



**CITY OF CLERMONT
PLANNING AND ZONING COMMISSION AGENDA
LOCATION: CLERMONT CITY HALL
685 WEST MONTROSE STREET
6:30 PM, Tuesday, October 4, 2022**

**CALL TO ORDER
PLEDGE OF ALLEGIANCE**

MINUTES

Approval of the September 6, 2022 Planning and Zoning Commission meeting minutes.

REPORTS

NEW BUSINESS

Item 1 - Ordinance 2022-038 *Withdrawn*
Evaluation & Appraisal Report

As required under Section 163.3191, the City is in the process of evaluating and appraising (EAR) the City's Comprehensive Plan to address changes in local conditions and state requirements.

Item 2 - Resolution 2022-029R
Staybridge Suites Conditional Use Permit

Consider a conditional use permit to allow a hotel over 5,000 square feet within the Tuscany Village PUD.

Item 3 - Ordinance 2022-043
Clermont Health Park ASC Rezoning

Consider the request to amend the Planned Unit Development (PUD) to allow for the development of an ambulatory service building on the property located at 1909 East Highway 50.

Item 4 - Ordinance 2022-045
U-Haul Storage Comprehensive Plan Amendment

Consider the request to change the future land use designation for the property located at 13652 Granville Avenue.

Item 5 - Ordinance 2022-046
U-Haul Storage Rezoning

Consider the request for rezoning for the property located at 13652 Granville Avenue.

Discussion of Non-Agenda Items

ADJOURN

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

**CITY OF CLERMONT
PLANNING AND ZONING COMMISSION AGENDA
LOCATION: CLERMONT CITY HALL
685 WEST MONTROSE STREET
6:30 PM, Tuesday, October 4, 2022**

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
September 6, 2022

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

MINUTES:

MOTION TO APPROVE the August 2, 2022 minutes of the Planning & Zoning Commission as amended made by Commissioner McAllister; seconded by Commissioner Rogers. Passed unanimously.

REPORTS FROM THE COMMISSION:

There were no reports.

NEW BUSINESS

Item #1: Ordinance No. 2022-011 – Chicone Rezoning

Planning Manager John Kruse presented as follows:

The applicant, VHB, is requesting a rezoning to a Planned Unit Development. The applicant is requesting up to 952 dwelling units and up to 198,000 square feet of non-residential use. The property is within the Wellness Way Area Plan. The subject site is 304 +/- acres in size. The property has historically been used for agricultural purposes. The applicant has four pending requests before the City of Clermont. These include: (1) Utility Agreement, (2) Annexation, (3) Comprehensive Plan Amendment, and (4) Rezoning to a Planned Unit Development (PUD). The project was reviewed under the recently adopted Wellness Way Comprehensive Plan Goal, Objectives and Policies. The project was originally allocated 711 dwelling units under the existing Wellness Way Area Plan in Lake County. The applicant will be donating 49.8 acres (Segment C) towards the right-of-way for the Wellness Way Road Network at no cost to Lake County. The applicant will receive two dwelling units per acre for the donation of right-of-way under Policy 2.9.1. This results in an increase of 99 dwelling units. The developer will be responsible for all costs and extensions of utilities to the project as well. The applicant will also be required to construct Wellness Way Boulevard (Segment C) from the Wellness Ridge Development (Lennar) to the Orange County line. This connection will offer an east-west connection into Orange County and this roadway will offer an alternative to Hartwood Marsh Road.

In addition, the applicant will be entering into a community benefit agreement for offsite improvements. Under Policy 2.3.2, the applicant can receive up to a 20% increase in density over the original Wellness Way Area Plan designation. The applicant has agreed to contribute \$15,000 per dwelling unit at 142 additional units for a total of \$2,130,000 to be used for offsite

improvements designated by the City of Clermont. The community benefit agreement will memorialize the terms and conditions of the contribution. With the addition of the right-of-way increase of 99 units and 142 units under the community benefit agreement, the total dwelling unit count will be capped at 952 dwelling units.

The PUD Site Plan, prepared by VHB dated August 24, 2022, was also reviewed under the recently adopted Wellness Way Guidelines and Standards. The property has a designation of Wellness Way Neighborhood District. Under this designation, the property will be required to have a minimum of 5% of the net useable land for Center uses, 65% for Residential uses, and 30% for Open Space. This equates to approximately 15 acres of Center uses, 197 acres for Residential uses and 91 acres of Open Space. Below is a Conceptual Lotting Plan showing the general layout of the project.

Under 2.1.1 (c) Neighborhood District Development Standards, the table indicates the minimum standards for Single-family Detached and Single-family Attached product types. The proposed lot configuration meets the development standards required for the Neighborhood District. At the time of drafting this staff report, one issue remains to be resolved. The project requires 30% open space (20% Wellness Space and 10% Green Space). The application is 6 acres shy of meeting the Green Space requirement. While the 6 acres has been identified, it currently does not meet the public access requirement. The applicant is working to resolve this matter prior to the Planning and Zoning Commission meeting. The staff will report on the status of this matter at the upcoming P & Z hearing.

The project's Open Space is required to meet Section 4 of the Wellness Way Guidelines and Standards for Open Space and Parks. Part of the review was to verify if the project had Close-to-Home park amenities. Close-to-Home parks are intended to serve day-to-day park needs, provide for the spatial organization of the community, and link homes, offices, and workplaces with outdoor spaces. Each park amenity less than one acre has a maximum service area of 400 feet. Park amenities greater than one acre have an increased distance. On Sheet C-9, Park Plan of the Chicone PUD Plan, it is demonstrated through the park service area boundary that the proposed amenities will meet the requirements of Close-to-Home parks. These parks are owned and maintained by an HOA or other non-City entity.

Staff has reviewed the application and proposed project in regards to Section 122-315 Review Criteria for a Planned Unit Development. The proposed project is in conformance with the Neighborhood Future Land Use of the Wellness Way Goal, Objectives and Policies in the City's Comprehensive Plan. The project meets the requirements of the Wellness Way Guidelines and Standards in the City's Land Development Code. The project has the necessary percentages of Center, Residential, and Open Space incorporated into the project. The property, with the developer's construction of Wellness Way Boulevard, will have access to a major road network. The City's water and sewer service will be required in order to develop the property and capacity is available to serve the project. These utilities shall be installed at the developer's expense. School concurrency shall be met as a requirement prior to site plan approval. The developer is offering a community benefit agreement for offsite improvements that will be used by the City for public facilities within the Wellness Way area. The project will have the mix of uses and residential types that are envisioned in the Wellness Way Area and is in conformance of the code. Staff is able to support the request and recommends approval of Ordinance 2022-011.

Erika Hughes, with VHB, 225 E. Robinson Street, Orlando, presented the plans for the Chicone property.

Commissioner Gonzalez asked when they plan to begin the project.

Ms. Hughes stated that construction would begin in 2023 along with the improvements of Wellness Way Boulevard.

Aaron Struckmeyer, Pulte Homes, 4901 Vineland Road, Orlando, stated that they are working through the design phase and hope to begin construction in the first quarter of 2023. He stated that it would be approximately 12 months to begin building model homes. He stated it would depend on supply accessibility.

Commissioner Niemiec asked where the road on segment C goes.

Mr. Kruse stated that it would run into New Independence Parkway.

Chairman Krzyminski asked about the traffic study.

Mr. Kruse stated that CR 455 will be modeled since the roads are not currently there and they will need to add the roads to the plans.

Chairman Krzyminski asked who would be responsible for the red light should one be required.

Mr. Kruse stated that would be determined through Lake County with the proportionate fair share.

Ms. Hughes thanked staff for working with them on this project.

Action:

MOTION TO APPROVE Ordinance No. 2022-011 made by Commissioner McAllister, seconded by Commissioner Niemiec. Motion passed unanimously, 5-0.

Item #2: Ordinance No. 2022-032 – The Vue Rezoning

Planning Manager John Kruse presented as follows:

The applicant is requesting a PUD amendment to develop on Lots 7 through 13. An updated site plan prepared by Highland Engineering shows the project consisting of seven (7) commercial lots along SR 50 and one larger lot for the multi-family use. The updated site plan consists of eight lots total. The multi-family project will be constructed on the former lots 7 through 13, with the retaining wall shifting a bit to the north to assist in grading and parking of the multi-family project. This change reduced the retaining wall height from 13 feet to 10 feet and removed the ability of having one commercial retailer greater than 20,000 square feet within the project on lots 1-4 and 6-8. The retaining wall will be terraced with landscaping to break up the hardscape.

Several waivers that were previously approved under Ordinance 2017-24 are still applicable to develop the site and the applicant is not requesting any additional waivers or increases in the current approved waivers. The multi-family project will consist of four-story split buildings to transition the grade with three-story on the upper half and four-story on the lower half. The apartment buildings will have elevators for the residents. The overall project area is 30.90 acres. The multi-family proposal will consist of 289 total units on 24.13 acres, which is a density of 11.98 dwelling units per acre. The remaining acreage adjacent to SR 50 will be developed as C-2 General Commercial uses.

The waivers previously approved under Ordinance 2017-24 and still being valid in this amendment include:

Elevation changes of up to 28 feet in height over the project site through the use of cut and up to 19 feet of fill.

Retaining wall heights up to 13 feet in height are allowed to deal with the extreme grades on the site. This will be reduced to 10 feet.

Parking space dimensions shall be allowed at a minimum nine feet wide by 18 feet deep for 30 percent of the parking requirements.

A reduced landscape buffer along Highway 50 is requested due to the presence of a large berm. The landscape buffer shall be a minimum of 10 feet in width and shall have the 30 percent more landscape required for Multi-family and C-2 uses.

Shopping center signs shall be allowed to extend 15 feet above the adjacent D.O.T berm (the D.O.T. berm varies in height depending on location.)

Access to the multi-family portion will be from two access points from Hooks Street. There will be no interconnectivity between the commercial use and multi-family use due to the elevation change. The access points on Hooks Street are existing and the applicant intends to use these points for ingress and egress. The applicant has submitted the required traffic study and the City's transportation consultant has concurred with the proposed recommendations for improvements. Project access improvements (turn lanes) will be warranted at the SR 50 connections and a possible proportionate fair share payment to provide widening towards the Hancock Road corridor between SR 50 and Hartwood Marsh Road may be expected. The proportionate fair share will be discussed and coordinated between the applicant and Lake County prior to site plan approval.

The applicant has provided an amenity package that was reviewed using the recently adopted Wellness Way Close-to-Home Parks analysis within Section 4.2 of the Wellness Way Design Guidelines. The project is not within the Wellness Way Area Plan, but the applicant offered to provide these types of park amenities. The Close-to-Home Park service area is required within 400 feet of all residential uses. Amenities within this distance ensures they are walkable and provide for a sustainable neighborhood. The applicant has provided an amenity type within the 400-foot distance within each residential building, as shown in the graphic below. The details of the amenities are contained in Attachment A of the PUD. There is also a condition that has been added to the PUD to ensure development of these amenities.

Staff has reviewed the submitted proposal and the updated site plan. The proposed multi-family use on parcels 7-13 is allowable under the Commercial Future Land Use with a conditional use permit or through a planned unit development (PUD). The maximum density is 12 dwelling units per acre and the applicant is not exceeding this density. The commercial use along SR 50 is the highest and best use along this arterial roadway and the multi-family allows a transition to the single-family residential further to the south. The project is within walking distance to East Ridge Middle School and East Ridge High School, which would serve the project. The applicant has provided amenities that exceed current standards.

Staff has reviewed the application and proposed project in regards to Section 122-315 Review Criteria for a Planned Unit Development. The location is suitable for multi-family use since the future land use of Commercial allows this type of land use. The property has access to major road networks. The City's water and sewer service will be required in order to develop the property and capacity is available to serve the multi-family project. The project is located within walking distance of the assigned high school and middle school. School concurrency shall be met as a requirement prior to site plan approval. The western portion of this project was identified in the City's "Strategic Economic Development Plan" as having topography challenges that make development difficult. The applicant has reduced the retaining wall height request from 13 feet to 10 feet by working with the extensive grade on the site. In addition, the applicant intends to offset some of the grading through the construction of split-level buildings. Staff is able to support the request and recommends approval of Ordinance 2022-032.

Jimmy Crawford, 702 W. Montrose St., stated that he is representing the owner of the property. He stated that they saw a similar project back in December, which was denied. He stated that they made some significant changes to the plan. He stated that they removed the multi-family portion that was on the southern parcel of Hooks Street. He stated that they limited the internal retaining walls to ten feet and there will not be any retaining walls along Hooks Street above six feet. He stated that they limited the area of the cut and fill. He stated that they reduced the fill limit from 28 feet to 19 feet. He stated that they were able to work with staff and receive a recommendation of approval.

Commissioner Niemiec asked what the maximum height of the building.

Mr. Kruse stated it would be 55 feet.

Commissioner Niemiec asked about page 52 of the traffic study stating Hancock Road is operating above service and should be widened to four lanes

Mr. Crawford stated that you cannot charge the new development for a segment or intersection that is already failing. He stated that they would be probably have to pay into a proportionate fair share for both schools and roads.

Commissioner Gonzalez asked how many units were included in the previous proposal.

Mr. Crawford stated that the northern portion had less units but when they lost the southern parcel that was included in the previous proposal, they added the number of units that were included in the original proposal.

Commissioner McAllister asked about trash the pickup.

Ryan Studzinski 2601 W. Horatio Street, Tampa, stated that there will be a stand-alone compactor on the property and they will offer valet trash service.

Chairman Krzyminski asked what zoning would allow auto part stores.

Mr. Kruse stated that C-2 General Commercial allows auto part stores but anything more substantial such as auto sales, would have to come back before the Commission with a Conditional Use Permit.

Action:

MOTION TO APPROVE Ordinance No. 2022-032 made by Commissioner Rogers, seconded by Commissioner Gonzalez. Passed unanimously, 5-0.

Item #3: Ordinance No. 2022-035 – 111 Apartments Comprehensive Plan Amendment

Item #4: Ordinance No. 2022-036 – 111 Apartments Rezoning

Senior Planner Regina McGruder presented as follows:

This is a Staff initiated request for approval of a small-scale comprehensive plan amendment to change the future land use from Lake County Urban High Density to Clermont High Density Residential and a request to rezone the property from Lake County Planned Unit Development (PUD) to Clermont PUD. The City is requesting annexation of the subject property as authorized by the Utility Agreement with the property owner. The Notice of Encumbrance to annex was executed on September 24, 2019. The subject parcel is located north of State Road 50 and east of County Road 455, adjacent to the CarMax Dealership, is approximately 22 +/- Acres. Lake County has approved to allow for the construction of a 296-multifamily housing project for the site, which is currently under construction. The City of Clermont has the capacity and will be providing water and sewer services for the development. The City will annex the property as approved with Lake County. The proposed High Density Residential Land Use allows up to the maximum of 12 units per acre, which is consistent with the intent of the Clermont Comprehensive Plan goals, objectives and policies.

The property will also be rezoned from Lake County Planned Unit Development (PUD) to Clermont Planned Unit Development (PUD) zoning classification.

Staff recommends approval of Ordinance No. 2022-035, to change the Future Land Use Designation and approval of Ordinance No. 2022-036 rezoning the property to PUD.

Action:

MOTION TO APPROVE Ordinance No. 2022-035 made by Commissioner Rogers, seconded by Commissioner Niemiec. Passed unanimously, 5-0.

Action:

MOTION TO RECOMMEND TABLE Ordinance No. 2022-036 made by Commissioner McAllister; seconded by Commissioner Gonzalez. Passed unanimously 5-0.

Item #5: Ordinance No. 2022-037 – LDC Amendment - Murals

Development Services Director Curt Henschel presented as follows:

City staff is proposing a sign code change regarding murals. This proposed change will remove the existing condition within the ordinance that requires final approval by city council. No other rules and regulations will be affected. Applicants will still be required to submit application documents for approval by city staff.

Commissioner McAllister asked what staff would be approving.

Mr. Henschel stated that staff would approve the artwork.

Commissioner Niemiec stated that he thought City Council wanted to approve the murals.

City Attorney Dan Mantzaris stated that when this was originally presented to City Council they wanted to make the approvals due to it being a new program. He stated that this program has been in place for over a year now.

Chairman Krzyminski asked if in the advent that someone would like to contest an approval made by staff.

Mr. Mantzaris stated that there is an appeal process should someone oppose a mural that was approved by staff.

Mr. Henschel stated that murals are meant to have pictures and not a lot of words.

Action:

MOTION TO RECOMMEND TABLE Ordinance No. 2022-037 made by
Commissioner Niemiec; seconded by Commissioner Rogers. Passed unanimously, 5-0.

Item #6: Ordinance 2022-040 – Lakeview Preserve Comprehensive Plan Amendment

Item #7: Ordinance 2022-041 – Lakeview Preserve Rezoning

Senior Planner Regina McGruder presented as follows:

This is a staff initiated request for approval of a small-scale comprehensive plan amendment to change the future land use from Lake County Wellness Way North to Clermont Low Density Residential designation. The City is requesting annexation of the subject property as authorized by the Utility Agreement with the property owner. The Notice of Encumbrance to annex was executed on March 9, 2021. The subject parcel is located north of Hartwood Marsh Road and East of the Clermont Boundaries and is approximately 40.04 +/- Acres. Lake County has approved to allow for the development of 78 single-family residential homes on the site, which is currently under construction. The City of Clermont has the capacity and will be providing water and sewer services for the development. The City will annex the property as approved by Lake County. The proposed Low Density Residential Land Use designation allows up to the maximum of three (3) units per acre, which is consistent with the intent of the Comprehensive Plan goals, objectives and policies. The property will also be rezoned from Lake County Planned

Unit Development (PUD) to Clermont Planned Unit Development (PUD) zoning classification. Staff recommends approval of the future land use change with Ordinance 2022-040 and the rezoning with Ordinance No. 2022-041.

Commissioner Rogers asked what the maximum number of homes approved for the subdivision.

Ms. McGruder stated that they would look to see what was approved through Lake County.

Commissioner Niemiec asked how emergency vehicles would access the subdivision.

Ms. McGruder stated that the emergency vehicles would have to come through the existing portion of the subdivision.

Commissioner Niemiec asked about Eddy Road.

Mr. Kruse stated that there would be two gates due to an easement between the existing subdivision and phase three of the subdivision that is owned by the Lake County Water Authority. He stated that there is an emergency access on the west side of the development on phase one. He stated that they were approved for 323 units for phase one and two.

Commissioner Gonzalez asked about impact fees for phase one and two.

Mr. Kruse stated that the impact fees for phases one and two were paid to the City of Clermont. He stated the City was not interested in bringing in phase three at that time due to it not being adjacent to the City limits. He stated that the City has to service them since they are in our utility area so that is why it is being brought into the City limits now. He stated that once they start pulling permits the impact fees for phase three will be paid to the City of Clermont.

Commissioner McAllister stated she is glad to see the City bring in the properties that the City is servicing before they are being built on.

Chairman Krzyminski asked if any other subdivisions in the City that have a double gate.

Mr. Kruse stated that he cannot think of any other subdivisions designed with double gates.

Action:

MOTION TO RECOMMEND APPROVAL Ordinance No. 2022-040 made by Commissioner Gonzalez, seconded by Commissioner McAllister. Passed unanimously, 5-0.

Action:

MOTION TO RECOMMEND APPROVAL Ordinance No. 2022-041 made by Commissioner McAllister, seconded by Commissioner Gonzalez. Passed unanimously, 5-0.

Item #8: Ordinance No. 2022-042 – Clermont Hills Apartments Rezoning

Planning Manager John Kruse presented as follows:

The applicant is requesting an amendment to the current PUD Ordinance 2021-015 to add approximately 9 acres to the existing apartment project. The property is located adjacent to East Ridge Middle School and is currently vacant. With the addition of this parcel, the overall project will be 26 +/- acres.

The applicant is requesting to construct 312 units, which is at a density of 12 dwelling units per acre. The previous project was approximately 17 acres and was approved for 204 units. The future land use of Residential/Office permits multifamily up to 12 dwelling units per acre and office uses at a floor area ratio of 0.25. Several conditions were placed in the PUD approval as an outcome of a special magistrate hearing that will continue to be in the amended project. The site shall be constructed in substantial accordance of the submitted conceptual site plan dated August 24, 2022 prepared by VHB, Inc.

With the addition of this parcel, the site plan has been reconfigured. Previously, there was an access off Excalibur Road along with access off Hooks Street. The new plan has removed the access point off Excalibur Road and the primary access point will be provided from Hooks Street. An exclusive left turn lane will be constructed on Hooks Street to serve the primary access point. If required by Lake County, the developer shall participate in proportionate share mitigation for improvements to two roadway segments that are over capacity – SR 50 from Hancock Road to CR 455 and Hancock Road from Hooks Street to Johns Lake Road. A secured emergency access point shall be off Excalibur Road and will only be used by emergency personnel in emergencies.

The applicant received one waiver for cut/fill for the previous project site that exceeds the Land Development Code, which is 10 feet for residential projects. The grading plan shows the area on the site that will have more than 10 feet of cut/fill. The maximum cut/fill will be up to 13 feet. The area is approximately 10% of the site. This waiver is not being requested on the additional acreage and the applicant can meet the code for developing this portion of the site. The project will also be gated and the internal roadway will be privately owned and maintained. Majority of the previous conditions contained in ordinance 2021-015 will be retained in this amendment with the exclusion of conditions that dealt with Excalibur Road. The apartment buildings will be a maximum of three-stories.

