONY 33-22-26 W 1/2 OF TRACT 28 PB 9 PG 65 ORB 5610 PG 1116
POSTAL COLONY 33-22-26 E 1/2 OF TRACT 28 PB 9 PG 65 ORB 5610 PG 1116
SITE CONTAINS 47.8 +/- ACRES.

LOCATION:

Vacant parcels located north of Johns Lake Road and west of Hancock Road
(Alternate Keys 1031346, 1678501, 1678528, 1098858, 1067952, 1491690 and 1029562)



CHANGE IN FUTURE LAND USE CLASSIFICATION:

FROM: LAKE COUNTY URBAN LOW DENSITY
TO: CITY OF CLERMONT LOW DENSITY RESIDENTIAL

SECTION 2: CONFLICT

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



CITY OF CLERMONT
ORDINANCE NO. 2022-025

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 OF SCRIVENERS ERROR

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. 2022-025

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

CITY OF CLERMONT

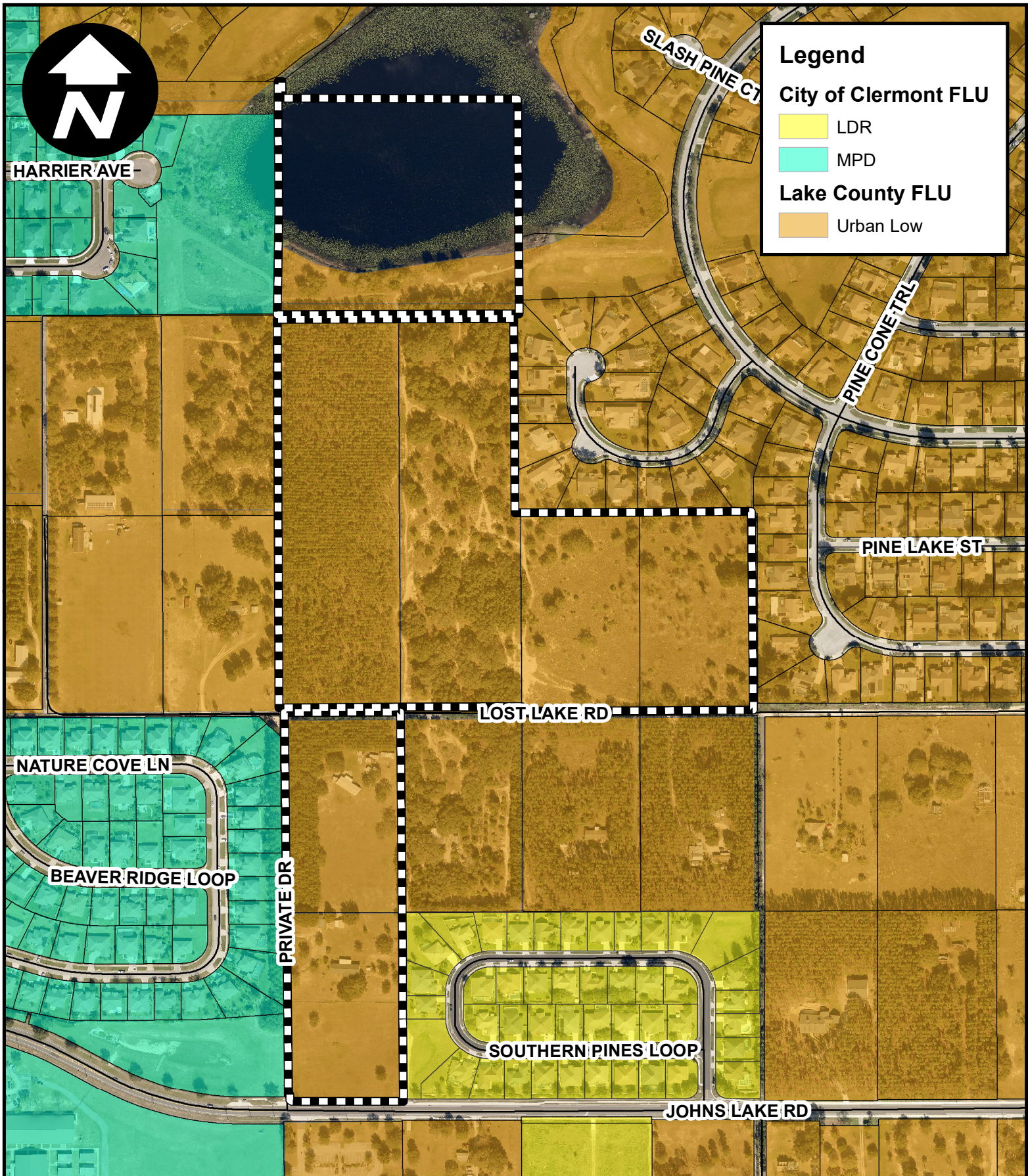
Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney



Legend

City of Clermont FLU

LDR

MPD

Lake County FLU

Urban Low

APPIAN
ENGINEERING



CIVIL ENGINEERING | LAND PLANNING

APPIANFL.COM • 407.960.5868

2221 LEE ROAD, SUITE 27, WINTER PARK, FLORIDA 32789

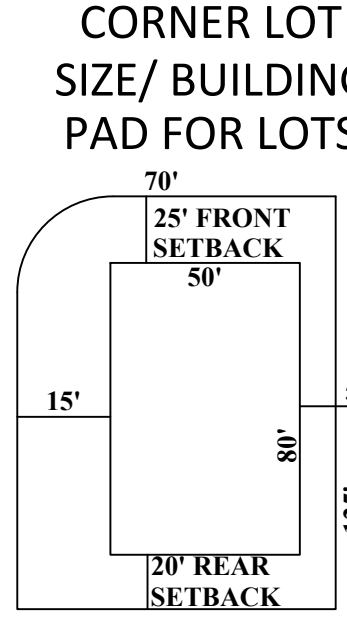
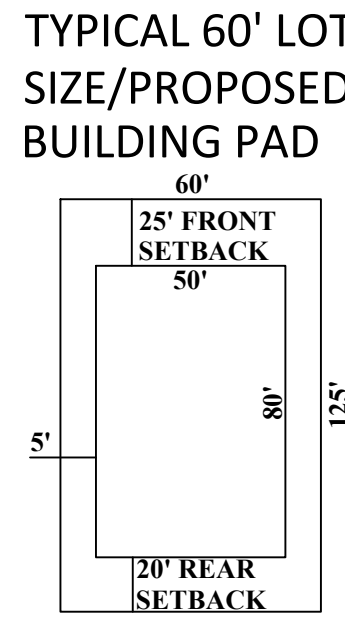
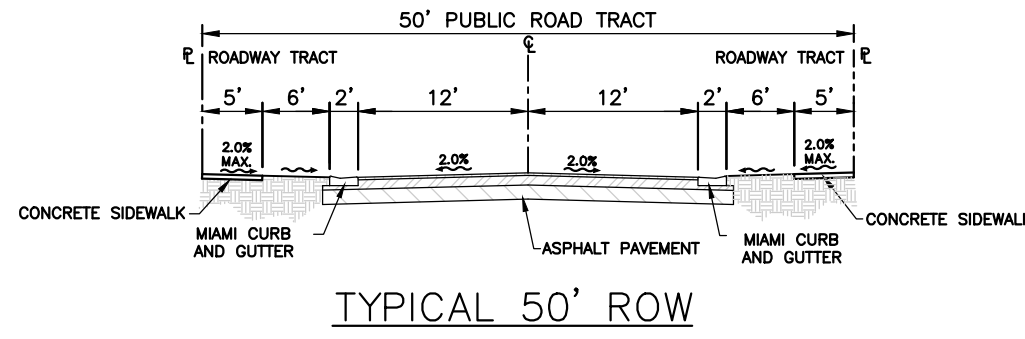
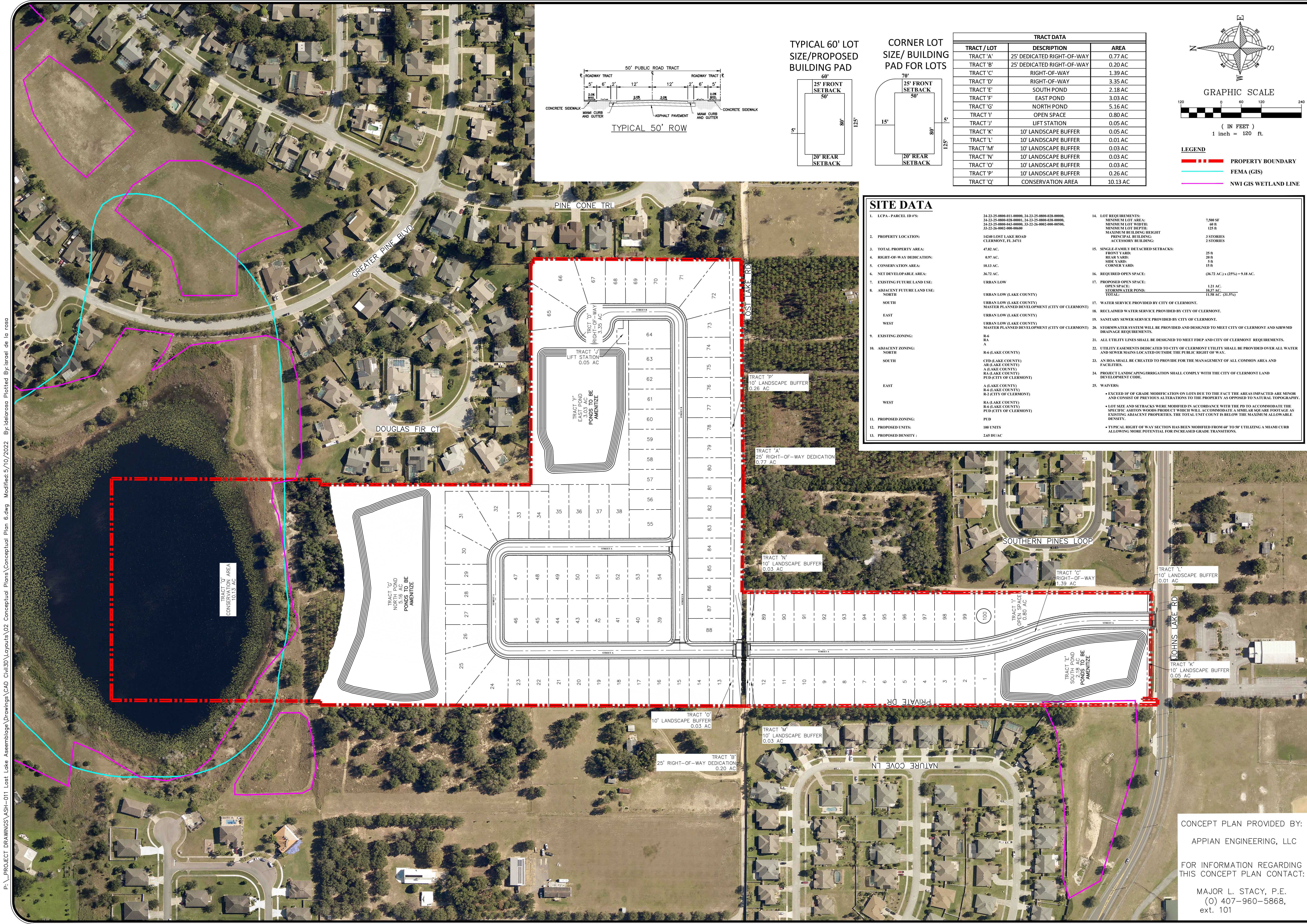
FLU Map

