



**CITY OF CLERMONT
PLANNING AND ZONING COMMISSION AGENDA
LOCATION: CLERMONT CITY HALL
685 WEST MONTROSE STREET
6:30 PM, Tuesday, August 2, 2022**

**CALL TO ORDER
PLEDGE OF ALLEGIANCE**

MINUTES

Approval of the minutes for the July 5, 2022 Planning and Zoning Commission meeting.

REPORTS

NEW BUSINESS

Item 1 - Resolution 2022-016R
APC Roofing Conditional Use Permit

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 - Resolution 2022-022R
Cross Ridge Exchange Conditional Use Permit

Consider the Conditional Use Permit to allow for a mixed use development with up to 115,000 maximum total building square footage for vacant property located on the east side of Highway 27 and Cross Ridge Road.

Item 3 - Resolution 2022-023R
Headquarter Honda Conditional Use Permit

Consider the Conditional Use Permit to allow for the expansion of the existing automotive services building in the C-2 General Commercial zoning district for property located at 17700 State Road 50.

Item 4 - Ordinance 2022-011 *Table to Sept. 6, 2022*
Chicone Rezoning

Request to table to September 6, 2022.

Item 5 - Ordinance 2022-032 *Table to Sept. 6, 2022*
The Vue Rezoning

Consider an Ordinance to amend a Planned Unit Development to allow multi-family apartments on parcels 7 through 13 on the southern portion of the parcel located on the northwest corner of Hooks Street and Miss Florida Avenue.

Item 6 - Ordinance 2022-033
Clonts Property Rezoning

Consider an Ordinance to change the zoning to Planned Unit Development

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for multi-family use and commercial
use on property located east of US 27 at
Schofield Road.

Discussion of Non-Agenda Items

ADJOURN

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

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

Please be advised that if you intend to show any document, picture, video or items to the 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
July 5, 2022

Chairman Krzyminski called the meeting of the Planning & Zoning Commission to order on Tuesday, July 5, 2022 at 6:30 p.m. Members present were: Chairman Max Krzyminski, Lavonte Rogers, David Colby, Michael Gonzalez, Chuck Seaver, and Jane McAllister. Commissioner Vincent Niemiec was not present. Also, present for City staff was City Attorney Dan Mantzaris, Curt Henschel, Planning Director, Planning Manager John Kruse, Senior Planner Regina McGruder, and Planning Coordinator Rae Chidlow.

MINUTES:

MOTION TO APPROVE the June 7, 2022 minutes of the Planning & Zoning Commission made by Commissioner McAllister; seconded by Commissioner Colby. Passed unanimously.

REPORTS FROM THE COMMISSION:

Commissioner Gonzalez stated that he went on a ride along with Clermont Police Department. He stated that he recommends anyone who has not done a ride along should do it.

Chairman Krzyminski stated that he ran in the 5k held by the Police Department. He stated that July 4 was a good day down at waterfront.

NEW BUSINESS

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

Applicant requested to table to August 2, 2022

Action:

MOTION TO TABLE Resolution No. 2022-016R to August 2, 2022 made by Commissioner McAllister, seconded by Commissioner Colby. Passed unanimously, 7-0.

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

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

Planning Manager John Kruse presented as follows:

The applicant, Major Stacy, P.E., is requesting a Small-Scale Comprehensive Plan Amendment and a PUD rezoning 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.

The property has been historically has been 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 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 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. 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.

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 with a minimum lot area of 7,500 square feet. The setbacks will be twenty-five (25) feet front yard, twenty (20) feet rear yard and side yard will be five (5) feet. 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. 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.

Major Stacy, Appian Engineering, 2221 Lee Road, Winter Park, stated that he is representing the applicant. He stated that a lot of work has been completed to work with the different municipalities. He stated that they increased the right of way to 60 feet from 50. He stated that the density is comparable to the surrounding area.

Cecelia Bonifay, Akerman Law firm, stated she is also representing the applicant, Ashton Homes. She stated that when this project first started they met with Lake County and City of Clermont since the property is located in the Lake County jurisdiction, but is also in the JPA for Clermont. She stated that they started the process through Lake County and developed a plan that met the County acquirements. She stated that they met with the City Manager Brian Bulthius and was told they would need to annex into the City in order for the City to provide utilities. She stated that the roads have been an issue between the City and County. She stated that they will be vacating and improve the existing right of way to create a better entrance to the property that is currently being used, including for a current resident that is not part of this project. She stated that they agree to the turning lane the traffic consultant is requiring. She stated that they would also have to pay their proportionate share.

MaryAnn Ringwood, 1808 Nature Cove Lane, stated that she is speaking of the city codes and adhering to the codes. She stated that the surrounding community's lot widths are 75 feet or higher. She stated that Bella Terra has 85 foot widths. She stated the three communities near this proposed project are within walking distance of three public schools. She stated that the project should be required to meet the rear and side yards setbacks.

Ronald Monk, 14319 Johns Lake Road, asked about the easements. He stated there is a 10- foot easement that is deeded to him. He asked if the easement would remain.

Pam Molesky, 1820 Nature Cove Lane, stated that her home backs up to this property. She stated that she does not agree with the smaller lot sizes. She has concerns about the wildlife and native plants. She stated that she would like the Native Plant Society to have an opportunity to save these plants.

Richard Achor, 14324 Johns Lake Road, asked if the turning lane would encroach into the existing right-of-way. He stated that on the south side there is a drop off and on the north side there is a retaining wall.

Tania Mora, 14205 Lost Lake Road, stated that she read that the trashcans would be moved to on the closed road. She stated that the closed road would end at the corner of her lot. She asked what they were going to do with the trashcans. She stated that the landscaping would be along her property and it would be a concern that the lots would end at her property line and she has big dogs.

David Harmon, 14121 Lost Lake Road, stated he owns 10 acres to the west of this development. He stated that he has \$60,000-\$80,000 of private road that they are talking about vacating. He stated that Lost Lake Road should be required to be completed prior to developing so that not all the traffic goes to Johns Lake Road.

Ms. Bonifay stated that she has worked with Mary Ann and her HOA in the past. She stated that their original plan was to get zoning through the County; however, the City Manager put a stop to that. She stated that the variances are also within the City's code. She stated she was told that the City could work with 60' lot widths rather than the 50' lots that are allowed in the County. She stated that this consists of seven different property owners with varying land uses and zoning trying to bring a unified development to this area. She stated that in reference to the request of the extension of the improvement of Lost Lake Road. She stated that these decisions are made with the County and Cities.

Ayman As-Saidi, Traffic and Mobility Consultant, 3101 Maguire Boulevard, Orlando, stated that his firm was hired to do the traffic analysis and they follow Lake-Sumter County MPOs guidelines. He stated that there is a methodology process, which is the basis of the traffic study. He stated that the City's traffic consultant then reviews it. He stated that they have addressed all the comments from the City's consultant.

Mr. Stacy stated that there is quite a bit of fiber and utilities in the turn lane area and they will need to look at that from an engineering perspective. He commented pertaining to the comment that they chose the number of units based on the trips for the traffic study and that his original plan was for 120 units so that was not case. He stated that one of the comments of the 10' easement is on the southern portion; it will become a 25 foot of right-of-way to the public in addition to the 10-foot landscape buffer on the southern area. He stated they are also providing a 50 foot of right-of-way with a 10 foot landscape buffer which gets larger on the west side. He stated there would be a 60-foot easement coming through the project.

Ms. Bonifay stated that she does not know where the resident got the information pertaining to the trashcans. She stated that they are providing a legal access to their properties. She stated that the County and City's requirements bind them. She stated that they are required to provide all the environment studies that are required that includes species. She stated they would have to meet Fish and Wildlife and St. John's Water Management District requirements as well.

Tina Lee, 1064 Greenwood Blvd, Lake Mary, stated that there is either a right-of-way of 30 feet reserved for road or 15 feet depending on where you were on the edges of the plat. She stated that the road that runs from Lost Lake Road to Johns Lake Road there is an area designated for a road. She stated that they are providing more right-of-way than what is required along Lost Lake Road for when the road is built along the southern boundary.

Ms. Bonifay stated that this is an old postal plat that goes back to the early 1900's. She stated that there is no dedication on the old plats like there is on the newer plats. She stated that no one who has legal access today would lose their legal access.

Ms. Lee stated that the road that Mr. Monk already uses currently is on his parcel and not part of the development parcel so his portion of the road will not be impacted.

Commissioner Gonzalez asked about the easement on the west.

Ms. Lee stated the easement on the west would go away. She stated that there will be a paved right of way to come out and go down to Johns Lake Road or they can continue straight down Lost Lake Road to Hancock.

Commissioner Seaver asked about the questions about right of ways being vacated.

Ms. Bonifay stated that if the right of ways were within the area that Ashton Homes is purchasing then they would vacate during the plat phase through the City.

Commissioner Seaver asked that if that could be a decision made by City Council.

City Attorney Dan Mantzaris stated that it could be a decision made by City Council but not under the process of the applications that are before them now.

Ms. Bonifay stated that when they plat a property it depends on the jurisdiction as to who would approve the plat and the roads as to whether they are public or private roads.

Commissioner Seaver asked what the next step for the audience as to how they are affected by right of ways.

Mr. Mantzaris stated that the platting process would not be before City Council for a while. He stated that a portion of the property involved in this application appears to have title exceptions.

Ms. Bonifay stated that Ashton Homes would not move forward until the title exceptions are resolved. She stated that the title company would not insure that unless these people are provided appropriate legal access.

Commissioner McAllister stated that the ordinance states the minimum lot size will be 7500 square feet, yet they are requesting a waiver to reduce the lot size.

Ms. Bonifay stated that they are meeting the minimum lot square footage.

Ms. Lee stated that the lots meet the 7500 square feet requirement. She stated they are requesting the lot width to be reduce to 60 foot wide.

Commissioner McAllister asked about them using existing stub outs rather than installing main and reclaim water.

Mr. Stacy stated that there is a 6-inch reclaim line onsite and they are extending the reclaim on their property. He stated they are not extending offsite but they will increasing the size of the line to 12 inch as the line comes down and east.

Commissioner McAllister asked why they are requesting a Planned Unit Development rather than straight zoning of R-2 Medium Density zoning.

Mr. Stacy stated that they are discussing lot size as well as cut and fill that is included in the Planned Unit Development.

Commissioner Gonzalez asked about comparable lot widths of the surrounding subdivisions in the area.

Mr. Stacy stated that he is not sure what the lot widths are of the surrounding subdivisions, but the density is comparable. He stated that the proposal is coming in at 2.65 units per acre. He stated that he less dense of the neighborhood to the southeast and a little denser than the neighborhoods to the west and northeast.

Ms. Lee stated that the lot sizes are comparable, but they are a little more narrow and depth.

Mr. Mantzaris stated that Commissioner Gonzalez is asking if any of the surrounding neighborhoods have 60-foot lots.

Ms. Bonifay stated that what they are going by is the density. She stated that when they approached the City this is the density the City suggested they wanted.

Commissioner Colby asked about Lost Lake Road to the west of the 60-foot right-of-way that will be coming in from Johns Lake Road.

Mr. Stacy stated that portion of Lost Lake Road would be 50-foot right-of way with a 10-foot buffer on either side of the road.

Commissioner Colby asked about the waiver for the elimination of left turn lane.

Mr. Stacy stated that there are many utilities in the area so that geometry he still has not designed.

Chairman Krzyminski asked where the County residents go to get the answers pertaining to their trash pick-up.

Mr. Kruse stated that they would need to reach out to Lake County Solid Waste.

Chairman Krzyminski asked about the amenities and preservation of green space.

Ms. Bonifay stated that amenities have been included as well as access to the lake.

Ms. Lee stated that majority of the land is timberland such as pine trees. She stated that the pine trees would be coming down. She stated that there would be green space. She stated that there is \$1.5 million in mitigation plus \$100,000 for the crop share. She stated that the lakefront will not be built on but would have amenities such as pavilions, barbeques, and trails.

Commissioner Seaver asked if Lost Lake Road would be paved.

Mr. Kruse stated that only the portion between the western and eastern boundaries of the subdivision.

Commissioner Seaver asked about access off Hancock Road.

Mr. Kruse stated that people could come down Lost Lake Road from Hancock Road.

Action:

MOTION TO RECOMMEND APPROVAL Ordinance No. 2022-025 made by Commissioner McAllister; seconded by Commissioner Gonzalez. Passed 5-1 with Commissioner Rogers opposing.

Action:

MOTION TO RECOMMEND APPROVAL Ordinance No. 2022-026 with Staff's recommendation of R-2 Medium Density zoning with no waivers made by Commissioner Gonzalez; seconded by Commissioner McAllister. Passed unanimously, 6-0.

Item #6: Resolution 2022-021R Senninger Irrigation Conditional Use Permit

Planning Manager John Kruse presented as follows:

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.

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.

Cecelia Bonifay, Akerman Law Firm, stated that the only purpose of the conditional use permit is due to the size of the building.

Cas Suvongse, S K Consortium, 1053 N. Orlando Ave., representing Senninger Irrigation stated that they are just asking to expand the facility. He stated the use would remain the same. He stated that there is parking on the east side of the facility. He stated the building addition will be added to the south and they will improve the west side of the facility.

Cecelia Bonifay stated that this is a straightforward Conditional Use Permit. She stated that Senninger Irrigation began as a locally owned business that has been acquired and now they are an international business. She stated that they have chosen to keep their headquarters here in Clermont. She stated that they are asking for the approval of the conditional use permit with the understanding that Senninger Irrigation will continue to work with Lake County separately pertaining the Hooks Street right of way.

Commissioner Seaver asked if Hooks Street is a county road.

Ms. Bonifay stated that it is a county road.

Chairman Krzyminski stated that he saw the anticipated completion date for the Hooks Street extension is December 2023.

Mr. Kruse stated that it is best to reach out to Lake County for an update.

Chairman Krzyminski asked about the addition of employees.

Scott Skeen, 13505 Granville Avenue, stated that they would be adding operator, handler, and engineer positions.

Action:

MOTION TO RECOMMEND APPROVAL Resolution No. 2022-021R made by Commissioner Colby, as amended seconded by Commissioner Rogers. Passed unanimously, 7-0.

With no further comments, Chairman Krzyminski adjourned the meeting at 8:44 P.M.

Max Krzyminski, Chairman

ATTEST:

Rae Chidlow, Planning Coordinator



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, August 2, 2022		
Agenda Item Name		
Resolution 2022-016R <i>APC Roofing Conditional Use Permit</i>		
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 (07.27.2022)	2022-016R - APC Roofing CUP (07.27.2022).pdf	
2. APC Roofing CUP-Staff Analysis	APC Roofing CUP-Staff Analysis.pdf	
3. LOCATION MAP	LOCATION MAP.pdf	
4. Clermont ACP Prel Site Plan SS 3-31-2022	Clermont ACP Prel Site Plan SS 3-31-2022.pdf	
5. CUP Application - Signed 3-31-22	CUP Application - Signed 3-31-22.pdf	
6. 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 August 2, 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 23rd day of August 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 Staff Analysis Report

OWNER: Alberto Contreras, MGR

APPLICANT: Alberto Contreras

PROJECT NAME: APC Roofing LLC. - CUP

REQUESTED ACTION: A Conditional Use Permit (CUP) to allow for the construction and development of a warehouse building in the C-1 Light Commercial zoning district.

SIZE OF PARCEL: Alternate Key 1611288 & 1611296

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

EXISTING ZONING: "C-1" Light Commercial

EXISTING LAND USE: Vacant Property

FUTURE LAND USE CATEGORY: Commercial

SITE UTILITIES: City of Clermont Water and Sewer

ANALYSIS:

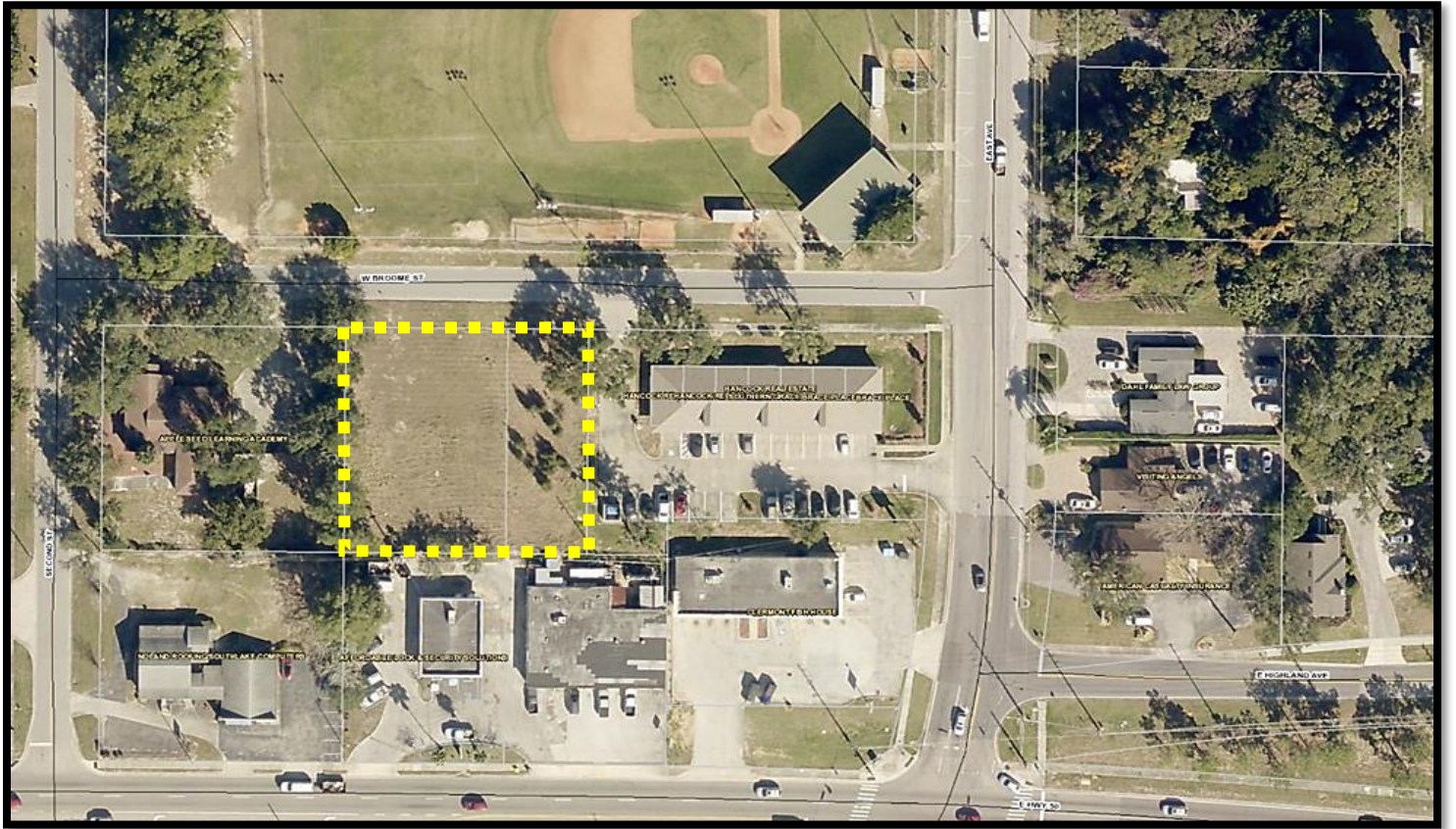
The applicant; is requesting a Conditional Use Permit (CUP) to allow for the development and construction of a roofing and warehouse building to be located in the C-1 Light Commercial zoning district. The vacant parcel is approximately 0.51 acres and is located on West Broome Street, between Second Street and West Avenue. The Land Development Regulations, Section 122-204 requires a Conditional Use Permit for the 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 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 are inconsistent with the intent of the C-1 Light Commercial zoning district. The City's Public Works Department has reviewed the access points identified on the Conceptual Plan and made the determination that West Broome Street, a Local Street cannot handle constant heavy truck traffic.

STAFF RECOMMENDATION:

Staff has reviewed the CUP 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.



West Broome Street
(60' Right-of-Way)

DESCRIPTION:
LOTS 8, 9 AND 10, BLOCK 7, THE CITY OF CLERMONT, ACCORDING TO THE MAP
OR PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 17, PUBLIC RECORDS
OF LAKE COUNTY, FLORIDA.

PROJECT CHARACTERISTICS

TOTAL PROPERTY AREA22,245 SF = 0.51± Acres
ZONING.....C-1
FUTURE LAND USE DESIGNATION.....COMMERCIAL
LAKE COUNTY PROPERTY APPRAISER ALT. KEY No.....AKN 1611288
& AKN 1611296

PROPOSED SERVICES:
DRINKING WATER.....CITY OF CLERMONT
SEWAGE DISPOSAL.....CITY OF CLERMONT
ELECTRIC.....DUKE ENERGY
NATURAL GAS.....LAKE APOKA NATURAL GAS DISTRICT
TELEPHONE.....CENTURYLINK
GARBAGE DISPOSAL.....PRIVATE
FIRE PROTECTION.....CITY OF CLERMONT
POLICE PROTECTION.....CITY OF CLERMONT

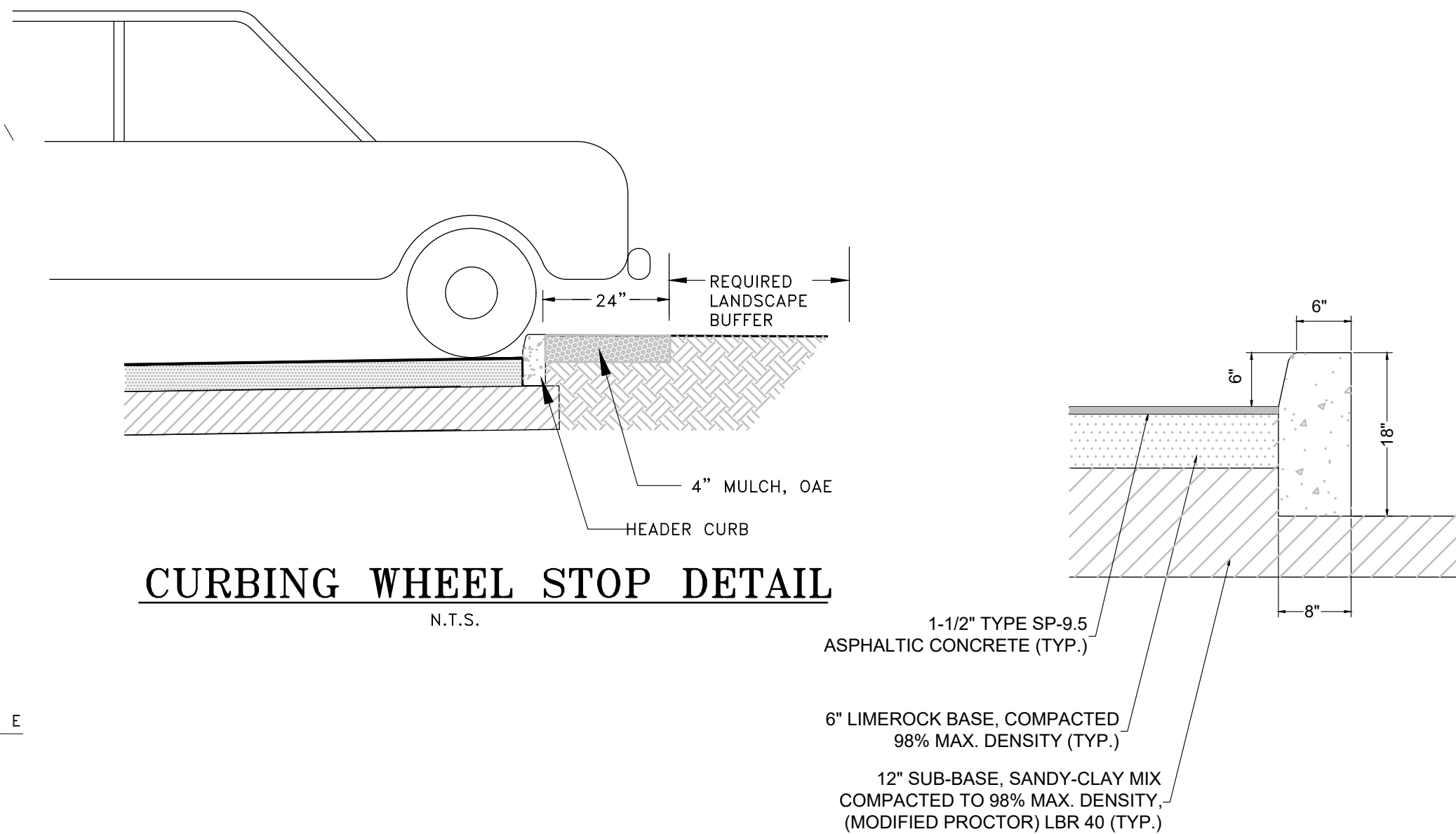
MINIMUM BUILDING SETBACK REQUIREMENTS:
FROM RIGHTS-OF-WAY.....25'
FROM REAR PROPERTY LINES.....25'
FROM SIDE PROPERTY LINES.....12'

PARKING SPACES REQUIRED:
- OFFICE AREA = 1,000 sf MAX.;
(1) Parking Space per 200 sf: [1,000/200] = (5) Spaces Req'd.
- STORAGE AREA = 5,940 sf + 1,060 SF 2nd FLOOR MAX.
(1) Parking Space per 1000 sf: [7,000/1000] = (7) Spaces Req'd.
TOTAL SPACES REQUIRED = (12) SPACES

REQUIRED HANDICAPPED SPACES:
(1) Space per 25 Regular Spaces = (1) Space Req'd

OFFICE / STORAGE PARKING SPACES PROVIDED:
(11) REGULAR SPACES (10'x20')
(1) HANDICAPPED (12'x20')
(12) SPACES PROVIDED TOTAL

NOTE: STORMWATER RETENTION TO BE PROVIDED IN UNDERGROUND STORAGE
CHAMBERS INSTALLED UNDER THE PARKING AREA.