The applicant has provided additional amenities and more open space is provided compared to the previous project. The amenity package was reviewed using the recently adopted Wellness Way Close-to-Home Parks analysis within Section 4.2 of the Wellness Way Design Guidelines. The project is not within the Wellness Way Area Plan, but the applicant offered to provide these types of park amenities. The Close-to-Home Park service area is required within 400 feet of all residential uses. Amenities within this distance ensures they are walkable and provide for a sustainable neighborhood. The applicant has provided an amenity type within the 400-foot distance within each residential building except for building 14, as shown in the graphic below. There is also a condition that has been added to the PUD to ensure development of these amenities.

Staff has reviewed the submitted proposal and the conceptual site plan. The proposed multi-family is allowable under the Residential/Office Future Land Use with a conditional use permit or through a planned unit development (PUD). The maximum density is 12 dwelling units per

acre and the applicant is not exceeding this density. The project is within walking distance to East Ridge Middle School and East Ridge High School, which would serve the project. The primary access point has been moved to Hooks Street and the connection to Excalibur Road has been eliminated. The applicant has provided amenities that exceed current standards and more open space is provided.

Staff has reviewed the application and proposed project in regards to Section 122-315 Review Criteria for a Planned Unit Development. The location is suitable for multi-family use since the future land use of Residential/Office allows this type of land use. The property has access to major road networks and the primary access point has been shifted from Excalibur Road to Hooks Street to minimize any concerns. The City's water and sewer service will be required in order to develop the property and capacity is available to serve the multi-family project. The project is located within walking distance of the assigned high school and middle school. School concurrency shall be met as a requirement prior to site plan approval. The proposed project, as presented in the conceptual plan, does preserve the natural topography of the site as much as possible and the previous cut/fill waiver for the project is not being requested on the additional acreage. The conceptual site plan has more open space than previously before and more amenities are being provided for the residents. Staff is able to support the request and recommends approval of Ordinance 2022-042.

Tara Tedrow showed a presentation. She stated that it was a previously approved planned unit development.

Jerrie Schuur, 13221 Paloma Road stated that she is not opposed to the project but was curious if they will be using Paloma Road, which is a dirt Lake County maintained road.

Ms. Tedrow stated that she provided Ms. Schuur her business card so that they can stay in contact with her. She stated that it is not meant for Paloma Road to be a full access road.

Commissioner Niemiec asked if that was a secondary emergency entrance.

Ms. Tedrow stated that yes it is an emergency entrance, which is gated. She stated the Excalibur entrance has been removed.

Commissioner Niemiec asked staff if two entrances are required.

Mr. Kruse stated that the access from Paloma Road would be an entrance and exit for emergency only.

Commissioner McAllister asked about trash collection.

Ms. Tedrow stated it would be valet trash pickup.

Chairman Krzyminski stated that he would think a right in/right out on Excalibur would be needed.

Ms. Tedrow stated that they used a different traffic consultant from the one The Vue used and the City's traffic consultant is a third consultant. They all came up with about the same number

for capacity. She stated that the City's traffic consultant requested some changes to the methodology, which they did and results were sufficient to meet the requirements.

Commissioner McAllister stated that between this project and The Vue, this is going to add a minimum of 600 vehicles on Clermont's roads.

Commissioner Niemiec stated that he has left Lowe's at the time school is getting out and Hooks is backed-up past the only entrance in and out of Clermont Hills.

Ms. Tedrow stated that her clients are open to have an off duty officer or equivalent there to monitor traffic at their cost.

City Attorney Dan Mantzaris stated that it is a Planned Unit Development so they could put a condition stating that, however they meet the traffic standards.

Chairman Krzyminski asked about the entrance being an issue.

Mr. Kruse stated that there is a condition in the 2021 ordinance that the Excalibur entrance would be closed during peak school hours.

Planning Director Curt Henschel stated that the entrance on Hooks Street east or west due to the location of the curb cut.

Action:

MOTION TO RECOMMEND APPROVAL Ordinance No. 2022-042 made by Commissioner McAllister with a right turn lane from Hooks Street, seconded by Commissioner Niemiec. Passed unanimously, 5-0.

With no further comments, Chairman Krzyminski adjourned the meeting at 8:18 P.M.

Max Krzyminski, Chairman

ATTEST:

Rae Chidlow, Planning Coordinator



CITY OF CLERMONT

AGENDA ITEM

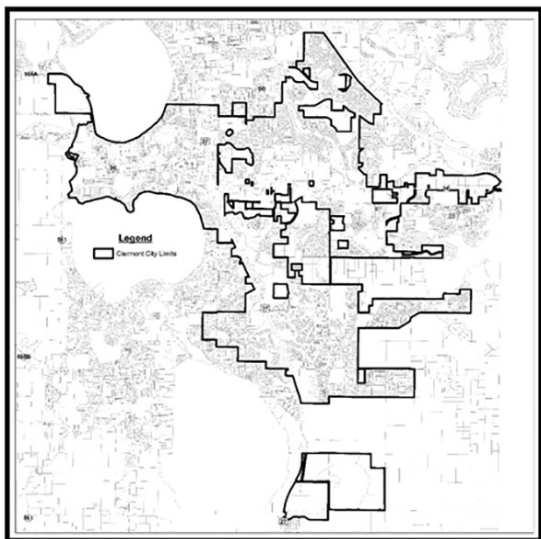
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Meeting Date		
Tuesday, October 4, 2022		
Agenda Item Name		
Ordinance 2022-038 <i>Withdrawn</i> Evaluation & Appraisal Report		
Requested Action		
Withdrawal agenda item		
Staff Report		
The City and the East Central Florida Regional Planning Council (ECFRPC) have been working on developing the Evaluation and Appraisal Report (EAR) for the City of Clermont. Additional time is being requested to complete the report and it will be brought back at a later date for consideration.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Legal ad - EAR 2022 City Of Clermont	Legal ad - EAR 2022 City Of Clermont.pdf	

CITY OF CLERMONT

EVALUATION & APPRAISAL REPORT

On Tuesday, October 4, 2022 at 6:30 PM the Planning and Zoning Commission will consider the proposed ordinance. The introduction and transmittal of the proposed ordinance to Florida Department of Economic Opportunity will be heard by the City Council on Tuesday, October 11, 2022 at 6:30 PM.



ORDINANCE NO. 2022-038

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

All meetings will be held in Clermont City Hall, 1st floor Council Chambers, located at 685 West Montrose Street. All interested parties will be given an opportunity to express their views on this matter.

This ordinance is available for public inspection in the Development Services Office, 685 W. Montrose Street, Monday through Friday between the hours of 8:00 AM and 5:00 PM.

Please be advised that, under State law, if you should decide to appeal a decision made with respect to this matter, you 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

AGENDA ITEM

Meeting Date	
Tuesday, October 4, 2022	
Agenda Item Name	
Resolution 2022-029R Staybridge Suites Conditional Use Permit	
Requested Action	
Recommend approval of Resolution 2022-029R	
Staff Report	

The applicant is requesting a Conditional Use Permit (CUP) to allow a hotel, Staybridge Suites, to occupy more than 5,000 square feet of total floor space in the Tuscany Village PUD, Resolution 1532. The Tuscany Village PUD is located west of the Hammock Ridge Road and US 27 intersection. The Tuscany Village PUD was approved for Light Commercial (C-1) uses in 2005. The applicant is proposing a 72,000 square foot, four-story hotel with associated parking on 2.50 +/- acres. The hotel will include 100 rooms and other hotel amenities. The applicant has not applied for any variances and has indicated that they can develop the site according to the Land Development Code.



The proposed hotel is consistent with the area as a whole and would be located in an area that would generate demand for overnight and extended stay lodging. The nearest existing hotel, the Holiday Inn, is approximately 2 ½ miles north at the SR 50 and US 27 intersection. The square footage and height of the proposed hotel would be very similar to the existing Hampton Inn Suites and the latest constructed hotel in Clermont, Home2Suites. The applicant has been through the City's preliminary site plan review with staff on the proposed project. The proposed building would be required to meet the City's Architectural Standards.

Staff has reviewed the CUP application in accordance to Sec. 86-144 (d) of the Land Development Code. The proposed intensity, character and type of development is in compliance with the City's comprehensive plan for Commercial future land use. The Tuscany Village PUD has been massed graded and is prepared for site development. The location of the hotel will be at a lower elevation than to the adjacent Hammock Ridge Road and setback off considerably from US 27. The scale and massing of the proposed building will be compatible with the Vineyards at Hammock Ridge Apartments and Orchard Heights Retirement Facility in the area. A traffic analysis

has been done and it has been determined the proposed project would have a “de minimis” impact on the transportation network. Staff recommends approval of Resolution 2022-029R.

Additional Analysis

Fiscal Impact Summary

Fiscal Impact

Fund Number and Description

Available Budget Amount

Exhibits Attached (copies of original agreements)

- | | | |
|----|--|--|
| 1. | 2022-029R Staybridge Hotel CUP (09.22.2022) | 2022-029R Staybridge Hotel CUP (09.22.2022).pdf |
| 2. | Staybridge Location Map | Staybridge Location Map.pdf |
| 3. | CSP1-MPH HOTEL CLERMONT 9.21.2022 | CSP1-MPH HOTEL CLERMONT 9.21.2022.pdf |
| 4. | Staybridge Suites 7.0 Exterior Rendering | Staybridge Suites 7.0 Exterior Rendering.pdf |
| 5. | Staybridge Hotel Clermont Trip Gen Memo_
08.29.22 | Staybridge Hotel Clermont Trip Gen Memo_
08.29.22.pdf |
| 6. | CUP-Application-2020 | CUP-Application-2020.pdf |
| 7. | MPHOT22002 -SM-VW-BNDY-TOPO-V-20220822-
Signed | MPHOT22002 -SM-VW-BNDY-TOPO-V-20220822-
Signed.pdf |
| 8. | Legal ad - Staybridge Rezoning | Legal ad - Staybridge Rezoning.pdf |



CITY OF CLERMONT
RESOLUTION NO. 2022-029R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR A HOTEL USE GREATER THAN 5,000 SQUARE FEET IN THE TUSCANY VILLAGE PUD, RESOLUTION 1532; 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 October 4, 2022 recommended approval of this Conditional Use Permit to allow for a hotel use greater than 5,000 square feet in the Tuscany Village PUD, Resolution 1532; at the following location:

LOCATION:

Vacant parcel located southwest of the US 27 and Hammock Ridge intersection
2.5 +/- acres
(Portion of AK 3890913)

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 hotel use greater than 5,000 square feet in the Tuscany Village PUD, Resolution 1532; 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 manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.



CITY OF CLERMONT
RESOLUTION NO. 2022-029R

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 Conceptual Site Plan, sheet number CSP1, dated August 2022 and prepared by Kimley-Horn. 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.

SECTION 2: LAND USE

1. This permit is for a 72,500 square foot four-story hotel building. The site may also be used for other permitted C-1 uses as indicated in the Tuscany Village PUD, Resolution 1532.
2. Maximum building height will be 55 feet, measured at the highest point for the building.
3. The building setback will be 20 feet from the internal drive, 15 feet from the interior sides and 30 feet from rear.
4. The building shall be designed in a manner that shall meet the City of Clermont's Architectural Standards and as represented in the provided elevation.



CITY OF CLERMONT
RESOLUTION NO. 2022-029R

5. The site shall be designed and developed to comply with the Clermont Land Development Regulations.

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. 2022-029R

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 25th day of October 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. 2022-029R

Exhibit A – Legal Description:

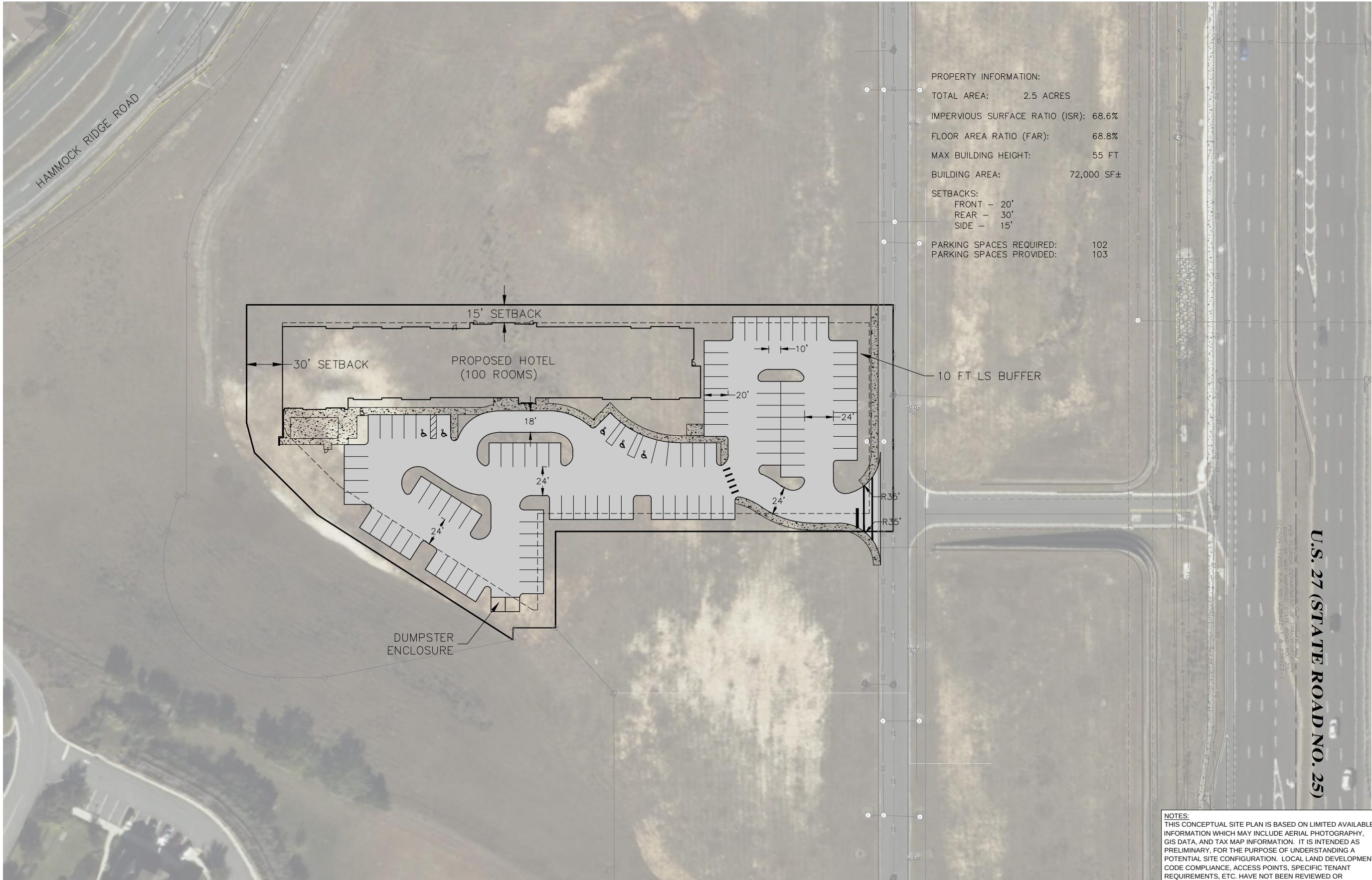
That part of Lot 1, Block 1 of Tuscan Village Phase 1, according to the plat thereof, as recorded in Plat Book 64, pages 13 through 15, Public Records of Lake County, Florida, being described as:

Commence at the Southerly corner of said Lot 1, also being the northwest corner of Lot 2, Block 1 of said Tuscan Village Phase 1; thence North 65°10'25" East, 233.33' feet to the westerly line of the 27.00 foot wide ingress-egress and utility easement according to said Tuscan Village Phase 1;

thence North 24°49'11" West along said westerly line, 135.00 feet to the Point of Beginning; thence continue along the said westerly line North 24°49'11" West, 189.39 feet; thence South 65°10'49" West, 540.42 feet; thence South 24°49'11" East, 98.64 feet; thence South 39°41'52" East, 25.78 feet; thence South 70°04'06" East, 73.77 feet; thence South 82°13'39" East, 194.18 feet to the northeasterly line of a parcel recorded in Official Record Book 4445, Page 24, Public Records of Lake County, Florida; thence along the said northeasterly line the following two courses: 1) North 24°53'25" West, 10.01 feet; thence 2) North 65°06'35" East, 35.62 feet; thence North 24°49'11" West, 80.65 feet; thence North 65°10'49" East, 282.19 feet to the Point of Beginning. Containing 2.50 acres, more or less.

Exhibit - Location Map –Staybridge Suites





SHEET NUMBER CSP1	MPH HOTEL CLERMONT PREPARED FOR MPH HOTELS, INC. CLERMONT FLORIDA	CONCEPTUAL SITE PLAN	KHA PROJECT 046582000 DATE AUG. 2022 SCALE AS SHOWN DESIGNED BY DRAWN BY CHECKED BY	LICENCED PROFESSIONAL MARK E. WILSON, P.E. FLORIDA LICENSE NUMBER 47615 DATE	Kimley»Horn © 2021 KIMLEY-HORN AND ASSOCIATES, INC. 116 S. KENTUCKY AVENUE, LAKELAND, FL 33801 PHONE: 863-701-8702 WWW.KIMLEY-HORN.COM REGISTRY NO. 696	REVISIONS		No.	DATE	BY

Exterior

STAYBRIDGE
SUITES

Building Exterior



1

Entry Tower

Denotes building entrance and provides visual interest with a higher-quality finish material.

2

Subtle Base Palette

EIFS is used as the primary exterior building material, with warm neutral colors applied to the majority of the facade.

3

Flexible Projections

Bump-outs add additional interest to the exterior and allow for room mix flexibility.

4

Front Porch

Enhances sense of arrival by locating space to relax immediately near building entrance.

5

Cultured Stone Base

Change in material at the base of the building helps ground the building mass.

NOTE: Local jurisdictions may have different needs and requirements. Please speak with your Plan Review Regional Manager regarding substitutions or adjustments.

For details on the materials being shown, reference the Exterior Building Materials Supplemental Document via IHG Design Connect.



MEMORANDUM

To: John E. Kruse, AICP
City of Clermont

From: James M. Taylor, P.E.
Kimley-Horn and Associates, Inc.

Date: August 29, 2022

Subject: Request for Exemption from Tier 1 Traffic Impact Analysis
Staybridge Hotel Clermont – CUP2208-0001

Purpose

The following memorandum is a Request for Exemption Letter from a Tier 1 TIA, in accordance with the Lake-Sumpter MPO *Traffic Impact Study Methodology and Guidelines* (2017). The trip generation potential of the proposed development and the impact on the surrounding roadway network will be determined in this analysis.

Project Description

The proposed Staybridge Hotel development is located on the west side of US 27 and east of Hammock Ridge Road in the Tuscany Ridge Master Plan. The proposed development is planned to consist of 100 hotel rooms. The project site is currently vacant.

Direct access to the site will be provided via internal Tuscany Ridge development roads. These roads provide access to one (1) full-access driveway on Hammock Ridge Road and various access points on US 27. The project locations and access are shown on the conceptual site plan provided in **Attachment A**.

Trip Generation

Trip generation for the proposed project was calculated per procedures published in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual, 11th Edition*. Land Use Code (LUC) 310 – Hotel was used for the proposed development. Relevant excerpts from the ITE *Trip Generation Manual* are included in **Attachment B**.

Table 1 provides the Daily, AM peak hour, and PM peak hour trip generation summaries for the proposed development. As shown in the table, the project is anticipated to generate 660 new daily trips, 43 new trips during the AM peak hour (24 in, 19 out) and 46 new trips during the PM peak hour (23 in, 23 out).