Lake County, Florida

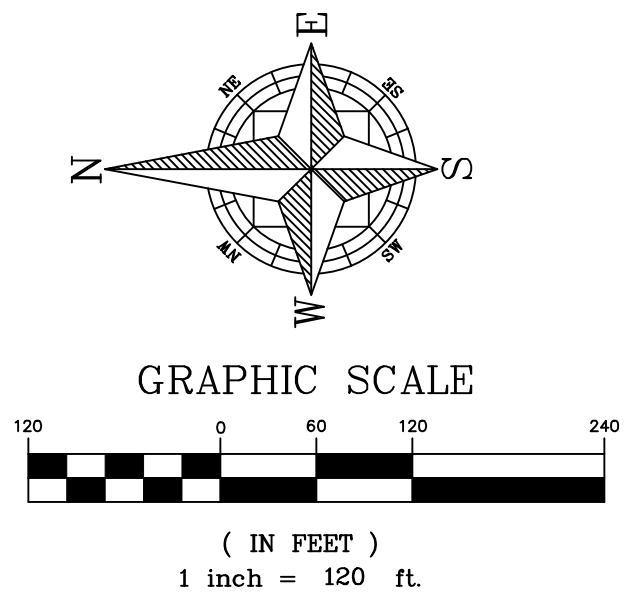
ASH-011

1" = 400'

Date: 7/27/2021



TRACT DATA		
TRACT / LOT	DESCRIPTION	AREA
TRACT 'A'	25' DEDICATED RIGHT-OF-WAY	0.77 AC
TRACT 'B'	25' DEDICATED RIGHT-OF-WAY	0.20 AC
TRACT 'C'	RIGHT-OF-WAY	1.39 AC
TRACT 'D'	RIGHT-OF-WAY	3.35 AC
TRACT 'E'	SOUTH POND	2.18 AC
TRACT 'F'	EAST POND	3.03 AC
TRACT 'G'	NORTH POND	5.16 AC
TRACT 'H'	OPEN SPACE	0.80 AC
TRACT 'I'	LIFT STATION	0.05 AC
TRACT 'J'	10' LANDSCAPE BUFFER	0.05 AC
TRACT 'K'	10' LANDSCAPE BUFFER	0.01 AC
TRACT 'L'	10' LANDSCAPE BUFFER	0.03 AC
TRACT 'M'	10' LANDSCAPE BUFFER	0.03 AC
TRACT 'N'	10' LANDSCAPE BUFFER	0.03 AC
TRACT 'O'	10' LANDSCAPE BUFFER	0.03 AC
TRACT 'P'	10' LANDSCAPE BUFFER	0.26 AC
TRACT 'Q'	CONSERVATION AREA	10.13 AC



SITE DATA

- LCFA - PARCEL ID #S:
 - 24-23-25-0800-011-0000, 24-23-25-0800-028-0000, 24-23-25-0800-029-0001, 24-23-25-0800-028-0000, 24-23-25-0800-043-0000, 33-23-26-0002-000-0050, 33-23-26-0002-000-0060
- PROPERTY LOCATION:
 - 14240 LOST LAKE ROAD CLERMONT, FL 34711
- TOTAL PROPERTY AREA:
 - 47.82 AC.
- RIGHT-OF-WAY DEDICATION:
 - 0.97 AC.
- CONSERVATION AREA:
 - 10.13 AC.
- NET DEVELOPABLE AREA:
 - 36.72 AC.
- EXISTING FUTURE LAND USE:
 - URBAN LOW
- ADJACENT FUTURE LAND USE:
 - NORTH
- EXISTING ZONING:
 - SOUTH
- ADJACENT ZONING:
 - NORTH
- PROPOSED ZONING:
 - R-4
- PROPOSED UNITS:
 - 100 UNITS
- PROPOSED DENSITY:
 - 2.65 DU/AC
- LOT REQUIREMENTS:
 - MINIMUM LOT AREA: 7,500 SF
 - MINIMUM LOT WIDTH: 60 ft
 - MINIMUM LOT DEPTH: 135 ft
 - MAXIMUM BUILDING HEIGHT: 3 STORIES
 - PRINCIPAL BUILDING: 2 STORIES
 - ACCESSORY BUILDING:
- SINGLE-FAMILY DETACHED SETBACKS:
 - FRONT YARD: 25 ft
 - REAR YARD: 20 ft
 - SIDE YARD: 5 ft
 - CORNER YARD: 15 ft
- REQUIRED OPEN SPACE:
 - (36.72 AC.) x (25%) = 9.18 AC.
- PROPOSED OPEN SPACE:
 - 1.21 AC.
- STORMWATER POND:
 - 10.37 AC.
- WATER SERVICE PROVIDED BY CITY OF CLERMONT.
- RECLAIMED WATER SERVICE PROVIDED BY CITY OF CLERMONT.
- SANITARY SEWER SERVICE PROVIDED BY CITY OF CLERMONT.
- STORMWATER SYSTEM WILL BE PROVIDED AND DESIGNED TO MEET CITY OF CLERMONT AND SJRWMD DRAINAGE REQUIREMENTS.
- ALL UTILITY LINES SHALL BE DESIGNED TO MEET FDEP AND CITY OF CLERMONT REQUIREMENTS.
- UTILITY EASEMENTS DEDICATED TO CITY OF CLERMONT UTILITY SHALL BE PROVIDED OVER ALL WATER AND SEWER MAINS LOCATED OUTSIDE THE PUBLIC RIGHT OF WAY.
- AN HOA SHALL BE CREATED TO PROVIDE FOR THE MANAGEMENT OF ALL COMMON AREA AND FACILITIES.
- PROJECT LANDSCAPING/IRRIGATION SHALL COMPLY WITH THE CITY OF CLERMONT LAND DEVELOPMENT CODE.
- WAIVERS:
 - EXCEED 10' OF GRADE MODIFICATION ON LOTS DUE TO THE FACT THE AREAS IMPACTED ARE MINOR AND CONSIST OF PREVIOUS ALTERATIONS TO THE PROPERTY AS OPPOSED TO NATURAL TOPOGRAPHY.
 - LOT SIZE AND SETBACKS WERE MODIFIED IN ACCORDANCE WITH THE PD TO ACCOMMODATE THE SPECIFIC ASHTON WOODS PRODUCT WHICH WILL ACCOMMODATE A SIMILAR SQUARE FOOTAGE AS EXISTING ADJACENT PROPERTIES. THE TOTAL UNIT COUNT IS BELOW THE MAXIMUM ALLOWABLE DENSITY.
 - TYPICAL RIGHT OF WAY SECTION HAS BEEN MODIFIED FROM 60' TO 50' UTILIZING A MIAMI CURB ALLOWING MORE POTENTIAL FOR INCREASED GRADE TRANSITIONS.

CIVIL ENGINEERING | LAND PLANNING

APPIAN ENGINEERING LLC.

APPIANFL.COM • 407.960.5868

2231 Las Roza, Suite 27, Winter Park, Florida, 32789

STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION: 1212

MAY 10, 2022

LOST LAKE ASSEMBLAGE
LAKE COUNTY, FLORIDA

SCALE: 1" = 120'

DRAWN: I. DELAROSA

DESIGNED: O. SANCHEZ

CHECKED: M. STACY

DATE: 5/10/2022

PROJECT: ASH-011

SHEET: CP-6

CONCEPT PLAN PROVIDED BY:
APPIAN ENGINEERING, LLC

FOR INFORMATION REGARDING
THIS CONCEPT PLAN CONTACT:
MAJOR L. STACY, P.E.
(O) 407-960-5868,
ext. 101

NOT FOR CONSTRUCTION

5/11/22

REV.

DATE

DESCRIPTION

BY



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~~ ⁵⁰ 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: 03/15/2022

FEE: \$755

Project Name (if applicable): Lost Lake Assemblage

Applicant: Major Stacy, P.E.

Contact Person: Major Stacy, P.E.

Address: 2221 Lee Road Suite 27

City: Winter Park State: FL Zip: 32789

Phone: 4079605868 Fax:

E-Mail: mstacy@apianfl.com

OWNER: See Attached

Address:

City: State: Zip:

Phone: Fax:

E-Mail:

General Location: LOST LAKE RD CLERMONT

Legal Description (include copy of survey): See Attached

Property size (in acres or square feet): See Attached

Flood hazard area (yes) and approx. acreage (no)^x

Existing (Actual) Land Use: Ag SF

Existing Zoning: See Attached

Existing Future Land Use: Urban Low

Proposed Future Land Use: LDR

Type of development proposed: Planned Development- Single Family



Proposed density (dwelling units/acre) or intensity: 3.0 DU/AC

Proposed Zoning District: PUD

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 applicant seeks to develop the property as a single family residential development which requires Annexation, Comprehensive Plan of LDR consistent with surrounding properties and a PUD Zoning Designation.

The property consists of 47.82 acres with Lost Lake comprising the northern portion (+/-10.13 ac). No wetland or floodplain impacts are proposed and stormwater will be maintained on site.

The proposed Density is +/- 2.65 dwelling units per acre which is below the JPA density limit of 3.00 dwelling units per acre. This is a reduction of the current County density of 4.00 dwelling units per acre.

The proposed use of single family is compatible with the adjacent properties and will assist in accommodating housing for the increasing population.

The applicant acknowledges Lake County Public Schools will require an application for school concurrency which will be submitted under a separate cover.

The site is within the Clermont JPA and will receive utilities from Clermont upon annexation which was requested by the City.

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

Major Stacy, P.E.

_____, 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 _____
Urban Low _____ to LDR _____ 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.

Major Stacy, P.E.

Affiant - Applicant Name (print)

X

Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this _____ day of _____, 20____.

X

Notary Public, State of Florida at Large

My Commission Expires: _____



OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

GRAY STEVEN G & MI Y TRUSTEES _____, 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 _____
Urban Low to LDR _____ for the
property legally described on the attachment of this application.
3. That the owner of said property has appointed **Major Stacy, P.E.** 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.

Affiant - Applicant Name (print)

X _____
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this _____ day of _____, 20____.