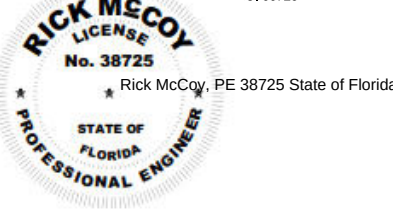


LEGEND
PROPERTY BOUNDARY LINE
ROADWAY CENTERLINE
RIGHT-OF-WAY LINE
PROPOSED LOT LINE
BUILDING SETBACK LINE
DRAINAGE/UTILITY EASEMENTS

Digitally signed by
Rick McCoy, PE
38725 State of Florida
Date: 2022.03.31 15:
40:52-04'00'

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY RICK MCCOY, PE No. 38725,
ON THE DATE INDICATED HEREON.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED.
THE DIGITAL SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

RICK MCCOY, P.E.
FLORIDA
LICENSED
0.38725



JOB NO.
21-018
DATE
February 2022
DES. BY: RMc
DWN. BY:
CHK'D BY:
APP'D BY:
SHEET
1 OF 1

PRELIMINARY SITE PLAN
APC ROOFING OFFICE / STORAGE BLDG.
Sect. 24; Twp. 22 S; Rge 25 E, City of Clermont, Lake County, FL.
OWNER: ALBERTO PONCE CONTRERAS
10435 Phoenix Lane, Howey-in-the-Hills, FL 34737

McCOY & ASSOCIATES
ENGINEERS & LAND PLANNERS
106 S. PALM AVE. HOWEY-IN-THE-HILLS, FL 34737
(352) 324-1156 RMcCoyPE@att.net CA#: 6574

Rhoden Land
Surveying, Inc.
420 East Minnehaha Ave.
Clermont, Florida 34711
(352) 394-6255

NO.	DATE	DESCRIPTION
1		

REVISIONS



CITY OF CLERMONT

CONDITIONAL USE PERMIT

APPLICATION

Date March 28, 2022		FEE: \$845 + cost of advertisement + cost of traffic review (if necessary)	
Project Name (if applicable) APC Roofing, LLC			
Applicant Alberto Ponce Contreras, MGR			
Contact Person Richard Mulvaney, R & S Contracting, LLC			
Address 13024 W. Colonial Drive	City Winter Garden	State FL	Zip 34787
Telephone 352.267.1108	Fax		
Email Randscontracting@gmail.com			
OWNER INFORMATION ☒ (Check box if owner information is same as applicant)			
Owner's Name Alberto Contreras			
Owner Address 150 W. Hwy 50	City Clermont	State FL	Zip 34711
Telephone 407-271-0209	Fax —		
PROPERTY INFORMATION			
Address of Subject Property Lots 8, 9 & 10, Block 7, West Broome Street	City Clermont	State FL	Zip 34711
General Location Lots 8, 9 & 10, south side of West Broome Street, between Second Street & East Avenue, Clermont			
Legal Description & Alternate Key (include copy of survey) AK #1611288: Lot 8, Block 7, Plat Book 8, Page 17, ORB 5539, Page 745 Public Records of Lake Co., FL; & AK #1611296: Lots 9, 10, Block 7, Plat Book 8, Page 17, ORB 5539, Page 747, Public Records of Lake Co, FL			
Land Use (City verification required) Commercial			
Zoning (City verification required) C-1, Light Commercial			



CITY OF CLERMONT
**CONDITIONAL USE PERMIT
APPLICATION**

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

The property is located in a neighborhood that is zoned C-1, Light Commercial, and is surrounded by existing businesses. The new APC Roofing will be a 6,940 square foot building with professional offices located in the front and storage area in the rear. Section 122-204(a)(1) defines any retail businesses greater than 5,000 square feet in the C-1, Light Commercial district as a conditional use; therefore we are requesting a conditional use permit for this project.

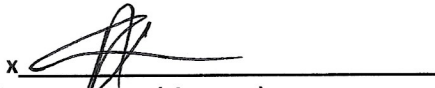
Alberto Ponce Contreras, MGR

Applicant Name (print)

x 
Applicant Name (signature)

Alberto Ponce Contreras, MGR

Owner Name (print)

x 
Owner Name (signature)

*****NOTICE*****

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

City of Clermont

Development Services Department

685 W. Montrose St.

P.O. Box 120219

Clermont, FL 34712-0219

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

5/26/2020



The Gainesville Sun | The Ledger | 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
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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



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date		
Tuesday, August 2, 2022		
Agenda Item Name		
Resolution 2022-022R <i>Cross Ridge Exchange Conditional Use Permit</i>		
Requested Action		
Recommend approval of Resolution No. 2022-022R		
Staff Report		
The applicant is requesting a Conditional Use Permit to allow for a mixed-use commercial development with up to the maximum of 115,000 total building square footage in the Lost Lake PUD zoning district. The Planned Unit Development allows C-2 General Commercial permitted use. The vacant parcel is approximately 12.17 acres and located between the Walmart and BJ Wholesale Club Retail Stores. The parcel was part of the Lost Lake Master Development Plan and one of the last remaining vacant properties in the PUD. The property's Future Land Use Designation is Master Planned Development. The overall Master Development Plan allows specific and designated permitted uses and developments for the overall approved Master Plan. The subject parcel is located within the assigned Commercial Village. The Conditional Use Permit will allow for the mixed-use development of up to 115,000 maximum total building square footage, which includes retail establishments, commercial offices, restaurants and other permitted uses allowed in the PUD Master Development Plan. The Conditional Use Permit is only required because of the proposed 115,000 total building square feet, the Land Development Regulations, Section 122-224, Conditional Use Permits are required for any commercial space and establishments over 20,000 square feet. The Master Planned Development Land Use allows a maximum Floor Area Ratio of 0.25. The proposed development shall be required to comply with the Clermont Codes and the PUD Development Standards and Conditions. The project design layout is proposing access points on US Highway 27 and Cross Ridge Road. <u>STAFF RECOMMENDATION:</u> When evaluating a request for a Conditional Use Permit, Section 86-144 of the Land Development Code requires specific development standards and provisions have been met. The staff has reviewed the submitted application and supporting documents and finds the proposed use does meet the general criteria for granting a Conditional Use Permit. The proposed development is compatible with the current development patterns and general character of the surrounding areas. The project is consistent with the Clermont Comprehensive Plan goals, objectives and policies. Therefore, staff recommends approval of the Conditional Use Permit with the conditions contained in Resolution No. 2022-022R.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Cross Ridge Exchange CUP -Staff Analysis Report Cross Ridge Exchange CUP -Staff Analysis Report.pdf		

2.	2022-022R - Cross Ridge Exchange CUP	2022-022R - Cross Ridge Exchange CUP.pdf
3.	LOCATION MAP	LOCATION MAP.pdf
4.	01 CUP Site Plan 6-29-2022	01 CUP Site Plan 6-29-2022.pdf
5.	02 CUP Landscape Plan 6-29-2022	02 CUP Landscape Plan 6-29-2022.pdf
6.	CUP Application	CUP Application.pdf
7.	Cross Ridge Exchange legal ad	Cross Ridge Exchange legal ad.pdf



CITY OF CLERMONT Staff Analysis Report

OWNER: Lost Lake Reserve LLC

APPLICANT: CRE13, LLC c. /o John Schmid

PROJECT NAME: Cross Ridge Exchange CUP

REQUESTED ACTION: A Conditional Use Permit (CUP) to allow for a mixed-use development with up to 115,000 total building square footage in the (PUD) Planned Unit Development zoning district.

SIZE OF PARCEL: Alternate Key 3821846

LOCATION: Vacant parcel located on the east side of US Highway 27 and Cross Ridge Road

EXISTING ZONING: "Lost Lake PUD-DRI (Resolution No. 2010-24)

EXISTING LAND USE: Vacant Commercial

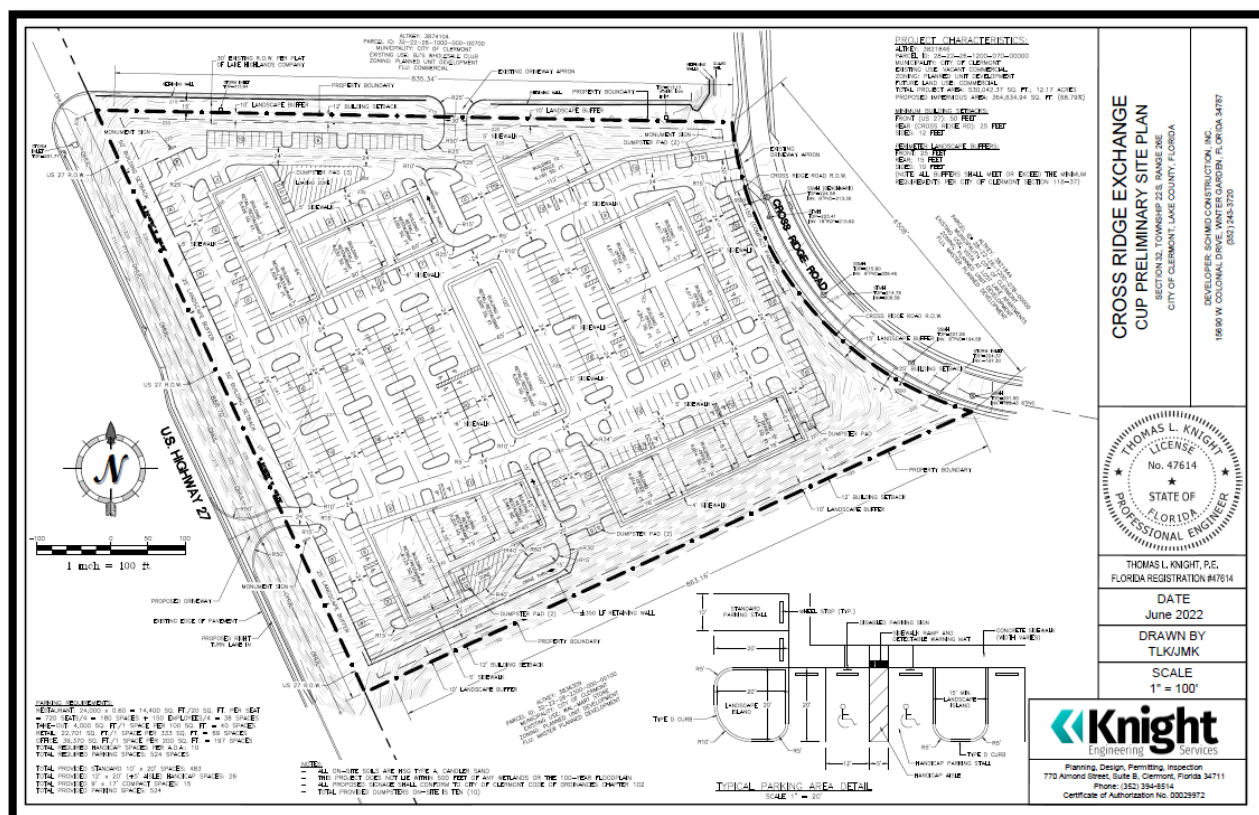
FUTURE LAND USE CATEGORY: Master Planned Development

SITE UTILITIES: City of Clermont Water and Sewer

ANALYSIS:

The applicant is requesting a Conditional Use Permit to allow for a mixed-use commercial development with up to the maximum of 115,000 total building square footage in the Lost Lake PUD zoning district. The Planned Unit Development allows C-2 General Commercial permitted use in this PUD. The vacant parcel is approximately 12.17 acres and located between the Walmart and BJ Wholesale Club Retail Stores. The parcel was part of the Lost Lake Master Development Plan and one of the last remaining vacant properties in the PUD. The property Future Land Use Designation is Master Planned Development. The overall Master Development Plan allows specific and designated permitted uses and developments for the overall approved Master Plan, the subject parcel is located within the assigned Commercial Village.

The Conditional Use Permit is only required because of the 115,000 total building square feet, the Land Development Regulations, Section 122-224-Conditional Use Permits are required for any commercial space and establishments over 20,000 square foot. The Master Planned Development maximum Floor Area Ratio is 0.25. The proposed development shall be required to comply with the Clermont Codes and PUD Development Standards. The project design layout is proposing access points on US Highway 27 and Cross Ridge Road.



STAFF RECOMMENDATION:

When evaluating a request for a Conditional Use Permit, Section 86-144 of the Land Development Code requires specific development standards and provisions are met; Staff has reviewed the application and supporting documents and finds the proposed use does meet the general criteria for granting a Conditional Use Permit. The Development is compatible with the current development patterns and general character of the surrounding areas. The project is consistent with the Clermont Comprehensive Plan goals, objectives and polices

Therefore, Staff recommends approval of the Conditional Use Permit with the conditions contained in Resolution No. 2022-022R.



CITY OF CLERMONT
RESOLUTION NO. 2022-022R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR A MIXED-USE DEVELOPMENT WITH 115,000 MAXIMUM TOTAL BUILDING SQUARE FEET TO BE PERMITTED IN THE PLANNED UNIT DEVELOPMENT (PUD) ZONING DISTRICT; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held August 2, 2022 recommended approval of this Conditional Use Permit to allow for a mixed-use development with up to 115,000 total building square feet to be permitted for a Planned Unit Development (PUD) zoning district, at the following location:

LOCATION:

Lost Lake Reserve PUD
Vacant parcel located east of US 27 and west of Cross Ridge Road
(Alternate Key #3821846)

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 is in the interest of the general welfare of the City of Clermont, Lake County, Florida to grant this Conditional Use Permit.

WHEREAS, the property owner requested this Conditional Use Permit to allow for a mixed-use development with up to 115,000 maximum total building square footage be permitted in the Planned Unit Development (PUD) zoning district; and

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

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

This application for a Conditional Use Permit to allow for a mixed-use development with up to the maximum of 115,000 total building square footage to be allowed in the Planned Unit Development (PUD) zoning district, which shall granted subject to the following conditions:



CITY OF CLERMONT
RESOLUTION NO. 2022-022R

SECTION 1 - GENERAL CONDITIONS

1. The conditions as set forth in this Conditional Use Permit shall be legally binding upon any heirs, assigns and successors in title or interest.
2. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.
3. The Conditional Use Permit must be executed and processed through the Office of the Clermont City Clerk within 90 days of the date of approval by the City Council or the permit shall become null and void.
4. The applicant shall record in the Public Records of Lake County within 90 days of its date of approval by the City Council, a short-form version of this Conditional Use Permit as provided by the City or a form acceptable to the City, to provide notice to all interested parties, the assigns, successors and heirs of the developer/applicant and all future owners of the above-referenced property that the real property described above is subject to the terms and conditions of the Conditional Use Permit.
5. The Fire Marshal shall inspect all building and structures to ensure all life safety requirements and fire safety codes are in compliance to the code prior to the issuance of any Certificate of Occupancy.
6. The City Building Inspector shall inspect all structures and buildings for compliance with the Florida Building Codes and all code violations must be corrected prior to the issuance of the Certificate of Occupancy.
7. Prior to the issuance of any permits, the applicant shall be required to submit Formal Site Plans for review and approval by the Clermont Site Review Committee. The site plans shall show location of all proposed buildings, structures, picnic areas, and outdoor recreation areas as indicated in the Conditional Use Permit application. The site plans shall meet all submittal requirements and comply with the conditions of this Resolution, applicable City Codes, Regulations, Ordinances, and provide compliance with the adopted City Comprehensive Plan, as amended.
8. No expansion of the use or additions to the facility shall be permitted except as approved by another Conditional Use Permit.
9. If any of the stated conditions are violated, the applicant understands and agrees that the City Council may revoke this Conditional Use Permit by resolution after a public hearing.



CITY OF CLERMONT
RESOLUTION NO. 2022-022R

10. This permit shall become null and void if substantial construction work has not begun within two (2) years of the date of issuance of this Conditional Use Permit. "Substantial construction work" means the commencement and continuous prosecution of construction of required improvements ultimately finalized at completion.

SECTION 2: LAND USES AND SPECIFIC CONDITIONS

1. This Conditional Use Permit will allow for a mixed use commercial development with up to the maximum 115,000 total building square footage be located in the Planned Unit Development (PUD) zoning district.
2. The site may also be used for any other permitted uses identified in the Planned Unit Development.
3. The property shall be developed in substantial accordance with the conceptual site plan (Exhibit A) prepared by Knight Engineering Services, submitted with the CUP application. All new development and/or changes to the subject property must submit for site plan approval by the Site Review Committee prior to the issuance of a zoning clearance or other development permits. The conceptual site plans submitted with the Conditional Use Permit application are not the approved and final construction plans. The conceptual site plan does not grant any development entitlements or uses and is only used for conceptual purposes.
4. The site shall be developed in accordance to the Clermont Land Development Regulations and the provision of the Clermont Codes of Ordinances. The design and construction of any buildings must be in compliance to the Clermont Architectural Design Standards.
5. Sidewalks are required adjacent to any street right-of-ways for the entire property boundaries; any sidewalk installation shall be coordinated with the appropriate City, County or State Agency prior to construction.
6. No outside speaker systems shall be permitted.
7. Site lighting shall be installed and operated to reflect downward onto the site and shall not spill over onto the adjacent properties.
8. All fencing shall be ornamental metal or decorative PVC/Vinyl. Any fences and walls shall provide aesthetically pleasing design features adjacent to residential development and public streets.
9. Any signage must comply with Clermont Sign Code, Section 102-Signs and requires a separate permit.
10. The clearance of any parcels of land shall require conformance to the requirements of the Endangered Species Protection Act.



CITY OF CLERMONT
RESOLUTION NO. 2022-022R

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. 2022-022R

DONE AND RESOLVED by the Mayor of the City Council of the City of Clermont, Lake County, Florida, this 23rd day of August, 2022.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

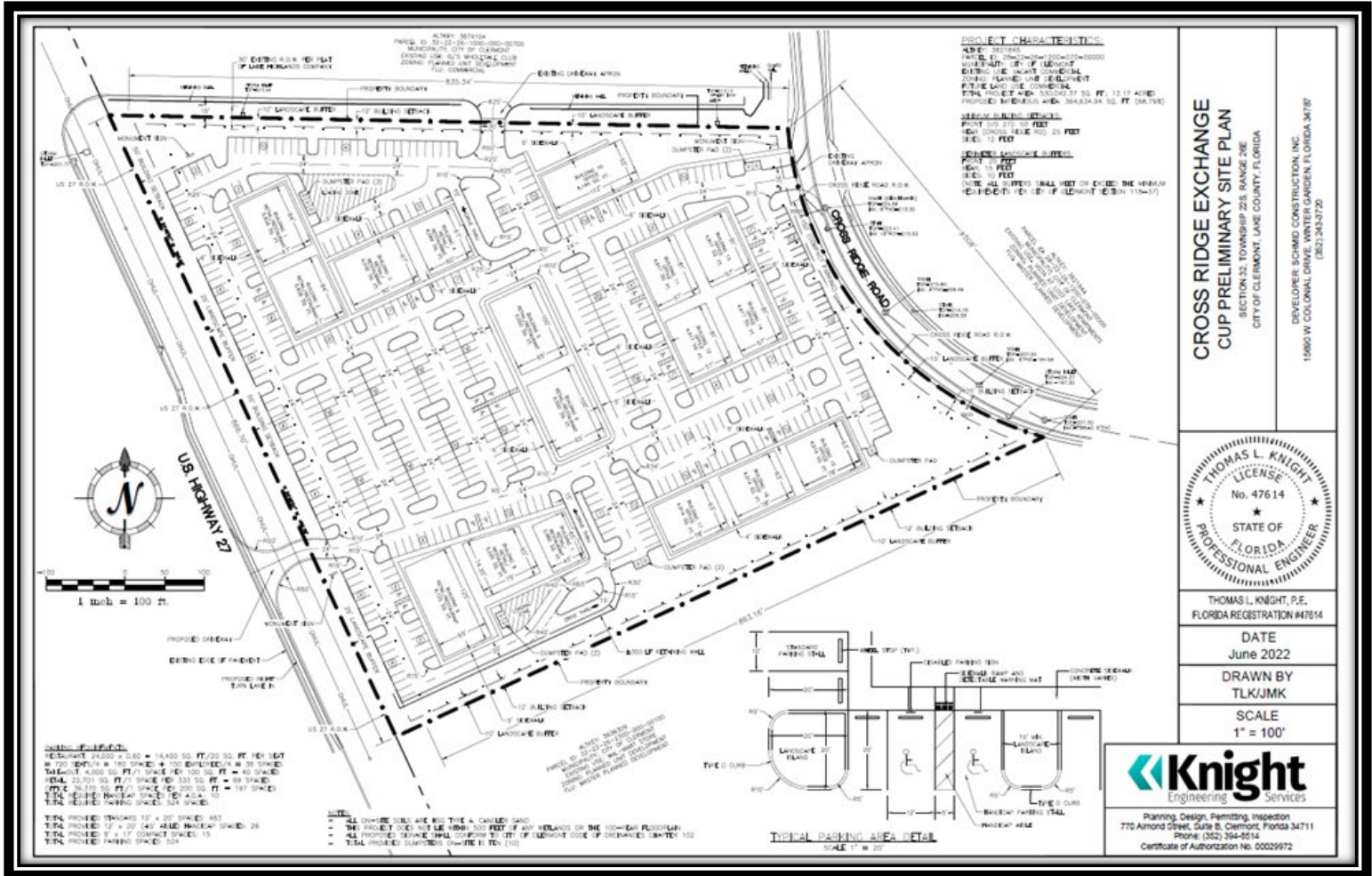
Tracy Ackroyd Howe, MMC
City Clerk

Approved as to Form and Legality:

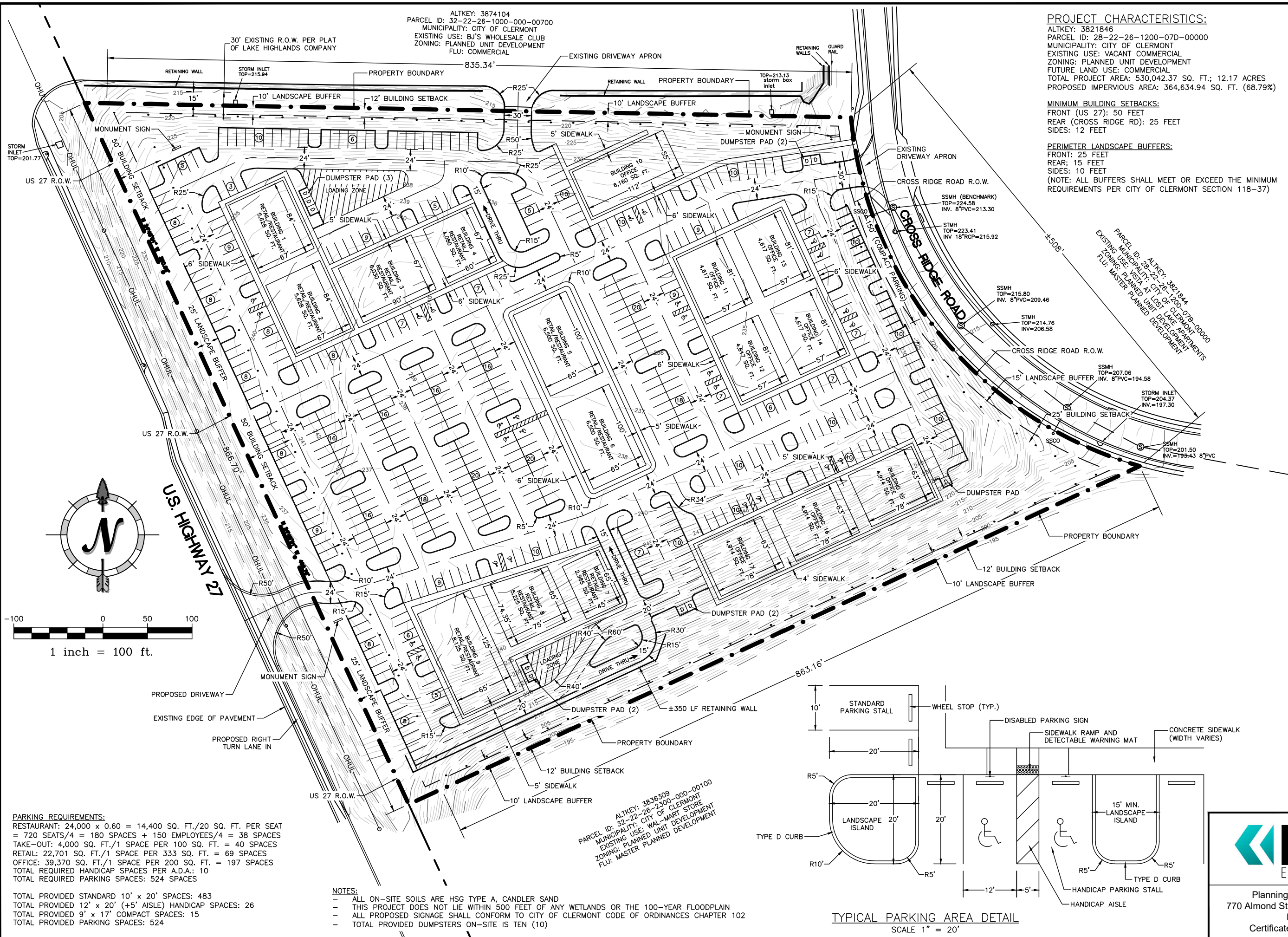
Daniel F. Mantzaris, City Attorney

CITY OF CLERMONT
RESOLUTION NO. 2022-022R

Exhibit A







PROJECT CHARACTERISTICS:
ALTKEY: 3821846
PARCEL ID: 28-22-26-1200-07D-00000
MUNICIPALITY: CITY OF CLERMONT
EXISTING USE: VACANT COMMERCIAL
ZONING: PLANNED UNIT DEVELOPMENT
FUTURE LAND USE: COMMERCIAL
TOTAL PROJECT AREA: 530,042.37 SQ. FT.; 12.17 ACRES
PROPOSED IMPERVIOUS AREA: 364,634.94 SQ. FT. (68.79%)