**Table 1: Trip Generation**

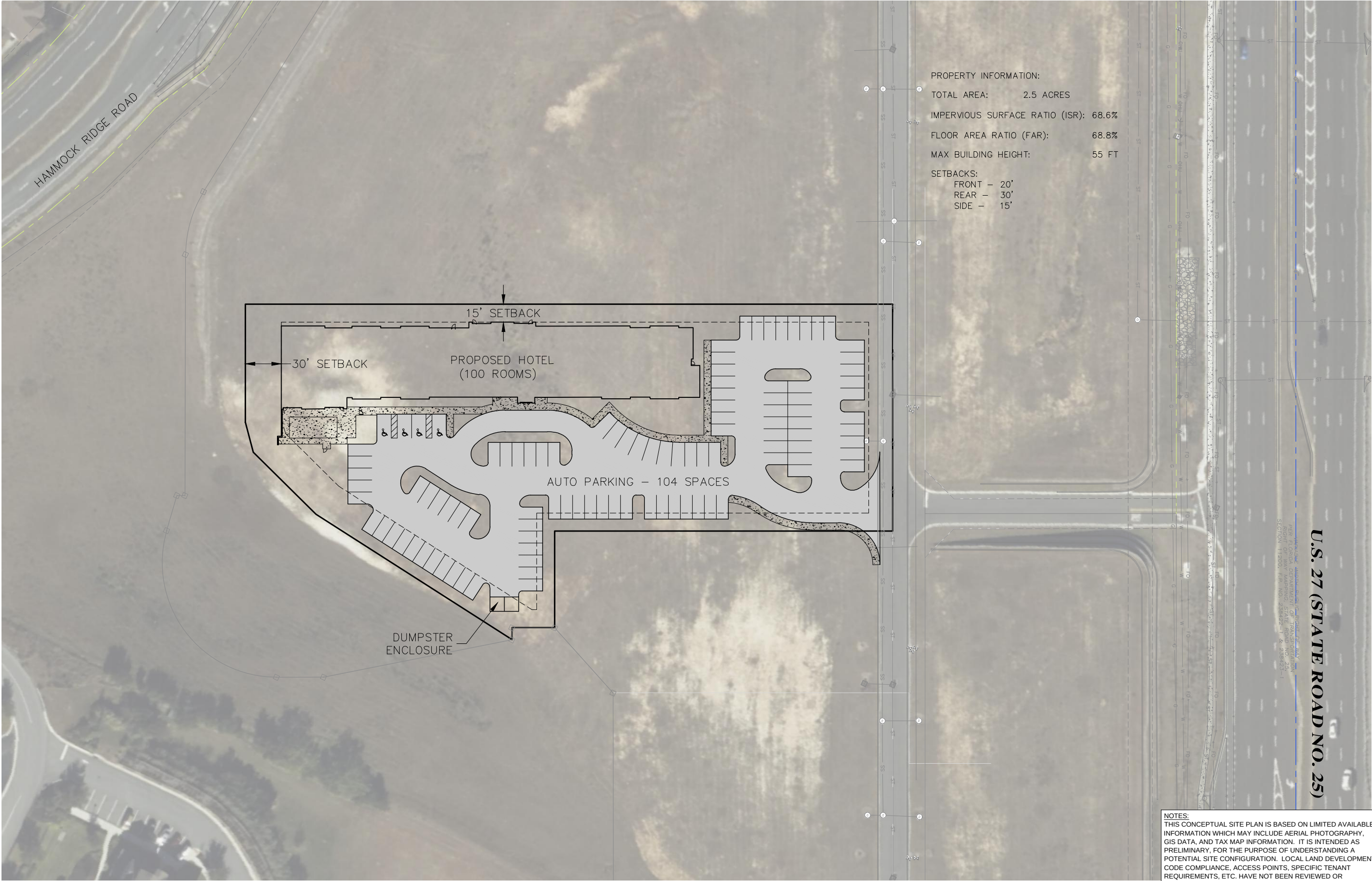
Trip Generation Summary											
Daily	Land Use	ITE LUC	Size	Units	ITE Trip Generation Equation ¹	Trip Gen Rate	Daily Trip Generation				
							Total		In ¹		Out ¹
	Hotel	310	100	Rooms	T = 10.84 * (X) - 423.51	6.60	660	50%	330	50%	330
	Total Generated Trips							660	330		330
AM Peak Hour	Land Use	ITE LUC	Size	Units	ITE Trip Generation Equation ¹	Trip Gen Rate	AM Peak Hour Trip Generation				
							Total		In ¹		Out ¹
	Hotel	310	100	Rooms	T = 0.50 * (X) - 7.45	0.43	43	56%	24	44%	19
	Total Generated Trips							43	24		19
PM Peak Hour	Land Use	ITE LUC	Size	Units	ITE Trip Generation Equation ¹	Trip Gen Rate	PM Peak Hour Trip Generation				
							Total		In ¹		Out ¹
	Hotel	310	100	Rooms	T = 0.74 * (X) - 27.89	0.46	46	51%	23	49%	23
	Total Generated Trips							46	23		23

Notes: ¹Vehicle trip rate and directional splits per ITE Trip Generation, 11th Edition

Conclusion

The proposed hotel is anticipated to generate fewer than 100 peak hour two-way trips. Non-substantial impacts are anticipated on the surrounding roadway network due to the proposed development. Therefore, it is recommended to define the proposed development as “de minimis” and not require a Tier 1 Traffic Impact Analysis.

ATTACHMENT A
Conceptual Site Plan



SHEET NUMBER CSP1	MPH HOTEL CLERMONT PREPARED FOR MPH HOTELS, INC. CLERMONT FLORIDA	CONCEPTUAL SITE PLAN	KHA PROJECT 046582000 DATE AUG 2022 SCALE AS SHOWN DESIGNED BY DRAWN BY CHECKED BY	LICENSED PROFESSIONAL MARK E. WILSON, P.E. FLORIDA LICENSE NUMBER 47615 DATE	 © 2021 KIMLEY-HORN AND ASSOCIATES, INC. 116 S. KENTUCKY AVENUE, LAKELAND, FL 33801 PHONE: 863-701-8702 WWW.KIMLEY-HORN.COM REGISTRY NO. 696	No.	REVISIONS	DATE	BY

ATTACHMENT B

Excerpts from ITE Trip Generation Manual

Land Use: 310

Hotel

Description

A hotel is a place of lodging that provides sleeping accommodations and supporting facilities such as a full-service restaurant, cocktail lounge, meeting rooms, banquet room, and convention facilities. A hotel typically provides a swimming pool or another recreational facility such as a fitness room. All suites hotel (Land Use 311), business hotel (Land Use 312), motel (Land Use 320), and resort hotel (Land Use 330) are related uses.

Additional Data

Twenty-five studies provided information on occupancy rates at the time the studies were conducted. The average occupancy rate for these studies was approximately 82 percent.

Some properties in this land use provide guest transportation services (e.g., airport shuttle, limousine service, golf course shuttle service) which may have an impact on the overall trip generation rates.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in California, District of Columbia, Florida, Georgia, Indiana, Minnesota, New York, Ontario (CAN), Pennsylvania, South Dakota, Texas, Vermont, Virginia, and Washington.

For all lodging uses, it is important to collect data on occupied rooms as well as total rooms in order to accurately predict trip generation characteristics for the site.

Trip generation at a hotel may be related to the presence of supporting facilities such as convention facilities, restaurants, meeting/banquet space, and retail facilities. Future data submissions should specify the presence of these amenities. Reporting the level of activity at the supporting facilities such as full, empty, partially active, number of people attending a meeting/banquet during observation may also be useful in further analysis of this land use.

Source Numbers

170, 260, 262, 277, 280, 301, 306, 357, 422, 507, 577, 728, 867, 872, 925, 951, 1009, 1021, 1026, 1046

Hotel (310)

Vehicle Trip Ends vs: Rooms
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 7

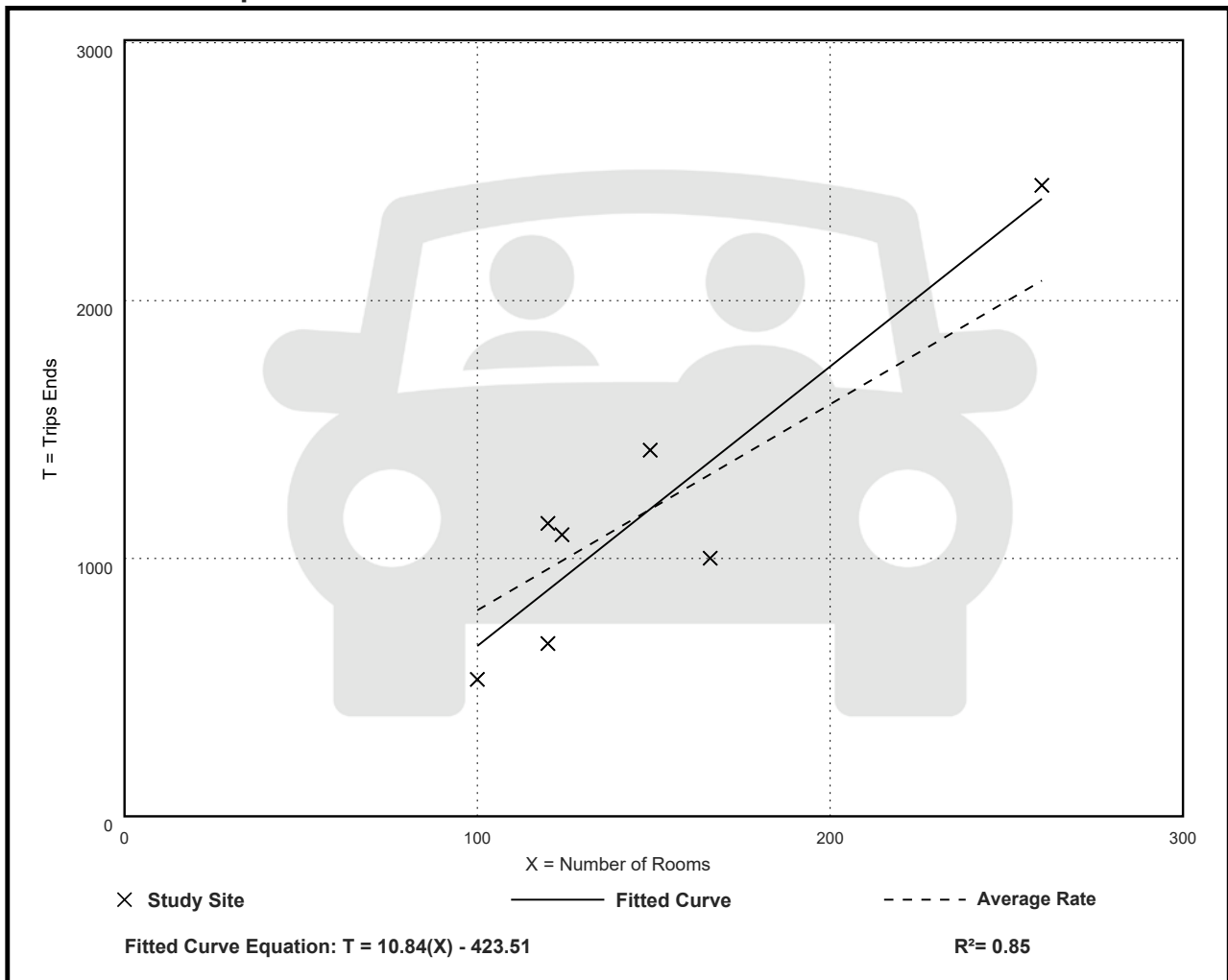
Avg. Num. of Rooms: 148

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
7.99	5.31 - 9.53	1.92

Data Plot and Equation



Hotel (310)

Vehicle Trip Ends vs: Rooms

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 28

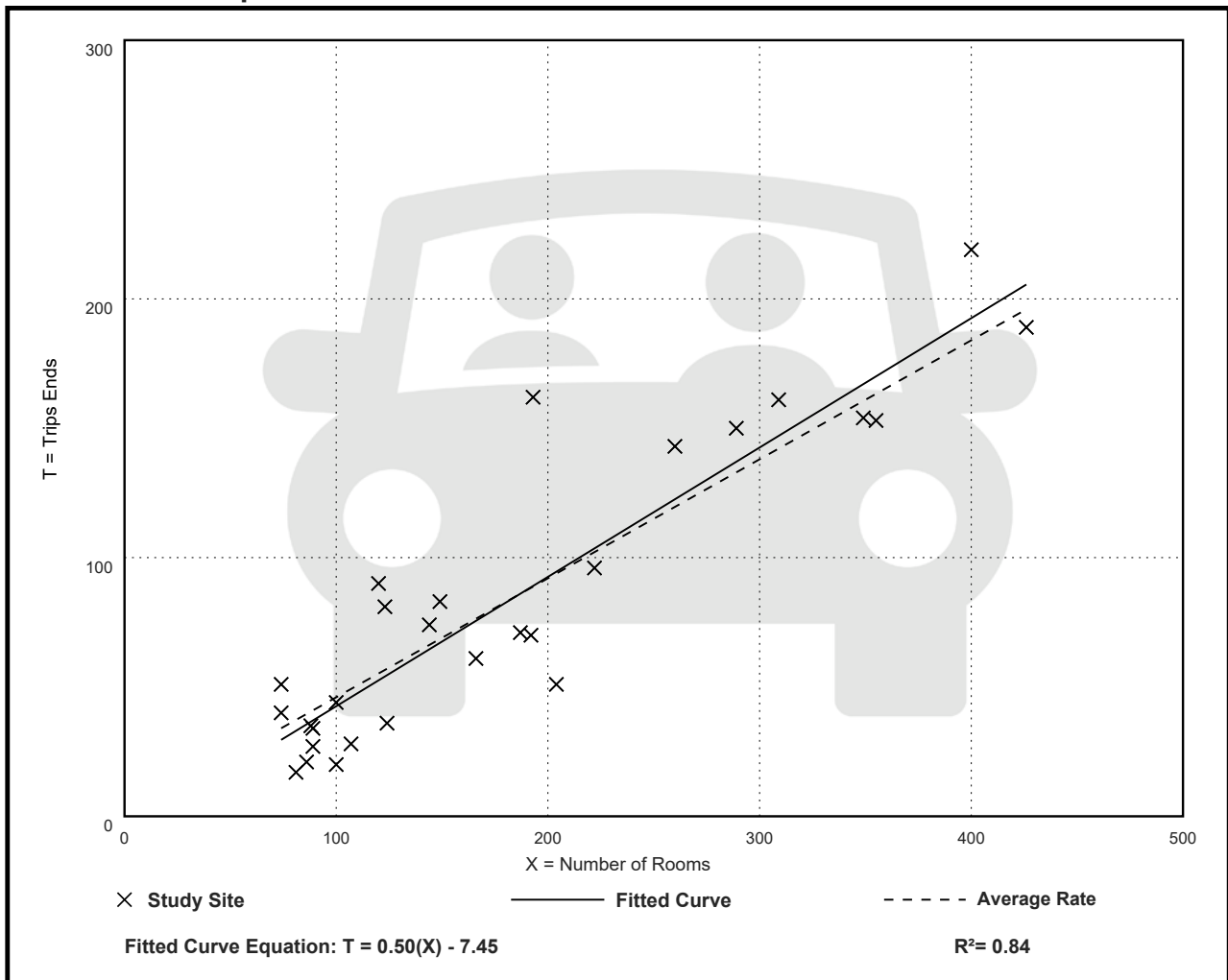
Avg. Num. of Rooms: 182

Directional Distribution: 56% entering, 44% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
0.46	0.20 - 0.84	0.14

Data Plot and Equation



Hotel (310)

Vehicle Trip Ends vs: Rooms

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 31

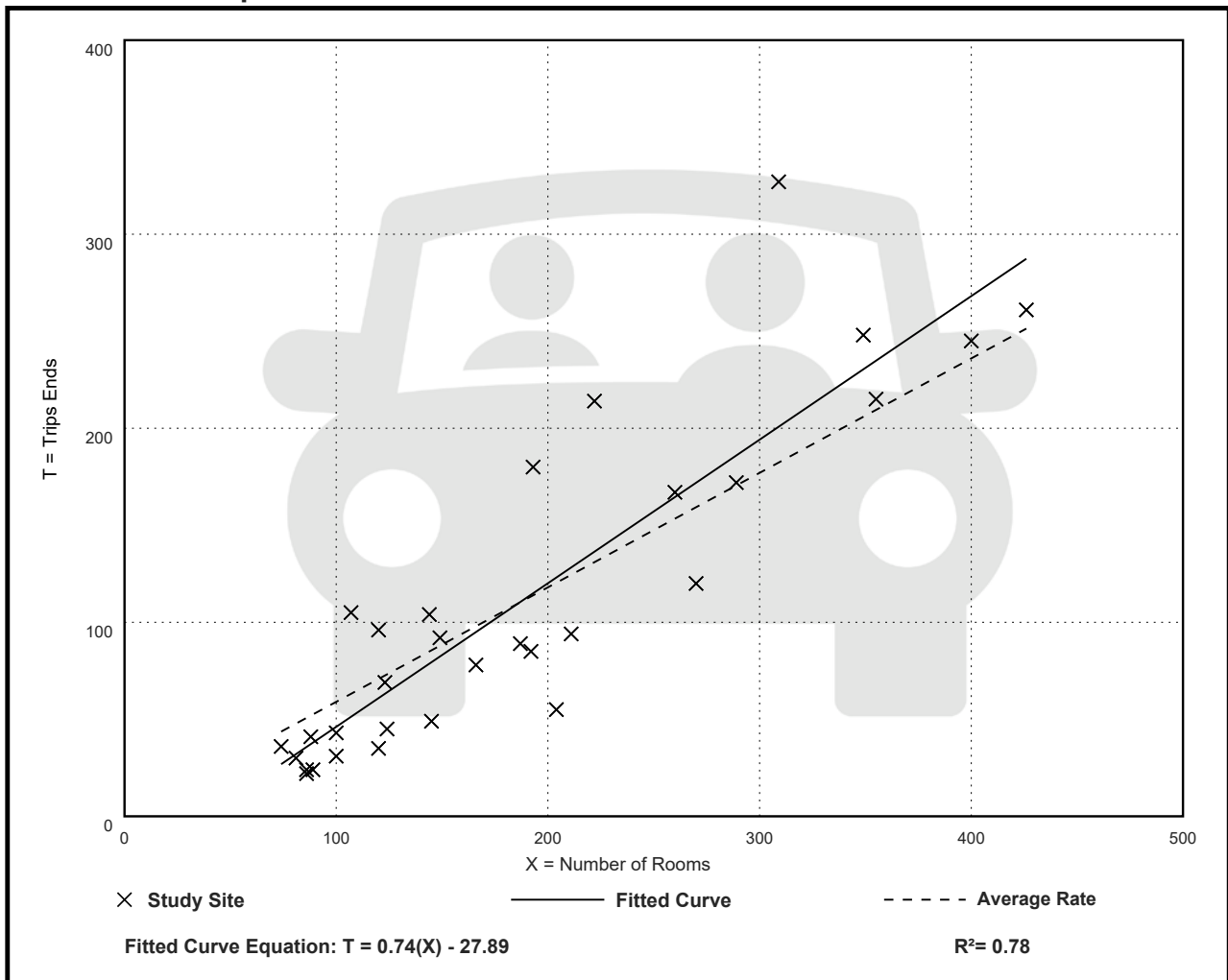
Avg. Num. of Rooms: 186

Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
0.59	0.26 - 1.06	0.22

Data Plot and Equation





CITY OF CLERMONT CONDITIONAL USE PERMIT FILING INSTRUCTIONS

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

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



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

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

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

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

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



CITY OF CLERMONT
**CONDITIONAL USE PERMIT
APPLICATION**

Date August 18th, 2022		FEE: \$845 + cost of advertisement + cost of traffic review (if necessary)		
Project Name (if applicable) Staybridge Suites - Clermont				
Applicant MPH Hotels, Inc.				
Contact Person Drew Locher				
Address 100 2nd Avenue South Suite 1103-S		City St Petersburg	State FL	Zip 33701
Telephone 813-892-5839		Fax		
Email dlocher@mphhotels.com				
OWNER INFORMATION ☐ (Check box if owner information is same as applicant)				
Owner's Name Clermont, FL 0722 LLC				
Owner Address 100 2nd Avenue South Suite 1103-S		City St Petersburg	State FL	Zip 33701
Telephone 847-770-0639		Fax		
PROPERTY INFORMATION				
Address of Subject Property 3365 Hammock Ridge Road		City Clermont	State	Zip
General Location US 27 and Hammock Ridge Road				
Legal Description & Alternate Key (include copy of survey) 3890913				
Land Use (City verification required)				
Zoning (City verification required)				



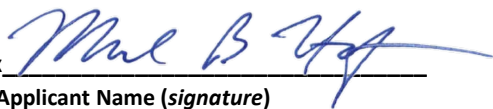
CITY OF CLERMONT
**CONDITIONAL USE PERMIT
APPLICATION**

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

Proposed project is a 100- room hotel with associated parking within an outparcel of the Tuscany Ridge PUD

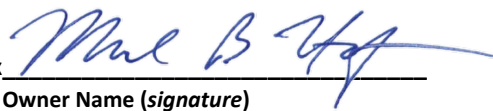
Clermont, FL 0722 LLC

Applicant Name (print)

x 
Applicant Name (signature)

Clermont, FL 0722 LLC

Owner Name (print)

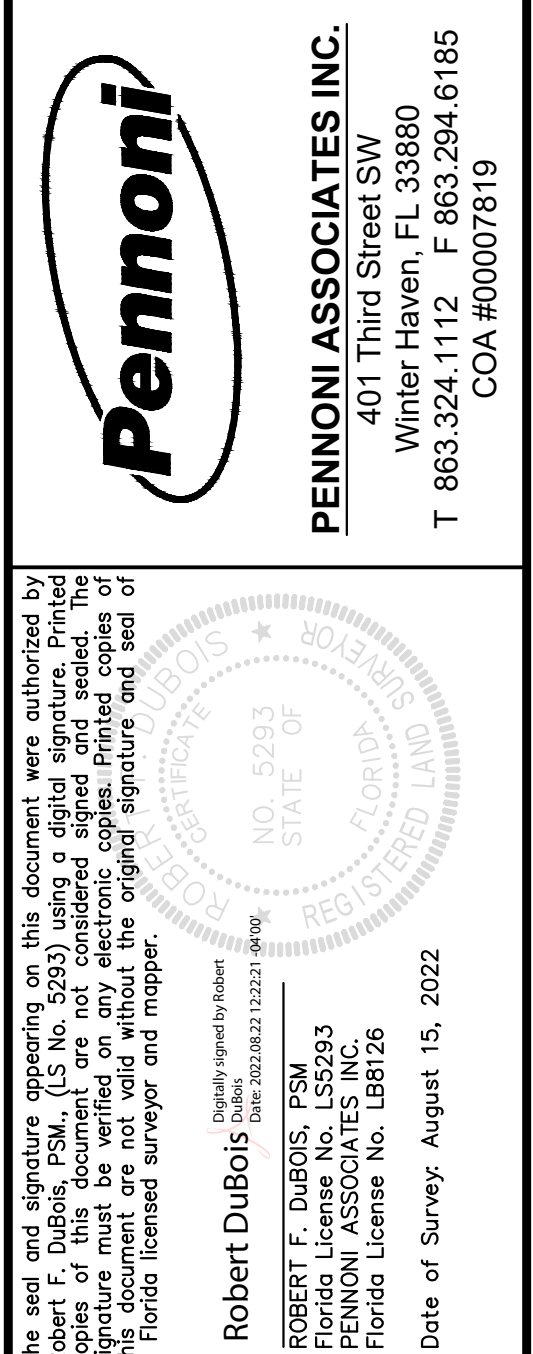
x 
Owner Name (signature)

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

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

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

5/26/2020



This is to certify that this map 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, 5, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 13, 14, 16, and 19 of Table A thereof. The field work was completed on August 15, 2022.