X _____
Notary Public, State of Florida at Large

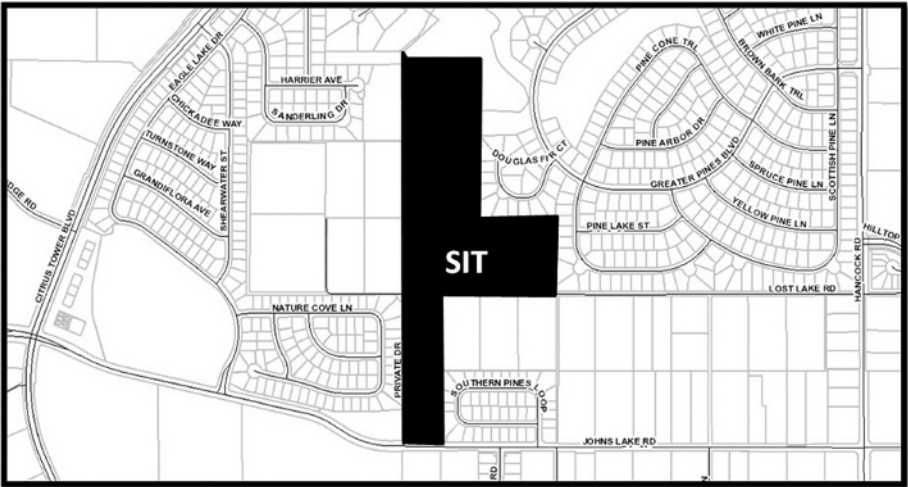
My Commission Expires: _____

CITY OF CLERMONT
NOTICE OF PROPOSED LAND USE CHANGE
Comprehensive Plan Amendment
ORDINANCE NO. 2022-025

The Clermont Planning and Zoning Commission will hold a public meeting on Tuesday, June 7, 2022 at 6:30 PM, and the Clermont City Council will hold a public meeting on Tuesday, June 28, 2022 at 6:30 PM for the final hearing 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 below from Lake County Urban Low Density to Clermont Low Density Residential.

Ordinance 2022-025

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 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 scrivener's error, publication and effective date.



LOCATION:

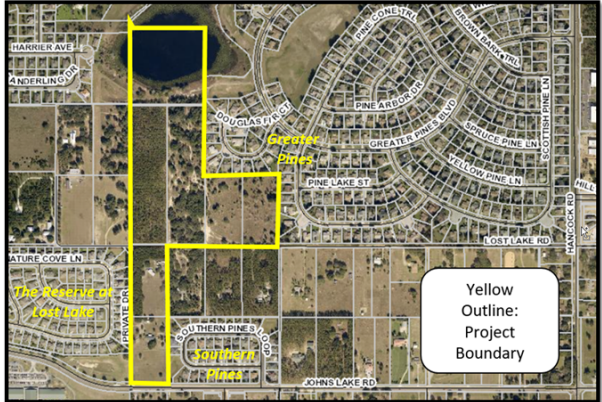
Vacant parcels located north of Johns Lake Road and west of Hancock Road (Alternate Keys 1031346, 1678501, 1678528, 1098858, 1067952, 1491690 and 1029562)

The public meetings 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 (1st floor, 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

AGENDA ITEM

Meeting Date	
Tuesday, July 5, 2022	
Agenda Item Name	
Ordinance 2022-026 <i>Lost Lake Assemblage Rezoning</i>	
Requested Action	
Recommend Council to act as it deems appropriate.	
Staff Report	
The applicant, Major Stacy, P.E., is requesting a rezoning to a Planned Unit Development (PUD) for a single family subdivision on approximately 48 acres located $\frac{3}{4}$ mile west of the intersection of Johns Lake Road and Hancock Road, north of Grace Community Church. This request is being heard concurrently with a request for an Annexation and Small-Scale Comprehensive Plan Amendment. The property has been historically used for agricultural uses with a transition to 5 acre agricultural/residential type use. The proposal is an assemblage of seven (7) properties consisting of 5 and 10 acre tracts combined together for the proposed low density housing development. The property is currently in Lake County and consists of the following zoning designations: Agriculture (A), Ranchette Agriculture (RA), and Urban Residential (R-6). The applicant is requesting a PUD for 99 single family lots with a density of 2.70 dwelling units per net acre. The property is adjacent to three existing single family subdivisions: Greater Pines with a density at 1.84 dwelling units per acre, Southern Pines with a density at 3.00 dwelling units per acre, and The Reserve at Lost Lake with a density of 1.88 dwelling units per acre.	
	
The applicant has provided a conceptual site plan, dated 6-23-22, showing the layout and specifics of the subdivision. The applicant is requesting sixty (60) foot wide lots by one hundred and twenty-five feet in depth. The minimum lot area will be 7,500 square feet and the setbacks will be twenty-five (25) feet front yard, twenty (20) feet rear yard and side yard will be five (5) feet. The project will be served by the City with water, sewer and reuse. The subdivision entry point will be from Johns Lake Road with an emergency access from Lost Lake Road. The portion of Lost Lake Road that crosses within the subdivision shall be upgraded to City standards. Lost Lake Road from Hancock to the site will be required to be graded, leveled, and stabilized to support fire and emergency access vehicles. The Traffic Impact Analysis (TIA) indicated the project shall have an eastbound left turn lane on Johns Lake Road at the project access point. In addition, the project will be responsible for a 1.7% proportionate share cost to the widening of Hancock Road from Hooks Street to Johns Lake Road.	
The applicant is requesting several waivers to the code in order to develop the subdivision. The waivers include: 1. Exceed 10 feet of grade modification (cut/fill) on lot area for up to 10% of the site. 2. Reduction in lot size and setbacks to accommodate the specific Ashton Woods homes.	

3. Serve the project with the existing reclaimed water stub out in lieu of installing a main reclaimed water line.
4. Possible elimination of left turn lane due to existing utilities and limited right of way.
5. Fifty (50) foot right-of-way dedication for the Lost Lake crossing and additional 25 feet dedicated to the east.
6. Any additional non-substantial waivers to accommodate the proposed development plan during the development review process.

Staff has reviewed the project and many concerns were noted. The concerns were expressed to the applicant and with the requested PUD rezoning request, the applicant has the right to seek approval by City Council with the waivers requested. The applicant has made a few changes from the initial proposal, such as increasing the lot width from fifty (50) feet to sixty (60) feet and increasing the internal right-of-way width to sixty (60) feet from fifty (50) feet.

As to the applicant's request to rezone the property to Planned Unit Development, Council shall act as it deems appropriate. If Council does not support the applicant's request, staff recommends the property be designated with a zoning of R-2 Medium Density Residential since this is very similar with the characteristics of the surrounding subdivisions.

Additional Analysis

Fiscal Impact Summary

Fiscal Impact

Fund Number and Description

Available Budget Amount

Exhibits Attached (copies of original agreements)

- | | | |
|----|--|--|
| 1. | Ord. 2022-026 Lost Lake Assemblage Rezoning (07.01.2022) | Ord. 2022-026 Lost Lake Assemblage Rezoning (07.01.2022).pdf |
| 2. | Rezoning Maps | Rezoning Maps.pdf |
| 3. | PUD Conceptual Plan June 23 2022 | PUD Conceptual Plan June 23 2022.pdf |
| 4. | Lost Lake TIA Summary | Lost Lake TIA Summary.pdf |
| 5. | 2022-06-29-Lost Lake Assemblage TIA Review | 2022-06-29-Lost Lake Assemblage TIA Review.pdf |
| 6. | Rezoning-Application-2020 | Rezoning-Application-2020.pdf |
| 7. | Legal ad Ord. 2022-026 LLA REZ | Legal ad Ord. 2022-026 LLA REZ.pdf |



CITY OF CLERMONT
ORDINANCE NO. 2022-026

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

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

SECTION 1.

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

LEGAL DESCRIPTION:

LEGAL DESCRIPTION FOR ALT KEY 1031346

W 1/4 OF SE 1/4 OF NW 1/4 ORB 2681 PG 1119 ORB 5072 PG 1639

LEGAL DESCRIPTION FOR ALT KEY 1678501

POSTAL COLONY 33-22-26 W 1/2 OF TRACT 38 PB 9 PG 65 ORB 2143 PG 0263

LEGAL DESCRIPTION FOR ALT KEY 1678528

POSTAL COLONY 33-22-26 W 1/2 OF TRACT 43--LESS FROM NE COR OF W 1/2 OF TRACT 43 RUN W 0-0-10 E ALONG E LINE OF W 1/2 OF SAID TRACT 43 A DIST OF 596.91 FT FOR POB, CONT S 0-0-10 E 21.03 FT TO A POINT ON N'LY R/W LINE OF 15 FT RD R/W, N 89-54-22 W ALONG SAID N'LY R/W LINE A DIST OF 320.35 FT TO A POINT ON E'LY LINE OF 15 FT R/W, N 0-10-56 W ALONG SAID E'LY R/W LINE 43.99 FT, S 89-48-28 E 3.63 FT, S 0-11-32 W 17.41 FT, S 44-48-28 E 7.07 FT, S 89-48-28 E 311.94 FT TO POB FOR ADDITIONAL RD R/W--PB 9 PG 65 ORB 935 PG 409

LEGAL DESCRIPTION FOR ALT KEY 1098858 AND 1067952

POSTAL COLONY 33-22-26 TRACT 11 PB 9 PG 65 ORB 2751 PG 268

E 1/2 OF W 1/2 OF SE 1/4 OF NW 1/4 ORB 2751 PG 268

LEGAL DESCRIPTION FOR ALT KEY 1491690 AND 1029562

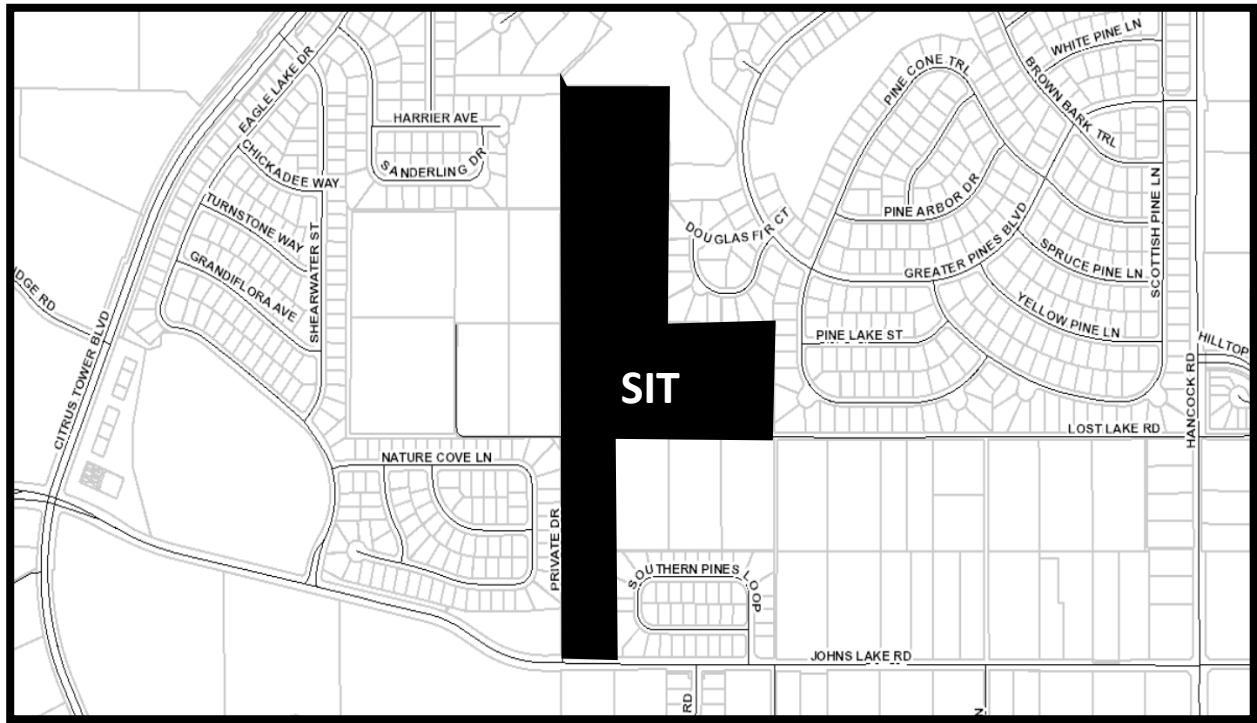
POSTAL COLONY 33-22-26 W 1/2 OF TRACT 28 PB 9 PG 65 ORB 5610 PG 1116

POSTAL COLONY 33-22-26 E 1/2 OF TRACT 28 PB 9 PG 65 ORB 5610 PG 1116

SITE CONTAINS 47.8 +/- ACRES.