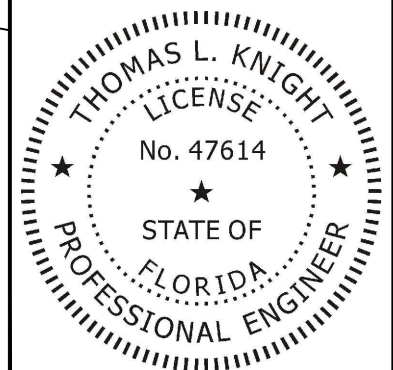
MINIMUM BUILDING SETBACKS:
FRONT (US 27): 50 FEET
REAR (CROSS RIDGE RD): 25 FEET
SIDES: 12 FEET

PERIMETER LANDSCAPE BUFFERS:
FRONT: 25 FEET
REAR: 15 FEET
SIDES: 10 FEET
(NOTE: ALL BUFFERS SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS PER CITY OF CLERMONT SECTION 118-37)

**CROSS RIDGE EXCHANGE
CUP PRELIMINARY SITE PLAN**

SECTION 32, TOWNSHIP 22S, RANGE 26E
CITY OF CLERMONT, LAKE COUNTY, FLORIDA

DEVELOPER: SCHMID CONSTRUCTION, INC.
15690 W. COLONIAL DRIVE, WINTER GARDEN, FLORIDA 34787
(352) 243-3720



THOMAS L. KNIGHT, P.E.
FLORIDA REGISTRATION #47614

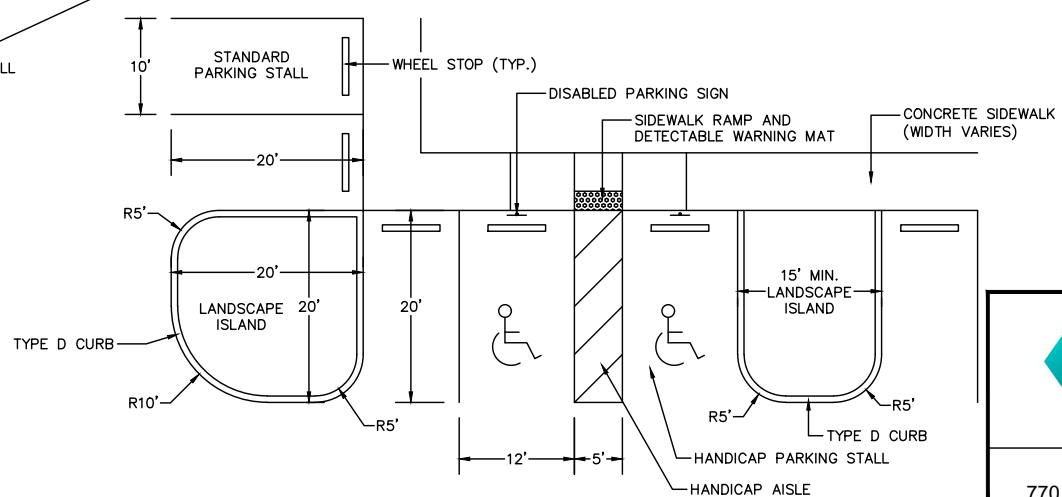
DATE
June 2022

DRAWN BY
TLK/JMK

SCALE
1" = 100'



Planning, Design, Permitting, Inspection
770 Almond Street, Suite B, Clermont, Florida 34711
Phone: (352) 394-8514
Certificate of Authorization No. 00029972



TYPICAL PARKING AREA DETAIL
SCALE 1" = 20'

PARKING REQUIREMENTS:
RESTAURANT: 24,000 x 0.60 = 14,400 SQ. FT./20 SQ. FT. PER SEAT
= 720 SEATS/4 = 180 SPACES + 150 EMPLOYEES/4 = 38 SPACES
TAKE-OUT: 4,000 SQ. FT./1 SPACE PER 100 SQ. FT. = 40 SPACES
RETAIL: 22,701 SQ. FT./1 SPACE PER 333 SQ. FT. = 69 SPACES
OFFICE: 39,370 SQ. FT./1 SPACE PER 200 SQ. FT. = 197 SPACES
TOTAL REQUIRED HANDICAP SPACES PER A.D.A.: 10
TOTAL REQUIRED PARKING SPACES: 524 SPACES

TOTAL PROVIDED STANDARD 10' x 20' SPACES: 483
TOTAL PROVIDED 12' x 20' (+5' AISLE) HANDICAP SPACES: 26
TOTAL PROVIDED 9' x 17' COMPACT SPACES: 15
TOTAL PROVIDED PARKING SPACES: 524

NOTES:
- ALL ON-SITE SOILS ARE HSG TYPE A, CANDLER SAND
- THIS PROJECT DOES NOT LIE WITHIN 500 FEET OF ANY WETLANDS OR THE 100-YEAR FLOODPLAIN
- ALL PROPOSED SIGNAGE SHALL CONFORM TO CITY OF CLERMONT CODE OF ORDINANCES CHAPTER 102
- TOTAL PROVIDED DUMPSTERS ON-SITE IS TEN (10)

ALTKEY: 3836309
PARCEL ID: 32-22-26-2300-000-00100
MUNICIPALITY: CITY OF CLERMONT
EXISTING USE: WAL-MART STORE
ZONING: PLANNED UNIT DEVELOPMENT
FLU: MASTER PLANNED DEVELOPMENT



ALTKEY: 3874104
PARCEL ID: 32-22-26-1000-000-00700
MUNICIPALITY: CITY OF CLERMONT
EXISTING USE: BJ'S WHOLESALE CLUB
ZONING: PLANNED UNIT DEVELOPMENT
FLU: COMMERCIAL

LANDSCAPING REQUIREMENTS:
LANDSCAPING SHALL CONFORM TO ALL APPLICABLE SECTIONS OF CITY OF CLERMONT LDR CHAPTER 118, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

GENERAL NOTES:

- ALL TREES AND SHRUBS INSTALLED SHALL BE SELECTED FROM THE PREFERRED CANOPY TREE LIST, PREFERRED UNDERSTORY TREE LIST AND PREFERRED SHRUB LIST PROVIDED BY THE CITY OF CLERMONT
- LOW-VOLUME, PERMANENT IRRIGATION SHALL BE PROVIDED FOR ALL LANDSCAPING, INCLUDING RETENTION POND SIDE SLOPES AND AN IRRIGATION PLAN SHALL BE PROVIDED WITH FINAL LANDSCAPE PLANS
- ALL LANDSCAPING AND BUFFERS ARE SUBJECT TO REVIEW AND APPROVAL BY THE CITY OF CLERMONT SITE REVIEW COMMITTEE

ALTKEY: 3821844
PARCEL ID: 28-22-26-1200-078-00000
EXISTING MUNICIPALITY: CITY OF CLERMONT
EXISTING USE: VISTA AT LOS LAKE APARTMENTS
ZONING: PLANNED UNIT DEVELOPMENT
FLU: MASTER PLANNED DEVELOPMENT

PERIMETER LANDSCAPE BUFFER NOTES:

- THE LANDSCAPE BUFFER SHALL EXTEND ALONG THE ENTIRE LENGTH OF THE PROPERTY BOUNDARY
- BETWEEN ABUTTING PROPERTIES: A MINIMUM OF 3 TREES SHALL BE PROVIDED PER 100 LINEAR FEET; 2 OF WHICH SHALL BE CANOPY TREES ADJACENT TO RIGHTS-OF-WAY; 3 CANOPY TREES AND 5 UNDERSTORY TREES SHALL BE PROVIDED PER 100 LINEAR FEET; SHRUBS AND GROUND COVERS, EXCLUDING LAWN GRASS, SHALL COMPRISE AT LEAST 50% OF THE REQUIRED BUFFER AREA

LANDSCAPING IN VEHICULAR USE AREAS NOTES:

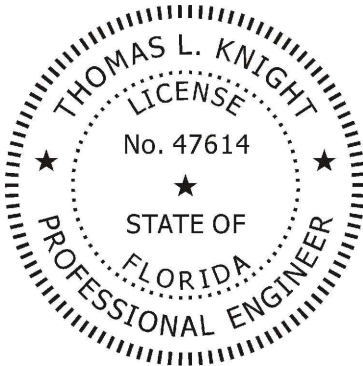
- SHRUBS SHALL FORM A CONTINUOUS THREE-FOOT HIGH LANDSCAPE SCREEN ADJOINING DRIVEWAYS AND PARKING AREAS
- THE PARKING ROW SHALL BE TERMINATED BY LANDSCAPED ISLANDS NO LESS THAN 10 FEET IN WIDTH, 20 FEET IN LENGTH AND 300 SQUARE FEET
- LANDSCAPE ISLANDS SHALL CONTAIN A MINIMUM OF ONE CANOPY TREE, SHRUBS AND/OR APPROVED GROUND COVER, AND SHALL BE BORDERED BY NON-MOUNTABLE CURBING
- LANDSCAPING SHALL NOT OBSTRUCT VISIBILITY BETWEEN THREE AND SIX FEET ABOVE GROUND LEVEL WITHIN THE SIGHT VISIBILITY TRIANGLE AT ALL SITE ACCESS POINTS
- LANDSCAPING SHALL NOT BE LOCATED CLOSER THAN THREE FEET FROM THE EDGE OF ANY ACCESSWAY PAVEMENT

ALTKEY: 3836309
PARCEL ID: 32-22-26-2300-000-00100
MUNICIPALITY: CITY OF CLERMONT
EXISTING USE: WAL-MART STORE
ZONING: PLANNED UNIT DEVELOPMENT
FLU: MASTER PLANNED DEVELOPMENT

CROSS RIDGE EXCHANGE CUP PRELIMINARY LANDSCAPE PLAN

SECTION 32, TOWNSHIP 22S, RANGE 26E
CITY OF CLERMONT, LAKE COUNTY, FLORIDA

DEVELOPER: SCHMID CONSTRUCTION, INC.
15690 W. COLONIAL DRIVE, WINTER GARDEN, FLORIDA 34787
(352) 243-3720



THOMAS L. KNIGHT, P.E.
FLORIDA REGISTRATION #47614

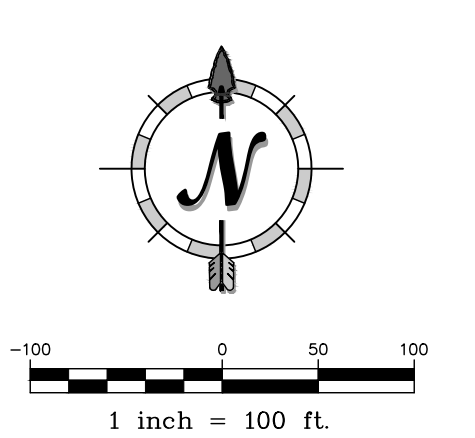
DATE
June 2022

DRAWN BY
TLK/JMK

SCALE
1" = 100'



Planning, Design, Permitting, Inspection
770 Almond Street, Suite B, Clermont, Florida 34711
Phone: (352) 394-8514
Certificate of Authorization No. 00029972





CITY OF CLERMONT

CONDITIONAL USE PERMIT

APPLICATION

Date 6/29/2022		FEE: \$845 + cost of advertisement + cost of traffic review (if necessary)	
Project Name (if applicable) Cross Ridge Exchange			
Applicant CRE13, LLC			
Contact Person John Schmid			
Address 15690 W. Colonial Dr		City Winter Garden	State FL Zip 34787
Telephone 407-467-9387		Fax 407-243-8220	
Email john@schmidconstruction.com			
OWNER INFORMATION ☒ (Check box if owner information is same as applicant)			
Owner's Name Lost Lake Reserve L.C.			
Owner Address PO Box 3737		City Lake Wales	State FL Zip 33589
Telephone 863-679-6707		Fax 863-679-6710	
PROPERTY INFORMATION			
Address of Subject Property S US Hwy 27		City Clermont	State FL Zip 34711
General Location S US Hwy 27 on the East side of the road directly between Walmart and BJ's Wholesale Club.			
Legal Description & Alternate Key (include copy of survey) Alt Key 3821846			
Land Use (City verification required) Lost Lake DRI - CUP			
Zoning (City verification required) C-2			



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.

Requesting the development of a mixed use retail, restaurant, office complex not to exceed 110,000 square feet in total building area. No buildings to be in excess of 25,000 square feet.

John Schmid

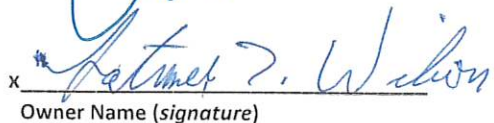
Applicant Name (print)

A handwritten signature in blue ink, appearing to read 'John Schmid', written over a horizontal line.

Applicant Name (signature)

Latimer T. Wilson, President

Owner Name (print)

A handwritten signature in blue ink, appearing to read 'Latimer T. Wilson', written over a horizontal line.

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

PROPERTY RECORD CARD

General Information

Name:	LOST LAKE RESERVE LC	Alternate Key:	3821846
Mailing Address:	PO BOX 3737 LAKE WALES, FL 33589-3737 Update Mailing Address	Parcel Number: ⓘ	28-22-26-1200-07D-00000
		Millage Group and City:	000C Clermont
		2021 Total Certified Millage Rate:	16.9475
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	S US HIGHWAY 27 CLERMONT FL, 34711 Update Property Location ⓘ	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	CLERMONT, LOST LAKE SUB 32-22-26 TRACT 7D--LESS BEG AT INTERSECTION OF E'LY R/W LINE OF US HWY 27 WITH N R/W LINE OF JOHN'S LAKE RD, RUN N 25-09-24 W 7.86 FT, N 16-24-07 W 505.89 FT, N 25-09-25 W 510.74 FT, N 64-49-42 E 863.24 FT TO POINT ON A NON-TANGENT CURVE CONCAVE TO THE N, HAVING A RADIUS OF 450 FT & A CHORD BEARIING OF S 78-53-07 E, THENCE RUN SE'LY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 09-05-22 A DIST OF 71.39 FT TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SW, HAVING A RADIUS OF 400 FT, THENCE RUN SE'LY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 43-13-43 A DIST OF 301.79 FT TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NE, HAVING A RADIUS OF 500 FT, THENCE RUN SE'LY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 28-08-44 A DIST OF 245.62 FT, THENCE RUN S 68-20-48 E A DIST OF 222.87 FT, S 23-20-57 E 71.15 FT TO W'LY R/W LINE FO PROPOSED CITRUS TOWER BLVD, S 21-40-04 W 420.33 FT, N 68-19-56 W 15 FT, S 21-40-04 W 260.35 FT TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SE, HAVING A RADIUS OF 1565 FT, THENCE RUN SW'LY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 03-35-20 A DIST OF 98.03 FT TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NW, HAVING A RADIUS OF 25 FT, RUN SW'LY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 81-20-57 A DIST OF 35.50 FT TO N R/W LINE OF JOHN'S LAKE RD & A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE S, HAVING A RADIUS OF 1320 FT, THENCE RUN SW'LY ALONG SAID N R/W LINE ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 34-35-06 A DIST OF 796.78 FT TO THE POINT OF TANGENCY, RUN S 64-50-35 W 84.55 FT TO POB--PB 50 PG 64-69 NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT COMMERCIAL (1000)	0	0		10.790	Acre	\$0.00	\$2,255,110.00
2	VACANT COMMERCIAL UNBUILDABLE (1005)	0	0		1.000	Lot	\$0.00	\$100.00

[Click here for Zoning Info](#) ⓘ

[FEMA Flood Map](#)

NOTE: Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or beneficial/equitable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted [Site Notice](#).

Copyright © 2014 Lake County Property Appraiser. All rights reserved.
Property data last updated on March 21, 2022.

[Site Notice](#)



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Detail by Entity Name

Florida Limited Liability Company
LOST LAKE RESERVE, L.C.

Filing Information

Document Number	L98000000855
FEI/EIN Number	59-3517222
Date Filed	06/23/1998
Effective Date	06/22/1998
State	FL
Status	ACTIVE

Principal Address

21299 US HWY 27
LAKE WALES, FL 33859

Changed: 04/30/2008

Mailing Address

P.O. BOX 3737
LAKE WALES, FL 33859

Changed: 01/21/2009

Registered Agent Name & Address

Weeder, Terri L
21299 US HWY 27
LAKE WALES, FL 33859

Name Changed: 01/15/2014

Address Changed: 04/30/2008

Authorized Person(s) Detail

Name & Address

Title MGR

LATT MAXCY CORPORATION
21299 US HWY 27
LAKE WALES, FL 33859

Annual Reports

Report Year	Filed Date
2020	02/18/2020
2021	01/27/2021
2022	03/21/2022

Document Images

03/21/2022 -- ANNUAL REPORT	View image in PDF format
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02/18/2020 -- ANNUAL REPORT	View image in PDF format
02/12/2019 -- ANNUAL REPORT	View image in PDF format
01/29/2018 -- ANNUAL REPORT	View image in PDF format
01/27/2017 -- ANNUAL REPORT	View image in PDF format
01/04/2016 -- ANNUAL REPORT	View image in PDF format
01/22/2015 -- ANNUAL REPORT	View image in PDF format
01/15/2014 -- ANNUAL REPORT	View image in PDF format
02/07/2013 -- ANNUAL REPORT	View image in PDF format
01/05/2012 -- ANNUAL REPORT	View image in PDF format
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05/22/2002 -- ANNUAL REPORT	View image in PDF format
02/09/2001 -- ANNUAL REPORT	View image in PDF format
05/16/2000 -- ANNUAL REPORT	View image in PDF format
03/17/1999 -- ANNUAL REPORT	View image in PDF format
06/23/1998 -- Florida Limited Liabilites	View image in PDF format



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation
THE LATT MAXCY CORPORATION

Filing Information

Document Number 269505
FEI/EIN Number 59-1004757
Date Filed 05/01/1963
State FL
Status ACTIVE
Last Event AMENDMENT
Event Date Filed 06/30/1995
Event Effective Date NONE

Principal Address

21299 US HWY 27
LAKE WALES, FL 33859-6851

Changed: 05/02/2008

Mailing Address

P.O. BOX 3737
LAKE WALES, FL 33859-3737

Changed: 05/02/2008

Registered Agent Name & Address

Weeder, Terri L
21299 US HWY 27
LAKE WALES, FL 33859-6851

Name Changed: 01/15/2014

Address Changed: 04/16/2007

Officer/Director Detail

Name & Address

Title President

WILSON, LATIMER T

200 AIRPORT ROAD
FROSTPROOF, FL 33843

Title Director

WILSON, PATRICIA J
2200 N. SCENIC HWY
BABSON PARK, FL 33827

Title Chairman, VP, Executive Secretary

WILSON, CLAYTON G
65 MOUNTAIN LAKE ESTATES
LAKE WALES, FL 33853

Title Director

HENRY, CYNTHIA W
MOUNTAIN LAKE ESTATES
LAKE WALES, FL 33853

Annual Reports

Report Year	Filed Date
2020	02/18/2020
2021	01/27/2021
2022	03/21/2022

Document Images

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02/12/2019 -- ANNUAL REPORT	View image in PDF format
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01/26/2017 -- ANNUAL REPORT	View image in PDF format
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05/16/2006 -- REINSTATEMENT	View image in PDF format
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05/22/2001 -- ANNUAL REPORT	View image in PDF format
05/18/2000 -- ANNUAL REPORT	View image in PDF format
05/10/1999 -- ANNUAL REPORT	View image in PDF format
05/14/1998 -- ANNUAL REPORT	View image in PDF format
05/13/1997 -- ANNUAL REPORT	View image in PDF format
05/01/1996 -- ANNUAL REPORT	View image in PDF format
04/27/1995 -- ANNUAL REPORT	View image in PDF format

Florida Department of State, Division of Corporations

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:	Res. No. 2022-022R

Date:	07/13/2022
Order Number:	7529340
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	49.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	2	07/26/2022 - 08/16/2022	Bids & Proposals
LEE dailycommercial.com	2	07/26/2022 - 08/16/2022	Bids & Proposals

Total Order Confirmation	\$153.08
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Ad Preview

LEGAL NOTICE

On Tuesday, August 2, 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, August 23, 2022 at 6:30 p.m. to allow a mixed-use development total building square footage to exceed the maximum permitted for the Planned Unit Development (PUD) zoning district, as required by the code for Section, 122-315, at the following location:

LOCATION:

Vacant parcel located on the east side of US Highway 27 and Cross Ridge Road (Alternate Key 3821846)

A complete legal description may be obtained at the Development Services Department located at 685 W. 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 at (352) 241-7330, at least 48 hours prior to the public meetings.

Tracy Ackroyd Howe, MMC
City Clerk

Daily Commercial

July 26, 2022 and August 16, 2022

7529340



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date		
Tuesday, August 2, 2022		
Agenda Item Name		
Resolution 2022-023R <i>Headquarter Honda Conditional Use Permit</i>		
Requested Action		
Recommend approval of Resolution No. 2022-023R		
Staff Report		
The applicant is requesting a Conditional Use Permit (CUP) to allow for the expansion of the existing automotive services building located in the C-2 General Commercial zoning district. The Land Development Regulations, Section 122-224, requires a Conditional Use Permit (CUP) for any type of automotive sales, services, garages, carwash, boats, paint and body shops, which also includes any expansions and building additions for the current auto dealerships. The property Land Use designation is Commercial. The requested Conditional Use Permit will allow for the construction of up to the maximum 9,000 total square feet service building addition at this location. The proposed development will be required to comply with Clermont Land Development Regulations and Architectural Design Standards for development of the proposed building expansion. The project will also be required to provide additional customer parking if necessary in conformance to the Clermont parking codes. STAFF RECOMMENDATION: Staff has reviewed the application and proposed project in regards to compliance with the Clermont Codes of Ordinances and Comprehensive Plan. The proposed use is consistent with the goals, objectives and policies of the comprehensive plan and intent of the land development regulations for commercial zoning. Staff recommends approval of the Conditional Use Permit (CUP), with the provisions and conditions contained in Resolution No. 2022-023R, to allow for the expansion of the existing automotive services building located in the "C-2" General Commercial zoning district.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Staff Analysis Report	Staff Analysis Report.pdf	
2. 2022-023R - Honda Garage CUP	2022-023R - Honda Garage CUP.pdf	
3. LOCATION MAP	LOCATION MAP.pdf	
4. HONDA_SERVICE ADDITION_Site Plan_0628	HONDA_SERVICE ADDITION_Site Plan_0628.pdf	
5. HONDA_SERVICE ADDITION_Perspective 2_0628	HONDA_SERVICE ADDITION_Perspective 2_0628.pdf	
6. 2206_A2.0 ELEVATIONS 6.28-11x17	2206_A2.0 ELEVATIONS 6.28-11x17.pdf	
7. Application	Application.pdf	
8. Honda legal ad	Honda legal ad.pdf	



CITY OF CLERMONT Staff Analysis Report

OWNER: Headquarter Orlando Real Estate LLC

APPLICANT: Headquarter Honda Orlando LLC DBA

PROJECT NAME: Headquarter Honda Service Building Expansion

REQUESTED ACTION: Request for Conditional Use Permit (CUP) to allow for the existing automotive service building expansion not to exceed the maximum of 9,000 total building square foot increase/addition.

SIZE OF PARCEL: Alternate Key 1037409

LOCATION: 17700 State Road 50, Clermont FL

EXISTING ZONING: Clermont "C-2" General Commercial

EXISTING LAND USE: Existing Honda Automobile Dealership

FUTURE LAND USE CATEGORY: Clermont Commercial

SITE UTILITIES: City of Clermont Water and Sewer

ANALYSIS:

The applicant is requesting a Conditional Use Permit (CUP) to allow for the expansion of the existing automotive services building located in the C-2 General Commercial zoning district. The Land Development Regulations, Section 122-224, requires a Conditional Use Permit (CUP) for any type of automotive sales, services, garages, carwash, boats, paint and body shops, which also includes any expansions and building additions for the current auto dealerships. The property Land Use designation is Commercial.

The requested Conditional Use Permit will allow for the construction of up to the maximum 9,000 total square feet service building addition at this location.

The proposed development will be required to comply with Clermont Land Development Regulations and Architectural Design Standards for development of the proposed building expansion. The project will also be required to provide additional customer parking if necessary for conformance to the parking codes.

STAFF RECOMMENDATION:

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

Staff recommends approval of the Conditional Use Permit (CUP), with the provisions and conditions contained in Resolution No. 2022-023R, to allow for the expansion of the existing automotive services building located in the "C-2" General Commercial zoning district.



CITY OF CLERMONT
RESOLUTION NO. 2022-023R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR THE EXPANSION OF AN AUTOMOBILE REPAIR AND SERVICE BUILDING IN THE C-2 GENERAL COMMERCIAL ZONING DISTRICT; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held August 2, 2022 recommended approval of this Conditional Use Permit to allow for an expansion of an existing automobile repair and service building in the C-2 General Commercial zoning district, at the following location:

LOCATION:
Headquarter Honda
17700 State Road 50
(Alternate Key #1037409)

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.