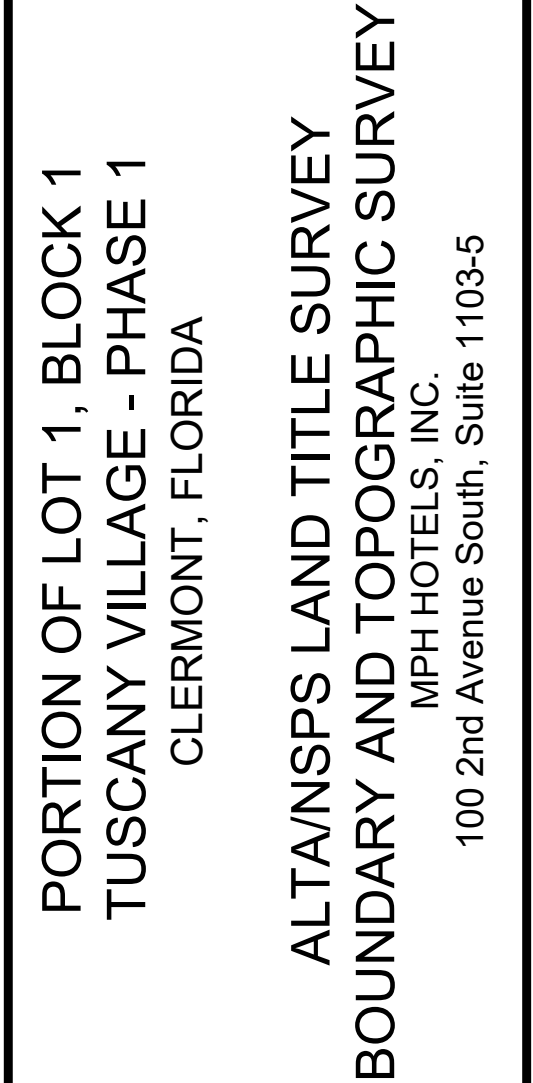
That part of Lot 1, Block 1 of Tuscany Village Phase 1, according to the plat thereof, as recorded in Plat Book 64, pages 13 through 15, Public Records of Lake County, Florida, being described as:

SURVEY NOTES:

- 1) This survey was performed without the benefit of an abstract or title opinion. Therefore, it is subject to easements, restrictions, right-of-ways, and encumbrances of record and of use, and may be affected by matters of record or title opinion.
- 2) Bearings based on the State of Florida, State Plane Coordinate System, North American Datum of 1983 (NAD 83), adjustment 2011, East Zone, the south line of Lot 1, Block 1, Tuscony Village at Phase 1, a subdivision according to the plat thereof recorded at Book 64, Page 13, in the Public Records of Lake County, Florida, being North 89°21'32" West.
- 3) Elevations shown here are based on Florida Department of Transportation District 5 Benchmark PID (Permanent Identifier) number "110432", being 169.257 feet, and site temporary benchmark "1", found pkd, stamped "LB6848", elevation = 119.438 feet, as shown on the Topographic North American Datum of 1988 (NAD 88).

The above statement is for information only, and the undersigned assumes no liability for the correctness of the information in the cited map. In addition, the above statement does not represent this surveyor's opinion of the probability of flooding.

- 5) The symbol (●) indicates a set iron rod and cap stamped "PENNONI LB8126", unless otherwise noted. The symbol (⊙) indicates a found iron rod and cap stamped "PENNONI LB8126", unless otherwise noted.
- 6) Subject parcel containing 2.50 acres, more or less.
- 7) Underground improvements, if any, have not been located.
- 8) The subject site is vacant and not under construction. No buildings observed.
- 9) Subject parcel address(es): Hammock Ridge Road, Clermont, Florida 32803
- 10) Current zoning classification, set-back requirements, height, and floor space area restrictions, and parking requirements not provided.
- 11) 0 regular, 0 disabled, 0 motorcycle, 0 specialized parking spaces as delineated by parking striping was observed in the process of conducting the fieldwork.
- 12) The adjoining owner information shown herein was provided from the Lake County Property Appraiser's Records. The adjoining parcel lines, if shown, are approximate and are shown graphically for reference only.
- 13) Proposed changes in street right-of-way lines, if any, not provided or observed. There was no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the field work.
- 14) Measurements are deed measurements and are field verified.
- 15) There was no evidence of field delineation of wetlands conducted and/or observed in the process of conducting the field work.
- 16) There is no overlap or hiatuses between the subject parcel and the adjoining parcels
- 17) The property shown herein has access to Hammock Ridge Road, and is 900 feet, more or less, from the centerline of intersection of said Hammock Ridge Road to the subject parcel.

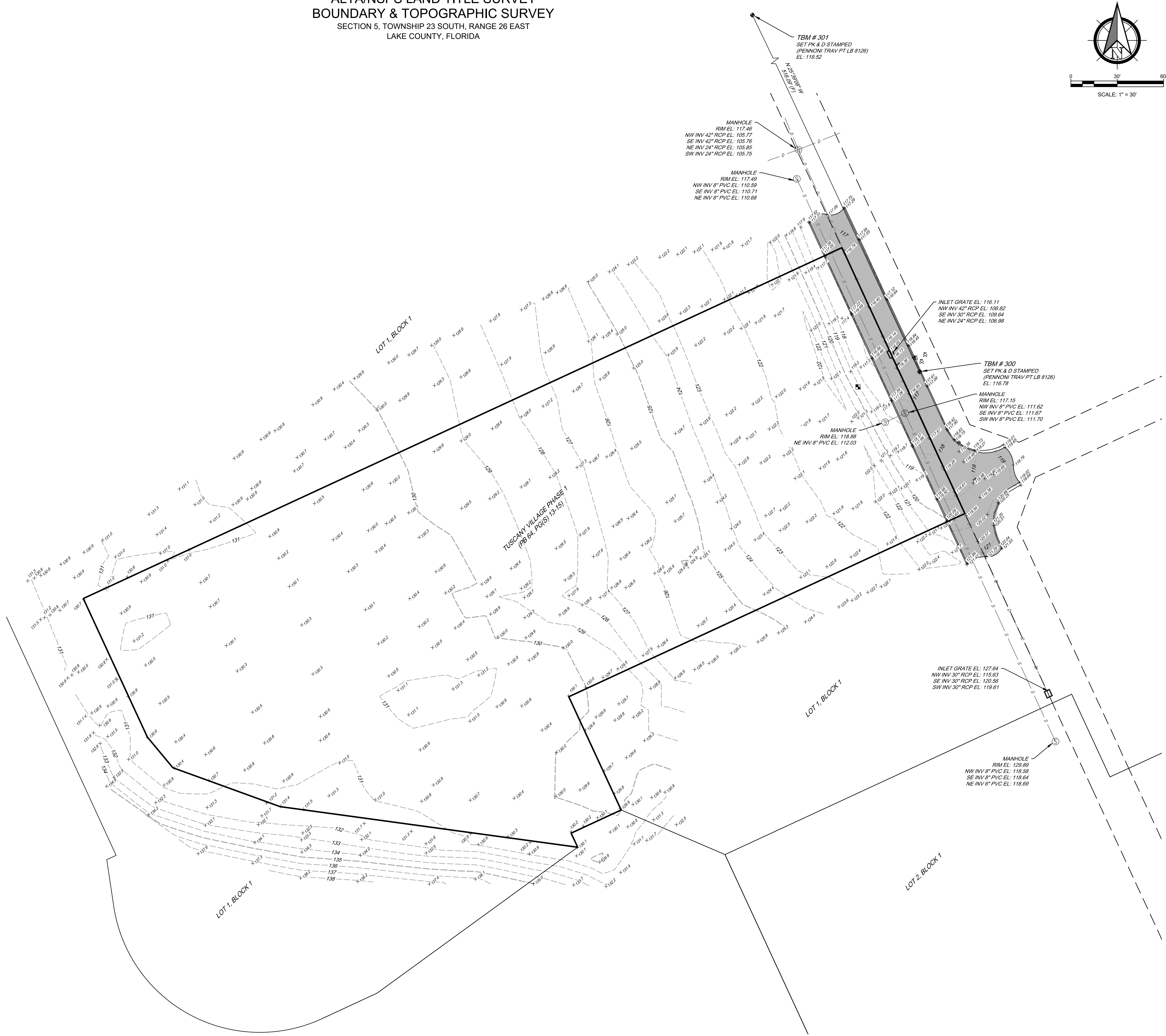
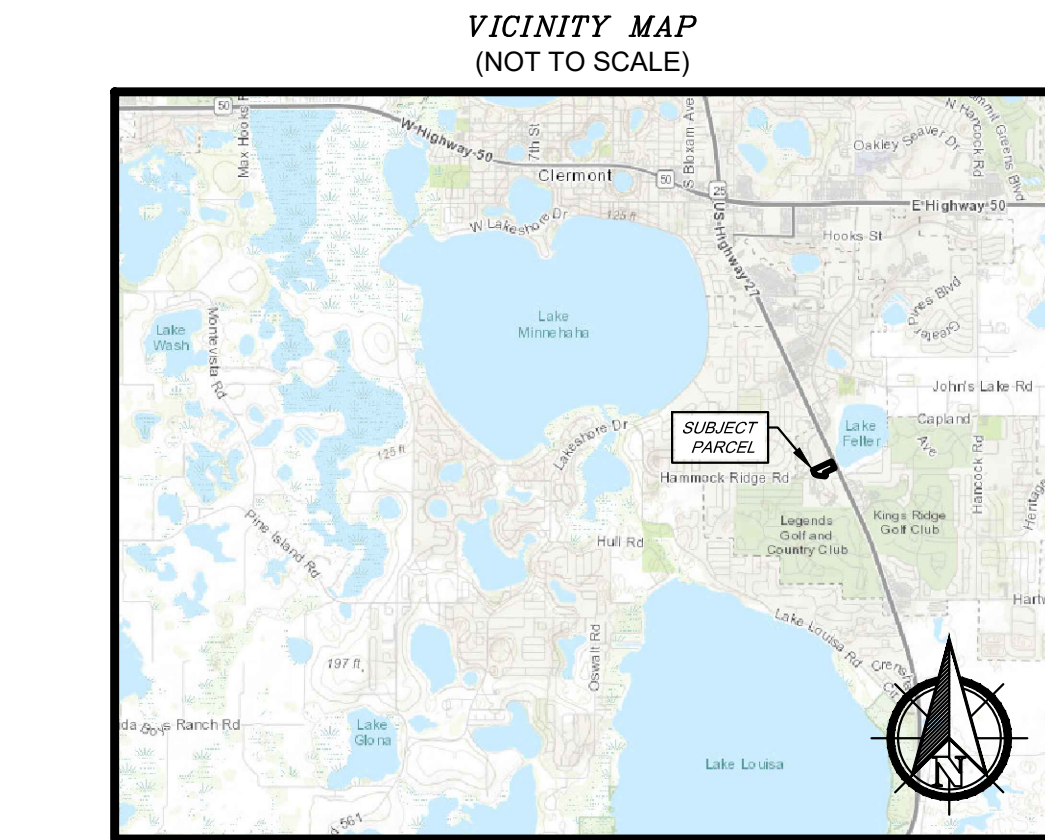
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ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR APPROVAL BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS' SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES; AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	MPHOT22002
DATE	2022-08-18
DRAWING SCALE	1" = 30'
DRAWN BY	MFJ
APPROVED BY	RFD

V-0301

SHEET 1 OF 2



Pennoni

PENNONI ASSOCIATES INC.
401 Third Street SW
Winter Haven, FL 33880
T 863.324.1112 F 863.294.6185
COA #00007819

PORTION OF LOT 1, BLOCK 1
TUSCANY VILLAGE - PHASE 1
CLERMONT, FLORIDA

ALT/NSPS LAND TITLE SURVEY
BOUNDARY AND TOPOGRAPHIC SURVEY
MPH HOTELS, INC.
100 2nd Avenue South, Suite 1103-5

[illegible]

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES, AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	MPHOT22002
DATE	2022-08-18
DRAWING SCALE	1" = 30'
DRAWN BY	MFJ
APPROVED BY	RFD

V-0302

SHEET 2 OF 2

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:	09/16/2022
Order Number:	7803728
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	44.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	2	09/27/2022 - 10/18/2022	Govt Public Notices
LEE dailycommercial.com	2	09/27/2022 - 10/18/2022	Govt Public Notices

Total Order Confirmation	\$138.48
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Ad Preview

LEGAL NOTICE

On Tuesday, October 4, 2022 at 6:30 PM the Clermont Planning & Zoning Commission will consider a request for an amendment to a Conditional Use Permit to allow for a hotel use greater than 5,000 square feet in the Tuscany Village PUD, Resolution 1532. The final hearing of the proposed request will be heard by Clermont City Council on Tuesday, October 25, 2022 at 6:30.

LOCATION

Vacant parcel located southwest of the US 27 and Hammock Ridge intersection

(Portion of AK 3890913)

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

This application 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
#7803728 9/27, 10/18/2022



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date		
Tuesday, October 4, 2022		
Agenda Item Name		
Ordinance 2022-043 Clermont Health Park ASC Rezoning		
Requested Action		
Recommend approval of Ordinance No. 2022-043.		
Staff Report		
The owner, Adventist Health System/Sunbelt, Inc., is requesting to amend the Planned Unit Development (Ordinance No. 2020-11) to allow for the development of an ambulatory surgery center building located at 1909 East Highway 50. The parcel is located southeast of the intersection of State Road 50 and Citrus Tower Boulevard. The Future Land Use is designated as Commercial. The City Council approved on January 28, 2020 (Ordinance No. 2020-11) rezoning the property to a Planned Unit Development (PUD) to allow for the development of two buildings, which includes the off-site emergency department (OSD) and a medical office building identified as Phase 1 of the overall development plan. The current PUD amendment will allow for the construction of a 14,500 square foot ambulatory surgery center building (ASC), with accessory uses and required parking and site improvements. The project as designed will not require any waivers to the Land Development Codes and all buildings will comply with the Clermont Architectural Design Standards. The proposed building will be similar in design and color to the existing onsite medical buildings. Staff has reviewed the request as submitted and finds the proposed application does meet the intent of Section 122-315, Review Criteria for a Planned Unit Development. The proposed use is consistent with the surrounding development patterns. The site has access to an arterial roadway, State Road 50, and is accessible through a major collector, Citrus Tower Boulevard, which is designated a major transportation facility. The applicant has submitted a Request for Exemption requirements to complete a Tier 1 Traffic Impact Analysis (TIA) based on observed trip generation data from comparable facilities located in the vicinity and found the local road network has adequate capacity to accommodate the new trips without reducing the existing level of service (LOS). The City does have sufficient capacity to provide utility services for the project. The proposed development will provide opportunities for job creation and growth in Clermont. The proposed uses are compatible with the current development patterns in the area and will not be in conflict with the Comprehensive Plan goals, objectives and policies for Commercial Land Use. Therefore, Staff recommends approval of the rezoning request to Planned Unit Development (PUD) with the provisions of Ordinance No 2022-043.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Ord. 2022-043 Advent Health Final PUD (09.27.2022)	Ord. 2022-043 Advent Health Final PUD (09.27.2022).pdf	

2.	LOCATION MAP	LOCATION MAP .pdf
3.	C100-Site Development Plan	C100-Site Development Plan.pdf
4.	AH Health Park ASC Elevations	AH Health Park ASC Elevations.pdf
5.	Traffic DeMininus Request Letter	Traffic Letter 0103DeMininusReq.pdf
6.	Rezoning Application	Rezoning Application.pdf
7.	Legal ad - Ord. 2022-043 Clermont Health Park	Legal ad - Ord. 2022-043 Clermont Health Park.pdf



CITY OF CLERMONT
ORDINANCE NO. 2022-043

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.

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

TRACT 23 AND THE EAST 27.00 FEET OF TRACT 24 OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, ACCORDING TO THE PLAT OF LAKE HIGHLANDS COMPANY, FILED MARCH 2, 1914 AND RECORDED IN PLAT BOOK 2, PAGE 28, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, INCLUDING VACATED PALOMA ROAD LYING BETWEEN TRACTS 23 AND 24.

TOGETHER WITH:

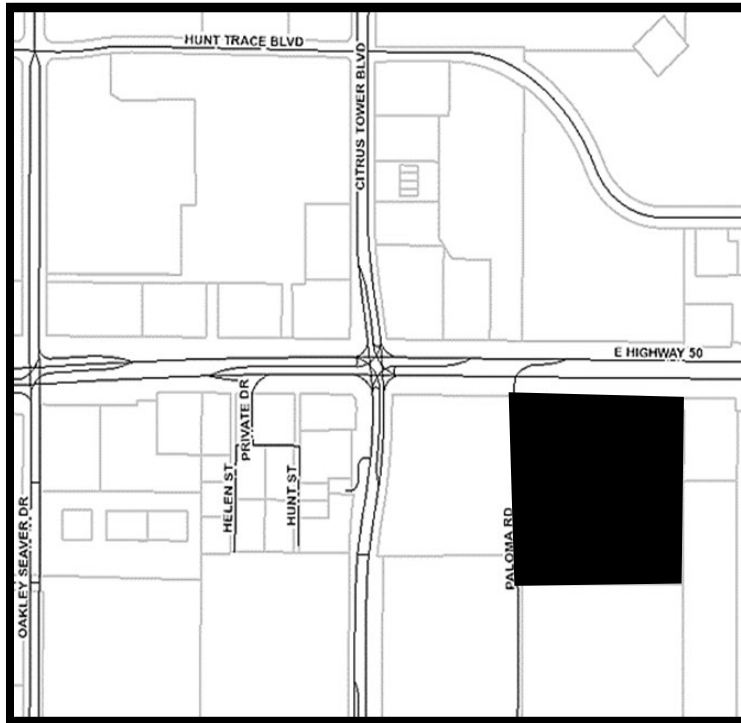
THAT PORTION OF THE 30.00 WIDE PLATTED RIGHT OF WAY LYING NORTH OF TRACTS 23 AND 24 OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, AND LYING NORTH OF VACATED PALOMA ROAD, TO BE BOUND ON THE WEST BY THE NORTHERLY PROJECTION OF THE WEST LINE OF THE EAST 27.00 FEET OF TRACT 24 AND BOUND ON THE EAST BY THE NORTHERLY PROJECTION OF THE EAST LINE OF TRACT 23, ALL ACCORDING TO THE PLAT OF LAKE HIGHLANDS COMPANY, FILED MARCH 2, 1914, AND RECORDED IN PLAT BOOK 2, PAGE 28, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

TOGETHER WITH

THAT PORTION OF TRACT 10 AND THAT PORTION OF THE EAST 27.00 FEET OF TRACT 9, SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, ACCORDING TO THE PLAT OF LAKE HIGHLANDS COMPANY, FILED MARCH 2, 1914 AND RECORDED IN PLAT BOOK 2, PAGE 28, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING SOUTH OF THE SOUTH RIGHT OF WAY OF STATE ROAD 50.

LOCATION

Property located at the southeast corner of Citrus Tower Boulevard
and State Road 50 intersection
Alternate Key 1648254



From: General Commercial (C-2)
To: Planned Unit Development (PUD)

SECTION 2: GENERAL CONDITIONS

The application request to amend the (PUD) Planned Unit Development (Ordinance No. 2020-11), to allow for the development of an ambulatory surgery center building and accessory uses, with required parking and site improvements shall be granted subject to the following conditions:

1. The conditions as set forth in this Planned Unit Development shall be legally binding upon any heirs, assigns and successors in title or interest.
2. The property shall be developed in substantial accordance with Exhibit A - Planned Unit Development Site Development Plan prepared by Klima Weeks, Sheet C100. Formal construction plans incorporating all conditions stated in this permit shall be submitted for review and approved by the Site Review Committee prior to the issuance of a Zoning Clearance or other development permits. The Conceptual Site Plan does not grant any permitted uses or development entitlements, and only used for the purpose of the conceptual layout for the project.



CITY OF CLERMONT
ORDINANCE NO. 2022-043

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.