LOCATION:

Vacant parcels located north of Johns Lake Road and west of Hancock Road
(Alternate Keys 1031346, 1678501, 1678528, 1098858, 1067952, 1491690 and 1029562)



PROPERTY REZONING

**FROM: Lake County R-6 Urban Residential,
RA-Ranchette, A-Agricultural
TO: City of Clermont Planned Unit Development**

SECTION 2: GENERAL CONDITIONS

This application for a Planned Unit Development is to allow for a 99 lot single-family residential subdivision; 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 PUD Concept Plan, sheet CP-8, prepared by Appian Engineering, LLC dated 6-23-2022. 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.



CITY OF CLERMONT
ORDINANCE NO. 2022-026

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

This application for a Planned Unit Development to allow for single family residential development be granted subject to the following conditions:

1. A total of up to 99 single family residential dwelling units may be permitted on the site, not to exceed a density of 2.70 units per net developable acre within the project. The net developable acre calculation is the total property area minus the right-of-way dedication minus the conservation area. Below is the calculation:

Total Property Area (TPA)	47.82 Acres
Right-of-Way Dedication (ROW)	0.97 Acres
Conservation Area (CA)	10.13 Acres
TPA – ROW – CA = Net Developable Area	
Net Developable Area	36.72 Acres

CITY OF CLERMONT
ORDINANCE NO. 2022-026

2. Development Standards: Development standards for the development of the residential dwelling units shall be based on the size of the lot, as indicated in the table below.

<u>Design Item</u>	<u>60' Lot</u>
Minimum Lot Area	7,500 sf
Minimum Living Area	1,000 sf
Minimum Lot Width	60'
Minimum Lot Depth	125'
Minimum Front Building setback	25'
Minimum Side Yard Setback	5'
Setback from Side Street	15'
Minimum Rear Yard Setback	20'
Minimum Building Separation	10'
Minimum Rear Yard Setback for Pools, Patios, Decks, Screen Rooms or Ancillary Structures	5'
Maximum Impervious Surface Ratio (ISR)	0.65
Maximum Principal Building Height	35'
Maximum Accessory Building Height	25'
Setbacks from High Water Line, Mean High Water Line, or Jurisdictional Wetland Line	50'
Minimum front yard easement	5'
Minimum side and Rear Yard Drainage and Utility Easement	5'

3. Phasing of Development: The project may be developed in one or more phases.
4. The project may have elevation changes of up to 25 feet in height with up to 10% of the project site comprised of single-family residential lots through the use of cut and fill. These changes will be submitted to the City Engineer at the time of final engineering.



CITY OF CLERMONT
ORDINANCE NO. 2022-026

5. An environmental assessment addressing habitat and species shall be submitted to the City during the construction plan approval stage of the overall development. Applicable permits for any gopher tortoises and associated burrow commensal species or other endangered species found on the property must be received from the appropriate regulatory agencies prior to the initiation of the development activity.
6. The project shall be developed in accordance with the City of Clermont Utility Standards.
7. Any proposed City maintained utilities that are not located within a City maintained right of way shall be placed in a utility easement dedicated to the City at time of recordation of final plat. Easements shall be provided at no expense to the City.
8. The PUD will be required to have a minimum of 25% open space.
9. The Traffic Impact Analysis review has indicated existing deficiencies in the project area. A left-turn lane is warranted on Johns Lake Road and will need to be installed by the Developer prior to the first Certificate of Occupancy. In addition, the Developer will be responsible for a 1.70% proportionate fair share payment for Hancock Road widening. The proportionate fair share payment shall be coordinated with Lake County. The proportionate fair share payment shall be completed prior to the first Certificate of Occupancy.
10. The internal roadways shall have a right-of-way of sixty (60) feet, constructed to City Standards, to include the portion of Lost Lake Road that is within the development.
11. Coordination between the Developer and Lake County Solid Waste Office, Lake County Public Works Department/Environmental Services Division and other public service providers, will be required to provide access for trash and recycling service pickups, mail, police and fire protection, and other services for the adjacent parcels that are currently accessing through Lost Lake Road or the private drive on the western property boundary.
12. The Developer shall extend a 12 inch reclaimed main along the Lost Lake Road frontage and down to Johns Lake Road to serve adjacent unserved properties. This shall be coordinated through the City of Clermont Public Services Department and Lake County.
13. The City of Clermont Fire Chief has determined the connection and design of a secondary emergency access point will be from Lost Lake Road and will need to be graded, leveled, and stabilized using whatever materials the Engineer of record requires to support loads of fire apparatus and shall be provided with an all-weather driving surface. This secondary access point shall be maintained by the Homeowners Association as frequently as necessary to keep the path in a level drivable condition.
14. Air conditioner pads, generator pads, and pool equipment may be located in the side yard setback, but shall not be located within any drainage and/or utility easement. If these items are unable to meet this setback, then they will be placed behind the rear building line of the structure outside of the drainage and/or utility easement.



CITY OF CLERMONT
ORDINANCE NO. 2022-026

15. School concurrency shall be met before final plat approval in accordance with the Comprehensive Plan and Land Development Code.
16. 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 R-2 Medium Density Residential Zoning Designation.
17. The project shall be developed according to R-2 Medium Density Residential Zoning Designation in the Land Development Code, unless expressly stated above.

SECTION 5: CONFLICT

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

SECTION 6: 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 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 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. 2022-026

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 26th day of July 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 – Lost Lake Assemblage