WHEREAS, the property owner has requested this Conditional Use Permit to allow for the expansion of an existing automobile repair and service building in the C-2 General Commercial zoning district; and

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

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

This application for a Conditional Use Permit to allow for the expansion of an existing automobile repair and service building in the C-2 General Commercial zoning district shall be granted subject to the following conditions:



CITY OF CLERMONT
RESOLUTION NO. 2022-023R

SECTION 1 - GENERAL CONDITIONS

1. The conditions as set forth in this Conditional Use Permit shall be legally binding upon any heirs, assigns and successors in title or interest.
2. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.
3. The Conditional Use Permit must be executed and processed through the Office of the Clermont City Clerk within 90 days of the date of approval by the City Council or the permit shall become null and void.
4. The applicant shall record in the Public Records of Lake County within 90 days of its date of approval by the City Council, a short-form version of this Conditional Use Permit as provided by the City or a form acceptable to the City, to provide notice to all interested parties, the assigns, successors and heirs of the developer/applicant and all future owners of the above-referenced property that the real property described above is subject to the terms and conditions of the Conditional Use Permit.
5. The Fire Marshal shall inspect all building and structures to ensure all life safety requirements and fire safety codes are in compliance to the code prior to the issuance of any Certificate of Occupancy.
6. The City Building Inspector shall inspect all structures and buildings for compliance with the Florida Building Codes and all code violations must be corrected prior to the issuance of the Certificate of Occupancy.
7. Prior to the issuance of any permits, the applicant shall be required to submit Formal Site Plans for review and approval by the Clermont Site Review Committee. The site plans shall show location of all proposed buildings, structures, picnic areas, and outdoor recreation areas as indicated in the Conditional Use Permit application. The site plans shall meet all submittal requirements and comply with the conditions of this Resolution, applicable City Codes, Regulations, Ordinances, and provide compliance with the adopted City Comprehensive Plan, as amended.
8. No expansion of the use or additions to the facility shall be permitted except as approved by another Conditional Use Permit.
9. If any of the stated conditions are violated, the applicant understands and agrees that the City Council may revoke this Conditional Use Permit by resolution after a public hearing.



CITY OF CLERMONT
RESOLUTION NO. 2022-023R

10. This permit shall become null and void if substantial construction work has not begun within two (2) years of the date of issuance of this Conditional Use Permit. "Substantial construction work" means the commencement and continuous prosecution of construction of required improvements ultimately finalized at completion.

SECTION 2: LAND USES AND SPECIFIC CONDITIONS

1. This Conditional Use Permit will allow for up to the maximum of 9,000 total building square foot expansion and service bay addition to the existing automobile services building located onsite. The existing auto service building that shall be used in conjunction and ancillary to the Headquarter Honda Automobile Dealership.
2. The site may also be used for any other permitted uses in the C-2 General Commercial zoning district.
3. The property shall be developed in substantial accordance with the Conceptual Site Plan (Exhibit A), submitted with the CUP application. All new development and/or changes to the subject property must submit for site plan approval by the Site Review Committee prior to the issuance of a zoning clearance or other development permits. The conceptual site plans submitted with the Conditional Use Permit application are not the approved and final construction plans. The conceptual site plan does not grant any development entitlements or permitted uses and is only used for conceptual purposes.
4. The site shall be developed in accordance to the Clermont Land Development Regulations and the provision of the C-2 General Commercial zoning district and Codes of Ordinances. All landscape buffers and required screening must be in accordance to the codes. All buildings and structures must comply with Clermont Architectural Design Standards.
5. Sidewalks are required adjacent to any streets-right-of way for the entire length of the subject property; any required sidewalk installation shall be coordinated with the appropriate City, County or State Agency prior to construction.
6. No outside speaker systems shall be permitted.
7. Site lighting shall be installed and operated to reflect downward onto the site and shall not spill over onto the adjacent properties.
8. All fencing shall be ornamental metal or decorative PVC/Vinyl. Any fences and walls shall provide aesthetically pleasing design features adjacent to residential development and public streets. The maximum wall and fence heights shall not exceed six (6) feet.
9. Any signage must comply with Clermont Sign Code, Section 102-Signs and will require a separate sign permit.



CITY OF CLERMONT
RESOLUTION NO. 2022-023R

10. The project shall be required to provide an enhanced landscape buffer that is consistent with the existing buffer for the Headquarter Honda Dealership. The landscape buffer shall also provide a 6-foot solid masonry wall with enhanced plant materials to create an opaque screening at the time of planting for the property boundaries that abuts any single-family development and properties with residential zoning.
11. The clearing of any land shall require conformance to the requirements of the Endangered Species Protection Act.

SECTION 3: CONFLICT

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

SECTION 4: SEVERABILITY

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

SECTION 5: ADMINISTRATIVE CORRECTION

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

SECTION 6: PUBLICATION AND EFFECTIVE DATE

This Resolution shall take effect immediately upon its adoption.



CITY OF CLERMONT
RESOLUTION NO. 2022-023R

DONE AND RESOLVED by the Mayor of the City Council of the City of Clermont, Lake County, Florida, this 23rd day of August, 2022.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

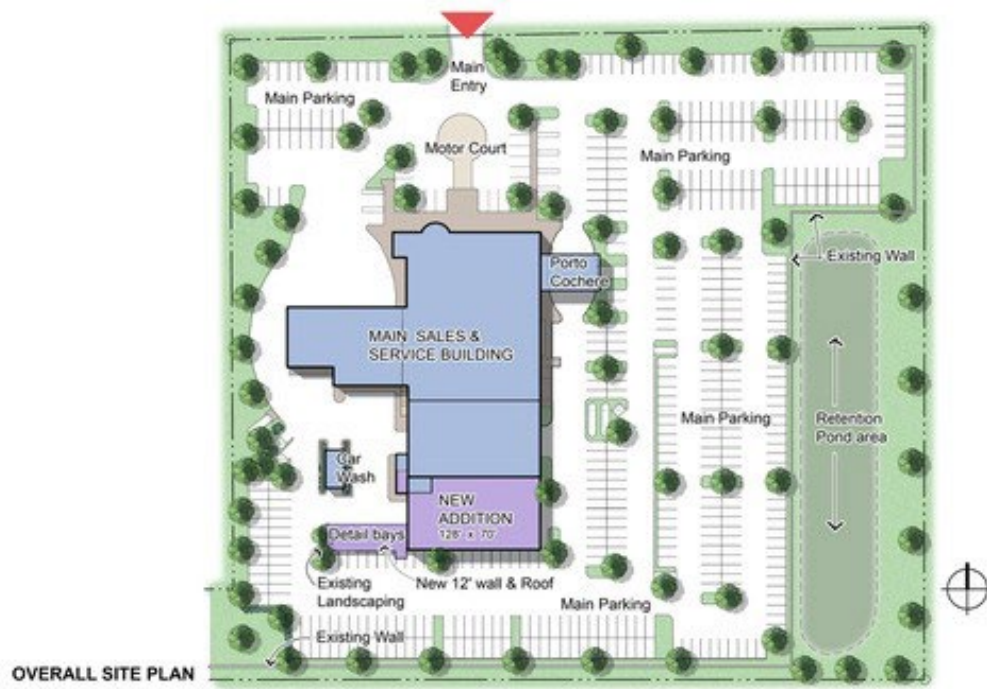
Tracy Ackroyd Howe, MMC
City Clerk

Approved as to Form and Legality:

Daniel F. Mantzaris, City Attorney

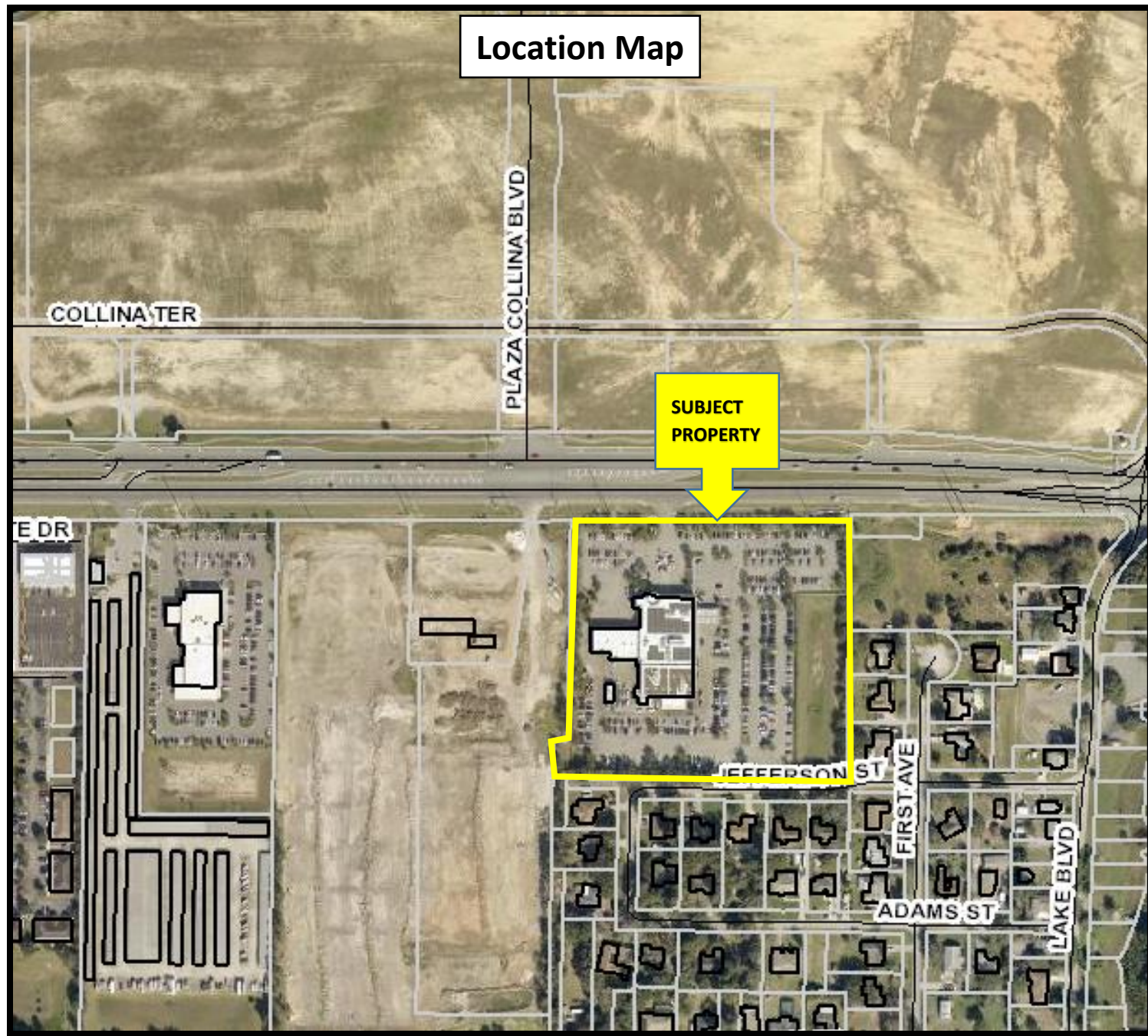
CITY OF CLERMONT
RESOLUTION NO. 2022-023R

Exhibit A

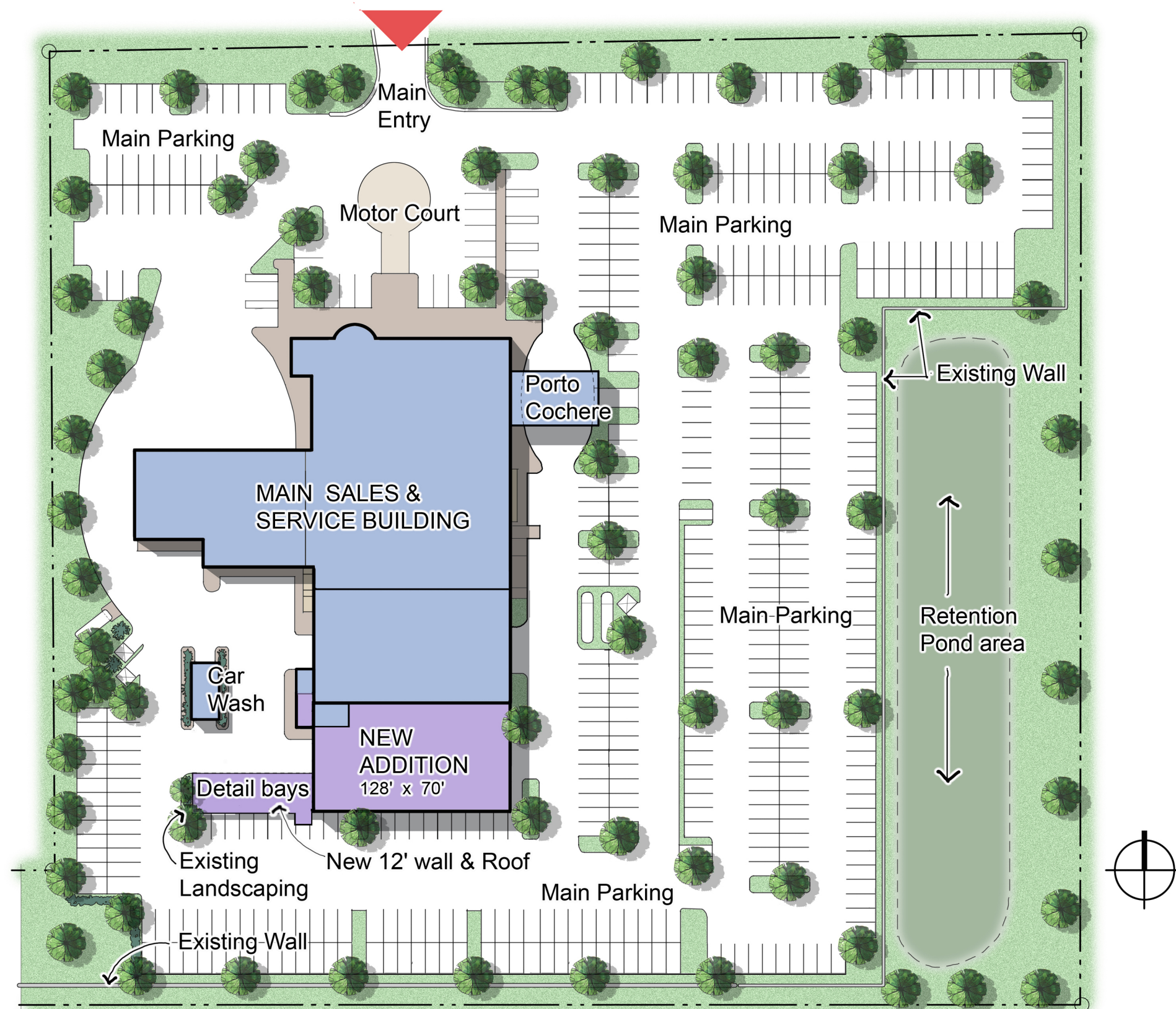


HONDA SERVICE ADDITION
Conceptual Designs

28 June 2022



OVERALL SITE PLAN



HONDA SERVICE ADDITION

Conceptual Designs

28 June 2022

Sound measured from Car Wash fans at curb: 90 db.

Adding sound batts to front of car wash motors; potential sound reduction: 20 db.

Detailing relocated behind wall and under a roof: Reduces sound clutter.

Detail Car Wash to have a 10' screen wall: Reduces sound clutter.

Sound measured from Car Wash fans at property line: 63 db.



HONDA SERVICE ADDITION

Conceptual Designs

28 June 2022



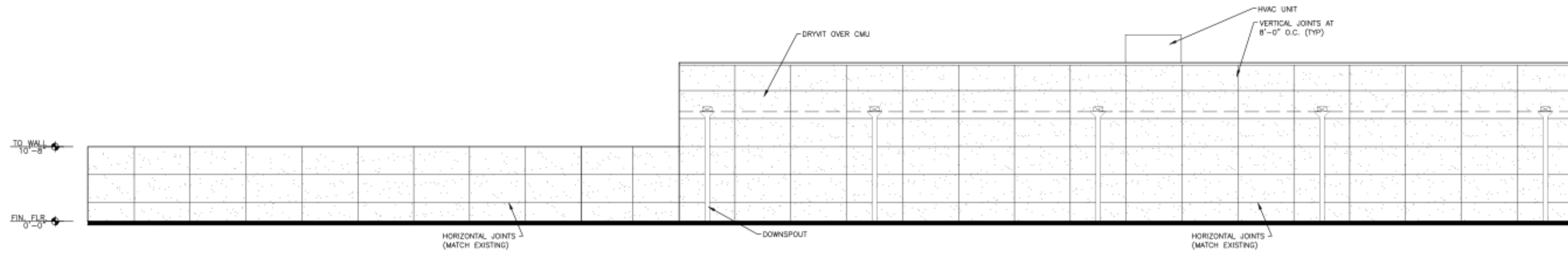
THOMAS DESIGN
INTERNATIONAL

1920 Elizabeth Ave
Orlando, FL 32804

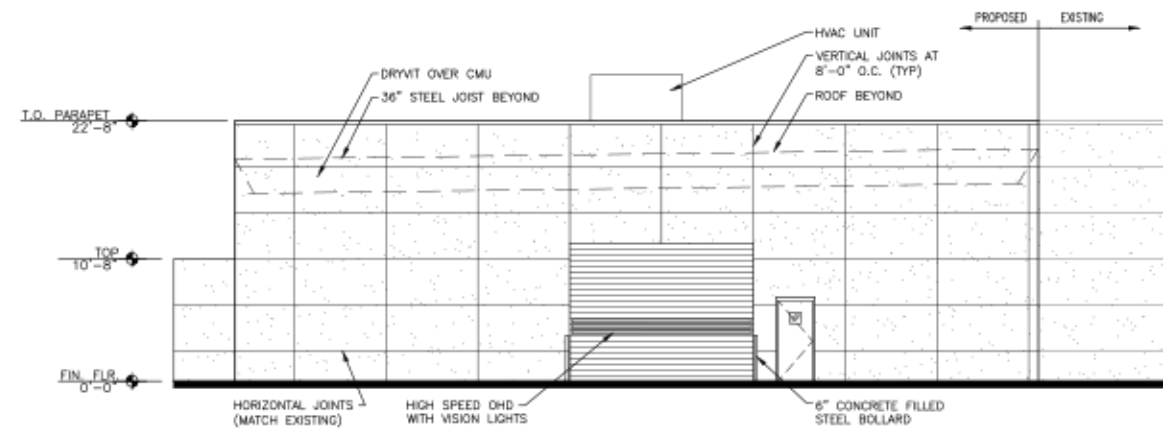
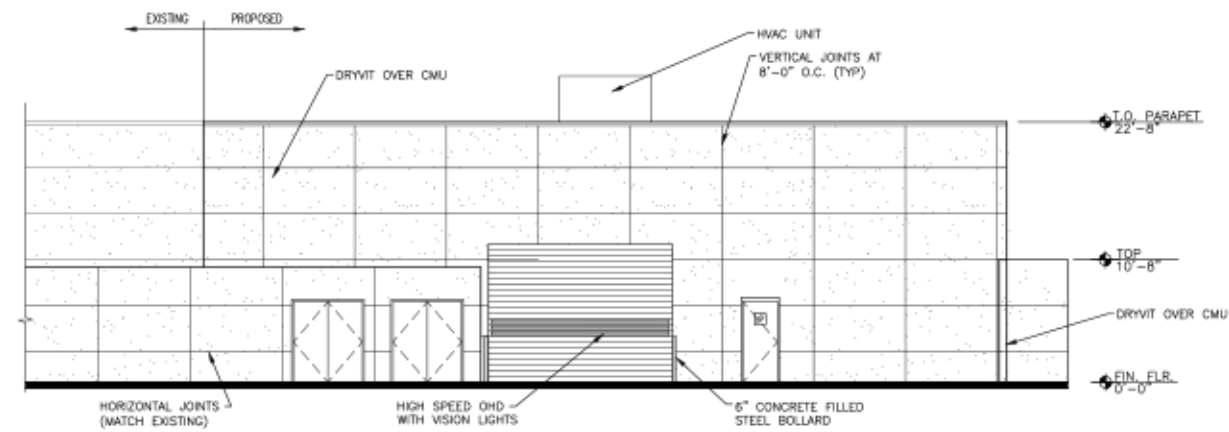
Tel. 407/423-4932

AR 010893

© 2022 THIS DESIGN DRAWING IS
PROTECTED UNDER COPYRIGHT LAWS.
THOMAS DESIGN INTERNATIONAL.



3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



1 EAST ELEVATION
SCALE: 1/8" = 1'-0"

AN ADDITION TO
HEADQUARTER HONDA
SERVICE BUILDING

ELEVATIONS

PROJECT NUMBER: 2206
ISSUED: 0/0/22
DRAWN BY: SC
CHECKED BY: KWT
FILENAME: 2206_A2.0

A2.0



CITY OF CLERMONT

CONDITIONAL USE PERMIT

APPLICATION

Date JUNE 29, 2022		FEE: \$845 + cost of advertisement + cost of traffic review (if necessary)	
Project Name (if applicable) Addition to Headquarter Honda Service building			
Applicant Headquarter Orlando LLC DBA Headquarter Honda			
Contact Person Judy Farcus Serra			
Address 17700 SR 50	City Clermont	State FL	Zip 34711
Telephone 407-598-0307	Fax		
Email judy@headquarterauto.com			
OWNER INFORMATION ☒ (Check box if owner information is same as applicant)			
Owner's Name			
Owner Address	City	State	Zip
Telephone	Fax		
PROPERTY INFORMATION			
Address of Subject Property 17700 SR 50	City Clermont	State florida	Zip 34711
General Location 1/2 block west of Lake Blvd on State road 50			
Legal Description & Alternate Key (include copy of survey) NE 1/4 OF W 1320 FT OF GOV LOT 1--LESS BEG AT INTERSECTION OF S R/W LINE OF SR 50 & E LINE OF W 660 FT OF GOV LOT 1, RUN S 01-00-01 E 518.83 FT, S 89-33-14 E 33.83 FT, N 0-51-20 E TO S R/W LINE OF SR 50, N 89-45-41 W 32.53 FT TO POB-- ORB 3719 PG 2141			
Land Use (City verification required) Auto Sales/Storage			
Zoning (City verification required) C-2 General commercial District			



CITY OF CLERMONT
**CONDITIONAL USE PERMIT
APPLICATION**

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

Owner proposing to add approximately 9,000 sf to south side of existing Service bay building. Relocate existing Detailing operation on north side of new 10' height wall to reduce sound and clutter.

Judy Farcus Serra

Applicant Name (print)

x

Applicant Name (signature)

Jeronimo J. Esteve

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:	07/13/2022
Order Number:	7535066
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	48.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	2	07/26/2022 - 08/16/2022	Bids & Proposals
LEE dailycommercial.com	2	07/26/2022 - 08/16/2022	Bids & Proposals

Total Order Confirmation	\$150.16
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Ad Preview

LEGAL NOTICE

On Tuesday, August 2, 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, August 23, 2022 at 6:30 p.m. to allow for the expansion of an existing automobile repair and services building located in the C-2 General Commercial zoning district, as required for Section 122-224, at the following location:

LOCATION:

Headquarter Honda Automotive
Dealership

17700 State Road 50
(Alternate Key 1037409)

A complete legal description may be attained at the Development Services Department located at 685 W. 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 at (352) 241-7330, at least 48 hours prior to the public meetings.

Tracy Ackroyd Howe, MMC
City Clerk

Daily Commercial

July 26, 2022 and August 16, 2022

7535066



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, August 2, 2022		
Agenda Item Name		
Ordinance 2022-011 <i>Table to Sept. 6, 2022</i> <i>Chicone Rezoning</i>		
Requested Action		
Staff Report		
Request to table to September 6, 2022.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Ord. 2022-011 Chicone legal ad	Ord. 2022-011 Chicone legal ad.pdf	

LEGAL NOTICE

On Tuesday, August 2, 2022 at 6:30 PM the Clermont Planning & Zoning Commission will consider the enactment of following proposed ordinance and on Tuesday, August 23, 2022 at 6:30 PM at a public hearing the request will be held before the City Council for Final Adoption.