SECTION 3: LAND USE AND DEVELOPMENT STANDARDS

1. The project shall consist of an ambulatory surgery center building with up to 14,500 square feet, and accessory uses with the required parking and site improvements for the development.

2. Building Setbacks

State Road 50 (Front)	50 feet from the property line
Side Yard (West)	12 feet from the property line
Side Yard (East)	12 feet from the property line
Rear Yard (South)	25 feet from the property line
Internal to Planned Unit Development	12 feet from the property line

Landscape Buffer Setbacks

From State Road 50 (Front)	20 feet Buffer
Side (East)	10 feet Buffer
Rear (South)	10 feet Buffer
Internal to PUD	10 feet Buffer

3. The buildings shall be constructed in a manner that closely resembles the architectural style and building design features as presented in Exhibit B – Elevations, and shall meet the City of Clermont’s Architectural Standards.
4. The project shall be developed in accordance to to the C-2 General Commercial zoning designation in the Land Development Codes, unless expressly stated in this Ordinance.

SECTION 4: CONFLICT

All Ordinances or parts of this Ordinance in conflict herewith 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.



CITY OF CLERMONT
ORDINANCE NO. 2022-043

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.

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 take effect upon its Second Reading and Final Passage.



CITY OF CLERMONT
ORDINANCE NO. 2022-043

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 25th day of October 2022.

CITY OF CLERMONT

Tim Murry, Mayor

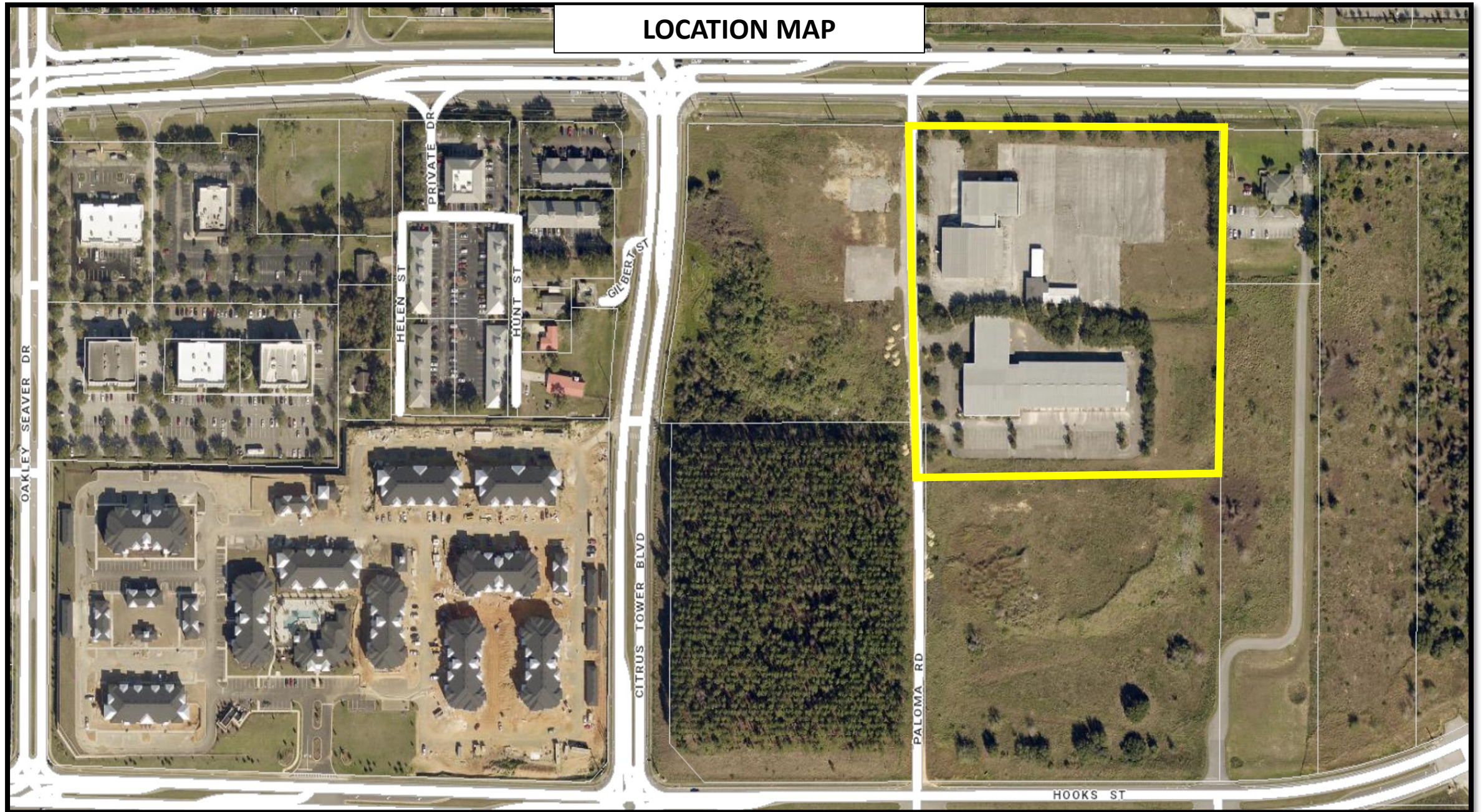
ATTEST:

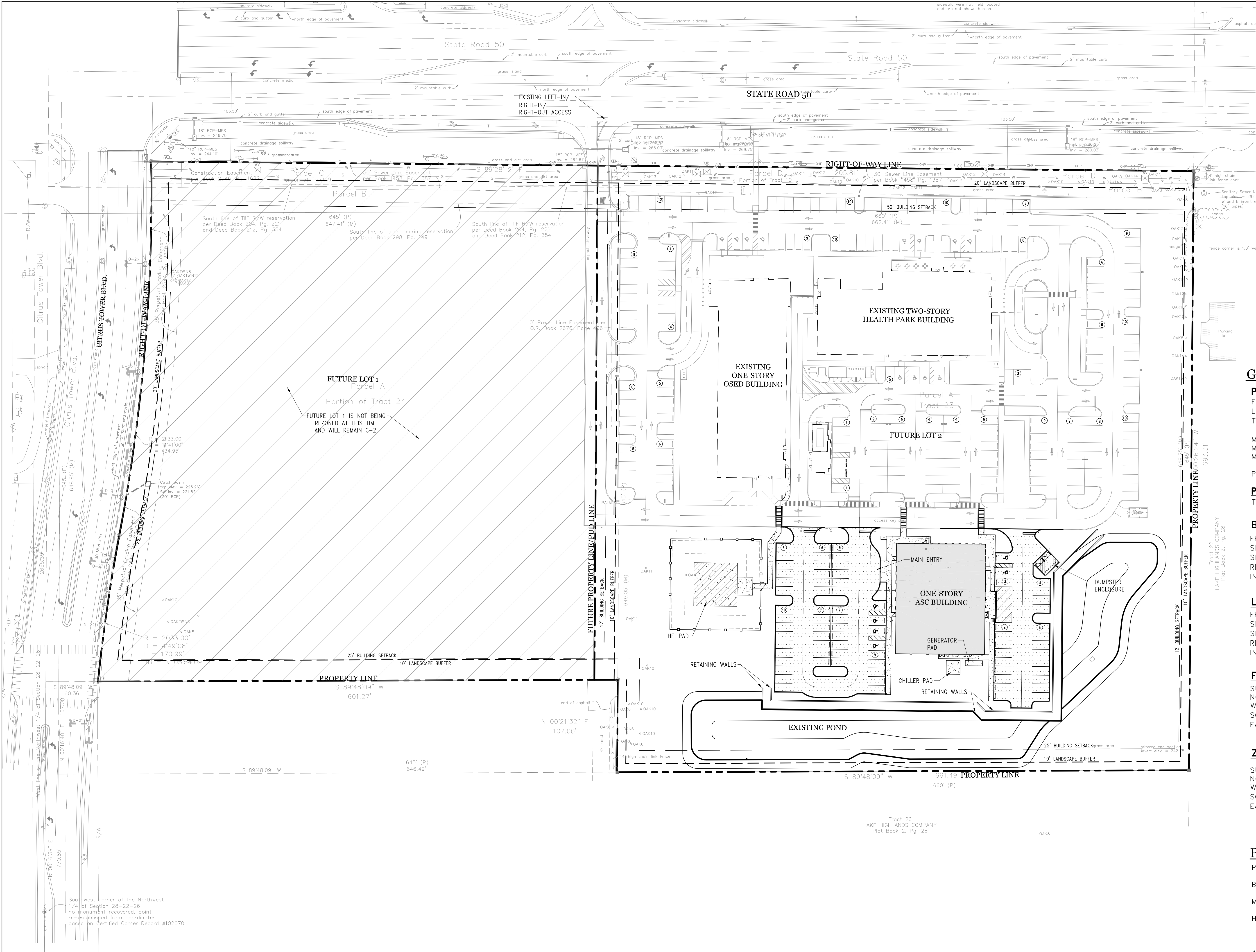
Tracy Ackroyd Howe, MMC
City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

LOCATION MAP





PUD LEGAL DESCRIPTION:

TRACT 23 AND THE EAST 27.00 FEET OF TRACT 24 OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, ACCORDING TO THE PLAT OF LAKE HIGHLANDS COMPANY, FILED MARCH 2, 1914 AND RECORDED IN PLAT BOOK 2, PAGE 28, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, INCLUDING VACATED PALOMA ROAD LYING BETWEEN TRACTS 23 AND 24.

TOGETHER WITH:

THAT PORTION OF THE 30.00 WIDE PLATTED RIGHT OF WAY LYING NORTH OF TRACTS 23 AND 24 OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, AND LYING NORTH OF VACATED PALOMA ROAD, TO BE BOUND ON THE WEST BY THE NORTHERLY PROJECTION OF THE WEST LINE OF THE EAST 27.00 FEET OF TRACT 24 AND BOUND ON THE EAST BY THE NORTHERLY PROJECTION OF THE EAST LINE OF TRACT 23, ALL ACCORDING TO THE PLAT OF LAKE HIGHLANDS COMPANY, FILED MARCH 2, 1914, AND RECORDED IN PLAT BOOK 2, PAGE 28, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

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THAT PORTION OF TRACT 10 AND THAT PORTION OF THE EAST 27.00 FEET OF TRACT 9, SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, ACCORDING TO THE PLAT OF LAKE HIGHLANDS COMPANY, FILED MARCH 2, 1914 AND RECORDED IN PLAT BOOK 2, PAGE 28, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING SOUTH OF THE SOUTH RIGHT OF WAY OF STATE ROAD 50.

PERMITTED USES:

ALL USES PERMITTED IN C-2 ZONING, PLUS MEDICAL AND DENTAL LABORATORIES, HOSPITALS (INCLUDING FREE-STANDING EMERGENCY DEPARTMENTS), AMBULATORY SURGERY CENTERS, MEDICAL CLINICS, BUSINESS OFFICES ANCILLARY TO MEDICAL USES, RESTAURANTS AND CAFES ANCILLARY TO MEDICAL USES, OUTDOOR DINING/SEATING AREAS, PHARMACIES, OTHER USES WHICH ARE SIMILAR AND COMPATIBLE.

LEGEND:

- CONCRETE WALK
- ASPHALT PAVEMENT
- FUTURE LOT 1 - (NOT INCLUDED IN REZONING REQUEST)

GENERAL INFORMATION:

PROPERTY INFORMATION:
FUTURE LOT 1 AREA: 321,141. SF (7.37 AC)
LOT 2 AREA: 477,778. SF (10.97 AC)
TOTAL AREA: 798,919. SF (18.34 AC)

MAX. IMPERVIOUS SURFACE RATIO: 0.80
MAX. BUILDING HEIGHT: 55 FT.
MAX. FAR: 3.0

PROPOSED FAR: 69,462./477,778.= 0.15

PHASING:
THE PROPOSED PUD/FUTURE LOT 2 WILL BE DEVELOPED IN ONE PHASE.

BUILDING SETBACKS:
FRONT YARD (SR 50): 50.0'
SIDE YARD (WEST): 12.0'
SIDE YARD (EAST): 12.0'
REAR YARD (SOUTH): 25.0'
INTERNAL TO PUD: 12.0'

LANDSCAPE BUFFERS:
FRONT (SR 50): 20.0'
SIDE (WEST): 10.0'
SIDE (EAST): 10.0'
REAR (SOUTH): 10.0'
INTERNAL TO PUD: 10.0'

FUTURE LAND USE:
SUBJECT PROPERTY: COMMERCIAL
NORTH: COMMERCIAL
WEST: COMMERCIAL
SOUTH: REGIONAL COMMERCIAL (UNINCORPORATED LAKE)
EAST: REGIONAL COMMERCIAL (UNINCORPORATED LAKE)

ZONING:
SUBJECT PROPERTY: PUD (ORDINANCE 2020-11) AND C-2
NORTH: C-2
WEST: C-1 AND R-3
SOUTH: R-6 (UNINCORPORATED LAKE)
EAST: C-1 (UNINCORPORATED LAKE)

PARKING CALCULATIONS:

PER CITY OF CLERMONT, SEC. 98-14

BASIS:
MEDICAL OFFICE: 1 SPACE PER EVERY 200 SQ.FT.
HOSPITAL: 1 SPACE PER EVERY 4 BEDS
+ 1 SPACE PER DOCTOR
+ 1 SPACE PER EVERY 4 EMPLOYEES
ASC: 1 SPACE PER EVERY 200 SQ.FT.
MEDICAL OFFICE: (1 SPACE/200 SQ.FT.) * 36,418 SQ.FT. OF BUILDING
= 182 SPACES REQUIRED.
HOSPITAL: (1 SPACE/4 BEDS) * 24 BEDS
+ (1 SPACE/1 DOCTOR) * 1 DOCTORS
+ (1 SPACE/4 EMPLOYEES) * 23 EMPLOYEES
= 13 SPACES REQUIRED.
ASC: (1 SPACE/200 SQ.FT.) * 14,500. SQ.FT. OF BUILDING
= 73 SPACES REQUIRED.

TOTAL REQUIRED (CITY OF CLERMONT): 182 + 13 + 73 = 268 SPACES
PROVIDED (ASC): 70 STANDARD + 6 ADA = 76 SPACES
TOTAL PROVIDED: 289 STANDARD + 18 ADA = 307 SPACES

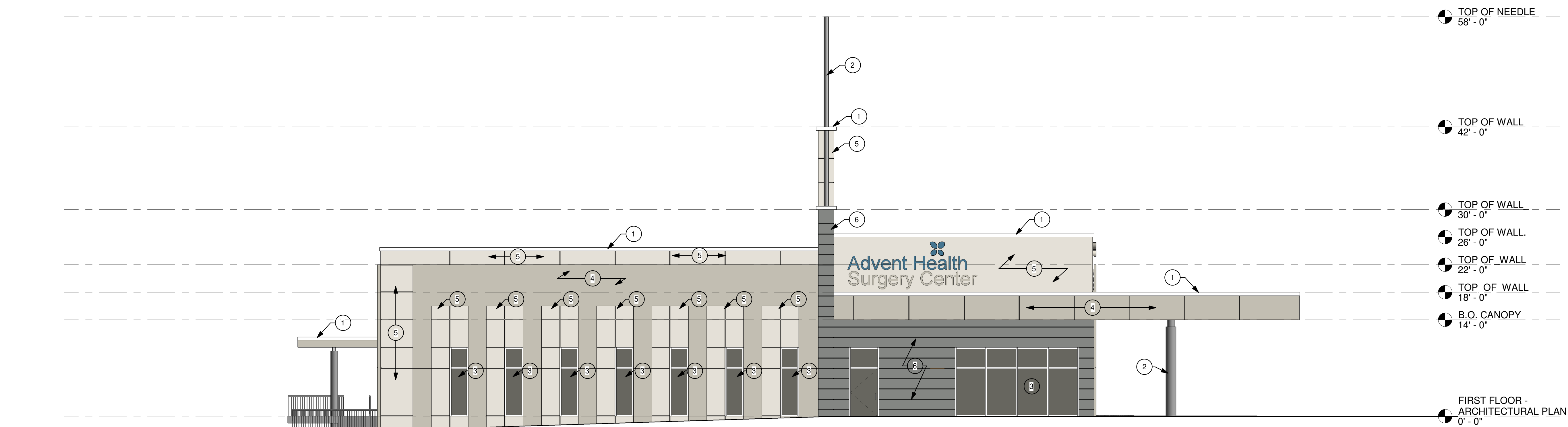
PER CITY OF CLERMONT: SEC. 98-16
BIKE PARKING: 5% FOR FIRST 100 SPACES; 2% THEREAFTER
307 SPACES = 5% OF 100 & 2% OF 207
100(.05) + 207(.02) = 10 REQUIRED BICYCLE SPACES
PROVIDED: 6 RACKS = 12 BICYCLE SPACES

CLERMONT HEALTH PARK ASC AND HELIPAD
CLERMONT, FLORIDA
PUD SITE DEVELOPMENT PLAN

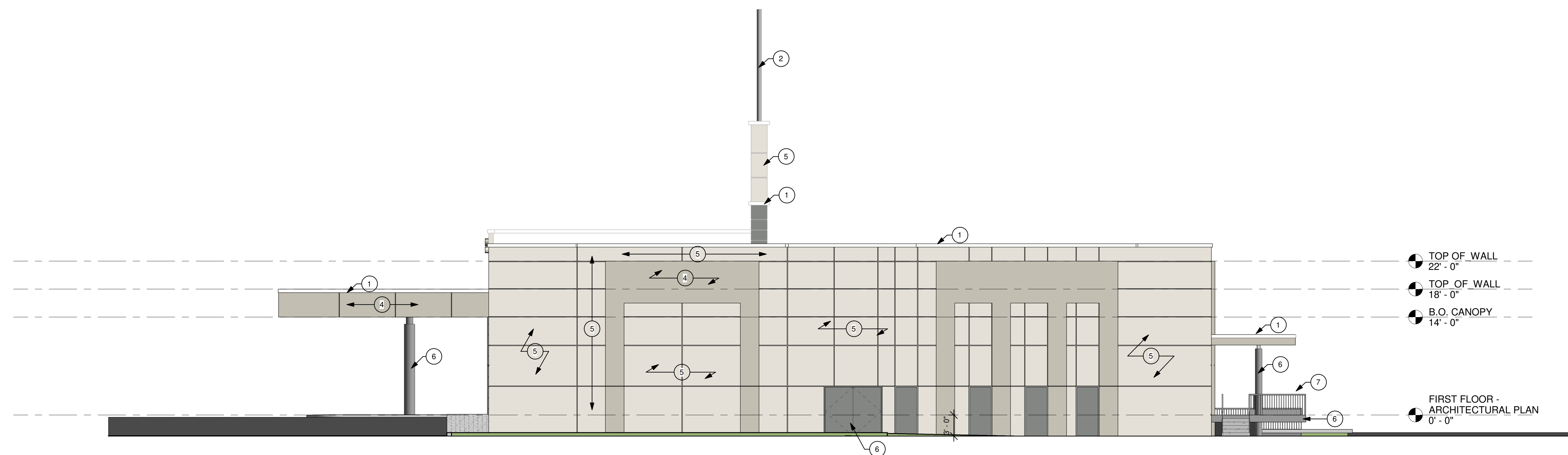
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2		
3		
4		
5		
6		
7		
8		
9		
10		

drawn by: JD
checked by: SGW
date: 08/31/22
plot scale: AS SHOWN
project number: N/A
file name: C100-CONCEPT-19ADVE001.DWG

C100



A NORTH ELEVATION
 $\frac{1}{8}'' = 1'-0''$



B SOUTH ELEVATION
1/8" = 1'-0"

COLOR KEY NOTES

- 1 CLEAR ANODIZED ALUMINUM CAP FLASHING WITH CONTINUOUS CLEATS FRONT AND BACK
- 2 POLE 3" DIAM., 27FT LENGTH AND POLE 4" DIAM., 13FT LENGTH
NOTE: ANCHORED TO TILT PANEL FEATURE 5
CAP TOP AND BOTTOM. PROVIDE WEEP HOLES AT BOTTOM
FINISH: T8D
- 3 ALUMINUM STOREFRONT SYSTEM; SEE DRAWING A-15. WINDOW
SHALL BE CLEAR ANODIZED ALUMINUM FRAME WITH TINTED
GLASS. GLASS SHALL HAVE A U-VALUE OF 0.5 AND A SHADING
COEFFICIENT OF 0.25
- 4 EXTERIOR PAINT COLOR
SHERWIN WILLIAMS PAINT - SW 7016 MINDFUL GRAY
- 5 EXTERIOR PAINT COLOR
SHERWIN WILLIAMS PAINT - SW 9166 DRIFT OF MIST
- 6 EXTERIOR PAINT COLOR
SHERWIN WILLIAMS PAINT - SW 7067 CITYSCAPE
- 7 ALUMINUM RAIL - COLOR TO MATCH ITEM 6 ABOVE

Project Architect:



Jason Blau & Associates
625 E Bay Drive, #228,
Clearwater, FL 33764
R0013034
727.530.0570

Deal & Signature:

Robert H. Blau, AIA

Project Name:

ADVENT HEALTH
CLERMONT
SURGERY
CENTER

Project Number: 22011

Project Location:

ALBANY, NEW YORK

CHEMATIC DESIGN

Issue Date: 7/20/2022

[illegible]