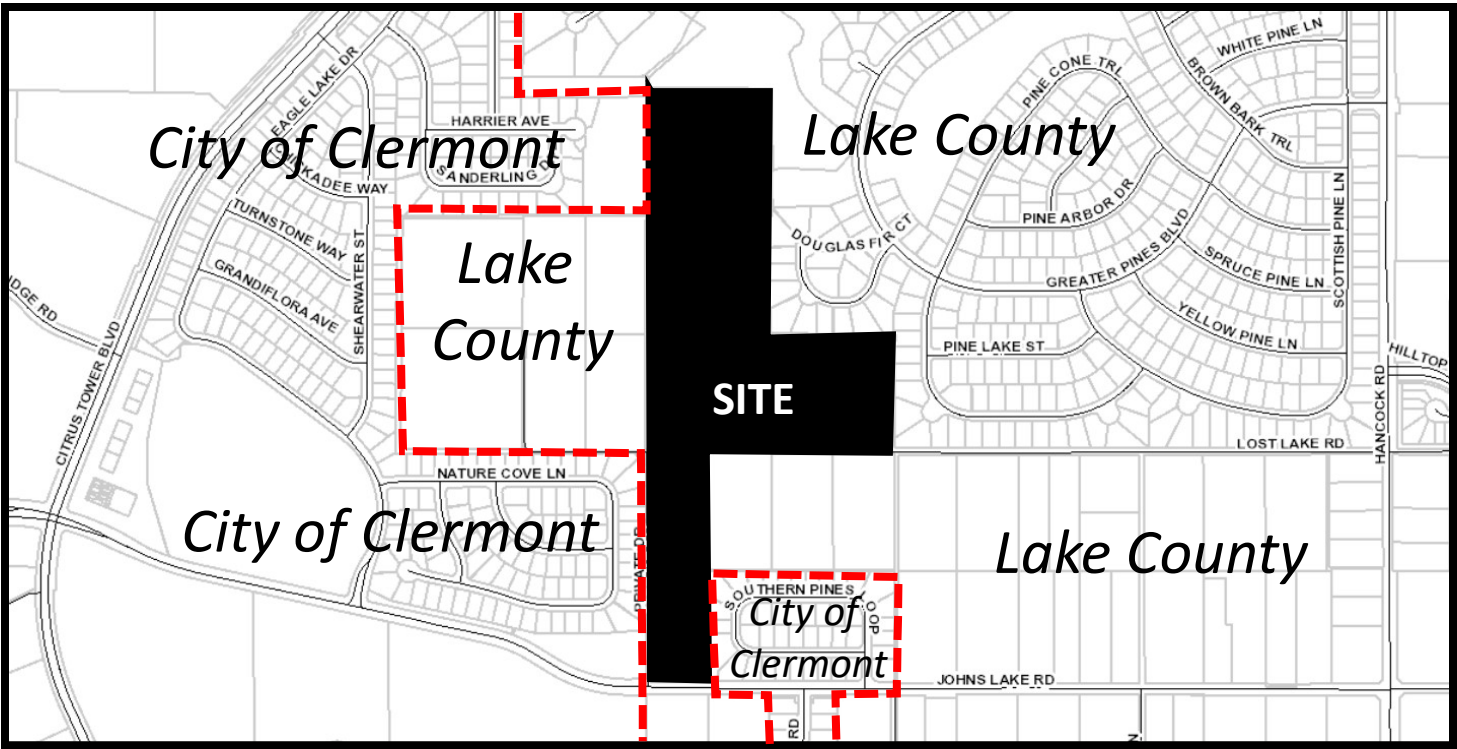
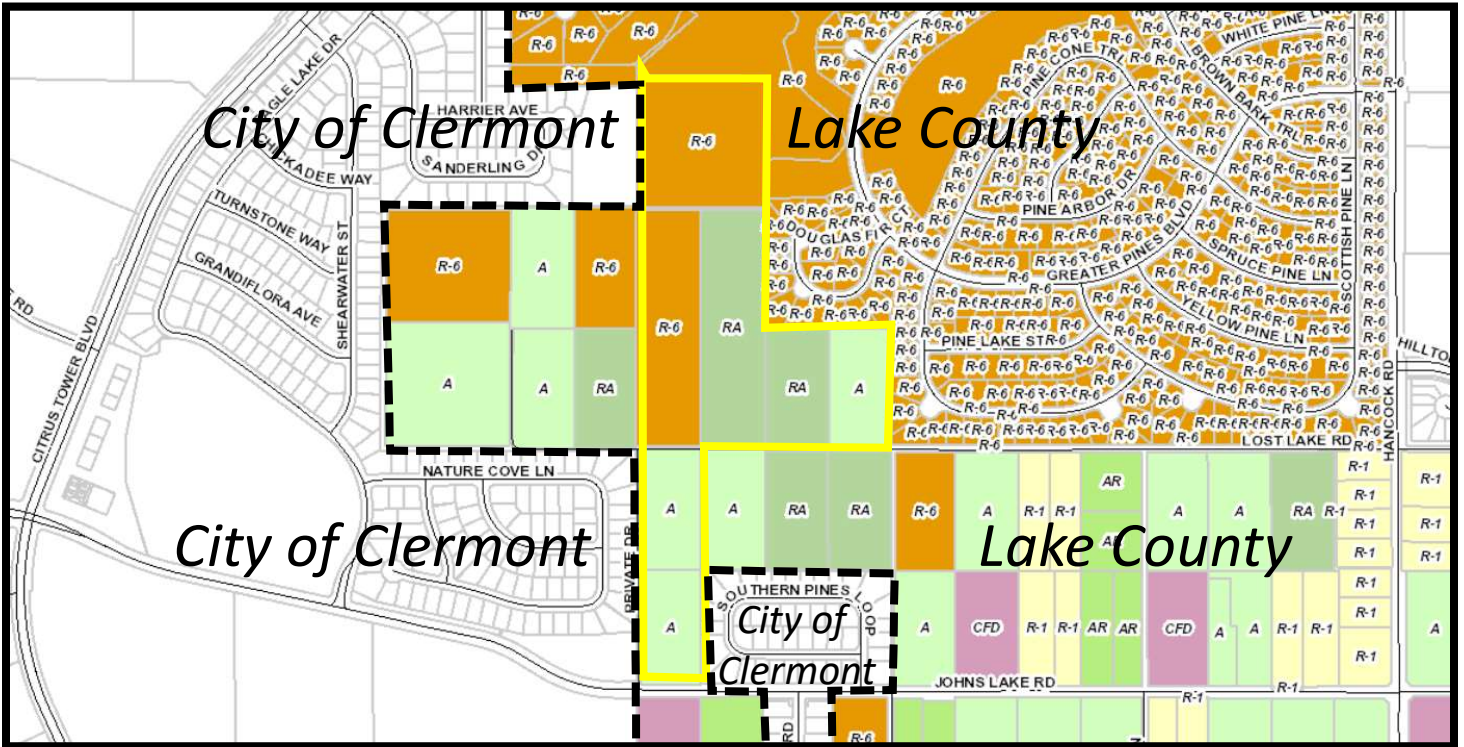
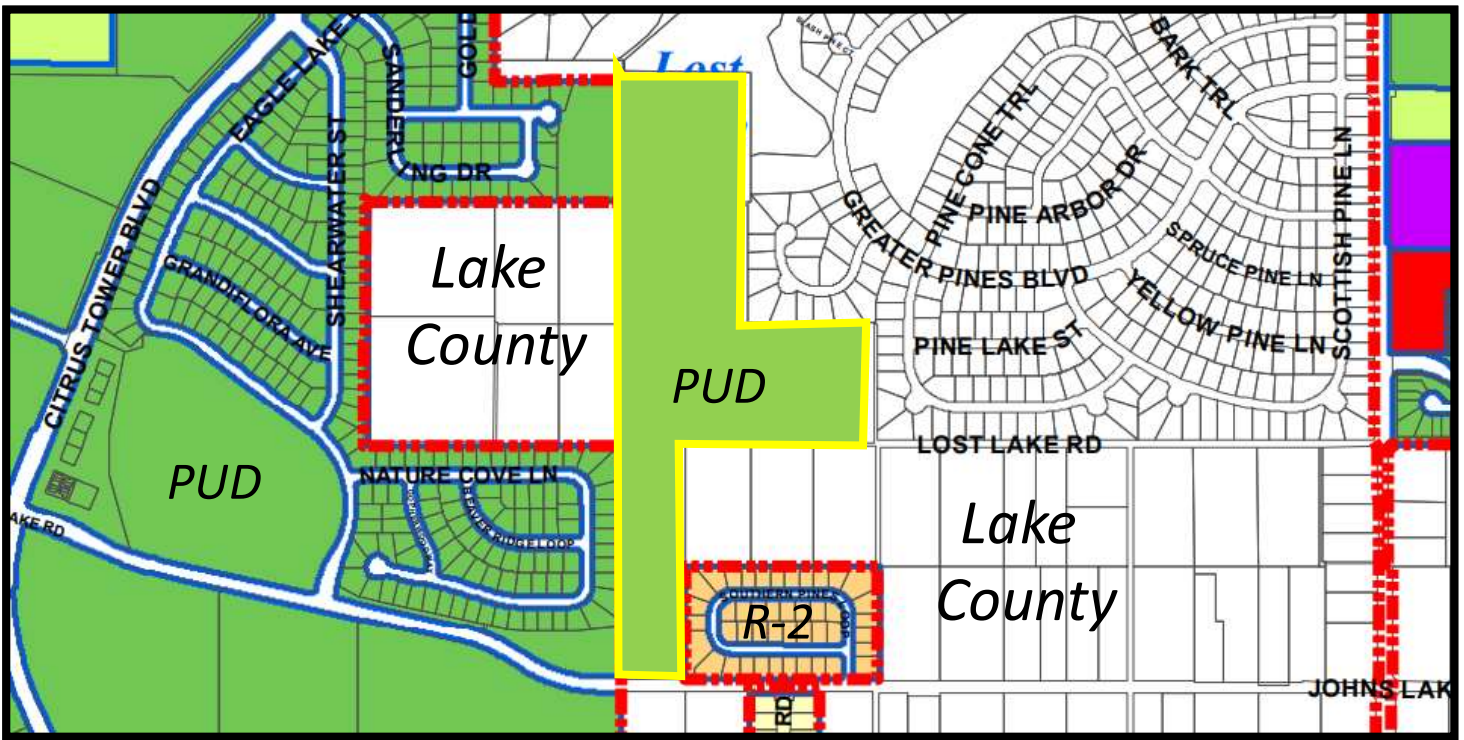


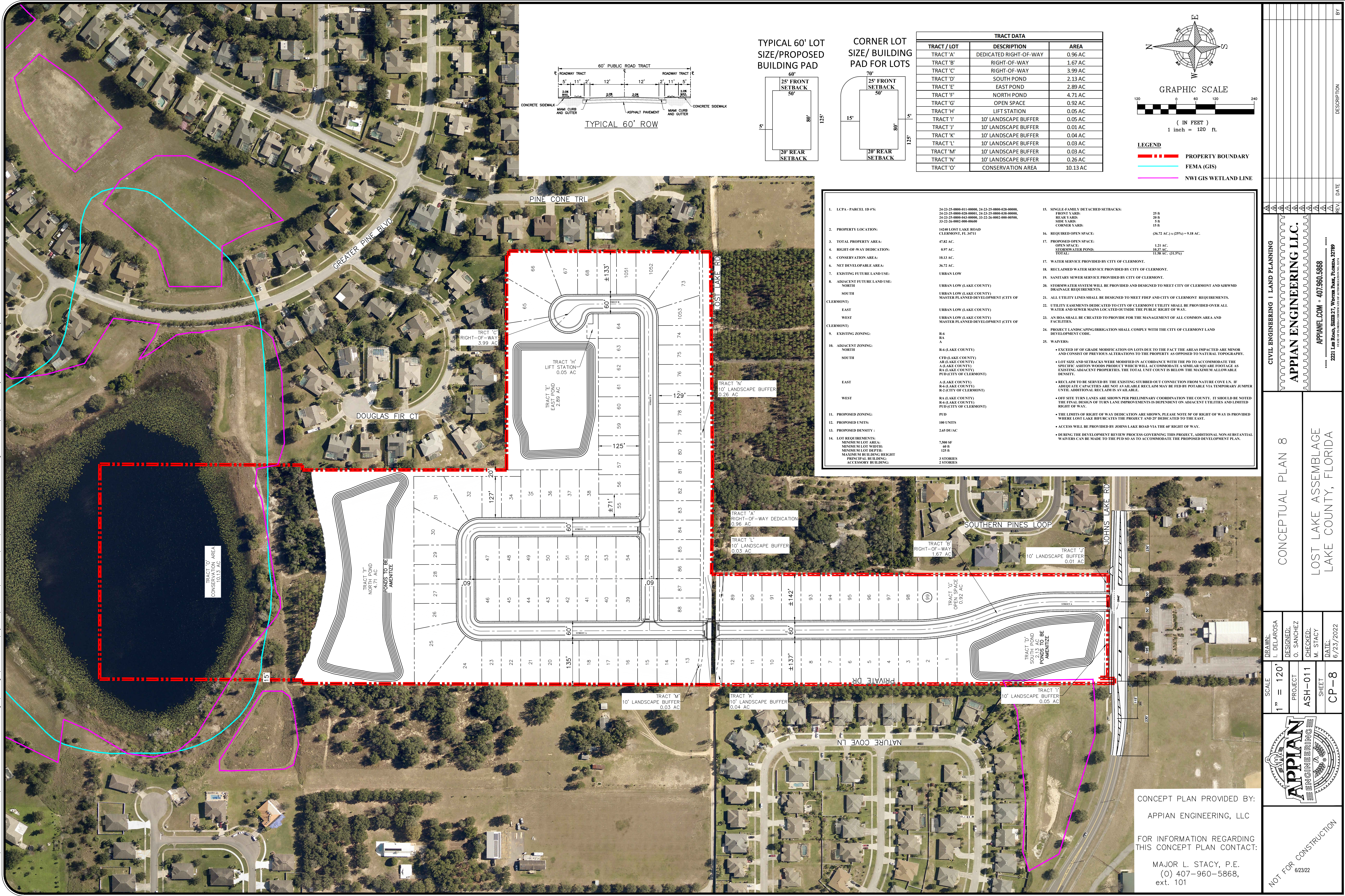
Exhibit - Zoning Map – Lost Lake Assemblage



Lake County Zoning



City of Clermont Zoning



LOST LAKE ASSEMBLAGE

Project № 21213, v1.1
May 2022

**TRAFFIC IMPACT ANALYSIS
CITY OF CLERMONT
FLORIDA**

Prepared by:



Traffic & Mobility Consultants

3101 Maguire Boulevard, Suite 265
Orlando, Florida 32803
www.trafficmobility.com
(407) 531-5332

Prepared for:

Ashton Woods
1064 Greenwood Boulevard – Suite 124
Lake Mary, Florida 32746

EXECUTIVE SUMMARY

Project Information

Name: Lost Lake Assemblage
Location: Johns Lake Road, 0.7 miles west of Hancock Road
Jurisdiction: City of Clermont, Florida
Description: 100 Single-Family Residential Units

Findings

Trip Generation: 1,009 Daily Trips / 99 PM Peak Trips
Access Plan: One (1) full access driveway on Johns Lake Road
Roadway Capacity: Hancock Road from Hooks Street to Johns Lake Road is operating over capacity and is projected to continue to do so at project buildout.
Intersection Capacity: Johns Lake Road and Hancock Road is projected to continue to operate over capacity due to delays on the eastbound and southbound approaches.
Site Access: The site access driveway is projected to operate adequately at buildout.