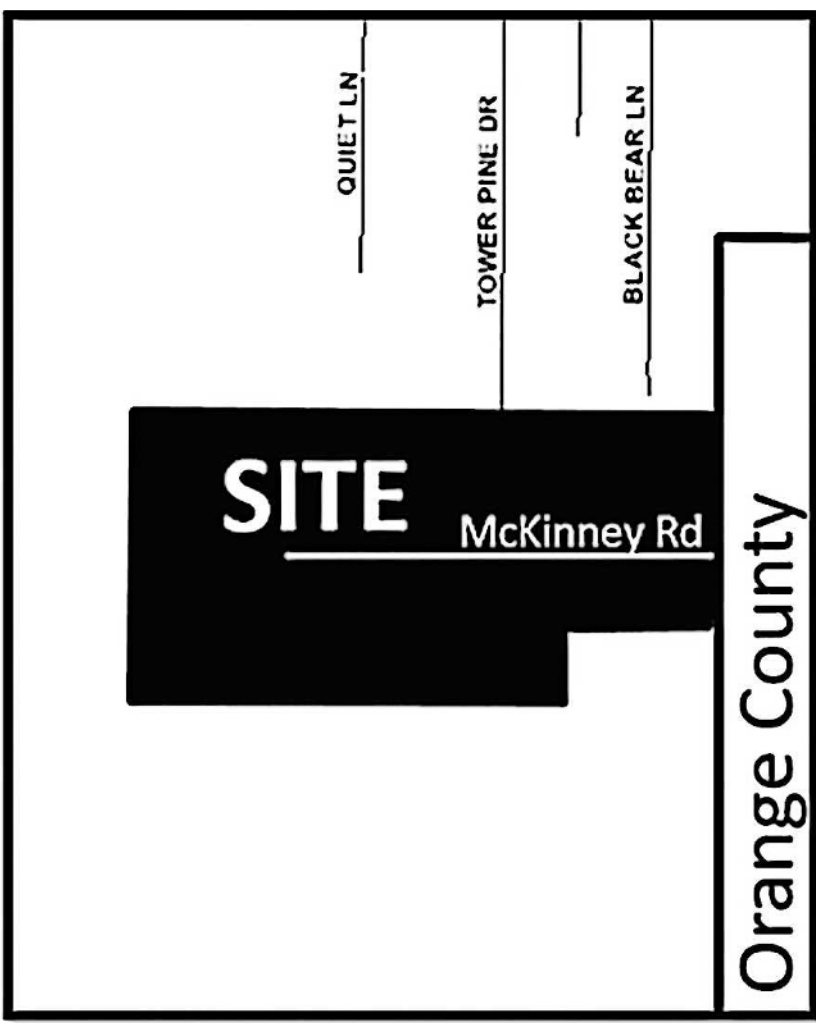
ORDINANCE NO. 2022-011

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 EFFECTIVE DATE.

LOCATION

3 miles east of Schofield Road and US Hwy 27 intersection
West of the Orange County line, adjacent to McKinney Road
Approx. 304 +/- Acres

Alternate Keys 1029198, 2689919, 1122848, 1070970, 1029201, 1594545



LEGAL DESCRIPTION

PARCEL 1:
THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LYING SOUTH OF A RIGHT-OF-WAY FOR A ROAD WHICH RIGHT-OF-WAY IS DESCRIBED AS FOLLOWS: BEGINNING 1348 FEET SOUTH OF THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 23 SOUTH, RANGE 26 EAST; RUN THENCE WESTERLY 2590 FEET TO A POINT 1369 FEET DUE SOUTH OF THE NORTH LINE OF SECTION 24; RUN THENCE NORTHWEST TO A POINT ON THE NORTH AND SOUTH CENTER SECTION LINE OF SECTION 24, 1325 FEET SOUTH OF THE NORTH 1/4 CORNER OF SAID SECTION 24; RUN THENCE WEST TO THE EAST BOUNDARY OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 24; THENCE SOUTH ALONG SAID EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 24, 20 FEET; THENCE EAST TO A POINT ON THE NORTH AND SOUTH CENTER LINE OF SECTION 24, 1345 FEET SOUTH OF THE NORTH 1/4 CORNER OF SAID SECTION 24; THENCE SOUTHEASTERLY TO A POINT 1389 FEET DUE SOUTH OF THE NORTH LINE OF SAID SECTION 24; THENCE EASTERLY 2590 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 24, 1368 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SECTION 24; THENCE NORTH 20 FEET TO THE POINT OF BEGINNING. ALSO A PERPETUAL EASEMENT AND RIGHT-OF-WAY FOR INGRESS AND EGRESS OVER AND UPON THE LAND LYING WITHIN AFORESAID RIGHT-OF-WAY.

PARCEL 2:
THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24 AND THE EAST 15 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23 ALL IN TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.
AND
THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 23 SOUTH, RANGE 26 EAST, IN LAKE COUNTY, FLORIDA.
AND
THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, AND THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4, ALL IN SECTION 24, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.
AND
THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.
AND
THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, AND THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4, PLUS THE STRIP OF LAND LYING NORTH OF THE CENTER LINE OF THE CLAY ROAD, ALONG THE NORTHERN LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4, ALL IN SECTION 24, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.
LESS AND EXCEPT: THE WESTERLY 45.00 FEET OF THE SOUTHERLY 35.00 FEET OF THE NORTHERLY 48.00 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.

ROSS PARCELS
THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, AND THE EAST 15 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, ALL IN TOWNSHIP 23 SOUTH, RANGE 26 EAST, IN LAKE COUNTY, FLORIDA.

FABRY PARCEL 1
ALL THAT PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 24, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LYING SOUTH OF A RIGHT OF WAY FOR ROAD WHICH RIGHT OF WAY IS DESCRIBED AS FOLLOWS: BEGINNING 1348 FEET SOUTH OF THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 23 SOUTH, RANGE 26 EAST, RUN THENCE WESTERLY 2590 FEET TO A POINT 1369 FEET DUE SOUTH OF THE NORTH LINE OF SECTION 24, RUN THENCE NORTHWEST TO A POINT ON THE NORTH AND SOUTH CENTER SECTION LINE OF SECTION 24, 1325 FEET SOUTH OF THE NORTH 1/4 CORNER OF SAID SECTION 24, RUN THENCE WEST TO THE EAST BOUNDARY OF THE WEST 1/2 OF THE NW 1/4 OF SAID SECTION 24, THENCE SOUTH ALONG SAID EAST LINE OF THE WEST 1/2 OF THE NW 1/4 OF SAID SECTION 24, 20 FEET, THENCE EAST TO A POINT ON THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 24, 1345 FEET SOUTH OF THE NORTH 1/4 CORNER OF SAID SECTION 24, THENCE SOUTHEASTERLY TO A POINT 1389 FEET DUE SOUTH OF THE NORTH LINE OF SAID SECTION 24, THENCE EASTERLY 2590 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 24, 1368 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SECTION 24, THENCE NORTH 20 FEET TO THE POINT OF BEGINNING, SAID LANDS LYING AND BEING IN LAKE COUNTY, FLORIDA. ALSO A PERPETUAL EASEMENT AND RIGHT OF WAY FOR INGRESS AND EGRESS OVER AND UPON THE LANDS LYING WITHIN THE AFORESAID RIGHT OF WAY, SAID LAND LYING AND BEING IN LAKE COUNTY, FLORIDA.

FABRY PARCEL 2
WEST 1/2 OF NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LYING SOUTH OF A RIGHT OF WAY FOR ROAD WHICH RIGHT OF WAY IS DESCRIBED AS FOLLOWS: BEGINNING 1348 FEET SOUTH OF THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 23 SOUTH, RANGE 26 EAST, RUN THENCE WESTERLY 2590 FEET TO A POINT 1369 FEET DUE SOUTH OF THE NORTH LINE OF SECTION 24, RUN THENCE NORTHWEST TO A POINT ON THE NORTH AND SOUTH CENTER SECTION LINE OF SECTION 24, 1325 FEET SOUTH OF THE NORTH 1/4 CORNER OF SAID SECTION 24, RUN THENCE WEST TO THE EAST BOUNDARY OF THE WEST 1/2 OF THE NW 1/4 OF SAID SECTION 24, THENCE SOUTH ALONG SAID EAST LINE OF THE WEST 1/2 OF THE NW 1/4 OF SAID SECTION 24, 20 FEET, THENCE EAST TO A POINT ON THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 24, 1345 FEET SOUTH OF THE NORTH 1/4 CORNER OF SAID SECTION 24, THENCE SOUTHEASTERLY TO A POINT 1389 FEET DUE SOUTH OF THE NORTH LINE OF SAID SECTION 24, THENCE EASTERLY 2590 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 24, 1368 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SECTION 24, THENCE NORTH 20 FEET TO THE POINT OF BEGINNING, SAID LANDS LYING AND BEING IN LAKE COUNTY, FLORIDA. ALSO A PERPETUAL EASEMENT AND RIGHT OF WAY FOR INGRESS AND EGRESS OVER AND UPON THE LANDS LYING WITHIN THE AFORESAID RIGHT OF WAY, SAID LAND LYING AND BEING IN LAKE COUNTY, FLORIDA.

PROPERTY AS SHOWN HEREON CONTAINS: 13,220,321 SQUARE FEET OR 303.50 ACRES MORE OR LESS

PROPERTY REZONING
From: Lake County Agriculture
To: City of Clermont (PUD) Planned Unit Development

All public meetings are held in the Clermont City Hall, Council Chambers located at 685 W. Montrose Street, Clermont, FL 34711.

This ordinance is available for public inspection in the Development Services Department, Monday through Friday between the hours of 8:00 AM and 5:00 PM.

All interested parties shall 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



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, August 2, 2022		
Agenda Item Name		
Ordinance 2022-032 <i>Table to Sept. 6, 2022</i> <i>The Vue Rezoning</i>		
Requested Action		
Staff Report		
Request to table to September 6, 2022.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. The Vue legal ad The Vue legal ad.pdf		

LEGAL NOTICE

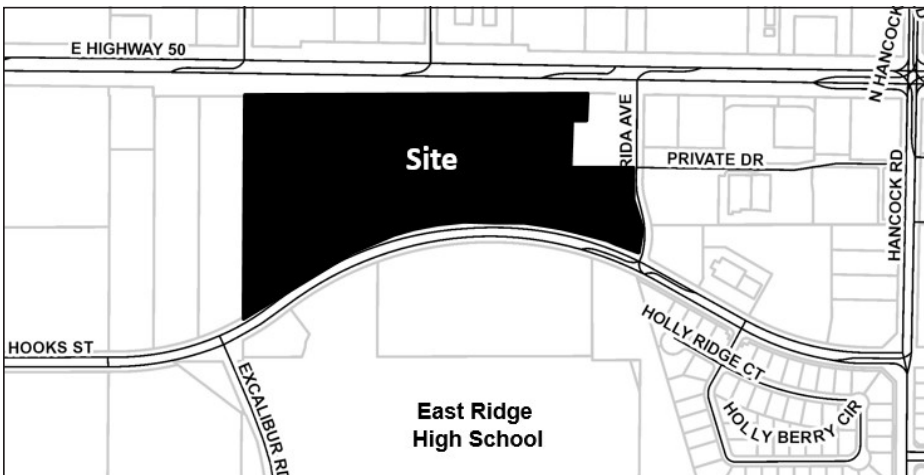
On Tuesday, August 2, 2022 at 6:30 PM the Clermont Planning & Zoning Commission will consider the enactment of following proposed ordinance and on Tuesday, August 23, 2022 at 6:30 PM at a public hearing the request will be held before the City Council for Final Adoption.

ORDINANCE NO. 2022-032

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 EFFECTIVE DATE.

LOCATION

Site located south of SR 50 and west of Miss Florida Avenue
North of Hooks Street and East Ridge High School
Approx. 29.10 +/- Acres
Alternate Keys 3334566 & 1028272



LEGAL DESCRIPTION

LEGAL DESCRIPTION – AC COMMERCIAL
ALTERNATE KEY 333456

PARCEL 1

THAT PART OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, DESCRIBES AS FOLLOWS:
COMMENCE AT THE EAST ¼ CORNER OF SAID SECTION 28; THENCE RUN NORTH 00°42'51" EAST ALONG THE EAST LINE OF THE NORTHEAST ¼ OF SAID SECTION 28 FOR A DISTANCE OF 664.12 FEET TO THE NORTHEAST CORNER OF THE SOUTH ¼ OF THE NORTHEAST ¼ OF SAID SECTION 28; THENCE RUN SOUTH 89°24'16" WEST ALONG THE NORTH LINE OF SAID SOUTH ¼ FOR A DISTANCE OF 1335.19 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 270.00 FEET AND CHORD BEARING OF SOUTH 01°23'58" WEST AND THE POINT OF BEGINNING; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°36'59" FOR A DISTANCE OF 111.29 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING OF SOUTH 63°07'26" WEST; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 99°49'56" FOR A DISTANCE OF 43.56 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1750.00 FEET AND A CHORD BEARING OF NORTH 87°56'35" WEST AND THE NORTH RIGHT OF WAY LINE OF HOOK STREET, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2010, PAGE 316, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN WESTERLY ALONG SAID NORTH RIGHT OF WAY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°57'58" FOR A DISTANCE OF 1281.78 FEET TO A NON-RADIAL LINE AND THE EAST RIGHT OF WAY LINE OF AN UNNAMED RIGHT OF WAY, ACCORDING TO THE PLAT OF LAKE HIGHLANDS COMPANY, AS RECORDED IN PLAT BOOK 2, PAGE 28, OF SAID PUBLIC RECORDS; THENCE RUN NORTH 00°10'52" EAST ALONG SAID EAST RIGHT OF WAY LINE FOR A DISTANCE OF 718.43 FEET TO THE SOUTH RIGHT OF WAY LINE OF STATE ROAD NUMBER 50; THENCE RUN NORTH 89°24'19" EAST ALONG SAID SOUTH RIGHT OF WAY LINE FOR A DISTANCE OF 1127.57 FEET; THENCE RUN SOUTH 89°29'29" EAST ALONG SAID SOUTH RIGHT OF WAY LINE FOR A DISTANCE OF 120.11 FEET TO THE WEST LINE OF THE EAST 60 FEET OF TRACT 19, OF SAID LAKE HIGHLANDS COMPANY; THENCE RUN SOUTH 00°26'52" WEST ALONG SAID WEST LINE FOR A DISTANCE OF 445.90 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 280.00 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°45'47" FOR A DISTANCE OF 77.03 FEET TO THE POINT OF TANGENCY; THENCE RUN SOUTH 15°18'56" EAST FOR A DISTANCE OF 105.46 FEET TO THE POINT OF THE CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 270.00 FEET AND A CHORD BEARING OF SOUTH 12°51'43" EAST; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°54'24" FOR A DISTANCE OF 23.12 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THEREFROM THAT PARCEL CONVEYED BY MAYNARD K. KNAPP, INDIVIDUALLY AND AS TRUSTEE TO AKRAM ISMAIL, M.D., BY SPECIAL WARRANTY DEED RECORDED APRIL 17, 2015, IN OFFICIAL RECORDS BOOK 4613, PAGE 945, DESCRIBED AS FOLLOWS:

A PORTION OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 28; THENCE S01°07'06" W ALONG THE EAST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 1372.13 FEET TO A POINT; THENCE N89°06'23" W, A DISTANCE OF 1322.25 TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 50, (RIGHT-OF-WAY VARIES PER RIGHT-OF-WAY MAP SECTION 11070); THENCE CONTINUE N89°06'23" W, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING; THENCE S00°51'39" W, ALONG THE WEST RIGHT-OF-WAY LINE OF MISS FLORIDA AVENUE (ORB 2345, PAGE 748), ALSO BEING PARALLEL TO AND 60.00 FEET WEST OF THE EAST LINE OF SAID SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 28 AND THE EAST LINE OF TRACT 19 OF LAKE HIGHLANDS COMPANY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 28, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, A DISTANCE OF 369.94 FEET TO A POINT; THENCE N89°08'21" W, A DISTANCE OF 291.58 FEET TO A POINT; THENCE N00°51'39" E, A DISTANCE OF 230.29 FEET TO A POINT; THENCE S89°08'21" E, A DISTANCE OF 64.35 FEET TO A POINT; THENCE N00°51'39" E, A DISTANCE OF 139.00 FEET TO A POINT ON THE SOUTH LINE OF AN UNNAMED UNIMPROVED STREET, ALSO BEING THE NORTH LINE OF SAID TRACT 19; THENCE N89°50'25"E, ALONG THE NORTH LINE OF SAID TRACT 19, A DISTANCE OF 42.23 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 50; THENCE S89°06'23"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 50, A DISTANCE OF 185.01 FEET TO THE POINT OF BEGINNING.

AND

THE EAST ½ OF THE VACATED NORTH SOUTH ROADWAY BETWEEN TRACTS 20, 21, 28, AND 29 AS SHOWN ON THE LAKE HIGHLANDS COMPANY PLAT OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, RECORDED IN PLAT BOOK 2, PAGE 28, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; LYING NORTHERLY OF HOOK STREET, AND SOUTHERLY OF STATE ROAD NO. 50, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NE CORNER OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, THENCE S 0°17'37" W, A DISTANCE OF 1372.13 FEET; THENCE N 89°55'52" W, A DISTANCE OF 1322.25 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF STATE ROAD NO. 50 (A VARIABLE WIDTH PUBLIC RIGHT OF WAY); THENCE THE FOLLOWING FOUR (4) COURSES AND DISTANCES ALONG SAID SOUTH RIGHT OF WAY LINE, CONTINUE N 89°55'52" W, A DISTANCE OF 60.00 FEET; THENCE N 89°27'07" W, A DISTANCE OF 184.98 FEET; THENCE S 89°30'08" W, A DISTANCE OF 42.24 FEET; THENCE S 89°24'19" W, A DISTANCE OF 1020.48 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH RIGHT OF WAY, RUN S 00°14'51" W, ALONG THE WEST LINE OF TRACT 20 AND 29, A DISTANCE OF 718.43 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF HOOK STREET (A 100 FOOT WIDE PUBLIC RIGHT OF WAY) SAID POINT ALSO BEING ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 1750.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°31'14", A DISTANCE OF 15.90 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 70°52'48" W, 15.90 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, RUN N 0°14'51" E, A DISTANCE OF 723.70 FEET TO A POINT ON THE AFOREMENTIONED SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 50; THENCE N 89°28'03" E, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 15 FEET TO THE POINT OF BEGINNING.

PARCEL 2 (EASEMENT ESTATE)

TOGETHER WITH THAT CERTAIN NON-EXCLUSIVE INGRESS-EGRESS EASEMENT GRANTED BY AKRAM ISMAIL TO MAYNARD K. KNAPP, TRUSTEE, TO RECIPROCAL EASEMENT AGREEMENT RECORDED APRIL 17, 2015, IN OFFICIAL RECORDS BOOK 4613, PAGE 948, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PARCEL 3 (SOUTHERN PORTION)

TRACT 29 AND TRACT 30, AS SHOWN ON THE LAKE HIGHLANDS COMPANY PLAT OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, RECORDED IN PLAT BOOK 2, PAGE 28, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; LESS THAT PORTION LYING WITHIN AND NORTH OF THE RIGHT OF WAY FOR HOOK STREET.

PARCEL 5

THE EAST ½ OF THE VACATED NORTH SOUTH ROADWAY BETWEEN TRACTS 28, AND 29 AS SHOWN ON THE LAKE HIGHLANDS COMPANY PLAT OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, RECORDED IN PLAT BOOK 2, PAGE 28, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; LYING SOUTHERLY OF HOOK STREET, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NE CORNER OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, THENCE S 0°17'37" W, A DISTANCE OF 1372.13 FEET; THENCE N 89°55'52" W, A DISTANCE OF 1322.25 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF STATE ROAD NO. 50 (A VARIABLE WITH PUBLIC RIGHT OF WAY); THENCE THE FOLLOWING FOUR (4) COURSES AND DISTANCES ALONG SAID SOUTH RIGHT OF WAY LINE, CONTINUE N 89°55'52" W, A DISTANCE OF 60.00 FEET; THENCE N 89°27'07" W, A DISTANCE OF 184.98 FEET; THENCE S 89°30'08" W, A DISTANCE OF 42.24 FEET; THENCE S 89°24'19" W, A DISTANCE OF 1020.48 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY, RUN S 00°14'51" W, ALONG THE WEST LINE OF TRACTS 20 AND 29, A DISTANCE OF 824.65 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF HOOK STREET (A 100 FOOT WIDE PUBLIC RIGHT OF WAY); THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, RUN S 0°14'51" W, ALONG THE WEST LINE OF SAID TRACT 29, A DISTANCE OF 473.42 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 29; THENCE S 89°28'17" W, A DISTANCE OF 15.00 FEET TO THE SOUTHEAST CORNER OF AFOREMENTIONED TRACT 28; THENCE N 0°14'51" E, ALONG THE EAST LINE OF SAID TRACT 28, A DISTANCE OF 467.99 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF AFOREMENTIONED HOOK STREET, SAID POINT ALSO BEING ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 1650.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°33'23", A DISTANCE OF 16.02 FEET, TO THE POINT OF BEGINNING, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 69°39'14" E, 16.02 FEET.

ALTERNATE KEY 1028272

THAT PORTION OF TRACTS 21 AND 28 AS SHOWN ON THE LAKE HIGHLANDS COMPANY'S PLAT OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, RECORDED IN PLAT BOOK 2, PAGE 28, LYING NORTH OF HOOK STREET, AS RECORDED IN BOOK 2017, PAGE 1757, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PROPERTY REZONING

Amend PUD Ordinance to allow development (multi-family apartments) on parcels 7 through 13 (south side of project), as indicated in Section 3, item 14 contained in Ordinance 2017-24

All public meetings are held in the Clermont City Hall, Council Chambers located at 685 W. Montrose Street, Clermont, FL 34711.

This ordinance is available for public inspection in the Development Services Department, Monday through Friday between the hours of 8:00 AM and 5:00 PM.

All interested parties shall 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



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date		
Tuesday, August 2, 2022		
Agenda Item Name		
Ordinance 2022-033 <i>Clonts Property Rezoning</i>		
Requested Action		
Recommend approval of Ordinance 2022-033		
Staff Report		
The applicant is requesting a rezoning to a Planned Unit Development (PUD) to construct a multi-family development consisting of 328 units. The site is approximately 27.5 acres and is located just east of US 27 and directly north of the Olympus Sports and Entertainment development. In October of 2019, the property owner obtained a Developers Agreement from the city that entitled the parent parcel (approx. 52 acres) to 12 units per acre and up to 152,000 square feet of commercial and retail use. The current applicant is only requesting to develop the eastern half of the development and will return to city council when ready to develop the western portion that is adjacent to Highway 27. The property is currently zoned Urban Transition with a Future Land Use of Master Planned Development. The applicant has provided a conceptual site plan, prepared by Poulos & Bennett dated July 15th 2022. The applicant is proposing 328 apartment units along with amenities consisting of a community pool, activity lawn, and promenade. The density of the project is at 12 dwelling units per acre, which is permitted by the Developers Agreement and the Future Land Use. As part of the design, the applicant is requesting relief from the city's grading code. For residential properties, the current code allows for a maximum cut or fill of 10 feet. In this case, because of the topography, the applicant is requesting up to a 35 foot cut over 17% of the site, and up to a 12 foot fill over .5 % of the site. Another request by the applicant is to allow retaining walls with a maximum height of 8 feet. Per city code, retaining walls shall have a maximum height of 6 feet. The proposed PUD is consistent with the Master Planned Development Future Land Use and the spirit of the Wellness Way Area Plan. The PUD ordinance has several specific conditions that the applicant will need to satisfy in order to continue to move forward on the development of the site, if approved by City Council. These conditions include the extension of utility lines to the area in a timely manner and entering into a Transportation Impact Fee Credit agreement with Lake County. Staff has reviewed the application and proposed project in regards to Section 122-315 Review Criteria for a Planned Unit Development, and recommends approval of Ordinance No. 2022-033.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Ord. 2022-033 Clonts Rezoning (07.25.2022)	Ord. 2022-033 Clonts Rezoning (07.25.2022).pdf	
2. LOCATION MAP	LOCATION MAP.pdf	
3. 7-19-22 submittal 22-009-Clonts Parcel PD set 11x17	7-19-22 submittal 22-009-Clonts Parcel PD set 11x17.pdf	

4.	22-009-PD-3D View2	22-009-PD-3D View2.pdf
5.	22-009-PD-3D View3	22-009-PD-3D View3.pdf
6.	22-009-PD-3D View	22-009-PD-3D View.pdf
7.	LCSB Adequate School Determination - Clonts Integra	LCSB Adequate School Determination - Clonts Integra.pdf
8.	Rezoning-Application	Rezoning-Application.pdf
9.	Clonts legal ad	Clonts legal ad.pdf



CITY OF CLERMONT
ORDINANCE NO. 2022-033

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: A PORTION OF SECTION 21 TOWNSHIP 23 SOUTH, RANGE 26 EAST, LYING EAST OF US HIGHWAY 27, SOUTH OF SCHOFIELD ROAD LAKE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 21; THENCE S89°30'42"W W ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 21, A DISTANCE OF 1424.92 FEET; THENCE DEPARTING SAID SOUTH LINE RUN S00°13'39"E, A DISTANCE OF 33.00 FEET TO A POINT ON THE SOUTH RIGHT OF E, A DISTANCE OF 33.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SCHOFIELD ROAD (A VARIABLE WIDTH COUNTY MAINTAINED RIGHT OF WAY); THENCE CONTINUE S00°13'39", A DISTANCE OF 87.00 FEET TO THE POINT OF BEGINNING; THENCE S89°30'42"W ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 1735.91 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF US HIGHWAY 27 ALSO KNOWN AS STATE ROAD 25 (A VARIABLE WIDTH RIGHT OF WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FP NO. 238422 1 DATED: NOVEMBER 8, 2005); THENCE RUN ALONG SAID EASTERLY RIGHT OF WAY THE FOLLOWING FIVE (5) COURSES AND DISTANCES: THENCE S29°58'09"W, A DISTANCE OF 3.93 FEET; THENCE N59°58'28"W, A DISTANCE OF 14.98 FEET; THENCE S29°56'43"W, A DISTANCE OF 449.91 FEET; THENCE N59°59'46"W, A DISTANCE OF 4.97 FEET; THENCE S29°56'22"W, A DISTANCE OF 68.87 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 5579.01 FEET, A CENTRAL ANGLE OF 06°56'55", A CHORD BEARING OF S26°27'55"W AND A CHORD DISTANCE OF 676.18 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 676.59 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE RUN S67°38'24"E, A DISTANCE OF 469.15 FEET; THENCE S89°50'54"E, A DISTANCE OF 664.70 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 120°00'00", A

CHORD BEARING OF S89°52'26"E AND A CHORD DISTANCE OF 155.88 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 188.50 FEET TO THE END OF SAID CURVE; THENCE S89°54'20"E, A DISTANCE OF 724.09 FEET; THENCE N00°06'56"E, A DISTANCE OF 771.53 FEET; THENCE S89°53'03"E, A DISTANCE OF 297.15 FEET; THENCE N44°56'39"E, A DISTANCE E, A DISTANCE OF 56.40 FEET; THENCE N00°13'39"W, A DISTANCE OF 433.99 FEET TO THE POINT OF BEGINNING.