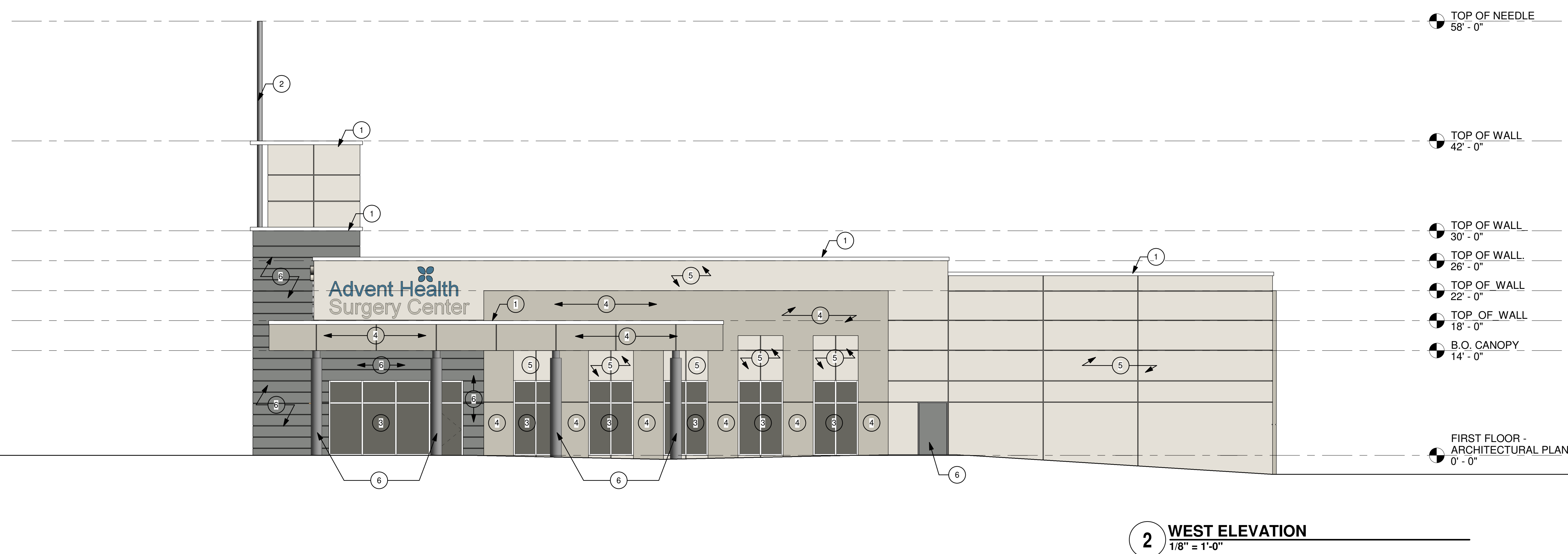
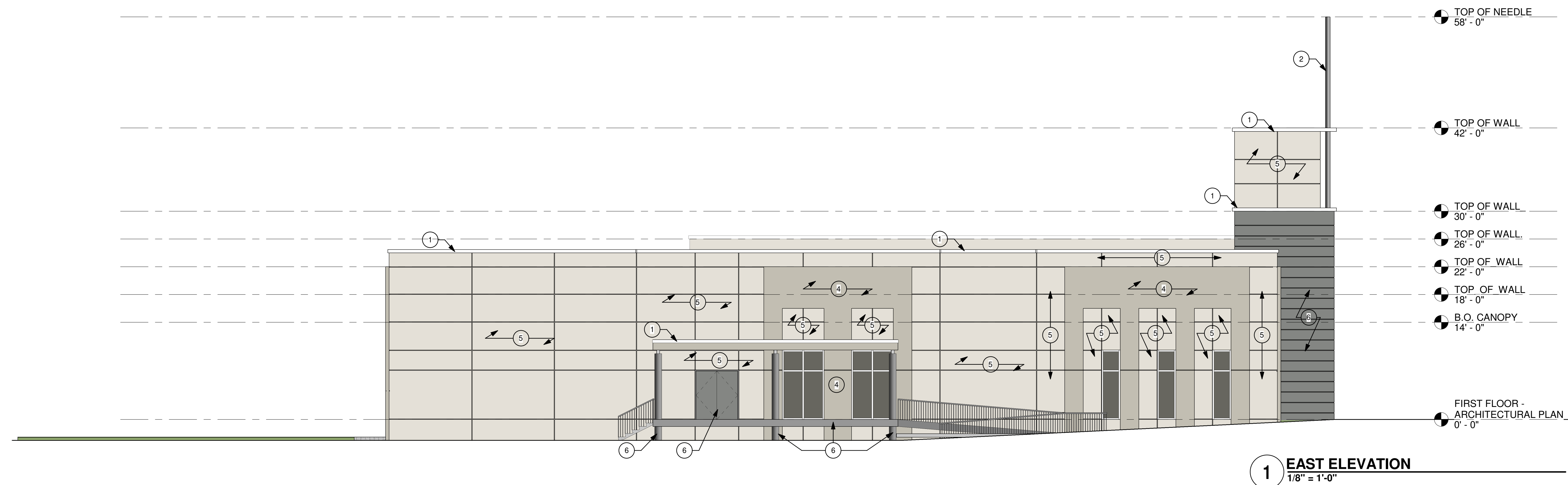
Drawing Title:

EXTERIOR ELEVATIONS

Flowing Number:

A10-1

Drawn by: MBA
Checked by: Checker
Scale: As indicated



COLOR KEY NOTES

- 1 CLEAR ANODIZE ALUMINUM CAP FLASHING WITH CONTINUOUS CLASSE FRONT AND BACK
- 2 POLE 3" DIAM., 27FT LENGTH AND POLE 4" DIAM., 13FT LENGTH
NOTE: ANCHORED TO TILT PANEL FEATURE IN THE CAP TOP AND BOTTOM. PROVIDE WEEP HOLES AT BOTTOM FINISH: TBD
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Project Architect:



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Deal & Signature:

Robert H. Blau, AIA

Project Name:

ADVENT HEALTH
CLERMONT
SURGERY
CENTER

Project Number: 22011

Project Location:

ALBANY, NEW YORK

SCHEMATIC DESIGN

Issue Date: 7/20/2022

[illegible]

Drawing Title:

EXTERIOR ELEVATIONS

Following Number:

A10-2

Drawn by: Author
Checked by: Checker
Scale: As indicated

MEMORANDUM

TO: John Kruse, AICP- Planning Manager, City of Clermont, Florida

FROM: J. Anthony Luke, P.E.

DATE: August 17, 2022

RE: AdventHealth ASC Facility on SR 50 at Citrus Tower Boulevard
Request for Exemption- Requirement to Complete a Tier 1 Traffic Impact Analysis
([Ltec #22-0103](#))

The purpose of this summary is to provide a basis for the request for an Exemption from the requirement for a Traffic Impact Analysis (TIA) report submittal to support the proposed AdventHealth Ambulatory Surgery Center (ASC) Facility on SR 50 at Citrus Tower Boulevard in Clermont, Lake County, Florida. This Exemption Request is based on the *Traffic Impact Study Methodology and Guidelines (2021)- Lake~Sumter Metropolitan Planning Organization- 5. Request for Exemption from a Tier 1 TIA*.

The project is located on the south side of SR 50 east of Citrus Tower Boulevard. The proposed facility will contain 13,227 square feet of ASC, with four (4) surgery rooms (**Figure 1**). Within the southeast quadrant of SR 50 & Citrus Tower Boulevard, the AdventHealth Clermont Health Park was recently completed, which includes a Free-Standing ER/ED and a Medical Office Building (MOB). The proposed AdventHealth ASC will be developed on a vacant property directly south of these existing facilities and utilize the existing access plan.

TRIP GENERATION RATES

The number of vehicle trips that will be generated to and from a development is dependent upon the type and amount of land uses contained within that development. The land use description options available from the ITE Trip Generation Report (11th Edition) don't provide any categories that are consistent with the ASC Project use. The closest uses identified were for Clinic (LUC 630), Free-Standing Emergency Room (LUC 650), Medical-Dental Office Building (LUC 720), and Hospital (LUC 610). These uses do not fit with the ASC use characteristics since the ASC does not have in-patient facilities and function with longer-duration out-patient service with a limited number of patients each day.

AdventHealth ASC Facility- SR 50 at Citrus Tower Blvd.
Request for Exemption for Requirement to Complete a Traffic Impact Analysis

This summary was prepared using an alternative approach that estimated the trip generation for the ASC using observed trip generation data from comparable AdventHealth ASC facilities in Central Florida. AdventHealth provided information and data for two (2) existing AdventHealth ASC facilities:

- Winter Garden ASC: 17,700 square feet; 3 operating rooms
- Altamonte Springs ASC: 13,000 square feet; 4 operating rooms

Attachment A summarizes logs provided by AdventHealth staff, of patients, staff, and deliveries at two (2) existing AdventHealth ASC facilities: The trip data was provided by AdventHealth staff from these two ASC facilities over two (2) weekdays in March and April 2022. Average trip generation rates were developed based on the data, as follow:

Rate per 1,000 Sq Ft						Rate per Room					
AM			PM			AM			PM		
In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total
0.467	0.053	0.519	0.028	0.219	0.247	2.042	0.208	2.250	0.167	0.938	1.104

These trip generation rates were applied to estimate the daily and peak hour trip generation for the proposed ASC. No internal capture nor pass-by trips are anticipated.

TABLE 1
AdventHealth ASC Facility Clermont - SR 50 at Citrus Tower Blvd
Estimated Trip Generation (Proposed)

Land Use	ITE Code ²	Size	Trip Generation Rates ¹							Trips Generated ³						
			Daily	A.M. Peak Hour			P.M. Peak Hour			Daily	A.M. Peak Hour			P.M. Peak Hour		
				Total	Enter	Exit	Total	Enter	Exit		Total	Enter	Exit	Total	Enter	Exit
ASC Facility	N/A / R	13,227 x 1000 Sq. Ft. Gross Floor Area	3.620	0.519	0.467	0.053	0.247	0.028	0.219	48	7	6	1	3	0	3
ASC Facility	N/A / R	5 Operating/Procedure Rooms	15.857	2.250	2.042	0.208	1.104	0.167	0.938	79	11	10	1	6	1	5

¹ - Trip Generation Rates from local AdventHealth study, see attachments

² - ITE Code not applicable, R = average Rate

³ - Trips generated higher for operating room independent variable. These trips used in analysis.

TRIP GENERATION - EXISTING

The existing condition of the proposed site is vacant. There is currently no trip generation associated with the existing use. Accordingly, existing traffic volumes are zero (0).

TRIP GENERATION - PROPOSED

These trip generation rates were applied to estimate the daily and peak hour trip generation for the proposed ASC (13,227 square feet/5 surgery/procedure rooms). **Table 1** below summarizes the trips for the proposed ASC, for both the square feet and surgery rooms. As shown, the use of Operating Rooms as the land use variable results in the higher trip generation. This was used as the basis of the TIA Exemption Request.

AdventHealth ASC Facility- SR 50 at Citrus Tower Blvd.
Request for Exemption for Requirement to Complete a Traffic Impact Analysis

Since the ASC property is currently undeveloped, the trip generation shown in Table 1 represents the Net, New Trips for the proposed site.

TABLE 2
AdventHealth ASC Facility Clermont - SR 50 at Citrus Tower Blvd
Estimated Trip Generation (Proposed)

Land Use	ITE Code ²	Size	Trip Generation Rates ¹									Trips Generated ³					
			Daily	A.M. Peak Hour			P.M. Peak Hour			Daily	A.M. Peak Hour			P.M. Peak Hour			
				Total	Enter	Exit	Total	Enter	Exit		Total	Enter	Exit	Total	Enter	Exit	
ASC Facility	N/A / R	13,227 x 1000 Sq. Ft. Gross Floor Area	3.620	0.519	0.467	0.053	0.247	0.028	0.219	48	7	6	1	3	0	3	
ASC Facility	N/A / R	5 Operating/Procedure Rooms	15.857	2.250	2.042	0.208	1.104	0.167	0.938	79	11	10	1	6	1	5	

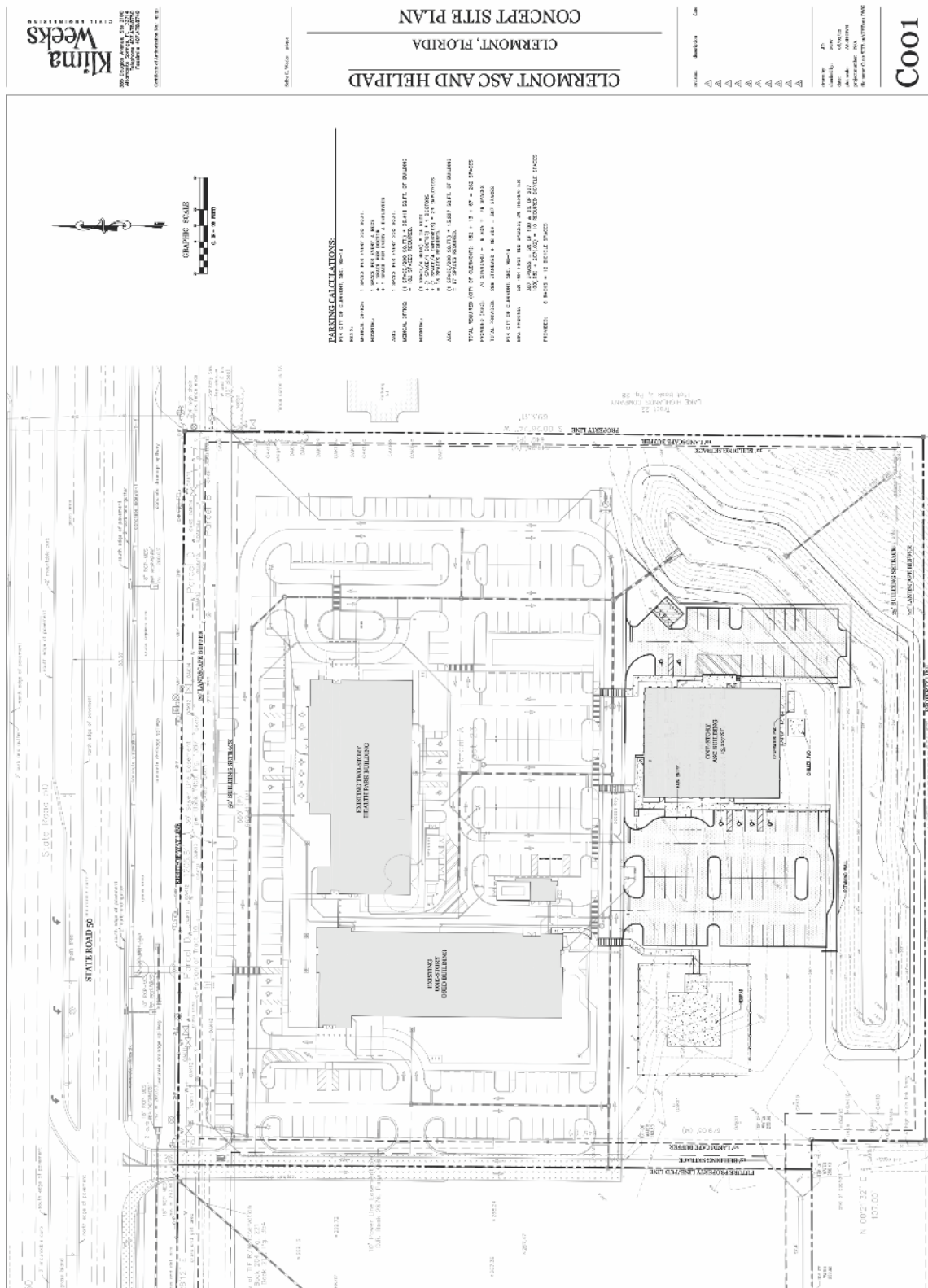
¹ - Trip Generation Rates from local AdventHealth study, see attachments

² - ITE Code not applicable, R = average Rate

³ - Trips generated higher for operating room independent variable. These trips used in analysis.

Request for Exemption from a Tier 1 Traffic Impact Analysis

The proposed project will result in 6 inbound trips and 1 outbound trips in the AM peak hour period. The local roadway network has adequate capacity to accommodate the new trips without reducing the existing Level of Service (LOS). Therefore, an Exemption from the requirement for a TIA to support the ASC development application is requested.



AdventHealth ASC Facility on SR 50 at Citrus Tower Bv Request for Exemption - Tier 1 TIA

Clermont, Lake County, Florida

Site Plan

Figure 1

Attachment A: Trip Generation Documentation

Trip Generation for the Ambulatory Surgery Center (ASC) Project

The medical-related land use description options available from ITE Trip Generation Report (11th Edition), which include Clinic (LUC 630), Free-standing Emergency Room (LUC 650), Medical-Dental Office Building (LUC 720), and Hospital (LUC 610), don't provide any categories that are very consistent with the ASC facility land use.

The proposed approach used to estimate the trip generation for the ASC land use is based on data compiled for trip generation characteristics from comparable AdventHealth ASC facilities in Central Florida. **Attachment B** summarizes the log sheets, based on information provided by AdventHealth staff, of patients, staff, and deliveries at following two (2) existing AdventHealth ASC facilities:

- Winter Garden ASC: has 17,700 square feet and 3 operating rooms
- Altamonte Springs ASC: has 13,000 square feet and 4 operating rooms

Trip data was provided by AdventHealth staff from these two ASC facilities over two (2) weekdays in March and April 2022. Peak Hour average trip generation rates were then developed based on the data, as follow:

<u>Rate per 1,000 Sq Ft</u>						<u>Rate per Room</u>					
AM			PM			AM			PM		
<u>In</u>	<u>Out</u>	<u>Total</u>	<u>In</u>	<u>Out</u>	<u>Total</u>	<u>In</u>	<u>Out</u>	<u>Total</u>	<u>In</u>	<u>Out</u>	<u>Total</u>
0.467	0.053	0.519	0.028	0.219	0.247	2.042	0.208	2.250	0.167	0.938	1.104

Note: For purposes of this analysis, the rate per 1,000 SF was used.

AdventHealth ASC Facility- SR 50 at Citrus Tower Blvd.
Request for Exemption for Requirement to Complete a Traffic Impact Analysis

Attachment B

Daily Visitor/Employee Survey Form

Facility: Altamonte Springs AdventHealth ASC

Location: _____

Date: 4/7/22

Office Square Footage: 13,000 sq ft; 4 operating rooms

Time of Day		Observed Persons Entering/Exiting Facility				
		Visitors & Patients	Delivery Staff	Employees	Others	Total
6:00 AM	7:00 AM	3/0	0/0	10/0	0/0	13/0
7:00 AM	8:00 AM	3/0	0/0	5/0	0/0	8/0
8:00 AM	9:00 AM	3/0	1/1	0/0	0/0	4/1
9:00 AM	10:00 AM	1/3	0/0	0/0	0/0	1/3
10:00 AM	11:00 AM	2/1	0/0	0/0	0/0	2/1
11:00 AM	12:00 PM	2/2	0/0	0/0	0/0	2/2
12:00 PM	1:00 PM	0/3	0/0	0/0	0/0	0/3
1:00 PM	2:00 PM	1/0	0/0	0/0	0/0	1/0
2:00 PM	3:00 PM	0/0	0/0	0/4	0/0	0/4
3:00 PM	4:00 PM	0/3	0/0	0/4	0/0	0/7
4:00 PM	5:00 PM	0/1	1/1	0/3	0/0	1/5
5:00 PM	6:00 PM	0/1	0/0	0/2	0/0	0/3
6:00 PM	7:00 PM	0/0	0/0	0/2	0/0	0/2
7:00 PM	6:00 AM	0/0	0/0	0/0	0/0	0/0
Total		15/15	2/2	15/15	0/0	32/32

AdventHealth ASC Facility- SR 50 at Citrus Tower Blvd.
Request for Exemption for Requirement to Complete a Traffic Impact Analysis

Daily Visitor/Employee Survey Form

Facility: Altamonte Springs AdventHealth ASC

Location: _____

Date: 3/21/22

Office Square Footage: 13,000 sq ft; 4 operating rooms

Time of Day		Observed Persons Entering/Exiting Facility				
		Visitors & Patients	Delivery Staff	Employees	Others	Total
6:00 AM	7:00 AM	4/0	0/0	9/0	0/0	13/0
7:00 AM	8:00 AM	2/0	1/1	2/0	0/0	5/1
8:00 AM	9:00 AM	1/0	0/0	2/0	0/0	3/0
9:00 AM	10:00 AM	1/1	0/0	0/0	0/0	1/1
10:00 AM	11:00 AM	1/1	0/0	0/0	0/0	1/1
11:00 AM	12:00 PM	1/1	0/0	0/0	0/0	1/1
12:00 PM	1:00 PM	2/1	0/0	0/0	0/0	2/1
1:00 PM	2:00 PM	0/3	0/0	0/0	0/0	0/3
2:00 PM	3:00 PM	0/0	0/0	0/3	0/0	0/3
3:00 PM	4:00 PM	0/2	0/0	0/2	0/0	0/4
4:00 PM	5:00 PM	0/2	0/0	0/5	0/0	0/7
5:00 PM	6:00 PM	0/1	0/0	0/3	0/0	0/4
6:00 PM	7:00 PM	0/0	0/0	0/0	0/0	0/0
7:00 PM	6:00 AM	0/0	0/0	0/0	0/0	0/0
Total		12/12	1/1	13/13	0/0	26/26