Recommendations

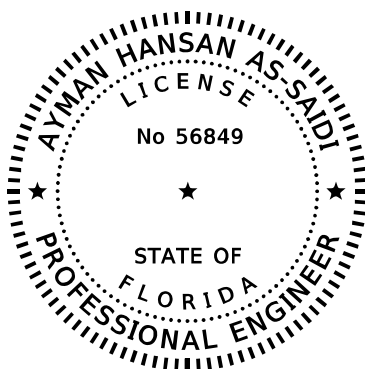
Access Improvements: Construct a 425-foot eastbound left turn deceleration lane on Johns Lake Road at the project access driveway.
Proportionate Share: The project is responsible for a 1.7% proportionate share to the cost of widening to four lanes Hancock Road from Hooks Street to Johns Lake Road.

PROFESSIONAL ENGINEERING CERTIFICATION

I hereby certify that I am a Professional Engineer properly registered in the State of Florida practicing with Traffic & Mobility Consultants LLC, a corporation authorized to operate as an engineering business, CA-30024, by the State of Florida Department of Professional Regulation, Board of Professional Engineers, and that I have prepared or approved the evaluations, findings, opinions, conclusions, or technical advice attached hereto for:

PROJECT: Lost Lake Assemblage
LOCATION: City of Clermont, Florida
CLIENT: Ashton Woods

I hereby acknowledge that the procedures and references used to develop the results contained in these computations are standard to the professional practice of Transportation Engineering as applied through professional judgment and experience.



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY

AYMAN H AS-SAIDI

2022.06.02 09:26:05 -04'00'

ON THE DATE ADJACENT TO THE SEAL

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED
SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED
ON ANY ELECTRONIC COPIES.

TRAFFIC & MOBILITY CONSULTANTS LLC
3101 MAGUIRE BOULEVARD, SUITE 265
ORLANDO, FLORIDA 32803

CERTIFICATE OF AUTHORIZATION CA-30024

AYMAN H. AS SAIDI, P.E. NO. 56849

MEMORANDUM

Date: June 29, 2022

Project #: 24449.017

To: Mr. John Kruse
City of Clermont
685 W. Montrose St.
Clermont, FL 34711

From: Stephanie Shealey, PE, PTOE, PTP; Spencer Maddox, EI

Project: Lost Lake Assemblage TIA Review

Subject: TIA Review

This memorandum has been prepared to document the review of the Lost Lake Assemblage Transportation Impact Analysis from Traffic & Mobility Consultants (TMC) dated May 2022. The project proposes to build 100 single-family detached dwelling. The project proposes one access point on Johns Lake Road.

There are existing deficiencies in this project area. Hancock Road from Hooks Street to Johns Lake Road is overcapacity in the existing conditions. A left-turn lane is warranted on Johns Lake Road. A right-turn lane is not warranted per NCHRP 457 guidelines.

Lost Lake Assemblage Transportation Impact Analysis Comments:

1. *Original Comment: Alternative Mode Analysis – Please include an Alternative Mode Analysis consistent with the approved Methodology Memorandum.*

TMC Response: The TIA report v1.1 includes Section 6.0 Alternative Mode Analysis which describes the alternatives modes of transportations in the project influence area to be consistent with the approved Methodology Memorandum.

No further comment.

2. *Original Comment: Introduction (Page 1) – The study does not describe the existing site land uses. Per the Site Location Map on Page 2 and Google Earth Imagery, there are existing single-family homes on the site.*

TMC Response: Based on the Lake County Property Appraiser website, there are only two (2) existing single-family homes on the project parcels. Section 1.0 of the TIA report v1.1

describes the existing site land uses and references the two (2) existing single-family homes on two (2) of the project parcels.

No further comment.

3. *Original Comment: Intersection Capacity Analysis (Page 5) – The study references Synchro and HCM Methodology was used for the intersection analysis. Please specify which edition of Synchro and which edition of HCM were used for the analysis.*

TMC Response: Section 2.2 of the TIA report v1.1 references the used of Synchro 11 software and the methods of the Highway Capacity Manual (HCM) 6th Edition for the intersection analysis.

No further comment.

4. *Original Comment: Intersection Capacity Analysis (Page 5) - Please specify the date and time periods the counts were collected in the study. The study states that the 2020 Peak Season Factor Category was used to seasonally adjust the turning movement counts. Due to COVID-19 impacts on traffic volumes, these seasonal factors may not be reliable for late March. However, this would result in a conservatively high estimate of background volumes. Please consider requesting 2019 Peak Season Factors from FDOT and apply them to the existing turning movement counts.*

TMC Response: Section 2.2 of the TIA report v1.1 includes the date (03/23/2022) and time periods (4 to 6 PM) when the counts were collected on the study intersections and mentions that “Due to COVID-19 impacts, the City requested to use the 2019 Peak Season Factor Category Report”.

No further comment.

5. *Original Comment: Trip Generation (Page 7) – The study uses the gross project trips for the project site. This results in a conservatively high estimate of project trips. Please consider using Net Project Trips based on the existing site land use referenced in Comment 2.*

TMC Response: There are only two (2) existing single-family homes on the project's parcels. It is considered insignificant to subtract their trips from the total trip generation calculations, because it will not change the final results of the analysis.

No further comment.

6. *Original Comment: Intersection Capacity Analysis (Page 11) – Please clarify if existing signal timings were maintained or signal splits were optimized for future conditions.*

TMC Response: The existing signal timing were maintained for the projected traffic analysis.

No further comment.

7. *Original Comment: Intersection Capacity Analysis (Page 11) – Although the project traffic represents 2% of the total traffic volumes at the intersection of Hancock Road and John's Lake Road, the project traffic is 15% of the southbound right-turn movement and 7% of the eastbound left-turn movement, which are the failing movements at this intersection. Please conduct a future no-build analysis of this intersection along with an analysis of improvements which would be needed to bring this intersection to meet the minimum LOS standards.*

TMC Response: It was noted that the signal timing phasing was not correct. The TIA Report v1.1 includes the revised HCM analysis for the existing and projected conditions on which show that the intersection is operating at adequate LOS at existing conditions and will continue to do so at project buildout. Therefore, there is no mitigation analysis

No further comment.

8. *Original Comment: Findings and Conclusions (Page 14) – The study states that project trips represent 3.4% of the segment capacity on the segment of Hancock Road which operates at LOS F. Please provide a proportionate share analysis for widening of this segment of Hancock Road.*

TMC Response: The TIA Report v1.1 includes Section 7.0 Proportionate Share Analysis, which presents the project contribution for the widening to 4-lane of the segment on Hancock Road from Hooks Street to Johns Lake Road.

New Comment: The analysis shows a 1.70% proportionate share for Hancock Road. Assuming a \$3,264,515.17 cost per mile (per the FDOT Cost Per Mile Model for widening 2 lanes to 4 lane divided in a rural cross-section) and a 1.75 mile roadway length, the total proportionate share for this project is \$97,119.



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 03/15/2022		FEE: \$542.00 + cost of advertisement + cost of traffic review, if necessary	
Project Name (if applicable) Lost Lake Assemblage			
Applicant Major Stacy, P.E.			
Contact Person Major Stacy, P.E.			
Address 2221 Lee Road Suite 27	City Winter Park	State FL	Zip 32789
Telephone 4079605868	Fax		
Email mstacy@appianfl.com			
OWNER INFORMATION			
Owner's Name See Attached			
Owner Address See Attached	City	State	Zip
Telephone	Email		
PROPERTY INFORMATION			
Address of Subject Property LOST LAKE RD	City CLERMONT	State FL	Zip
Legal Description (include copy of survey) See Attached			
Acreage See Attached	Land Use (City verification required) LDR		
Present Zoning (City verification required) N/A	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?

Single Family Residential Planned Community

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

Major Stacy, P.E.

Applicant Name (print)

x _____
Applicant Name (signature)

Owner Name (print)

x _____
Owner Name (signature)

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

5/22/2020

LEGAL NOTICE

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

ORDINANCE 2022-026

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, PUBLICATION AND EFFECTIVE DATE.

LOCATION:

Vacant parcels located north of Johns Lake Road and west of Hancock Road (Alternate Keys 1031346, 1678501, 1678528, 1098858, 1067952, 1491690 and 1029562)



LEGAL DESCRIPTION

Legal Description for Alt Key 1031346

W 1/4 OF SE 1/4 OF NW 1/4 ORB 2681 PG 1119 ORB 5072 PG 1639

Legal Description for Alt Key 1678501

POSTAL COLONY 33-22-26 W 1/2 OF TRACT 38 PB 9 PG 65 ORB 2143 PG 0263

Legal Description for Alt Key 1678528

POSTAL COLONY 33-22-26 W 1/2 OF TRACT 43--LESS FROM NE COR OF W 1/2 OF TRACT 43 RUN W 0-0-10 E ALONG E LINE OF W 1/2 OF SAID TRACT 43 A DIST OF 596.91 FT FOR POB, CONT S 0-0-10 E 21.03 FT TO A POINT ON N'LY R/W LINE OF 15 FT RD R/W, N 89-54-22 W ALONG SAID N'LY R/W LINE A DIST OF 320.35 FT TO A POINT ON E'LY LINE OF 15 FT R/W, N 0-10-56 W ALONG SAID E'LY R/W LINE 43.99 FT, S 89-48-28 E 3.63 FT, S 0-11-32 W 17.41 FT, S 44-48-28 E 7.07 FT, S 89-48-28 E 311.94 FT TO POB FOR ADDITIONAL RD R/W--PB 9 PG 65 ORB 935 PG 409

Legal Description for Alt Key 1098858 and 1067952

POSTAL COLONY 33-22-26 TRACT 11 PB 9 PG 65 ORB 2751 PG 268 E 1/2 OF W 1/2 OF SE 1/4 OF NW 1/4 ORB 2751 PG 268

Legal Description for Alt Key 1491690 and 1029562

POSTAL COLONY 33-22-26 W 1/2 OF TRACT 28 PB 9 PG 65 ORB 5610 PG 1116

POSTAL COLONY 33-22-26 E 1/2 OF TRACT 28 PB 9 PG 65 ORB 5610 PG 1116

PROPERTY REZONING

**FROM: Lake County R-6 Urban Residential,
RA-Ranchette, A-Agricultural**

TO: City of Clermont Planned Unit Development

The Planning & Zoning Commission will consider the request on Tuesday, June 7, 2022 at 6:30 PM and the Clermont City Council will hold a public meeting to consider the request on Tuesday, June 28, 2022 at 6:30 PM for the final enactment.