CONTAINING: 2,275,197.41 SQUARE FEET OR 52.23 ACRES MORE OR LESS.

LOCATION:

2 miles south of Hartwood Marsh Road,
East of US 27 at the Schofield Road intersection
Alternate Key 1462436



PROPERTY REZONING

**Rezone the property from Urban Transition to
Planned Unit Development (PUD) for multi-family use and commercial use**

SECTION 2: GENERAL CONDITIONS

This application for a Planned Unit Development is to allow for a multi-family residential Planned Unit Development along with future C-2 General Commercial uses:

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.



CITY OF CLERMONT
ORDINANCE NO. 2022-033

2. The property shall be developed in substantial accordance with the PUD Concept Plan prepared by Poulos & Bennett dated July 15, 2022. Formal construction plans incorporating all conditions stated in this permit shall be submitted for review and approved by the Site Review Committee prior to the issuance of a zoning clearance or other development permits.
3. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.
4. Fiber optic conduit and pull boxes may be required to be installed by the developer in the utility easements to extend the City's fiber optic network. The City's Information Technology Director will work with the developer at the time of site plan review to determine the extent of fiber optic conduit.

SECTION 3: LAND USES AND SPECIFIC CONDITIONS:

1. As a result of a developer's agreement entered into by the City of Clermont and Clonts Groves, Inc, dated October 22, 2019, the project shall have a density of twelve (12) dwellings units per net acre. The multi-family acreage is 27.37 acres, thus a total of 328 multi-family dwelling units may be constructed.
2. The future development parcel (Parcel 2), according to the Developer's Agreement, may have up to one hundred fifty-two thousand five hundred (152,500) square feet of commercial, retail and office uses.
3. Phasing of Development: The project may be developed in one or more phases.
4. The project may have a maximum cut of up to 35 feet over 17% of the multi-family area, as indicated on the PUD Concept Plan. These changes will be submitted to the City Engineer at the time of final engineering.
5. The project may have a maximum fill of up to 12 feet over .5% of the project area, as indicated on the PUD Concept Plan. These changes will be submitted to the City Engineer at the time of final engineering.

6. Development Standards

Building Placement	Multi-family
Front yard minimum	15'
Front Build-to-zone	15' to 25'
Street Side Yard minimum	10'
Side Yard minimum	0/5'
Rear Yard minimum	10'
Building Stories/Ft. Maximum height	4/60'
Minimum Living Area	500 SF

7. Retaining wall heights up to 8 feet in height are allowed to deal with grading on the site.
8. The Project shall meet the Cit of Clermont Land Development Regulations for Signage, Parking Requirements, and Landscaping.
9. The Project will adhere to dark sky standards.
10. 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.
11. School concurrency shall be met before final site plan approval in accordance with the Comprehensive Plan and Land Development Code.
12. This Planned Unit Development shall become null and void if substantial construction work on the multi-family portion of the Project has not begun within five (5) 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.
13. Trash compacters may be substituted for dumpsters for the project if the Applicant can demonstrate it can sufficiently meet the waste demands for the project, subject to City Manager approval, or designated staff.
14. The buildings shall be constructed in a manner that shall meet the Wellness Way Community Design Guidelines and Standards and as represented in the provided elevations in Exhibit B.



CITY OF CLERMONT
ORDINANCE NO. 2022-033

15. The Developer shall enter into a Transportation Impact Fee Credit agreement with Lake County and the City of Clermont by December 31, 2023 which should be based upon the Project's Transportation Impact Study/Proportionate Fair Share. If required by the City of Clermont, Lake County or Florida Department of Transportation, as a result of the traffic impact analysis, the developer shall be responsible for any proportionate fair share improvements or payments. The proportionate fair share improvements or payments shall be completed prior to the first Certificate of Occupancy or as outlined in the Transportation Impact Fee Credit agreement.
16. The development shall comply with all applicable County and Florida Department of Transportation access management requirements. The final access points shall be determined during the final site plan and final engineering review and may change from the conceptual plan.
17. Decorative street lighting shall be included for all Planned Unit Development internal roadways and along Bradshaw Road adjacent to the project. The Developer shall coordinate with the power utility provider for the installation and placement. The Developer shall be responsible for the cost of installation.
18. The property management office shall prominently notify tenants in writing that mining activities are in the vicinity and shall inform potential tenants of the sounds, fugitive dust particles and other potential hazards that may be encountered periodically resulting from the existing sand mine. In addition, the Project is located within the Lake Louisa State Park Smoke Shed and at times, less than desirable conditions may exist due to controlled burning. This shall also be conveyed to and acknowledged by the tenants as well.

SECTION 4: CONFLICT

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

SECTION 5: 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 6: ADMINISTRATIVE CORRECTION

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



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SECTION 7: RECORDING

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

SECTION 8: 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. 2022-033

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 23rd day of August 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 A:
PUD Conceptual Plan

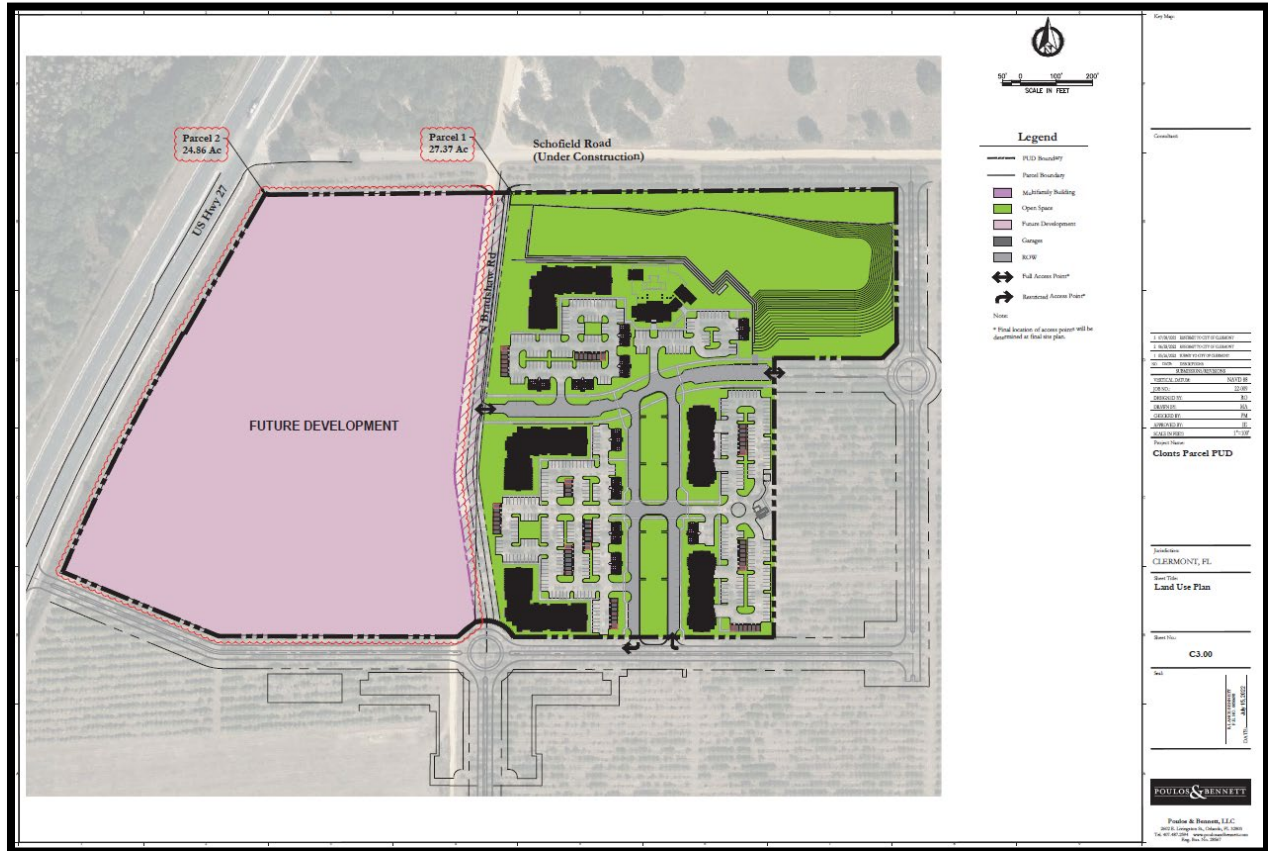


Exhibit B:
Sample Elevation







Planned Unit Development
for
Clonts Parcel
City of Clermont, Florida

LEGAL DESCRIPTION:

A PORTION OF SECTION 21 TOWNSHIP 23 SOUTH, RANGE 26 EAST, LYING EAST OF US HIGHWAY 27, SOUTH OF SCHOFIELD ROAD LAKE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 21; THENCE S89°30'42"W W ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 21, A DISTANCE OF 1424.92 FEET; THENCE DEPARTING SAID SOUTH LINE RUN S00°13'39"E, A DISTANCE OF 33.00 FEET TO A POINT ON THE SOUTH RIGHT OF E, A DISTANCE OF 33.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SCHOFIELD ROAD (A VARIABLE WIDTH COUNTY MAINTAINED RIGHT OF WAY); THENCE CONTINUE S00°13'39, A DISTANCE OF 87.00 FEET TO THE POINT OF BEGINNING; THENCE S89°30'42"W ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 1735.91 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF US HIGHWAY 27 ALSO KNOWN AS STATE ROAD 25 (A VARIABLE WIDTH RIGHT OF WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FP NO. 238422 1 DATED: NOVEMBER 8, 2005); THENCE RUN ALONG SAID EASTERLY RIGHT OF WAY THE FOLLOWING FIVE (5) COURSES AND DISTANCES: THENCE S29°58'09"W, A DISTANCE OF 3.93 FEET; THENCE N59°58'28"W, A DISTANCE OF 14.98 FEET; THENCE S29°56'43"W, A DISTANCE OF 449.91 FEET; THENCE N59°59'46"W, A DISTANCE OF 4.97 FEET; THENCE S29°56'22"W, A DISTANCE OF 68.87 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 5579.01 FEET, A CENTRAL ANGLE OF 06°56'55", A CHORD BEARING OF S26°27'55"W AND A CHORD DISTANCE OF 676.18 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 676.59 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE RUN S67°38'24"E, A DISTANCE OF 469.15 FEET; THENCE S89°50'54"E, A DISTANCE OF 664.70 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 120°00'00", A CHORD BEARING OF S89°52'26"E AND A CHORD DISTANCE OF 155.88 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 188.50 FEET TO THE END OF SAID CURVE; THENCE S89°54'20"E, A DISTANCE OF 724.09 FEET; THENCE N00°06'56"E, A DISTANCE OF 771.53 FEET; THENCE S89°53'03"E, A DISTANCE OF 297.15 FEET; THENCE N44°56'39"E, A DISTANCE E, A DISTANCE OF 56.40 FEET; THENCE N00°13'39"W, A DISTANCE OF 433.99 FEET TO THE POINT OF BEGINNING.

CONTAINING: 2,275,197.41 SQUARE FEET OR 52.23 ACRES MORE OR LESS.

LEGAL DESCRIPTION (Residential Area):

A PORTION OF SECTION 21 TOWNSHIP 23 SOUTH, RANGE 26 EAST, LYING EAST OF US HIGHWAY 27, SOUTH OF SCHOFIELD ROAD LAKE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 21; THENCE S89°30'42"W ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 21, A DISTANCE OF 1424.92 FEET; THENCE DEPARTING SAID SOUTH LINE RUN S00°13'39"E, A DISTANCE OF 120.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SCHOFIELD ROAD (120.00' WIDE RIGHT OF WAY PER LAKE COUNTY RIGHT OF WAY MAP) PER OFFICIAL RECORDS BOOK 5299, PAGE 77 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND TO THE POINT OF BEGINNING; THENCE RUN S00°13'39"E, A DISTANCE OF 433.99 FEET; THENCE RUN S44°56'39"W, A DISTANCE OF 56.40 FEET; THENCE RUN N89°53'03"W, A DISTANCE OF 297.15 FEET; THENCE RUN S00°06'56"W, A DISTANCE OF 771.53 FEET; THENCE RUN N89°54'20"W, A DISTANCE OF 724.09 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 78°51'10", A CHORD BEARING OF N69°18'01"W AND A CHORD DISTANCE OF 114.32 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 123.86 FEET TO THE END OF SAID CURVE; THENCE RUN N08°32'51"W, A DISTANCE OF 386.52 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 14°06'51", A CHORD BEARING OF N01°29'26"W AND A CHORD DISTANCE OF 56.51 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 56.66 FEET TO THE POINT OF TANGENCY; THENCE RUN N05°33'59"E, A DISTANCE OF 126.40 FEET; THENCE RUN N06°57'50"E, A DISTANCE OF 633.68 FEET; THENCE RUN N89°30'42"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 1137.72 FEET TO THE POINT OF BEGINNING;

CONTAINING: 1,192,125 SQUARE FEET OR 27.37 ACRES MORE OR LESS.

Planner/Civil Engineer:

Poulos & Bennett, LLC
2602 E. Livingston St.
Orlando, FL 32803
407.487.2594

Surveyor:

Dewberry
131 West Kaley St.
Orlando, Florida 32806
321.354.9826

Transportation Consultant:

Luke Transportation Engineering Consultants
29 East Pine Street
Orlando, FL 32801
407.423.8055

Parcel Id. No.:
21-23-26-0004-000-00900
Alternate Key: 1462436

Property Address
8325 N. Bradshaw Road
Clermont, FL 34711

Owner
Clonts Groves Inc.
P.O. Box 622916
Oviedo, Florida 32762

Agent
Poulos & Bennett, LLC
2602 E. Livingston Street
Orlando, FL 32803
407.487.2594



Vicinity Map
Scale: 1" = 2,000'

Sheet Index			Subm./Rev.						
Sheet Id.	Sheet Title		1	2	3	4	5	6	7
C1.00	-	C1.10	Existing Conditions	■	■	■			
C2.00			Wellness Way Area Plan	■	■	■			
C3.00	-	C3.20	Land Use Plan & Standards	■	■	■			
C4.00			Open Space System	■	■	■			
C5.00			Typical Roadway Sections	■	■	■			
Attachments									
1	-	4	Plat of Boundary & Topographic Survey	■	■	■			
Rev.	Date	Description							
1	05/26/2022	Submit to City of Clermont							
2	06/28/2022	Resubmit to City of Clermont							
3	07/08/2022	Resubmit to City of Clermont							

POULOS & BENNETT

2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

DATE: July 15, 2022

Consultant:

3	07/08/2022	RESUBMIT TO CITY OF CLERMONT
2	06/28/2022	RESUBMIT TO CITY OF CLERMONT
1	05/26/2022	SUBMIT TO CITY OF CLERMONT
NO. DATE DESCRIPTIONS		
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:	NAVD 88	
JOB NO.:	22-009	
DESIGNED BY:	RO	
DRAWN BY:	MA	
CHECKED BY:	PM	
APPROVED BY:	JE	
SCALE IN FEET:	1"=200'	

Project Name:
Clonts Parcel PUD

Jurisdiction:
CLERMONT, FL

Sheet Title:
**EXISTING
CONDITIONS**

Sheet No.:
C1.00

DATE: July 15, 2022



Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567



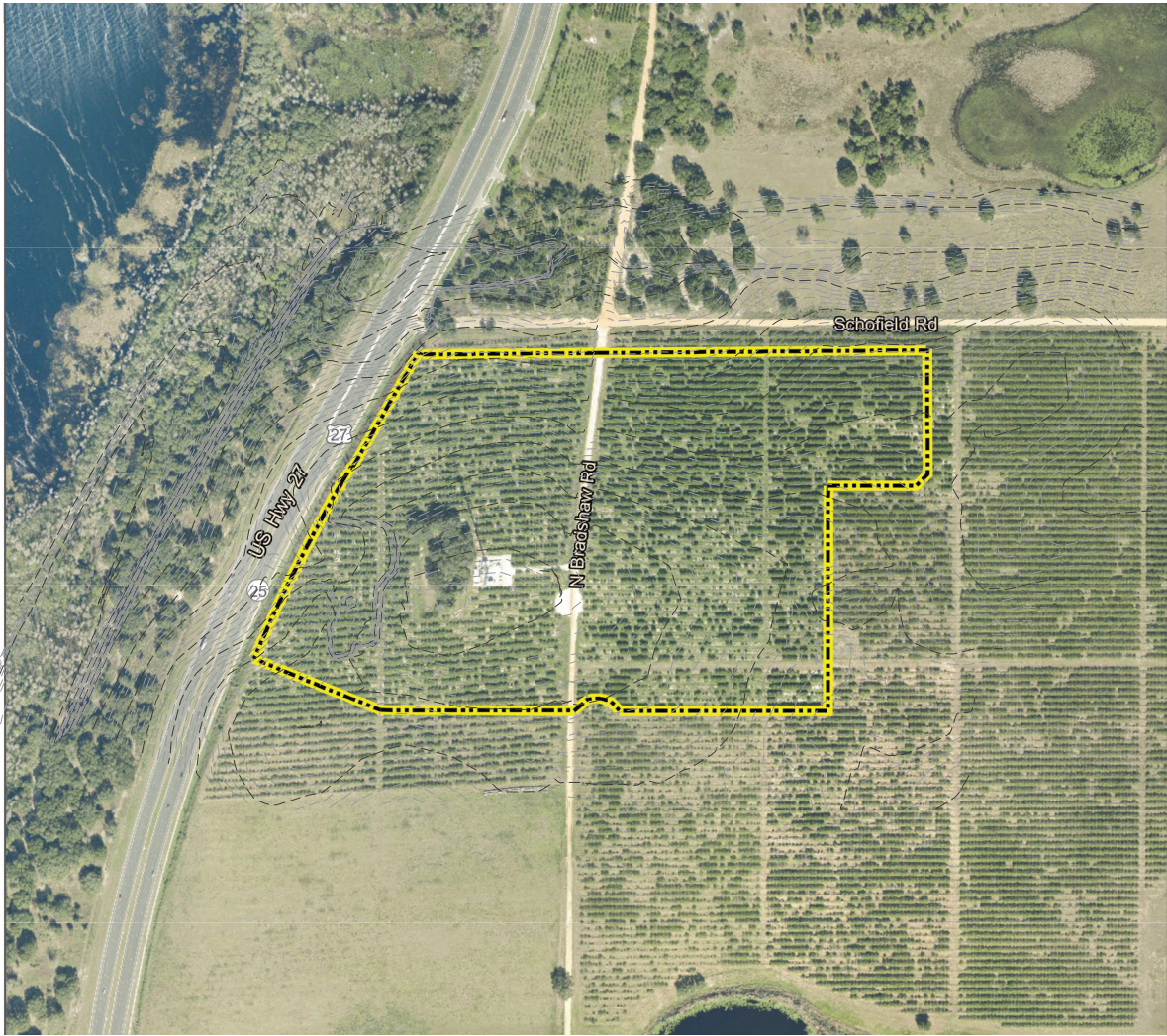
Soils Map (1"=200')

Soil Classification		
Soil #	Soil Name	Hydro. Group
21	Lake Sand 0-5 % Slopes	A
22	Lake Sand 5-12% Slopes	B/D

Source: Soil Survey of Lake County, FL N.C.R.S.



100 0 200 400
SCALE IN FEET

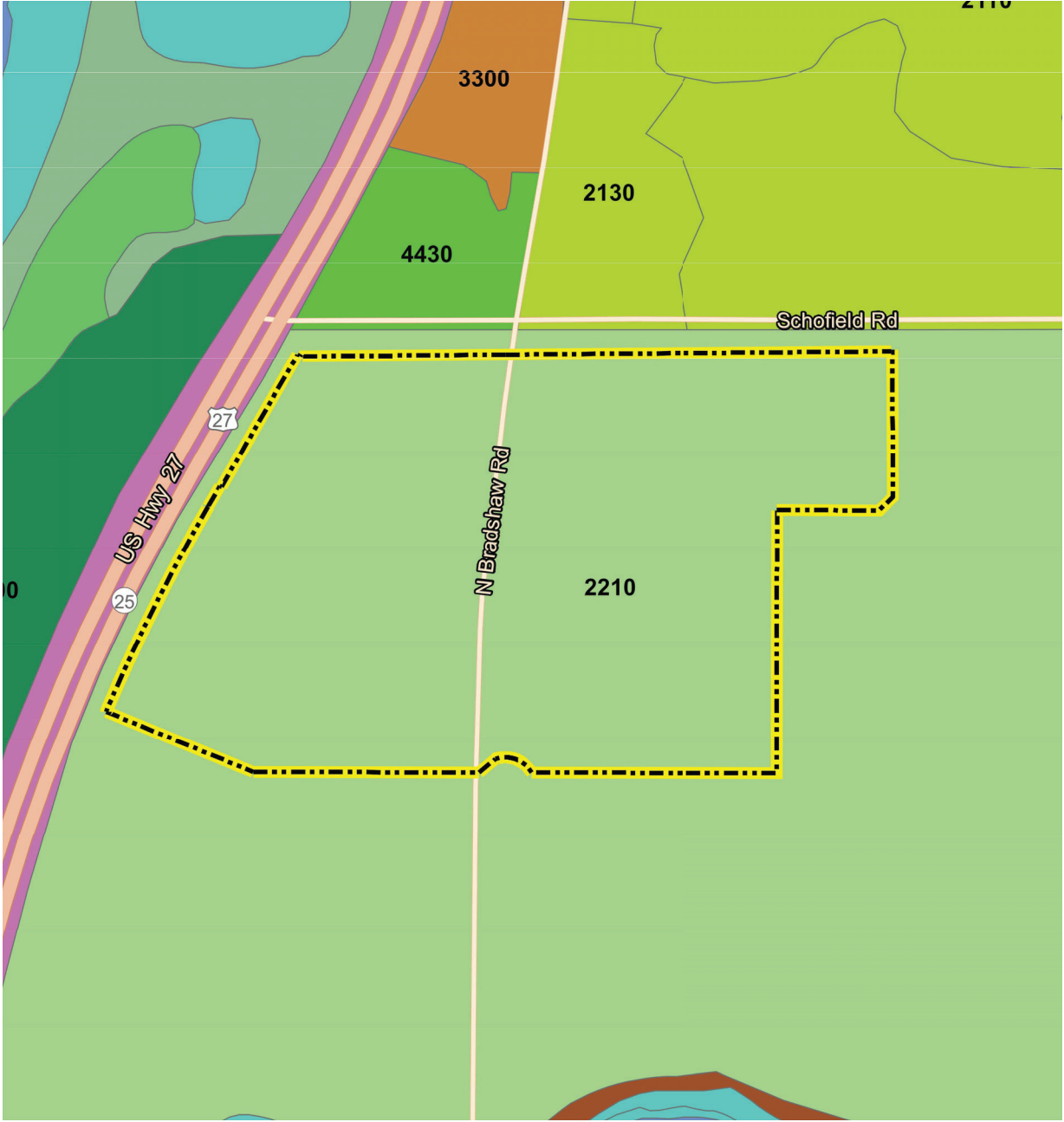


Aerial and Topography Map
(1"=200')



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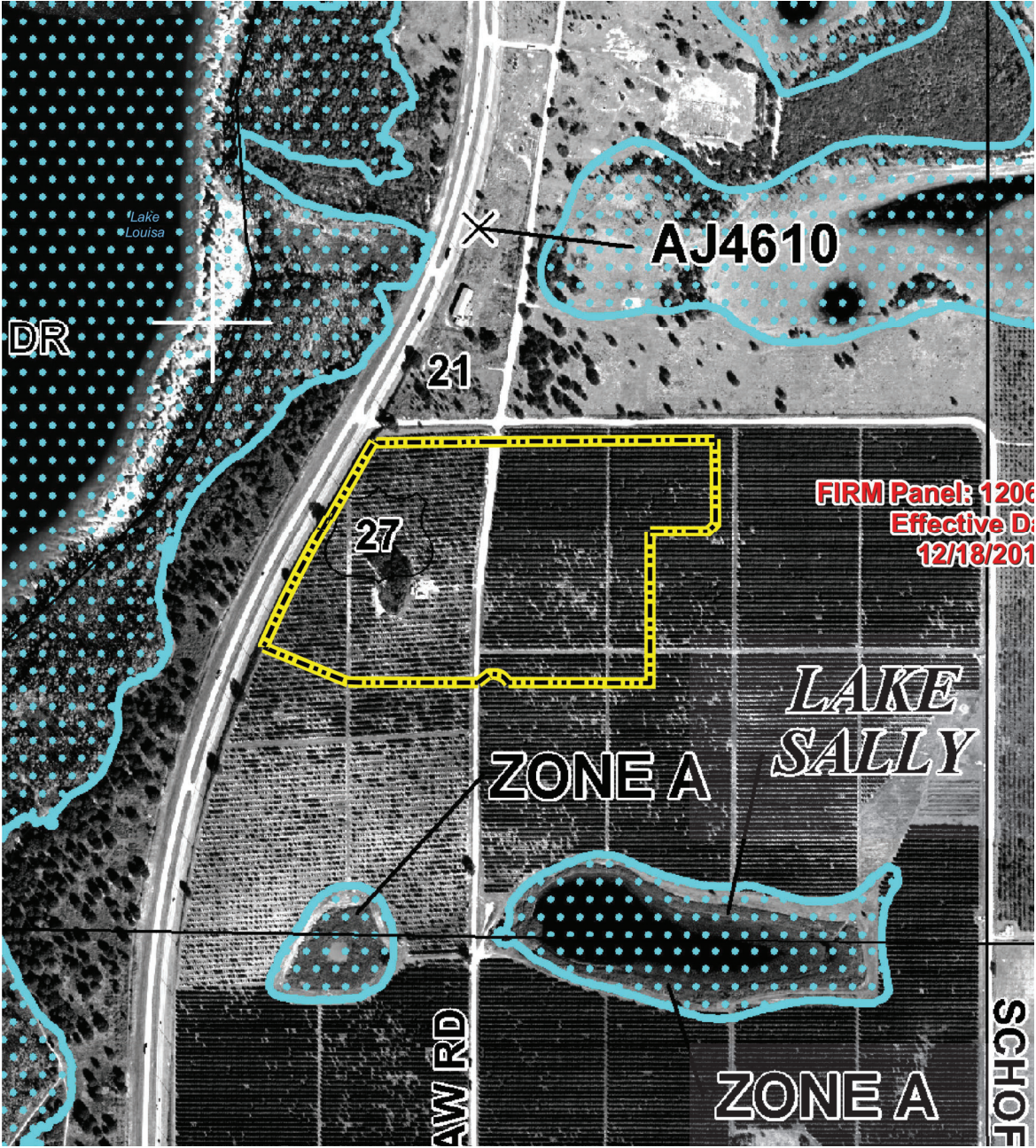
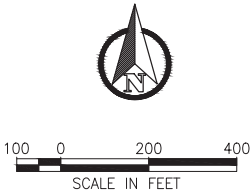
Z:\2023\22-009 INTEGRA - WELLNESS WAY - CLONTS PROP\CAO\PRELIMINARY\PD\22-009-PD-EG



FLUCCS Map (1"=300')
Source: State Land Use Land Cover 2012-2017, Florida Department of Environmental Protection.

FLUCFCS Classification	
FLUCFCS #	FLUCFCS Name
2210	Tree Crops

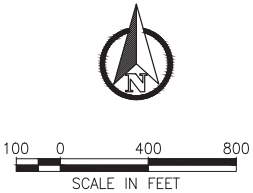
Source: State Land Use Land Cover 2012-2017, Florida Department of Environmental Protection.



FEMA Floodplain Map(1"=400')

FEMA Flood Classification	
Zone	Zone Description
X	Areas of minimal flood hazard, determined to be outside the 500 year flood plain

Source: FEMA Map Service Center, Orange County, Florida, Map No. 12095C0375F dated 9/25/2009.



Key Map:

Consultant:

3	07/08/2022	RESUBMIT TO CITY OF CLERMONT
2	06/28/2022	RESUBMIT TO CITY OF CLERMONT
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VERTICAL DATUM:		NAVD 88
JOB NO.:		22-009
DESIGNED BY:		RO
DRAWN BY:		MA
CHECKED BY:		PM
APPROVED BY:		JE
SCALE IN FEET:		AS SHOWN

Project Name:
Clonts Parcel PUD

Jurisdiction:
CLERMONT, FL

Sheet Title:
**EXISTING
CONDITIONS**

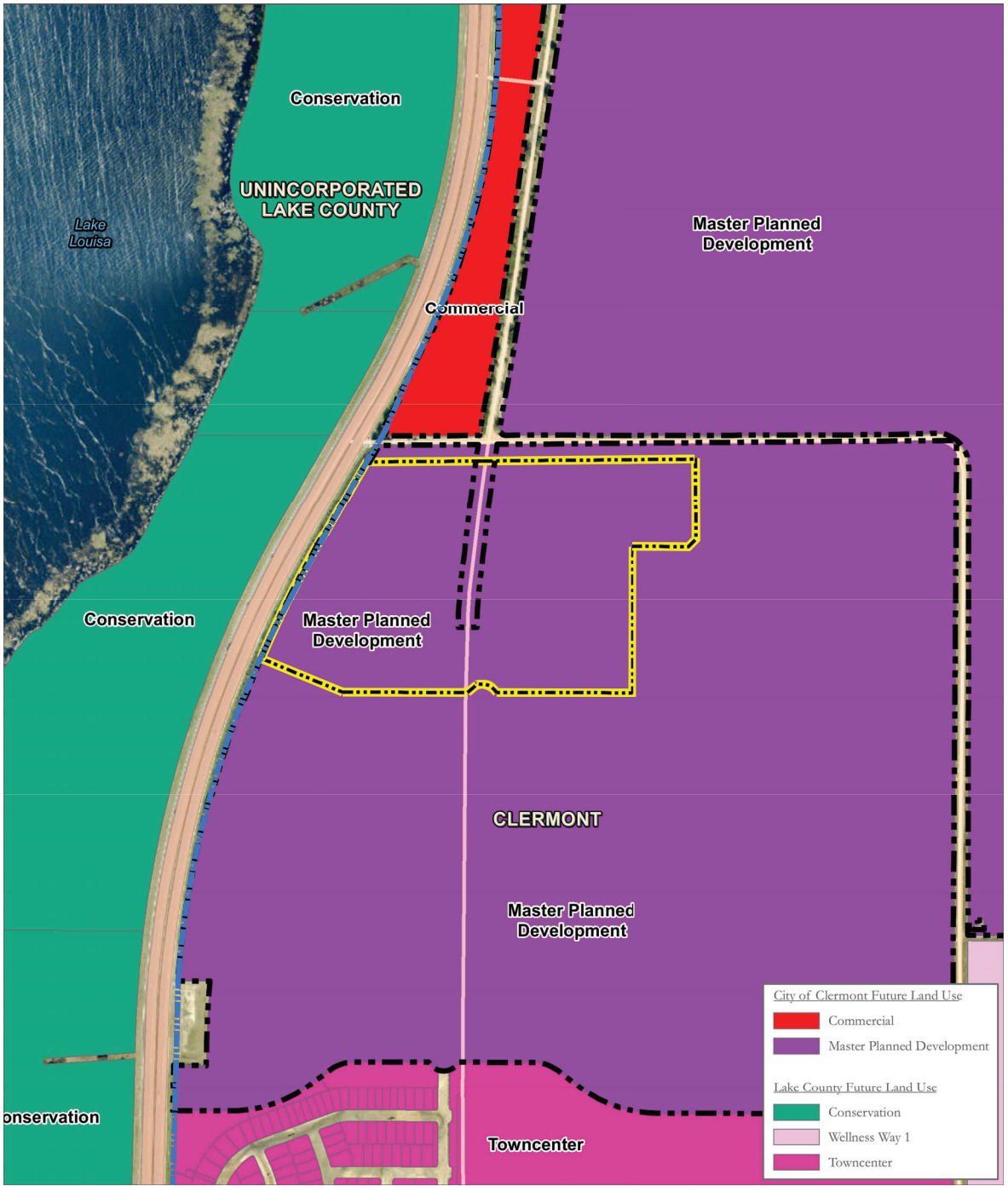
Sheet No.:
C1.10

DATE: July 15, 2022

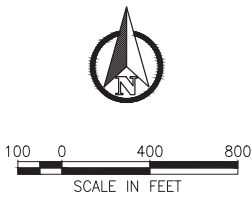
POULOS & BENNETT

Poulos & Bennett, LLC
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Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2022\22-009 INTEGRA - WELLNESS WAY - CLONTS PROP\CAD\PRELIMINARY\PD\22-009-PD-CP



- PUD Boundary
- Wellness Way Area Plan Boundary
- Municipal Boundary



Key Map:

Consultant:

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JOB NO:		22-009
DESIGNED BY:		RO
DRAWN BY:		MA
CHECKED BY:		PM
APPROVED BY:		JE
SCALE IN FEET:		1"=400'

Project Name:

Clonts Parcel PUD

Jurisdiction:

CLERMONT, FL

Sheet Title:

Wellness Way Area Plan

Sheet No.:

C2.00

DATE: July 15, 2022

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Eng. Bus. No. 28567

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Legend

- PUD Boundary
- Parcel Boundary
- Multifamily Building
- Open Space
- Future Development
- Garages
- ROW
- ↔ Full Access Point*
- ➔ Restricted Access Point*

Note:
* Final location of access points will be determined at final site plan.

Key Map:

Consultant:

3	07/08/2022	RESUBMIT TO CITY OF CLERMONT
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SUBMISSIONS/REVISIONS		
VERTICAL DATUM:		NAVD 88
JOB NO.:		22-009
DESIGNED BY:		RO
DRAWN BY:		MA
CHECKED BY:		PM
APPROVED BY:		JE
SCALE IN FEET:		1"=100'

Project Name:

Clonts Parcel PUD

Jurisdiction:

CLERMONT, FL

Sheet Title:

Land Use Plan

Sheet No.:

C3.00

Scale:

DATE: July 15, 2022
P.E. NO. 005698
R. LANCE WINNETT



Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

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Site Data

Site Information

Parcel I.D. # 21-23-26-0004-000-00900
Current FLU: Master Planned Development
Current Zoning: UT - Urban Transition District
Proposed Zoning: PUD

Developable Land Summary (Acres)

Gross Land Area(before Schofield Rd dedication): 55.6 ac
Schofield Rd dedication 3.4 ac
Net Land Area: 52.2 ac

Stormwater Management

The project will meet the requirements of City of Clermont and the St. Johns River Water Management District for stormwater management.

Project Phasing

The project will be phased. Phasing will be identified at Preliminary or Final Site Plan, as appropriate.

Signage

Onsite signage will be in accordance with City of Clermont Code of Ordinances.

Parking Requirements

Off-street parking will be provided in accordance with the City of Clermont Land Development Regulations.

Active Recreational Area Requirements

Residential recreational area requirements shall comply with code.

Landscaping

All new development must provide landscaping in accordance with the City of Clermont Land Development Regulations, as amended. Use of native and waterwise landscaping and LID design techniques are encouraged where practicable.

Landscape Irrigation

Landscape irrigation will be provided primarily by re-use water. Another type of non-potable water supply may be used for landscape irrigation if re-use water is not available to the PUD.

Lighting

All development will adhere to dark sky standards.

Utilities

Potable Water: City of Clermont
Wastewater: City of Clermont
Reclaimed Water: City of Clermont

Authority & Conflicts

This document shall govern the development of property within the Clonts Parcel PUD. In an instance where there is a conflict with existing County codes, this document shall control. When these PUD documents do not address a specific standard, the standard in the City LDC and Manual of Uniform Minimum Standards for Design, Construction and Maintenance (Florida Greenbook) shall be applied. Terms are considered to be defined as contained within the City of Clermont Land Development Code unless otherwise noted.

List of Permitted Uses

Residential Multi-family

Development Standards	
Lot Development Standards	MF
Building Placement	
Front Yard Minimum ¹	15'
Front Build-to-Zone	15'-25'
Street Side Yard Minimum	10'
Side Yard Minimum	0/5'
Rear Yard Minimum	10'
Garage Setback Alley Load	N/A
Building Stories/Ft. Maximum	4/60'
Lot Width Minimum	N/A
Minimum Living Area	500 sf

Student Generation Table						
			Generation Rate			
Parcel	Units	Type	ES	MS	HS	Total
1	328	MF	0.153	0.061	0.068	92
Project Total						92

Maximum Res. Density (per Development Agreement)

12 Du/Ac

Net Buildable Acreage						
	Gross Parcel Acreage	Public R/W Dedication	Designated Open Space	Wetlands	Net Buildable Acres	Proposed Development Program
Parcel 1 (Res)	27.37		8.07	0	18.83	328 Dwelling Units
Parcel 2 (Future Development)	24.86		7.59	0	17.71	TBD
Schofield Rd (2019)	3.4	3.4				
Bradshaw Rd Ext		1.9				
TOTAL	55.63	5.3				

Net Buildable Acreage = Gross acres minus wetland acres minus water body acres minus designated open space

Schofield Rd right-of-way was conveyed to Lake County in 2019 per ORB 5299, PG 77

The Bradshaw Rd Ext r/w acreage is approximate. Subject to final design and permitting.

Waivers

A waiver from Section 94-195(d)(5) is granted to allow the maximum retaining wall height to be 8 ft in lieu of 6 ft.

Key Map:

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3	07/08/2022	RESUBMIT TO CITY OF CLERMONT
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NO.	DATE	DESCRIPTIONS
		SUBMISSIONS/REVISIONS
VERTICAL DATUM		NAVD 88
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DESIGNED BY:		RO
DRAWN BY:		MA
CHECKED BY:		PM
APPROVED BY:		JE
SCALE IN FEET:		N/A

Project Name:

Clonts Parcel PUD

Jurisdiction:

CLERMONT, FL

Sheet Title:

Land Use Tables

Sheet No.:

C3.10

Seal:

POULOS & BENNETT
P.E. NO. 0096098
DATE: July 15, 2022



Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

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Architectural Elevations *



Note:
* Residential elevations are provided to illustrate how the Residential Architectural Standards may be met in the PUD. Alternative residential elevations that meet the Architectural Standards provided herein may be used.



Key Map:

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SUBMISSIONS/REVISIONS		
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DESIGNED BY:		RO
DRAWN BY:		MA
CHECKED BY:		PM
APPROVED BY:		JE
SCALE IN FEET:		N/A

Project Name:
Clonts Parcel PUD

Jurisdiction:
CLERMONT, FL

Sheet Title:
Residential Architectural Standards

Sheet No.:
C3.20

Seal:

POULOS & BENNETT
P.E. NO. 00510998
DATE: July 15, 2022

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567



Legend

- PUD Boundary
- Parcel Boundary
- Open Space
- ROW
- ↔ Full Access Point*
- ↘ Restricted Access Point*

Note:

* Final location of access points will be determined at final site plan.

Acrage Provided	
Parcel 1	Parcel 2
6.56 Ac.	TBD
4.67 Ac.	TBD

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DESIGNED BY:		RO
DRAWN BY:		MA
CHECKED BY:		PM
APPROVED BY:		JE
SCALE IN FEET:		1"=100'

Project Name:

Clonts Parcel PUD

Jurisdiction:

CLERMONT, FL

Sheet Title:

Open Space System

Sheet No.:

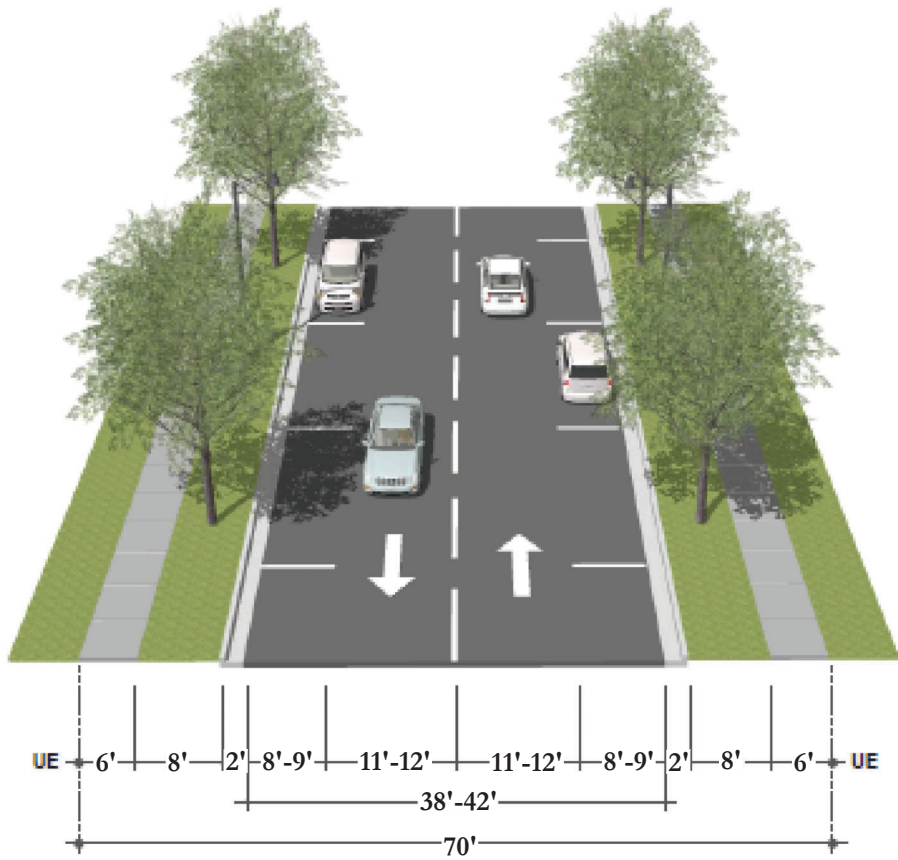
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DATE: July 15, 2022

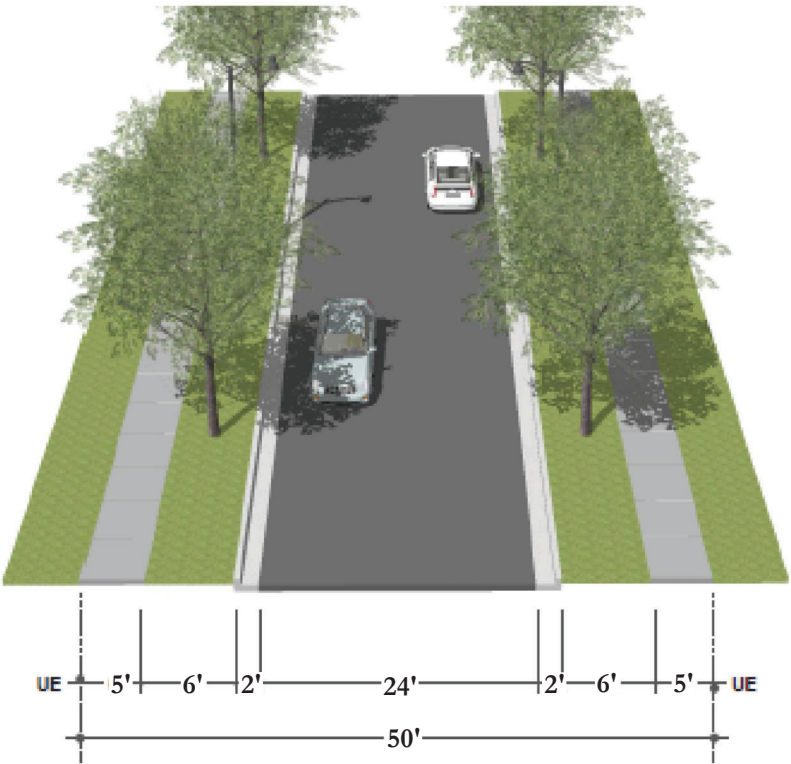


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Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2022\22-009 INTEGRA - WELLNESS WAY - CLONTS PROP\CAD\PRELIMINARY\PD\22-009-PD-TS



Neighborhood Connector



Local Street

- Notes:
- 1. Local Street and Neighborhood Connector dimensions will be determined at final site plan.
 - 2. Trail surfaces will be determined at final site plan.

Key Map:

Consultant:

3	07/08/2022	RESUBMIT TO CITY OF CLERMONT
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DESIGNED BY:		RO
DRAWN BY:		MA
CHECKED BY:		PM
APPROVED BY:		JE
SCALE IN FEET:		N/A

Project Name:

Clonts Parcel PUD

Jurisdiction:

CLERMONT, FL

Sheet Title:

Typical Roadway
Sections

Sheet No.:

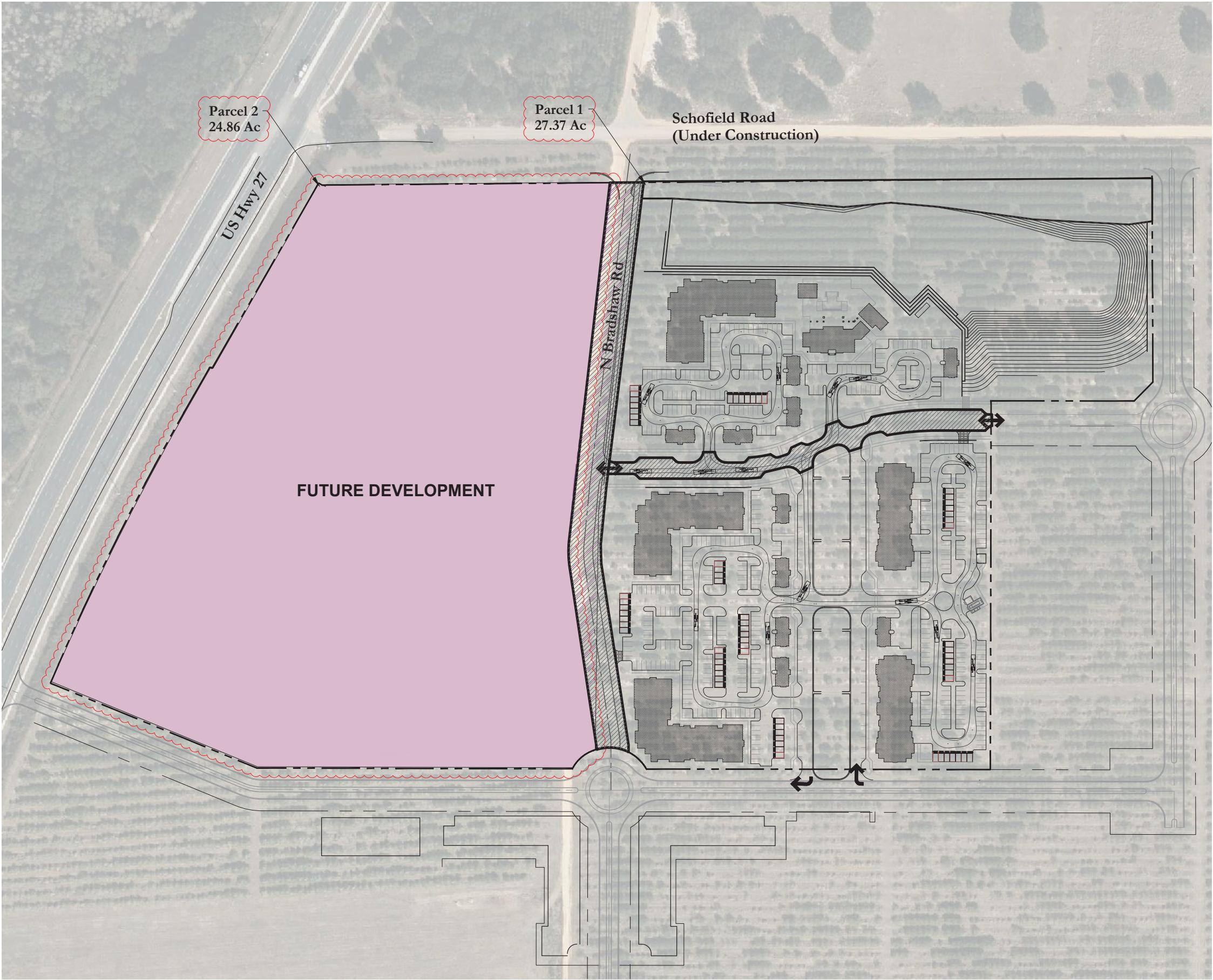
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DATE: July 15, 2022

POULOS & BENNETT

Poulos & Bennett, LLC
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Eng. Bus. No. 28567

Z:\2022\22-009 INTEGRA - WELLNESS WAY - CLONTS PROP\CA\PRELIMINARY\PD\22-009-PD-RW



Legend

- PUD Boundary
- Parcel Boundary
- Future Development
- Future Roadways
- Dedicated Roadways
- Emergency Access Point
- Full Access Point*
- Restricted Access Point*

Note:
* Final location of access points will be determined at final site plan.

Key Map:

Consultant:

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DESIGNED BY:		RO
DRAWN BY:		MA
CHECKED BY:		PM
APPROVED BY:		JE
SCALE IN FEET:		1"=100'

Project Name:

Clonts Parcel PUD

Jurisdiction:

CLERMONT, FL

Sheet Title:

Road Way Network Plan

Sheet No.:

C6.00

Scale:

BLANCE WINNETT
P.E. NO. 005698
DATE: July 18, 2022

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

-FOR-

A PORTION OF SECTION 21 TOWNSHIP 23 SOUTH, RANGE 26 EAST, LYING EAST OF US HIGHWAY 27, SOUTH OF SCHOFIELD ROAD LAKE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONTAINING: 2,275,197.41 SQUARE FEET OR 52.23 ACRES MORE OR LESS



NOT TO SCALE

1. BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM WEST ZONE NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENT AS ESTABLISHED BY THE TRIMBLE VRS GEODETIC NETWORK AND DERIVING A BEARING OF S89°30'42"W ALONG THE SOUTH RIGHT OF WAY LINE OF SCHOFIELD ROAD PER DEED BOOK 225, PAGE 576 PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
2. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 12069C0675E, LAKE COUNTY, FLORIDA, EFFECTIVE DATE OF DECEMBER 18, 2012, THE PROPERTY DESCRIBED HEREON LIES WITHIN ZONE(S) "X" AND DOES NOT LIE WITHIN A FLOOD HAZARD AREA.
3. UNDERGROUND FOUNDATIONS AND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY.
4. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD BY THIS FIRM.
5. NORTH-SOUTH AND EAST-WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION.
6. WETLAND AREAS, IF EXISTING, WERE NOT ADDRESSED AS A PART OF THIS SURVEY.
7. THE ACCURACY OF THE SURVEY MEASUREMENTS USED FOR THIS SURVEY MEETS OR EXCEEDS THE EXPECTED USE OF THE PROPERTY DESCRIBED HEREON. (SUBURBAN) 1 FOOT IN 7,500 FEET.
8. THE NORTH RIGHT OF WAY LINE OF SCHOFIELD ROAD AS SHOWN HEREON IS PER THE LAKE COUNTY PROPERTY APPRAISER WEBSITE, NO PUBLIC RECORDINGS WERE PROVIDED TO THIS FIRM FOR THE PORTION OF THE MAINTAINED ROADWAY BY LAKE COUNTY, FLORIDA.
10. NORTH BRADSHAW ROAD SHOWN HEREON IS A 20.00 FOOT WIDE GRADED DIRT ROAD MAINTAINED BY LAKE COUNTY, FLORIDA. LAKE RIGHT OF WAY DEPARTMENT DOES NOT HAVE ANY PUBLIC DEDICATION RECORDINGS FOR THIS ROADWAY AND IT APPEARS THAT THE CENTER OF SAID ROADWAY TO RESIDE WITHIN THE UN-NAMED PLATTED RIGHT OF WAY SHOWN ON THE PLAT OF MONTE CRISTO AS REFERENCED HEREON.
11. A PORTION OF NORTH BRADSHAW ROAD SHOWN WITHIN THE SUBJECT PROPERTY HAS BEEN LOCATED PER VACATION PETITION NO. 1239, RESOLUTION 2019-15, RECORDED IN OFFICIAL RECORDS BOOK 5240, PAGE 172 OF THE OFFICIAL RECORDS BOOK OF LAKE COUNTY, FLORIDA.