All public meetings will be held at the Clermont 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

AGENDA ITEM

Meeting Date	
Tuesday, July 5, 2022	
Agenda Item Name	
Resolution 2022-021R <i>Senninger Irrigation Conditional Use Permit</i>	
Requested Action	
Recommend approval of Resolution 2022-021R.	
Staff Report	
The owner, Senninger Irrigation, Inc., is requesting a conditional use permit for a building addition at their current location. The property, 19 +/- acres, is located at 13505 Granville Avenue and was acquired by Senninger Irrigation in 1991. The site has been historically used for irrigation manufacturing and distribution with the development of several buildings on the site over the years. The City annexed the property in 2015 and designated the Industrial Future Land Use and a zoning district of Industrial (M-1). The existing buildings were constructed prior to annexation into the City, therefore a conditional use permit was not required. The proposed 123,000 +/- square foot building addition under the existing M-1 Industrial zoning district would require a conditional use permit at this time since they are in the City. The existing building square footage of the overall site is approximately 135,311 square feet. The proposed addition of 122,880 square feet for administrative office, manufacturing and warehouse use would bring the total gross floor area to 258,191 square feet for the 19 acre site. The proposed development would also include 10 truck loading doors, truck loading/unloading area, vehicular circulation drive aisle, and other site improvements. The expansion is expected to increase the number of new employees by 16. The majority of the building will be used for manufacturing and warehousing.  As part of the conditional use permit, a condition has been added that the Hooks Street Extension right-of-way be dedicated without compensation. The City and Lake County have been working with property owners along this corridor for many years to secure the necessary right-of-way to construct the Hooks Street extension. Majority of the properties along this corridor have either made the commitment to dedicate right-of-way for Hooks Street and/or construct a segment of Hooks Street. The completion of this extension is critical to assist with the East-West traffic flow in order to provide relief on SR 50. The applicant would benefit with this improvement by providing traffic movements to a signalized intersection. <i>Project Location Map</i> 	

Staff has reviewed the application for the proposed project in regards to Section 86-144, Review Criteria for a Conditional Use Permit. The proposed use is consistent to the existing and previous development patterns and character of the surrounding areas. The use will not be detrimental to the health, safety and general welfare of the community. The Conditional Use Permit will not be in conflict to the Clermont Comprehensive Plan goals, objective and policies for Industrial land use. The property has access to major road networks, especially with the future construction of Hooks Street, and will be required to comply with all Land Development Regulations for development. Staff recommends approval of Resolution 2022-021R.

Additional Analysis

Fiscal Impact Summary

Fiscal Impact

Fund Number and Description

Available Budget Amount

Exhibits Attached (copies of original agreements)

1.	2022-021R - Senninger Irrigation CUP (06.28.2022)	2022-021R - Senninger Irrigation CUP (06.28.2022).pdf
2.	CUP Site Plan	CUP Site Plan.pdf
3.	Hooks Street Ext. Final Engineering Newsletter No. 1	Hooks Street Ext. Final Engineering Newsletter No. 1.pdf
4.	Senninger Elevations	Senninger Elevations.pdf
5.	Senninger Irrigation Tier 1 Exemption Letter	Senninger Irrigation Tier 1 Exemption Letter.pdf
6.	CUP-Application-Signed	CUP-Application-Signed.pdf
7.	Legal ad - Senninger	Legal ad - Senninger.pdf



CITY OF CLERMONT
RESOLUTION NO. 2022-021R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR A BUILDING OVER 100,000 SQUARE FEET IN THE M-1 INDUSTRIAL ZONING DISTRICT; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held July 5, 2022 recommended approval of this Conditional Use Permit to allow for a building over 100,000 square feet in the M-1 Industrial zoning district; at the following location:

LOCATION:

Senninger Irrigation
South end of Granville Avenue, south of SR 50
Alternate Key 1795044

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

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Clermont, Lake County, Florida that based on the findings stated above and incorporated herein:

This application for a Conditional Use Permit to allow for a building over 100,000 square feet in the M-1 Industrial 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 further expansion of the use or additions to the facility shall be permitted except as approved by another Conditional Use Permit.



CITY OF CLERMONT
RESOLUTION NO. 2022-021R

3. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.
4. The Fire Inspector shall provide building inspections for life safety requirements and all fire code regulations must be in compliance prior to the issuance of any Building Certificate of Occupancy.
5. The Building Inspector shall inspect all structures and building for compliance and any building code violations shall be corrected before the issuance of the Certificate of Occupancy.
6. The 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.
7. 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.
8. If any of the stated conditions are violated, the applicant understands and agrees that the City Council may open the Conditional Use Permit for further conditions or revoke this Conditional Use Permit by Resolution.
9. No business can occupy any portion of the building(s) after construction and final Certificate of Occupancy unless the proposed business has applied for and obtained a Local Business Tax Receipt from the Clermont Development Services Department.
10. Should approved uses cease operation for more than 180 days, a new Conditional Use Permit shall be required for the same or similar operations.
11. Fiber optic conduit and pull boxes may be required to be installed by the developer in the utility easements to extend the City's fiber optic network. The City will reimburse the developer at 100 percent for all costs including design, permitting, materials, and construction of the fiber optic conduit and pull boxes. At the time of site plan review, the City's Information Technology Director or authorized designee will make this determination.



CITY OF CLERMONT
RESOLUTION NO. 2022-021R

12. The property shall be developed in substantial accordance with the Preliminary Site Plan (Exhibit A) prepared by SK Consortium, Inc., dated 05/27/22. 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 presentation site plan submitted with the Conditional Use Permit application is not the approved and final construction plan. The presentation site plan does not grant any development entitlements.
13. 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. Provided, however, in the event that the grant of this permit is timely appealed, the date of issuance of this Conditional Use Permit shall be the date of the decision upholding the grant of the permit.

SECTION 2: LAND USE

1. This Conditional Use Permit shall grant approval to allow for the construction of up to a new 125,000 square foot industrial building to be used for administrative office, manufacturing and warehouse use at the existing Senninger Irrigation facility.
2. The new building will be constructed in the specific location, as represented on the Preliminary Site Plan (Exhibit A) prepared by SK Consortium, Inc., dated 05/27/22.
3. The new building shall be constructed in substantial accordance to the provided Sample Elevations shown at the end of this ordinance (Exhibit B).
4. Building Setbacks, minimum, and Development Standards:

Front	25 feet from the property line
Side Setback	12 feet from the property line
Side Street	25 feet from the property line
Rear Setback	25 feet from the property line
5. By virtue of the transportation system needs in the area, the developer shall dedicate without compensation, on the commercial site plan, a 100-foot right-of-way for Hooks Street within the project boundary, from the northwestern property line through the property towards to northeast property line, as directed by the final engineering plans of Hooks Street. This right-of-way shall be dedicated upon request of the City or Lake County prior to site plan approval, or on or before July 2023, whichever is first. Additional non-exclusive easements necessary to accommodate harmonizing grading, drainage, road, and road related easements; not to exceed 40 feet in width adjacent and parallel, north and south, to the Hooks Street right-of-way shall be dedicated. The total width of the Hooks Street right-of-way and non-exclusive easements is up to 180 foot in width. The right-of-way and non-exclusive easements shall be identified at preliminary commercial site plan review and shown on the final plat/commercial site plan. The



CITY OF CLERMONT
RESOLUTION NO. 2022-021R

developer shall coordinate with the County and the City on alignment and grading of Hooks Street. The non-exclusive easement width will be adjusted with design plans approved by the County and the City. Dedication of public utility easements within the non-exclusive easement along and adjacent to Hooks Street, not to exceed 20 foot in width, shall be required by the Developer.

6. The site shall be developed in accordance to the Clermont Land Development Regulations and the provision of the M-1 Industrial Zoning district in the Land Development Codes.

SECTION 3: CONFLICT

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

SECTION 4: SEVERABILITY

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

SECTION 5: ADMINISTRATIVE CORRECTION

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

SECTION 6: PUBLICATION AND EFFECTIVE DATE

This Resolution shall take effect immediately upon its adoption.



CITY OF CLERMONT
RESOLUTION NO. 2022-021R

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

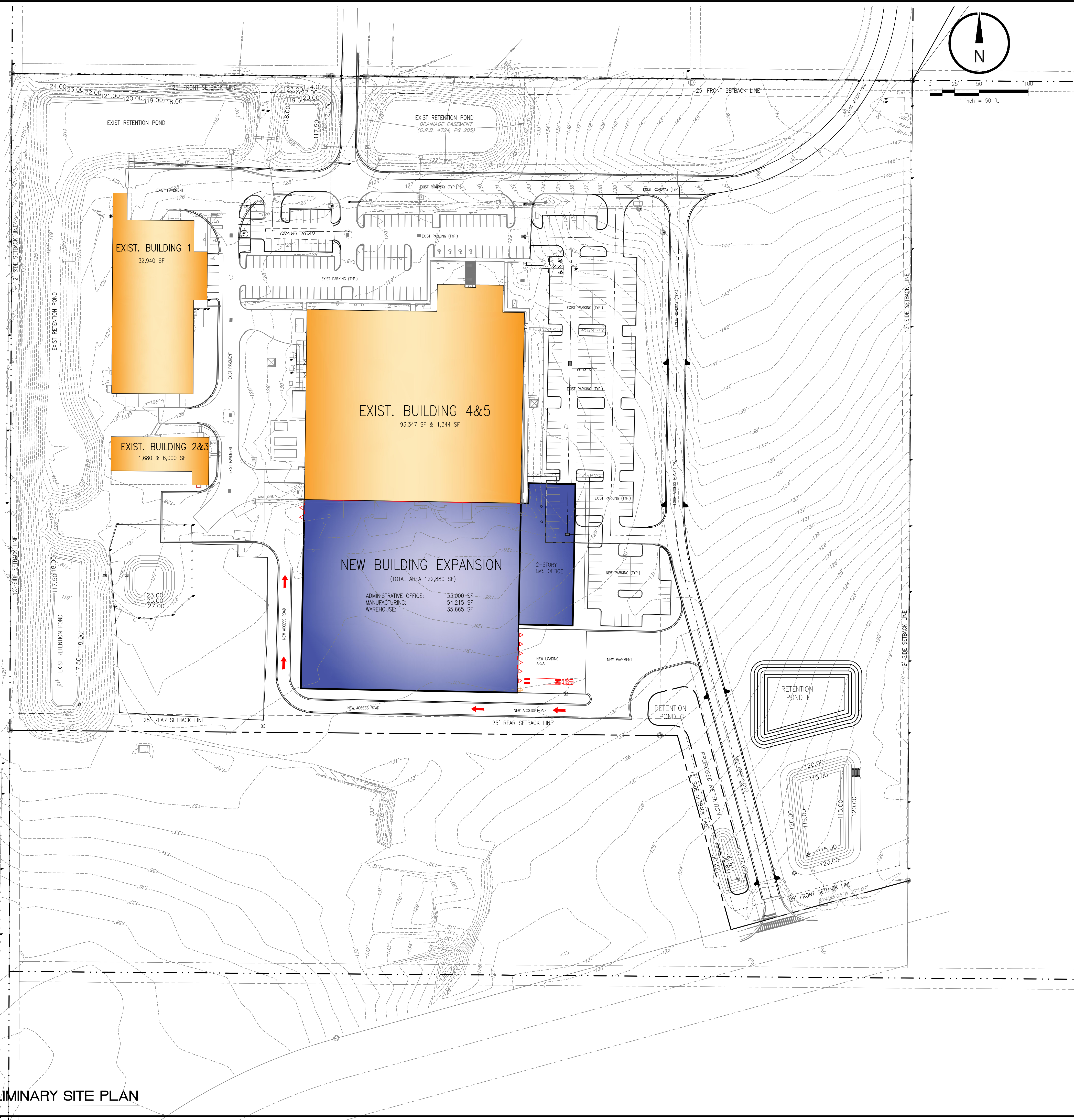
CITY OF CLERMONT
RESOLUTION NO. 2022-021R