A	MOORE OR LESS	NO.	NUMBER	P	FLAG POLE
AC	ACRES	(NR)	NON-RADIAL	M	MAIL BOX
A/C	AIR CONDITION	ORB	OFFICIAL RECORDS BOOK	HP	HAND-CAAP PARKING
ADS	ADVANCE DRAINAGE SYSTEM PIPE	CHU	OVER-HEAD UTILITIES	B	BOLLARD
ASPH	ASPHALT PAVEMENT	(P)	PLAT	Δ	CENTRAL ANGLE
B&W	BARBED-WIRE FENCE	P.B.	PLAT BOOK	—	BREAK LINE
C	CALCULATED	PC	POINT OF CURVATURE	SET 4"x4" CM (LB 8011)	
CCK	CURB & GUTTER	PCC	POINT OF COMPOUND CURVATURE	FOUND 4"x4" CM (AS NOTED)	
CB	CHORD BEARING	PCM	POURED CONCRETE MONUMENT	SET N/D (LB 8011)	
CD	CHORD DISTANCE	PCP	PERMANENT CONTROL POINT	FOUND N/D (AS NOTED)	
CE	CENTER LINE	P(G/S)	PAGE/PAGES	SET 5/8" IRC (LB 8011)	
CLF	CHAIN-LINK FENCE	PI	POINT OF INTERSECTION	FOUND IRON ROD (AS NOTED)	
CONC	CONCRETE MONUMENT	PLS	PROPERTY LINE	FOUND IRON PIPE (AS NOTED)	
CORR	CORRUGATED METAL PIPE	PLS	PROFESSIONAL LAND SURVEYOR	FOUND ROAD ROAD SPIKE (AS NOTED)	
CONC.	CONCRETE	P.O.B.	POINT OF BEGINNING	FOUND "X" CUT	
CTV	CABLE TELEVISION	P.O.C.	POINT OF COMMENCEMENT	BENCHMARK (AS NOTED)	
DEED	DEED	P.O.C.	POINT ON CURVE	AIR CONDITION	
D.B.	DEED BOOK	PRC	POINT OF REVERSE CURVATURE	CABLE TELEVISION RISER BOX	
D.E.	DRAINAGE EASEMENT	PRM	PERMANENT REFERENCE MONUMENT	ELECTRIC JUNCTION BOX	
ELEV	ELEVATION	PSM	PROFESSIONAL SURVEYOR MAPPER	TELEPHONE RISER BOX	
ELEC	ELECTRIC	PT	POINT OF TANGENCY	UTILITY RISER BOX	
ESMT	EASEMENT	PVC	POLYVINYL CHLORIDE PIPE	WATER METER	
EDGE	EDGE OF PAVEMENT	R	RADIUS	WIRE PULL BOX	
E/W	APPROXIMATE EDGE OF WATER	R	RADIAL	TRAFFIC SIGNAL BOX	
FOOT	FLORIDA DEPARTMENT OF TRANSPORTATION	RCM	ROUND CONCRETE MONUMENT	ELECTRICAL TRANSFORMER	
F.F.	FINISHED FLOOR	R/W	RIGHT OF WAY	WOOD UTILITY POLE	
F.F.	FLOOD (FLORIDA) INSURANCE RATE MAP	REC	REINFORCED CONCRETE PIPE	CONCRETE UTILITY POLE	
FNC	FENCE	REC	RECOVERED	METAL UTILITY POLE	
FND	FOUND	SEC	SECTION	TRAFFIC SIGNAL POLE	
FOPE	HIGH DENSITY POLYETHYLENE PIPE	SS	SPLIT RAIL FENCE	GUY POLE	
HWF	HOG-WIRE FENCE	SS	SANITARY SEWER	GUY ANCHOR	
IDV	IDENTIFICATION	T/B	APPROXIMATE TOP OF BANK	LIGHT POLE	
INV	INVERT ELEVATION	T/S	APPROXIMATE TOE OF SLOPE	FLOOD LIGHT	
IPC	IRON PIPE & CAP	TBM	TEMPORARY BENCH MARK	CATCH BASIN/DROP INLET	
IR	IRON ROD	U.E.	UTILITY EASEMENT	CLEAN OUT	
IRC	IRON ROD & CAP	(TYP)	TYPICAL	STORM MANHOLE	
IR	IRON ROD & CAP	WF	WOOD FENCE	ELECTRIC METER	
LC	ARC LENGTH	WF	WROUGHT IRON FENCE	SANITARY MANHOLE	
LB	LICENSED BUSINESS	WPF	WOOD PRIVACY FENCE	TELEPHONE MANHOLE	
M	MEASURED	W	WELL	WELL	
M.B.	MAP BOOK	W	WATER VALVE	FIBER-OPTIC CABLE MARKER	
MES	MITERED END SECTION	W	GAS VALVE	GAS LINE MARKER	
NAVJ	NORTH AMERICAN VERTICAL DATUM	W	WATER SPOUT	SINGLE POLE SIGN	
NVD	NORTH AMERICAN VERTICAL DATUM	W	WATER SPOUT	DOUBLE POLE SIGN	
N/D	NAIL & DISK	W	FIRE HYDRANT	WETLAND FLAG	

TO CLONTS GROVES, INC, A FLORIDA CORPORATION;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a), 7(b)(1), 8, 9, 10, 11, 13, 14, 16, 17, 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 08/10/2018

DATE OF PLAT OR MAP: 08/10/2018

I FURTHER CERTIFY THIS SURVEY MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE.

William D. Donley _____ 06/20/2019
DATE

WILLIAM D. DONLEY
FLORIDA LICENSED SURVEYOR & MAPPER NO. LS 5381
THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.


Dewberry

131 WEST KALEY STREET
ORLANDO, FLORIDA 32806
PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION No. LB 8011

A PORTION OF
SECTION 21, TOWNSHIP 23
SOUTH, RANGE 26 EAST

LAKE COUNTY, FLORIDA

PLAT OF BOUNDARY SURVEY
-FOR-
REX CLONTS

OF 2

Drawing name: S:\Clients\Property\DMG-Civil\30\Olympus\NW_surbdy_Revise.dwg Sheet 2 Jul 02, 2019 6:20am by mgrooner

REVISIONS				
FB/PG	DATE	DRAWN	REVISION	CKD
N/A	09/27/18	MRP	REVISED LEGAL DESCRIPTION	WDD
N/A	06/19/19	MRS	REMOVED VACATED R/W BRADSHAW	WDD

**Dewberry**

131 WEST KALEY STREET
ORLANDO, FLORIDA 32806
PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. LB 8011

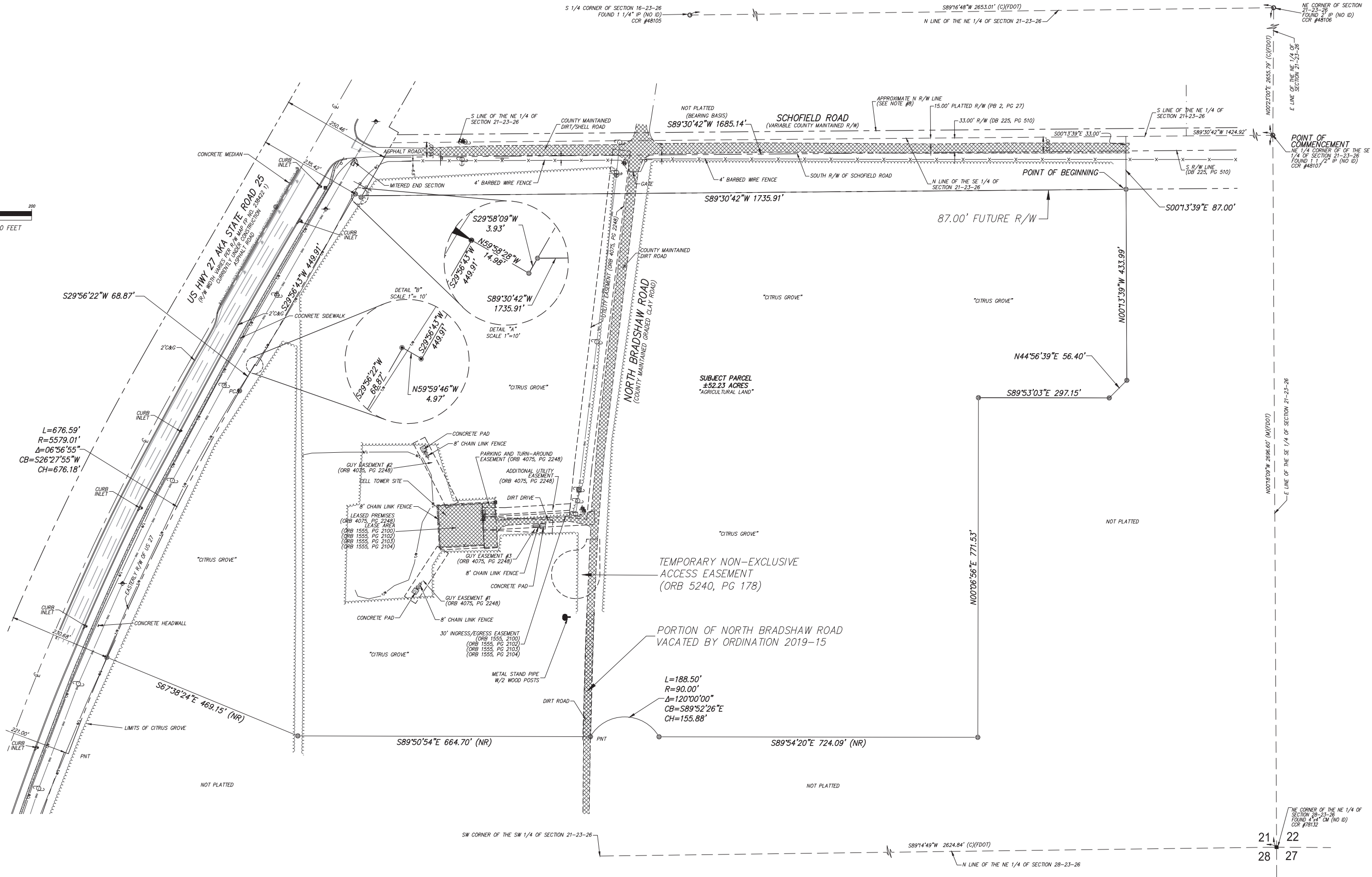
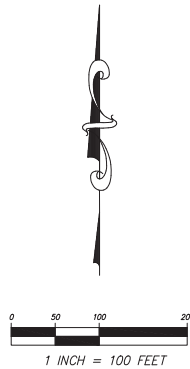
A PORTION OF
SECTION 21, TOWNSHIP 23
SOUTH, RANGE 26 EAST

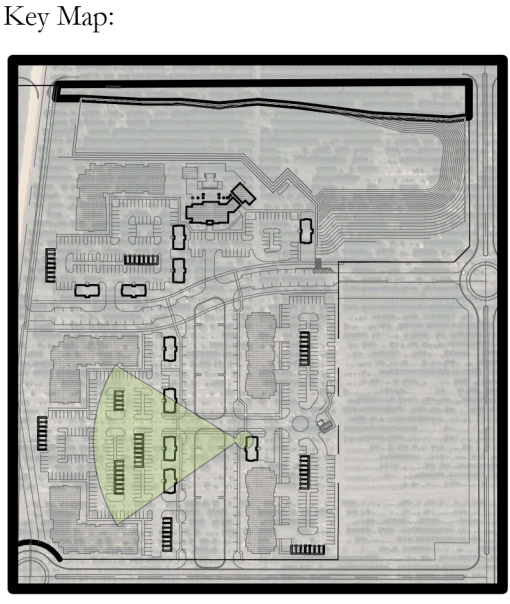
LAKE COUNTY, FLORIDA

PLAT OF BOUNDARY SURVEY
-FOR-
REX CLONTS

FB/PG		FIELD DATE		PROJECT NO. 50105422
21,28-23-26 / 7		08/10/18		
DRAWING DATE	BY	APPROVED		SCALE 1" = 100'
08/10/18	MRP	WDD		

2
OF
2





Consultant:

3	07/08/2022	RESUBMIT TO CITY OF CLERMONT
2	06/28/2022	RESUBMIT TO CITY OF CLERMONT
1	05/26/2022	SUBMIT TO CITY OF CLERMONT
NO.	DATE	DESCRIPTIONS
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:		NAVD 88
JOB NO.:		22-009
DESIGNED BY:		RO
DRAWN BY:		MA
CHECKED BY:		PM
APPROVED BY:		JE
SCALE IN FEET:		1"=100'

Project Name:

Clonts Parcel PUD

Jurisdiction:

CLERMONT, FL

Sheet Title:

Road Way Network Plan

Sheet No.:

C6.00 (2)

Seal:

R. LANCE BENNETT
P.E. NO. 0056098
DATE: **July 18, 2022**



Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567



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Jurisdiction:

CLERMONT, FL

Sheet Title:

Road Way Network Plan

Sheet No.:

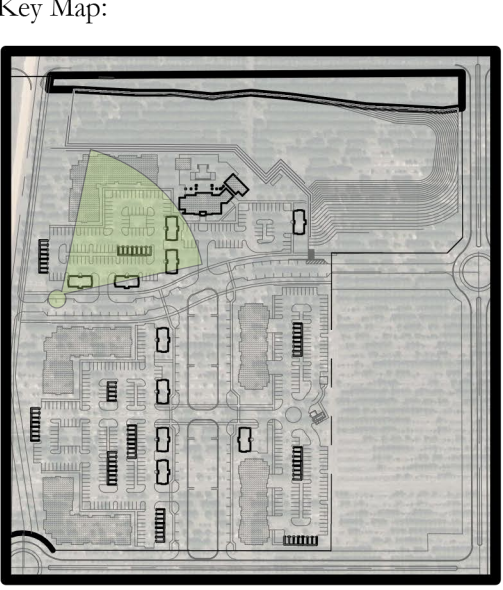
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Clonts Parcel PUD

Jurisdiction:

CLERMONT, FL

Sheet Title:

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Sheet No.:

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Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567



Lake County School District School Concurrency Application & Service Provider Form

Growth Planning Dept.
201 West Burleigh
Blvd.
Tavares, FL 32778
(352) 253-6690
Fax: (352) 253-6691

Instructions: Submit one copy of the completed application and applicable fee(s) for each new residential project requiring a concurrency determination of school capacity. A determination will be provided within thirty (30) working days of receipt of a complete application. A determination is not transferable and is valid for one year from date of issuance. Once the Development Order is issued, the concurrency determination shall be valid for the life of the Development Order upon verification of a final development order.

Please check (✓) type of application (one only):

☐ Concurrency Capacity Reservation (site plan, subdivision, plat) ☐ Exemption ☐ Amendment ☐ Equivalency
☐ Adequate School Facilities Determination (Comp Plan, Zoning) ☐ Letter of No Impact ☐ Time Extension

Fees: Concurrency Capacity Reservation ≤ 90 DU (\$800) ≥ 91 DU (\$1000);
Adequate School Facilities Determination (\$500)
Amendment (\$500); Equivalency (\$500); Time Extension (\$300)

PART 1: PROJECT INFORMATION

Include a copy of the site/subdivision plan, last recorded warranty deed and consent form or agent authorization

Project Name: (please include AKA's)	Integra Wellness Way
Municipality:	City of Clermont
Parcel Identification Number (PIN):	21-23-26-0004-000-00900
Alternate Keys:	1462436
Location / Address Of Subject Property:	Bradshaw Rd & Schofield Rd

DEVELOPMENT REQUEST:

Project Data	Type and Number of Units
Recently Annexed: Y or N	Single Family
Project Acreage: 26.82	Multi-Family 328
Total Number of Units: 328	Mobile Home
Will the Project be Phased? ¹ (Y/N): (residential will not be phased)	Age Restricted (Adults Only) ²
Concurrency Service Area (CSA): City of Clermont	

¹ If applicable, please attach a Phasing Plan showing the number and type of units to receive certificate of occupancy yearly.

² A Restrictive Covenant is required for age-restricted communities.

OWNERSHIP/AGENT INFORMATION: NOTE: if an agent, please include an agent authorization/consent form

Owner's Name:	Rex Clonts Jr/Clonts Grove Inc		
Agent's Name:	Integra Land Company		
Mailing Address:	1525 International Pkwy Suite 2001 Lake Mary, FL 32746		
Telephone Number:	407-833-3927	Fax Number:	
Contact Email Address:	courtney.mcdaniel@integralandcompany.com		

I hereby certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge.

Owner/Agent Signature:	Date:
------------------------	-------

PART 2: TO BE COMPLETED BY LOCAL GOVERNMENT REVIEW

Date Application Filed:	5-26-2022	Petition/Project Number:	CLONTS PUD-Integra
Reviewed By:	John Kause	Reviewers Title:	Planning Manager

Government Representative Signature:	Date:
--------------------------------------	-------

PART 3: TO BE COMPLETED BY SCHOOL DISTRICT

Date & Time Received:	Case Number:
I verify that the project complies with the adopted Level of Service (LOS) for Schools	I verify that the project will comply with the adopted Level of Service (LOS) for Schools subject to the attached conditions
I cannot verify that the project will comply with the adopted Level of Service (LOS) for Schools	Payment Received:
District Representative:	Date:

Form revised 10/2/2017



CITY OF CLERMONT REZONING APPLICATION

DATE May 27, 2022		FEE: \$542.00 + cost of advertisement + cost of traffic review, if necessary	
Project Name (if applicable) Integra - Wellness Way			
Applicant Poulos & Bennett, LLC			
Contact Person Lance Bennett / Courtney McDaniel			
Address 2602 E. Livingston Street		City Orlando	State FL
		Zip 32803	
Telephone 407.487.2594		Fax	
Email lbennett@poulosandbennett.com ; courtney.mcdaniel@integralandcompany.com			
OWNER INFORMATION			
Owner's Name Clonts Grove, Inc			
Owner Address P.O. Box 622916		City Oviedo	State FL
		Zip 32762	
Telephone		Email	
PROPERTY INFORMATION			
Address of Subject Property 8325 North Bradshaw Rd		City Clermont	State FL
		Zip 34711	
Legal Description (include copy of survey) See coversheet of PUD Plan set			
Acreage 52.2		Land Use (City verification required) Master Planned Development	
Present Zoning (City verification required) UT Urban Transition District		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?

The requested application is to rezone the property in conformance with the adopted Wellness Way policies and governing Development Agreement. This request is for 328 Multi-Family residential units and up to 700,000 sf of Medical Campus/Office uses.

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

Lance Bennett, P.E.

Applicant Name (print)

x

Lance Bennett

Applicant Name (signature)

x

Owner Name (print)

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



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 May 27, 2022		FEE: \$542.00 + cost of advertisement + cost of traffic review, if necessary	
Project Name (if applicable) Integra - Wellness Way			
Applicant Poulos & Bennett, LLC			
Contact Person Lance Bennett / Courtney McDaniel			
Address 2602 E. Livingston Street	City Orlando	State FL	Zip 32803
Telephone 407.487.2594	Fax		
Email lbennett@poulosandbennett.com ; courtney.mcdaniel@integralandcompany.com			
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Check box to indicate additional materials are provided via attachment. ☒

Lance Bennett, P.E.

Applicant Name (print)

x

Lance Bennett

Applicant Name (signature)

x

Owner Name (print)

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

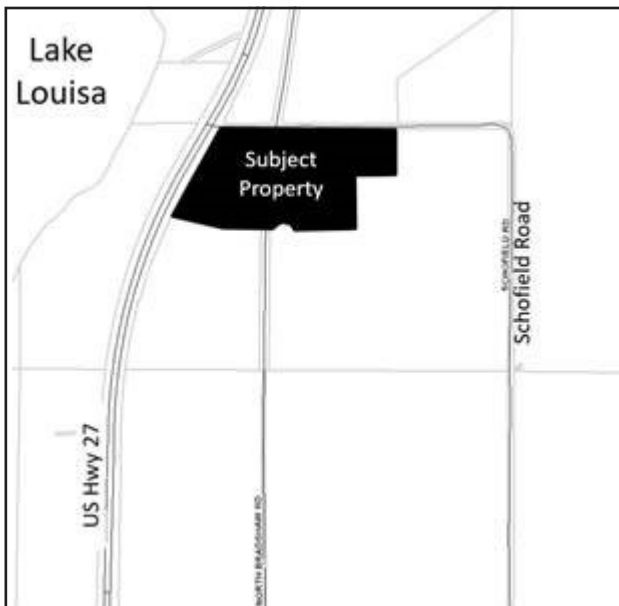
On Tuesday, August 2, 2022 at 6:30 PM the Clermont Planning & Zoning Commission will consider the enactment of following proposed ordinance and on Tuesday, August 23, 2022 at 6:30 PM at a public hearing the request will be held before the City Council for Final Adoption.

ORDINANCE NO. 2022-033

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 EFFECTIVE DATE.

LOCATION

2 miles south of Hartwood Marsh Road,
East of US 27 at the Schofield Road intersection
Alternate Key 1462436



LEGAL DESCRIPTION

LEGAL DESCRIPTION: A PORTION OF SECTION 21 TOWNSHIP 23 SOUTH, RANGE 26 EAST, LYING EAST OF US HIGHWAY 27, SOUTH OF SCHOFIELD ROAD LAKE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 21; THENCE S89°30'42"W W ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 21, A DISTANCE OF 1424.92 FEET; THENCE DEPARTING SAID SOUTH LINE RUN S00°13'39"E, A DISTANCE OF 33.00 FEET TO A POINT ON THE SOUTH RIGHT OF E, A DISTANCE OF 33.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SCHOFIELD ROAD (A VARIABLE WIDTH COUNTY MAINTAINED RIGHT OF WAY); THENCE CONTINUE S00°13'39", A DISTANCE OF 87.00 FEET TO THE POINT OF BEGINNING; THENCE S89°30'42"W ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 1735.91 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF US HIGHWAY 27 ALSO KNOWN AS STATE ROAD 25 (A VARIABLE WIDTH RIGHT OF WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FP NO. 238422 1 DATED: NOVEMBER 8, 2005); THENCE RUN ALONG SAID EASTERLY RIGHT OF WAY THE FOLLOWING FIVE (5) COURSES AND DISTANCES: THENCE S29°58'09"W, A DISTANCE OF 3.93 FEET; THENCE N59°58'28"W, A DISTANCE OF 14.98 FEET; THENCE S29°56'43"W, A DISTANCE OF 449.91 FEET; THENCE N59°59'46"W, A DISTANCE OF 4.97 FEET; THENCE S29°56'22"W, A DISTANCE OF 68.87 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 5579.01 FEET, A CENTRAL ANGLE OF 06°56'55", A CHORD BEARING OF S26°27'55"W AND A CHORD DISTANCE OF 676.18 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 676.59 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE RUN S67°38'24"E, A DISTANCE OF 469.15 FEET; THENCE S89°50'54"E, A DISTANCE OF 664.70 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 120°00'00", A CHORD BEARING OF S89°52'26"E AND A CHORD DISTANCE OF 155.88 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 188.50 FEET TO THE END OF SAID CURVE; THENCE S89°54'20"E, A DISTANCE OF 724.09 FEET; THENCE N00°06'56"E, A DISTANCE OF 771.53 FEET; THENCE S89°53'03"E, A DISTANCE OF 297.15 FEET; THENCE N44°56'39"E, A DISTANCE E, A DISTANCE OF 56.40 FEET; THENCE N00°13'39"W, A DISTANCE OF 433.99 FEET TO THE POINT OF BEGINNING.

CONTAINING: 2,275,197.41 SQUARE FEET OR 52.23 ACRES MORE OR LESS.

PROPERTY REZONING

**Rezone the property from Urban Transition to
Planned Unit Development (PUD) for multi-family use and commercial use**

All public meetings are held in the Clermont City Hall, Council Chambers located at 685 W. Montrose Street, Clermont, FL 34711.

This ordinance is available for public inspection in the Development Services Department, Monday through Friday between the hours of 8:00 AM and 5:00 PM.

All interested parties shall 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