Exhibit B: Sample Elevations



PRELIMINARY SITE PLAN

SCALE: 1" = 50'



SITE DATA:

PARCEL ID NO.: 09-22-26-1100-039-00000
09-22-26-1105-039-00000
TOTAL SITE AREA: 16240 STATE ROAD 50 CLERMONT, FL 34711
EXISTING LAND USE: = 19.24 AC
EXISTING ZONING: LIGHT INDUSTRIAL
FUTURE LAND USE DESG: M-1 LDR

SURROUNDING ZONING
NORTH: HM (LC)
EAST: AGG DIST (LC)
WEST: PUB (CLERMONT)
SOUTH: CTD (LC)

OWNER INFORMATION

SENNINGER IRRIGATION, INC.
SCOTT.SKEEN@SENNINGER.COM 352-250-2663

SETBACK REQUIREMENTS:

MINIMUM BUILD. SETBACKS:	REQUIRED:
(FRONT)	25 FEET
(SIDE)	12 FEET
(SIDE STREET)	25 FEET
(REAR)	25 FEET

BUILDING DATA:

BASED ON LAKE COUNTY PROPERTY APPRAISER'S OFFICE RECORD CARD

BLDG. 1 GROSS FLOOR AREA	= 32,940 SF (CLASSIFIED AS WAREHOUSE)
BLDG. 2 GROSS FLOOR AREA	= 1,680 SF (CLASSIFIED AS WAREHOUSE)
BLDG. 3 GROSS FLOOR AREA	= 6,770 SF (CLASSIFIED AS WAREHOUSE)
BLDG. 4 GROSS FLOOR AREA	= 93,347 SF (CLASSIFIED AS LIGHT MANUFACTURING)
BLDG. 5 GROSS FLOOR AREA	= 1,344 SF (CLASSIFIED AS OFFICE)
TOTAL BLDG. EXISTING	= 135,311 SF (BUILDING COVERAGE)

PROPOSED BUILDING EXPANSION = 122,880 SF
(33,000 SF - ADMINISTRATIVE OFFICE)
(54,215 SF - MANUFACTURING)
(35,665 SF - WAREHOUSE)

TOTAL NEW GROSS FLOOR AREA = (135,311 SF + 122,880 SF) = 258,191 SF
(34,344 SF OFFICE - 13.30%)
(147,562 SF MANUFACTURING - 57.15%)
(76,285 SF WAREHOUSE - 29.55%)

PARKING REQUIREMENTS:

WAREHOUSE: 1 SPACE PER 1000 SF
LIGHT MANUFACTURING: 2 SPACES PER 1000 SF
OR 1 PER 2 EMPLOYEES PER LARGEST SHIFT
WHICHEVER IS GREATER
4 SPACE PER 200 SF

OFFICE:

PARKING REQUIRED:
TOTAL PARKING REQUIRED, BASED ON FLOOR AREA OF MULTIPLE USES

OFFICE	34,344 SF / 200 SF = 172 SPACES
MANUFACTURING:	147,562 SF / 500 SF = 295 SPACES
WAREHOUSE-STORAGE	76,285 SF / 1000 SF = 77 SPACES

TOTAL PARKING REQUIRED = 544 SPACES

TOTAL PARKING REQUIRED, BASED ON EMPLOYEE SHIFTS
NUMBER OF EMPLOYEES

FIRST SHIFT	181 EMPLOYEES
SECOND SHIFT	46 EMPLOYEES
THIRD SHIFT	31 EMPLOYEES

PARKING REQUIRED BASED ON EMPLOYEES = 181/2 = 91 SPACES

PARKING SPACES PROVIDED:

247 STANDARD SPACES
8 ADA SPACES

TOTAL 259 PARKING SPACES

PRELIMINARY SITE PLAN

SENNINGER BUILDING ADDITION
WELBRO CONSTRUCTION

PRE-APPLICATION MEETING 4-29-22
CLERMONT CUP SUBMITTAL 5-27-22

Issue Date and Purpose
Project Number: 2211

Drawn by: D.FORSYTH
Checked: M. KALAGHCHI
File No: 21120P&BORDER

SP-1

Seal: Majid Kalaghchi P.E. 41046

ENGINEERING
PLANNING
URBAN DESIGN
SKConsortium, Inc.
1053 N. ORLANDO AVE. SUITE 3 • MAITLAND, FLORIDA 32751
TELEPHONE 407-629-1656 • FAX 407-629-1656 • E-MAIL info@skconsortium.com

CLERMONT, FLORIDA

HOOKS STREET EXTENSION FINAL ENGINEERING AND PERMITTING PROJECT KICK OFF NEWSLETTER

Issue #1 – May 2022

Lake County Launches the Hooks Street Extension – Final Engineering and Permitting Project.

The Lake County Public Works Department is conducting the Final Engineering and Permitting Project for the Hooks Street Extension from Hancock Road to Hartle Road (CR 455), total project length of 1.4 miles.

Project Location Map



During the Study Phase of the project, a detailed traffic analysis determined that this segment of Hooks Street will initially be constructed as a two-lane roadway (see Hooks Street Extension Typical Section). The proposed improvements include construction of a two-lane divided roadway, buffered bicycle lanes, widened sidewalks, drainage improvements, signalization, roundabout design and landscape buffer.

Hooks Street Extension Typical Section



This design and permitting phase of this project is anticipated to be completed by Winter 2023.

Persons wishing to submit written or verbal comments/questions may do so by contacting either the Lake County or Consultant Project Manager (see contact information below).

Upcoming Meeting(s)

Lake County will be holding an informational public meeting, tentatively scheduled in Spring 2023. A formal invitation will be sent to property owners and stakeholders within 300 feet of the Project Area prior to the public meeting. If you want to be on our mailing list for future newsletters and invitations to meetings, please reach out to either the Lake County or Consultant Project Manager (see information below).

Public participation is solicited without regard to race, color, national origin, age, sex, religion, disability, or family status.

Project Schedule

Key Project Activities	2022												2023											
	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	JAN	
Notice to Proceed	●																							
Public Involvement																								
Data Collection																								
Design Analysis																								
Public Meeting													●											
Permitting																								
Construction Plan Development																								
Lake County BCC Public Meeting																			●					
Plans Complete																						●		

Contact Information

Stay Informed! Stay Involved!

If you have questions, want to learn more about the project, or would like to request a meeting with your group, you may contact our team leaders.

Seth Lynch
Lake County Project Manager
 Lake County Public Works
 350 N. Sinclair Avenue
 Tavares, Florida 32778
 Phone: 352.253.9052
 Email: slynch@lakecountyfl.gov

Dwayne Darbonne, PE
Consultant Project Manager
 METRO Consulting Group, LLC
 341 N. Maitland Avenue, Suite 220
 Maitland, Florida 32751
 Phone: 407.755.4383
 Email: dwayne.darbonne@metrocgllc.com

<https://www.lakecountyfl.gov/engineering/hooks-street>



Senninger Building Expansion CUP

Sample Elevations



MEMORANDUM

Date: June 21, 2022

Project #: 24449

To: Mr. John Kruse
City of Clermont
685 W. Montrose St.
Clermont, FL 34711

From: Stephanie Shealey, PE, PTOE, PTP

Project: Senninger Irrigation

Subject: Tier 1 Exemption

Based on our review of the trip generation provided for the existing Senninger Irrigation site, the site access, and the proposed expansion size, the proposed Senninger Irrigation site may be granted an exemption from Tier 1 review.



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 2022-05-30		FEE: \$845 + cost of advertisement + cost of traffic review (if necessary)	
Project Name (if applicable) Senninger Irrigation Building Addition			
Applicant Welbro Building Corporation			
Contact Person Brian Pak			
Address 2301 Maitland Ctr. Pkwy. #250	City Maitland	State FL	Zip 32751
Telephone (407) 475-0800	Fax (407) 475-0801		
Email bpak@welbro.com			
OWNER INFORMATION ☐ (Check box if owner information is same as applicant)			
Owner's Name Senninger Irrigation, Inc., Scott Skeen			
Owner Address 13505 Granville Ave.	City Clermont	State FL	Zip 34711
Telephone (352) 250-2663	Fax scott.skeen@senninger.com		
PROPERTY INFORMATION			
Address of Subject Property 13505 Granville Ave.	City Clermont	State FL	Zip 34711
General Location South end of Granville Avenue south of SR 50.			
Legal Description & Alternate Key (include copy of survey) See attached survey and Property Record Card. Alternate Key: 1795044.			
Land Use (City verification required) Industrial			
Zoning (City verification required) M-1			



CITY OF CLERMONT CONDITIONAL USE PERMIT APPLICATION

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

The applicant proposes to construct a building addition approximately 122,880 square feet. The new building will be an expansion to one of the existing manufacturing / warehouse buildings on existing 19.24-acre site.

The proposed building addition will house new automated assembly lines, storage area of irrigation products, and associated administrative offices. The project also includes additional employee parking areas, truck loading areas, internal loop drive aisle, miscellaneous hardscape, and stormwater/drainage improvements.

Brian Pak

Applicant Name (print)

x 

Applicant Name (signature)

Scott Skeen

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

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:	06/20/2022
Order Number:	7439402
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	46.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	2	06/28/2022 - 07/19/2022	Bids & Proposals
LEE dailycommercial.com	2	06/28/2022 - 07/19/2022	Bids & Proposals

Total Order Confirmation	\$144.32
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Ad Preview

LEGAL NOTICE

On Tuesday, July 5, 2022 at 6:30 p.m. the Clermont Planning and Zoning Commission will consider a request for a Conditional Use Permit (CUP), and this request will be heard by the City Council at a public hearing on Tuesday, July 26, 2022 at 6:30 P.M. to allow for a building over 100,000 square feet in the M-1 Industrial District, Land Development Code, Section 122-264, at the following location:

LOCATION:

Senninger Irrigation
South end of Granville Avenue,
south of SR 50

(Alternate Key #1795044)

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

All public meetings are held in the Clermont City Hall, Council Chambers located at 685 West Montrose Street, Clermont, FL.

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

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

Tracy Ackroyd Howe, MMC
City Clerk

Daily Commercial

June 28, 2022 and July 19, 2022

7439402