AdventHealth ASC Facility- SR 50 at Citrus Tower Blvd.
Request for Exemption for Requirement to Complete a Traffic Impact Analysis

Daily Visitor/Employee Survey Form

Facility: Winter Garden AdventHealth ASC

Location: _____

Date: 03/30/22

Office Square Footage: 17,720 sq ft; 3 operating rooms

Time of Day		Observed Persons Entering/Exiting Facility				
		Visitors & Patients	Delivery Staff	Employees	Others	Total
6:00 AM	7:00 AM	6/0	0/0	7/0	0/0	13/0
7:00 AM	8:00 AM	5/0	1/1	3/0	0/0	9/1
8:00 AM	9:00 AM	4/0	0/0	0/0	0/0	4/0
9:00 AM	10:00 AM	4/2	0/0	0/0	0/0	4/2
10:00 AM	11:00 AM	0/3	0/0	0/0	0/0	0/3
11:00 AM	12:00 PM	0/4	0/0	0/0	0/0	0/4
12:00 PM	1:00 PM	0/2	0/0	0/0	0/0	0/2
1:00 PM	2:00 PM	0/4	0/0	0/5	0/0	0/9
2:00 PM	3:00 PM	0/2	0/0	0/3	0/0	0/5
3:00 PM	4:00 PM	0/0	0/0	0/0	0/0	0/0
4:00 PM	5:00 PM	0/0	0/0	0/0	0/0	0/0
5:00 PM	6:00 PM	0/0	0/0	0/0	0/0	0/0
6:00 PM	7:00 PM	0/2	0/0	0/2	0/0	0/4
7:00 PM	6:00 AM	0/0	0/0	0/0	0/0	0/0
	Total	19/19	1/1	10/10	0/0	30/30

AdventHealth ASC Facility- SR 50 at Citrus Tower Blvd.
Request for Exemption for Requirement to Complete a Traffic Impact Analysis

Daily Visitor/Employee Survey Form

Facility: Winter Garden AdventHealth ASC

Location: _____

Date: 03/15/22

Office Square Footage: 17,720 sq ft; 3 operating rooms

Time of Day		Observed Persons Entering/Exiting Facility				
		Visitors & Patients	Delivery Staff	Employees	Others	Total
6:00 AM	7:00 AM	3/0	0/0	6/0	0/0	9/0
7:00 AM	8:00 AM	2/0	1/1	3/0	0/0	6/1
8:00 AM	9:00 AM	2/2	0/0	0/0	0/0	2/2
9:00 AM	10:00 AM	2/1	0/0	0/0	0/0	2/1
10:00 AM	11:00 AM	3/2	0/0	0/0	0/0	3/2
11:00 AM	12:00 PM	0/2	0/0	0/0	0/0	0/2
12:00 PM	1:00 PM	0/2	0/0	0/0	0/0	0/2
1:00 PM	2:00 PM	0/1	0/0	0/2	0/0	0/3
2:00 PM	3:00 PM	0/0	0/0	0/2	0/0	0/2
3:00 PM	4:00 PM	0/1	0/0	0/3	0/0	0/4
4:00 PM	5:00 PM	0/0	1/1	0/0	0/0	1/1
5:00 PM	6:00 PM	0/0	0/0	0/0	0/0	0/0
6:00 PM	7:00 PM	0/1	0/0	0/2	0/0	0/3
7:00 PM	6:00 AM	0/0	0/0	0/0	0/0	0/0
	Total	12/12	2/2	9/9	0/0	23/23



CITY OF CLERMONT

REZONING

APPLICATION

DATE August 22, 2022		FEE: \$542.00 + cost of advertisement + cost of traffic review, if necessary	
Project Name (if applicable) Clermont Health Park ASC and Helipad			
Applicant Adventist Health System/Sunbelt, Inc.			
Contact Person Tim Burrill, Senior Vice President			
Address 1919 N Orange Avenue	City Orlando	State FL	Zip 32804
Telephone 407-303-1197	Fax		
Email tim.burrill@AdventHealth.com			
OWNER INFORMATION			
Owner's Name Adventist Health System/Sunbelt, Inc.			
Owner Address 900 Winderley Place, Suite 1350	City Maitland	State FL	Zip 32751
Telephone	Email		
PROPERTY INFORMATION			
Address of Subject Property 1909 E Highway 50	City Clermont	State FL	Zip 34711
Legal Description (include copy of survey) See attached Legal Description			
Acreage 10.97	Land Use (City verification required) Commercial		
Present Zoning (City verification required) PUD and C-2	Proposed Zoning PUD and C-2		



CITY OF CLERMONT REZONING APPLICATION

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

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

We are proposing to add a helipad and ambulatory surgery center building to the existing PUD (2020-11). Because the existing PUD maximum building area is based on the two existing buildings, the PUD maximum building area will increase to include the new ambulatory surgery center.

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

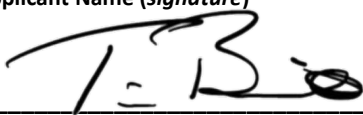
Tim Burrill, Senior Vice President

Applicant Name (print)

x 
Applicant Name (signature)

Tim Burrill, Senior Vice President

Owner Name (print)

x 
Owner Name (signature)

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

5/22/2020

Property Legal Description

PARCEL A:

Tracts 23 and 24 of Section 28, Township 22 South, Range 26 East, according to the Plat of LAKE HIGHLANDS COMPANY, filed March 2, 1914 and recorded in Plat Book 2, Page 28, Public Records of Lake County, Florida, INCLUDING vacated Paloma Road lying between Tracts 23 and 24, LESS the West 1/2 of the South 107 feet thereof.

Less and except the following:

The South 107 feet of Tract 24, Section 28, Township 22 South, Range 26 East, according to the Plat of Lake Highlands Company, as recorded in Plat Book 2, Page 28, Public Records of Lake County, Florida.

Further, less and except the following:

R/W Parcel #C-10 as described in Statutory Warranty Deed to Lake County recorded in O.R. Book 2544, Page 2352, Public Records of Lake County, Florida.

TOGETHER WITH:

PARCEL B:

That portion of the 30.00 wide platted Right of Way lying North of Tracts 23 and 24 of Section 28, Township 22 South, Range 26 East, and lying North of vacated Paloma Road, to be bound on the West by the East right of way line of Citrus Tower Boulevard and bound on the East by the northerly projection of the East line of Tract 23, all according to the Plat of LAKE HIGHLANDS COMPANY, filed March 2, 1914, and recorded in Plat Book 2, Page 28, Public Records of Lake County, Florida.

PARCEL C:

That portion of Tract 9, Section 28, Township 22 South, Range 26 East, according to the plat of LAKE HIGHLANDS COMPANY, filed March 2, 1914 and recorded in Plat Book 2, Page 28, Public Records of Lake County, Florida, LYING SOUTH OF THE SOUTH RIGHT OF WAY OF STATE ROAD 50; LESS AND EXCEPT R/W Parcel #C13 as described in the deeds to Lake County, Florida, recorded in O.R. Book 2544, Page 2358 and O.R. Book 2546, Page 1682, Public Records of Lake County, Florida.

PARCEL D:

That portion of Tract 10, Section 28, Township 22 South, Range 26 East, according to the plat of LAKE HIGHLANDS COMPANY, filed March 2, 1914 and recorded in Plat Book 2, Page 28, Public Records of Lake County, Florida, LYING SOUTH OF THE SOUTH RIGHT OF WAY OF STATE ROAD 50.

PD Legal Description

Tract 23 and the East 27.00 feet of Tract 24 of Section 28, Township 22 South, Range 26 East, according to the Plat of LAKE HIGHLANDS COMPANY, filed March 2, 1914 and recorded in Plat Book 2, Page 28, Public Records of Lake County, Florida, INCLUDING vacated Paloma Road lying between Tracts 23 and 24.

TOGETHER WITH:

That portion of the 30.00 wide platted Right of Way lying North of Tracts 23 and 24 of Section 28, Township 22 South, Range 26 East, and lying North of vacated Paloma Road, to be bound on the West by the northerly projection of the West line of the East 27.00 feet of Tract 24 and bound on the East by the northerly projection of the East line of Tract 23, all according to the Plat of LAKE HIGHLANDS COMPANY, filed March 2, 1914, and recorded in Plat Book 2, Page 28, Public Records of Lake County, Florida.

TOGETHER WITH

That portion of Tract 10 and that portion of the East 27.00 feet of Tract 9, Section 28, Township 22 South, Range 26 East, according to the plat of LAKE HIGHLANDS COMPANY, filed March 2, 1914 and recorded in Plat Book 2, Page 28, Public Records of Lake County, Florida, LYING SOUTH OF THE SOUTH RIGHT OF WAY OF STATE ROAD 50.

LEGAL NOTICE

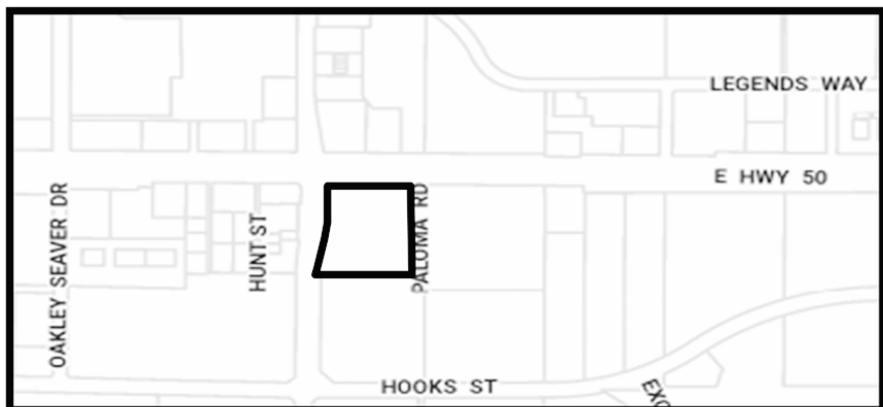
The Planning & Zoning Commission will consider this request at their public meeting on Tuesday, October 4, 2022 at 6:30 PM and the Clermont City Council will hold a public hearing to consider the request on Tuesday, October 25, 2022 at 6:30 PM for the final enactment.

ORDINANCE NO. 2022-043

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

LOCATION:

Vacant property located at the southeast corner of
Citrus Tower Boulevard and SR 50 intersection
Portion of AK 1648254



LEGAL DESCRIPTION

TRACT 23 AND THE EAST 27.00 FEET OF TRACT 24 OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, ACCORDING TO THE PLAT OF LAKE HIGHLANDS COMPANY, FILED MARCH 2, 1914 AND RECORDED IN PLAT BOOK 2, PAGE 28, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, INCLUDING VACATED PALOMA ROAD LYING BETWEEN TRACTS 23 AND 24.

TOGETHER WITH:

THAT PORTION OF THE 30.00 WIDE PLATTED RIGHT OF WAY LYING NORTH OF TRACTS 23 AND 24 OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, AND LYING NORTH OF VACATED PALOMA ROAD, TO BE BOUND ON THE WEST BY THE NORTHERLY PROJECTION OF THE WEST LINE OF THE EAST 27.00 FEET OF TRACT 24 AND BOUND ON THE EAST BY THE NORTHERLY PROJECTION OF THE EAST LINE OF TRACT 23, ALL ACCORDING TO THE PLAT OF LAKE HIGHLANDS COMPANY, FILED MARCH 2, 1914, AND RECORDED IN PLAT BOOK 2, PAGE 28, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

TOGETHER WITH

THAT PORTION OF TRACT 10 AND THAT PORTION OF THE EAST 27.00 FEET OF TRACT 9, SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, ACCORDING TO THE PLAT OF LAKE HIGHLANDS COMPANY, FILED MARCH 2, 1914 AND RECORDED IN PLAT BOOK 2, PAGE 28, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING SOUTH OF THE SOUTH RIGHT OF WAY OF STATE ROAD 50.

REZONING PROPERTY:

From: C-2 General Commercial
To: (PUD) Planned Unit Development

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

This Ordinance is available for public inspection in the Development Services Department, Monday through Friday between the hours of 8:00 A.M. and 5:00 P.M.

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.



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, October 4, 2022		
Agenda Item Name		
Ordinance 2022-045 U-Haul Storage Comprehensive Plan Amendment		
Requested Action		
Recommend approval of Ordinance No. 2022-045.		
Staff Report		
The applicant is requesting an annexation, small-scale comprehensive plan amendment, and rezoning of the 2.35 acre+/- parcel located at 13652 Granville Avenue. The proposed development of the property as a warehouse building for inside storage of the U-Haul box containers. The subject property is contiguous to the Clermont Boundaries and meets the requirements of Florida Statutes, Chapter 171 for Annexation. The City of Clermont has sufficient capacity to provide water and sewer services for the development. The annexation request also included a petition for a small-scale comprehensive plan amendment to change the existing land use map from Lake County Regional Office to Clermont Industrial designation. The proposed rezoning request would change the current zoning from Lake County "HM" Heavy Industrial to the Clermont "M-1" Industrial category. The Clermont Land Development Codes, Section 122-263, "M-1" Industrial zoning allows warehouse and light manufacturing as permitted uses. The applicant indicates that upon annexation into the City's boundaries, any future development or expansions to the site will require compliance with the Clermont Land Development Regulations and Standards. The development shall be consistent with the intent of the Comprehensive Plan goals, objectives and policies. Staff recommends approval of Ordinance No. 2022-045.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Ord 2022-045 U-haul CPA (09.19.2022)	Ord 2022-045 U-haul CPA (09.19.2022).pdf	
2. LOCATION MAPS	LOCATION MAPS.pdf	
3. 2022-045 Before FLU	2022-045 Before FLU.pdf	
4. 2022-045 After	2022-045 After.pdf	
5. 6 SITE PLAN 1	6 SITE PLAN 1.pdf	
6. Comp Plan Amendment Application	Comprehensive Plan Amendment.pdf	
7. Legal ad - Ord 2022-045 Uhaul CPA	Legal ad - Ord 2022-045 Uhaul CPA.pdf	



CITY OF CLERMONT
ORDINANCE NO. 2022-045

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

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

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

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

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

SECTION 1.

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

LEGAL DESCRIPTION

THAT PART OF TRACT 24 AND THE WEST 1 /2 OF TRACT 23, LAKE HIGHLANDS COMPANY, LOCATED IN SECTION 26 EAST, AND RECORDED IN PLAT BOOK 3, PAGE 52, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, DESCRIBE AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF TRACT 25 OF SAID LAKE HIGHLANDS COMPANY: THENCE NORTH 00°56'04" WEST, ALONG THE WEST LINE OF TRACTS 25 AND 24, A DISTANCE OF 1294.85 FEET TO THE SOUTH LINE OF STATE ROAD 50; THENCE NORTH 89°36'35" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 999.14 FEET TO THE EAST LINE OF THE WEST 1 /2 OF AFORESAID TRACT 23; THENCE SOUTH 00°51'34" EAST, ALONG SAID EAST LINE 326.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°51'34"

CITY OF CLERMONT
ORDINANCE NO. 2022-045

EAST, ALONG SAID EAST LINE 220.00 FEET; THENCE SOUTH 89°36'36" WEST, A DISTANCE OF 466.21 FEET; THENCE NORTH 00°53'49" WEST, A DISTANCE OF 220.00 FEET. THENCE NORTH 89°36'36" EAST, A DISTANCE OF 466.36 FEET TO THE POINT OF BEGINNING.

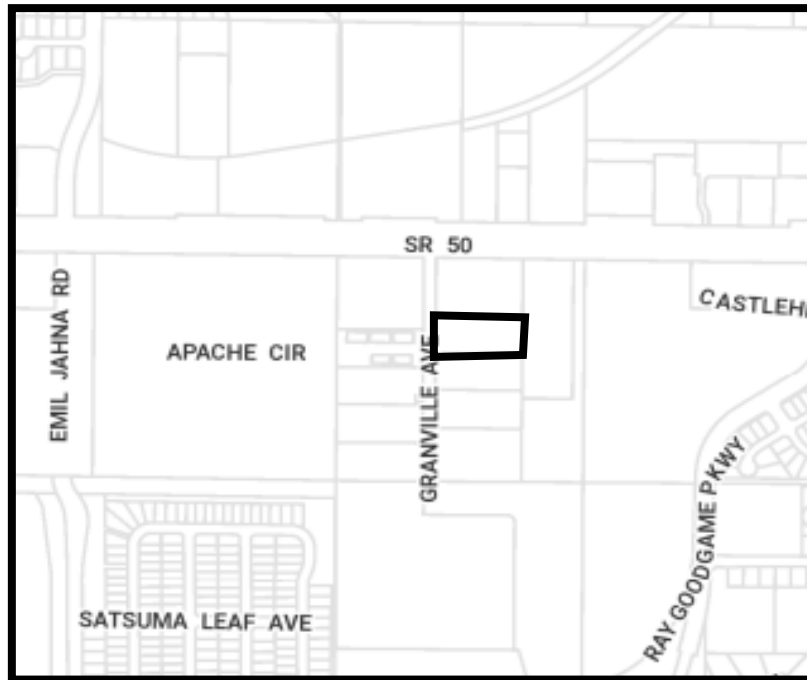
TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS: THAT PART OF TRACTS 24 AND 25, LAKE HIGHLANDS COMPANY, LOCATED IN SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST AND RECORDED IN PLAT BOOK 3, PAGE 52, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF TRACTS 25; THENCE NORTH 00°56'04" WEST, A DISTANCE OF 1294.85 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 50; THENCE NORTH 89°36'35" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 466.57 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°36'35" EAST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 66.00 FEET; THENCE SOUTH 00°53'49" EAST, A DISTANCE OF 1174.51 FEET; THENCE SOUTH 89°36'38" WEST, A DISTANCE OF 66.00 FEET; THENCE NORTH 00°53'49" WEST, A DISTANCE OF 1174.85 FEET TO THE POINT OF BEGINNING.

LOCATION:

13652 Granville Avenue

Alternate Key 2729228

2.35 +/- Acres



FUTURE LAND USE MAP AMENDMENT

FROM: LAKE COUNTY HM HEAVY INDUSTRIAL DISTRICT
 TO: CITY OF CLERMONT M-1 INDUSTRIAL DISTRICT



CITY OF CLERMONT
ORDINANCE NO. 2022-045

SECTION 2: CONFLICT

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

SECTION 3: SEVERABILITY

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

SECTION 4: ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR

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

SECTION 5: PUBLICATION AND EFFECTIVE DATE

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



CITY OF CLERMONT
ORDINANCE NO. 2022-045

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, this 25th day of October 2022.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

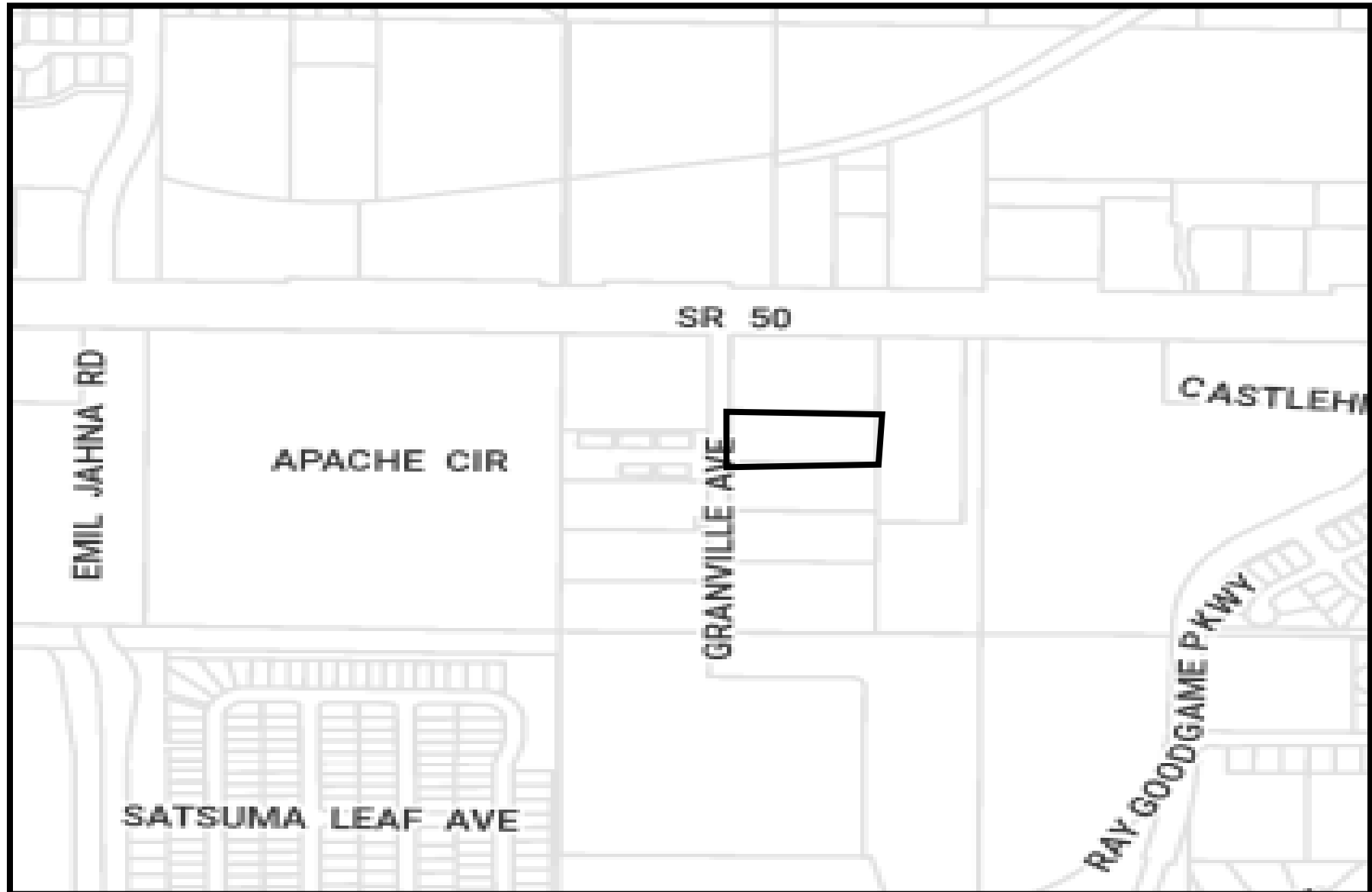
Approved as to form and legality:

Daniel F. Mantzaris, City Attorney



Property Location

LOCATION MAP





Future Land Use
2022 - 045

Before

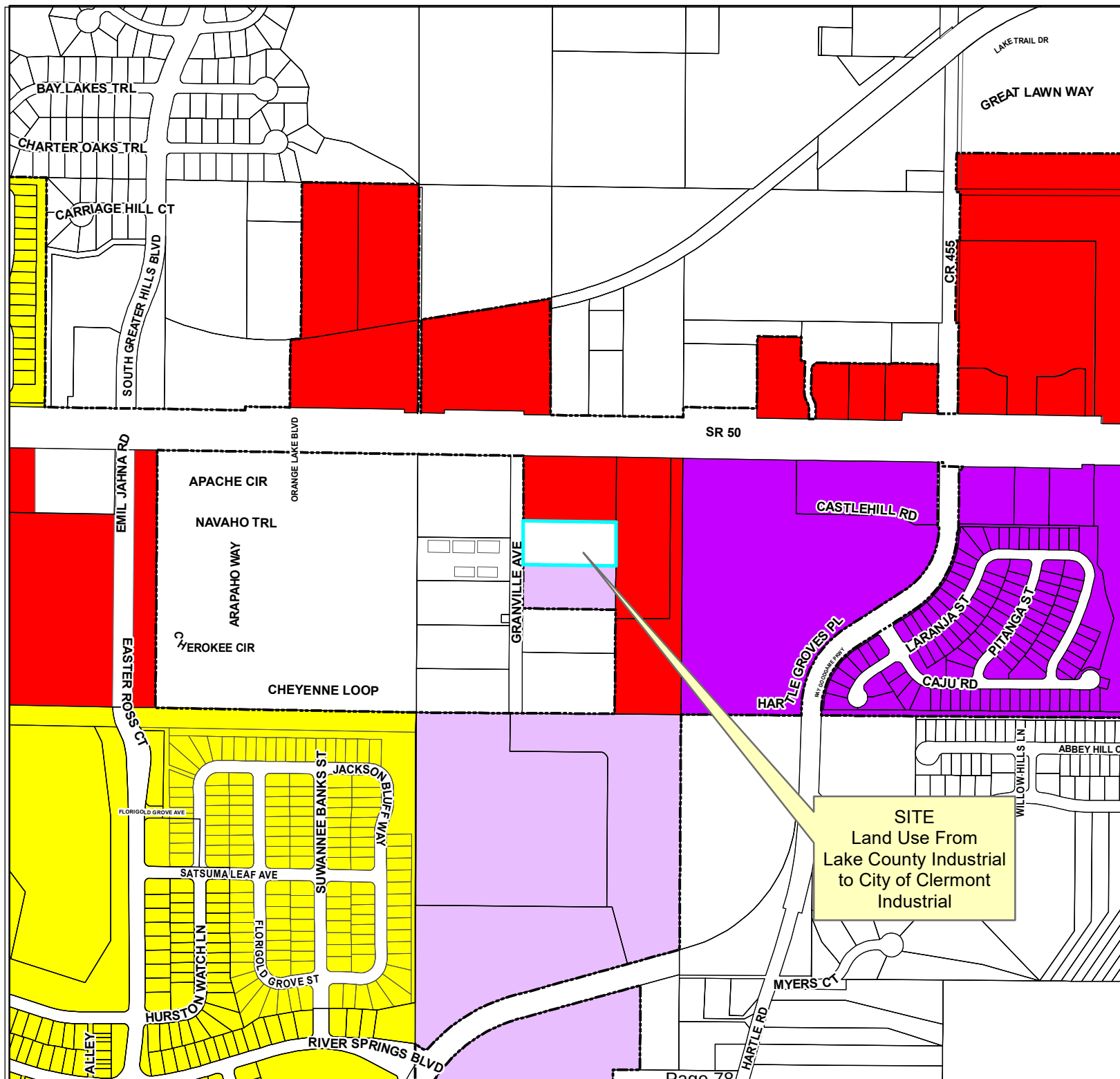
Legend

City Limits

Clermont FLU

Land Use

- Commercial
- Conservation
- Downtown MU
- High Density Residential
- Industrial
- Low Density Residential
- Master Planned Development
- Medium Density Residential
- Office
- Parks
- Public Fac/Institutional
- Residential/Office





Future Land Use
2022 - 045

After

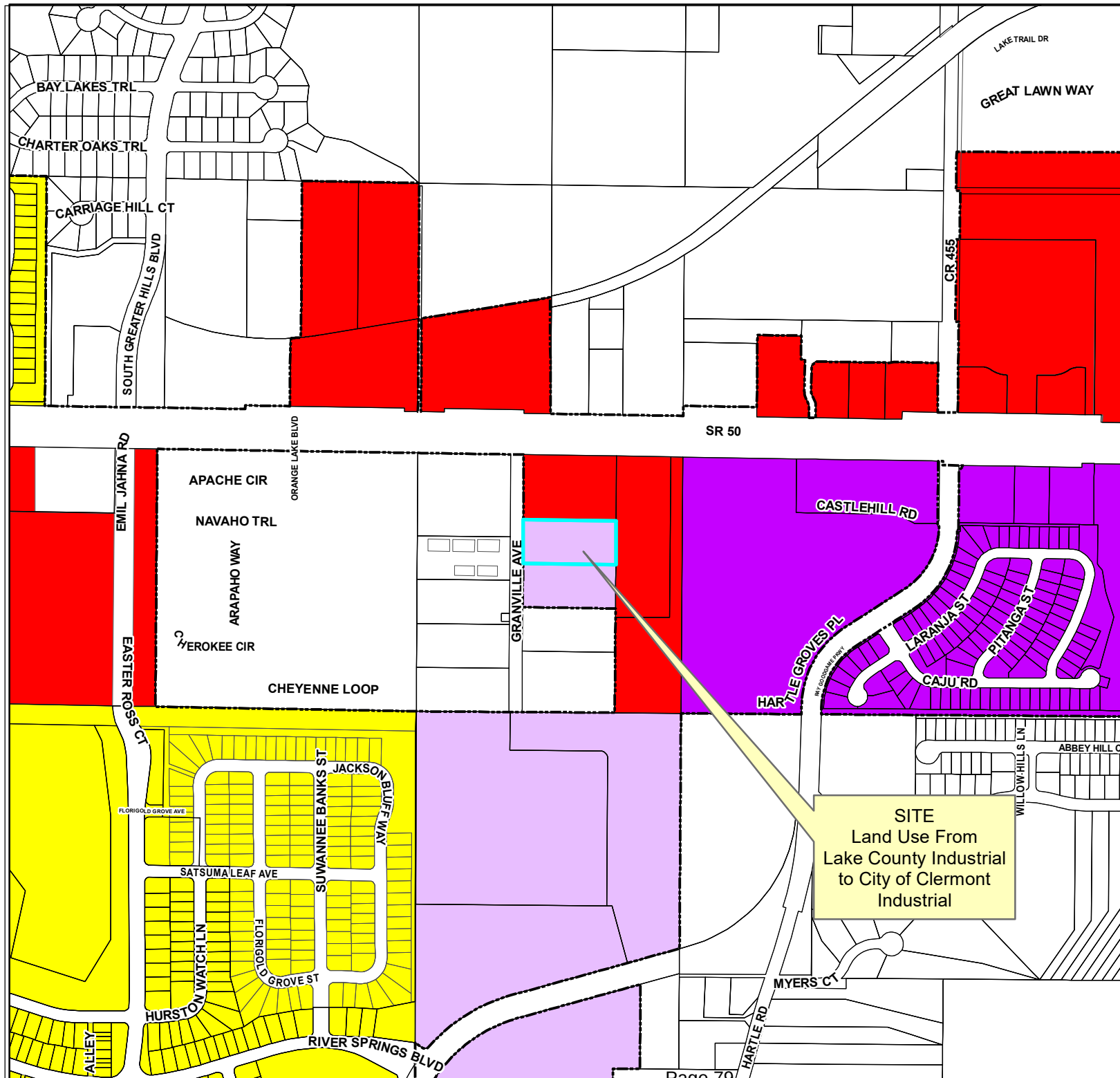
Legend

City Limits

Clermont FLU

Land Use

- Commercial
- Conservation
- Downtown MU
- High Density Residential
- Industrial
- Low Density Residential
- Master Planned Development
- Medium Density Residential
- Office
- Parks
- Public Fac/Institutional
- Residential/Office





CITY OF CLERMONT
COMPREHENSIVE PLAN AMENDMENT
Application Instructions

APPLICATION FEE:

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

APPLICATION PROCESS:

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

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

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

AMENDMENT TIME FRAME:

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



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

Application Information Required

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

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

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



**CITY OF CLERMONT
COMPREHENSIVE PLAN AMENDMENT
Application**

DATE: 08/16/22

FEE: _____

Project Name (if applicable): U-HAUL MOVING & SELF STORAGE OF CLERMONT

Applicant: Caroline Marsan

Contact Person: Caroline Marsan

Address: 4407 Vineland Road Suit D-11

City: Orlando State: Florida Zip: 32811

Phone: 863-308-9398 Fax: _____

E-Mail: dkovacs@terravesteng.com

OWNER: U-Haul co. of Florida 32 LLC

Address: 2727 N Central Ave.

City: Phoenix State: Arizona Zip: 85004

Phone: 863-608-9398 Fax: _____

E-Mail: dkovacs@terravesteng.com

General Location: 13652 GRANVILLE AVENUE, CLERMONT, FL34711

Legal Description (include copy of survey): _____

Property size (in acres or square feet): 2.35 ACRES

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

Existing (Actual) Land Use: WAREHOUSE

Existing Zoning: HM

Existing Future Land Use: LIGHT MANUFACTURING

Proposed Future Land Use: WAREHOUSE

Type of development proposed: WAREHOUSE



Proposed density (dwelling units/acre) or intensity: _____

Proposed Zoning District: CLERMONT

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

Construction of Warehouse for Storage of U-Haul box Containers, all to be stored inside.

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

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

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

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

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



APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

CAROLINE MARSAN

, who being

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

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

CAROLINE MARSAN

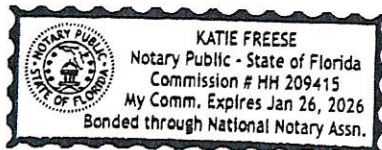
Affiant - Applicant Name (print)

X

Caroline Marsan
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 30 day of August, 2022.



X

Katie Freese
Notary Public, State of Florida at Large

My Commission Expires: 01/26/2026



OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Jason Berg, who being

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

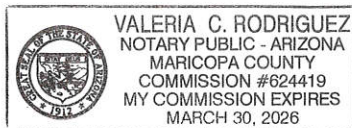
1. That he (she) is the fee-simple owner of the property legally described on the attachment of this application.
2. That he (she) desires a Future Land Use Amendment from
HM to for the
property legally described on the attachment of this application.
3. That the owner of said property has appointed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

JASON BERG
Affiant - Applicant Name (print)

X [Signature]
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 1 day of September, 2022.



X [Signature]
Notary Public, State of Florida at Large

My Commission Expires: 03/30/2026

CITY OF CLERMONT

NOTICE OF PROPOSED LAND USE CHANGE Small-Scale Comprehensive Plan Amendment

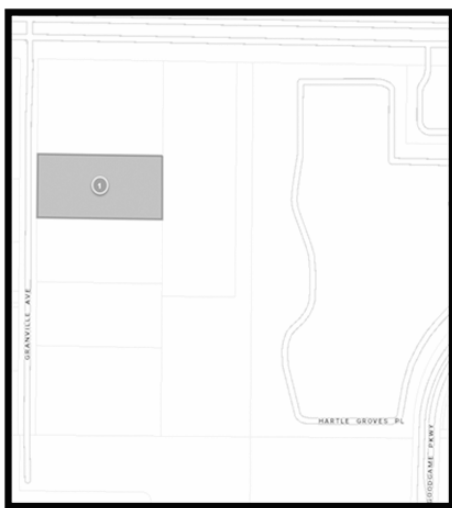
The Clermont Planning and Zoning Commission will hold a public hearing on Tuesday, October 4, 2022 at 6:30 PM, and the Clermont City Council will hold a public meeting on Tuesday, October 25, 2022 at 6:30 PM to consider the (final reading of the adoption ordinance) to change the City's Future Land Use Map. The map amendment would change the future land use designation for the parcel identified below from Lake County Regional Industrial to City of Clermont Industrial.

ORDINANCE NO. 2022-045

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

LOCATION:

13652 Granville Avenue, Clermont FL
Alternate Key #2729228



LAND USE CHANGE:

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

LEGAL DESCRIPTION:

THAT PART OF TRACT 24 AND THE WEST 1 / 2 OF TRACT 23, LAKE HIGHLANDS COMPANY, LOCATED IN SECTION 26 EAST, AND RECORDED IN PLAT BOOK 3, PAGE 52, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, DESCRIBE AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF TRACT 25 OF SAID LAKE HIGHLANDS COMPANY: THENCE NORTH 00°56'04" WEST, ALONG THE WEST LINE OF TRACTS 25 AND 24, A DISTANCE OF 1294.85 FEET TO THE SOUTH LINE OF STATE ROAD 50; THENCE NORTH 89°36'35" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 999.14 FEET TO THE EAST LINE OF THE WEST 1 / 2 OF AFORESAID TRACT 23; THENCE SOUTH 00°51'34" EAST, ALONG SAID EAST LINE 326.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°51'34" EAST, ALONG SAID EAST LINE 220.00 FEET; THENCE SOUTH 89°36'36" WEST, A DISTANCE OF 466.21 FEET: THENCE NORTH 00°53'49" WEST, A DISTANCE OF 220.00 FEET. THENCE NORTH 89°36'36" EAST, A DISTANCE OF 466.36 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS: THAT PART OF TRACTS 24 AND 25, LAKE HIGHLANDS COMPANY, LOCATED IN SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST AND RECORDED IN PLAT BOOK 3, PAGE 52, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF TRACTS 25; THENCE NORTH 00°56'04" WEST, A DISTANCE OF 1294.85 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 50; THENCE NORTH 89°36'35" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 466.57 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°36'35" EAST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 66.00 FEET; THENCE SOUTH 00°53'49" EAST, A DISTANCE OF 1174.51 FEET; THENCE SOUTH 89°36'38" WEST, A DISTANCE OF 66.00 FEET; THENCE NORTH 00°53'49" WEST, A DISTANCE OF 1174.85 FEET TO THE POINT OF BEGINNING.

All public hearings are held at the Clermont City Hall located at 685 W. Montrose Street, and are open to public comments. The proposed amendment may be inspected at the Development Services Department between 8 AM and 5 PM Monday to Friday.

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



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, October 4, 2022		
Agenda Item Name		
Ordinance 2022-046 U-Haul Storage Rezoning		
Requested Action		
Recommend approval of Ordinance No. 2022-046.		
Staff Report		
The applicant is requesting annexation, small-scale comprehensive plan amendment, and the rezoning of the 2.35 acre+/- parcel located at 13652 Granville Avenue. The property will be developed as a warehouse for inside storage of the U-Haul box containers. The subject property is contiguous to the Clermont Boundaries and meets the requirements of Florida Statutes, Chapter 171 for Annexation. The City of Clermont has sufficient capacity to provide water and sewer services for the development. The adjacent parcel to the north is also owned by the U-Haul, and was previously annexed into Clermont's jurisdiction. The annexation request also included a petition for a small-scale comprehensive plan amendment to change the existing land use map from Lake County Regional Office to Clermont Industrial designation. The proposed rezoning request would change the current zoning from Lake County "HM" Heavy Industrial to the Clermont "M-1" Industrial designation. The Clermont Land Development Codes, Section 122-263, "M-1" Industrial zoning allows warehouse and light manufacturing as permitted uses. The applicant indicates that upon annexation of the property into the City's boundaries, any future development or expansions to the site will require compliance with the Clermont Land Development Regulations and Codes of Ordinances. The development is consistent with the intent of the Clermont Comprehensive Plan goals, objectives and policies. Staff recommends approval of Ordinance No. 2022-046.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. ORD 2022-046 U-haul REZ (09.19.2022)	ORD 2022-046 U-haul REZ (09.19.2022).pdf	
2. LOCATION MAPS	LOCATION MAPS.pdf	
3. 2022-046 Before Zoning	2022-046 Before Zoning.pdf	
4. 2022-046 After Zoning	2022-046 After Zoning.pdf	
5. 6 SITE PLAN 1	6 SITE PLAN 1.pdf	
6. Rezoning Application	Rezoning Application.pdf	
7. Legal ad - Ord 2022-46 Uhaul rezoning	Legal ad - Ord 2022-46 Uhaul rezoning.pdf	



CITY OF CLERMONT
ORDINANCE NO. 2022-046

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.

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

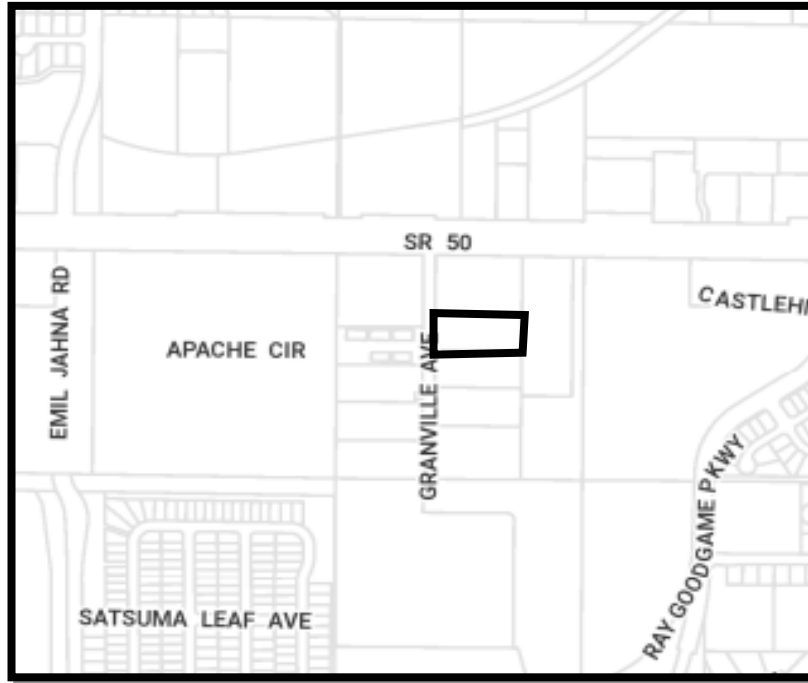
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CITY OF CLERMONT
ORDINANCE NO. 2022-046

LOCATION:

13652 Granville Avenue
Alternate Key 2729228
2.35 +/- Acres



PROPERTY REZONING

**FROM: LAKE COUNTY “HM” HEAVY INDUSTRIAL DISTRICT
TO: CLERMONT “M-1” INDUSTRIAL DISTRICT**

SECTION 2: GENERAL CONDITIONS

1. The conditions as set forth in this Planned Unit Development shall be legally binding upon any heirs, assigns and successors in title or interest.
2. The property shall be developed in substantial accordance with the provisions of the M-1 Industrial zoning district. The final site or construction plans will require a review and approval by the Site Review Committee prior to the issuance of a zoning clearance or other development permits.
3. This Ordinance will inure to the benefit of, and will constitute a covenant running with the land, and the terms, conditions, and provisions of this Ordinance will be binding upon the present owners and any successor, and will be subject to every condition set out in this Ordinance.



CITY OF CLERMONT
ORDINANCE NO. 2022-046

4. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.
5. Fiber optic conduit and pull boxes may require installation by the developer in the utility easements to extend the City's fiber optic network. The City's Information Technology Director or authorized designee 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 DEVELOPMENT STANDARDS

1. The property shall be developed to allow for the permitted uses in the M-1 Industrial zoning district.
2. The buildings shall be designed and constructed in conformance with the Clermont Architectural Design Standards.
3. All landscape buffers and screening shall be in accordance to the Land Development Regulations and Codes.

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.

SECTION 7: RECORDING

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



CITY OF CLERMONT
ORDINANCE NO. 2022-046

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. 2022-046

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 25th day of October 2022.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd, MMC
City Clerk

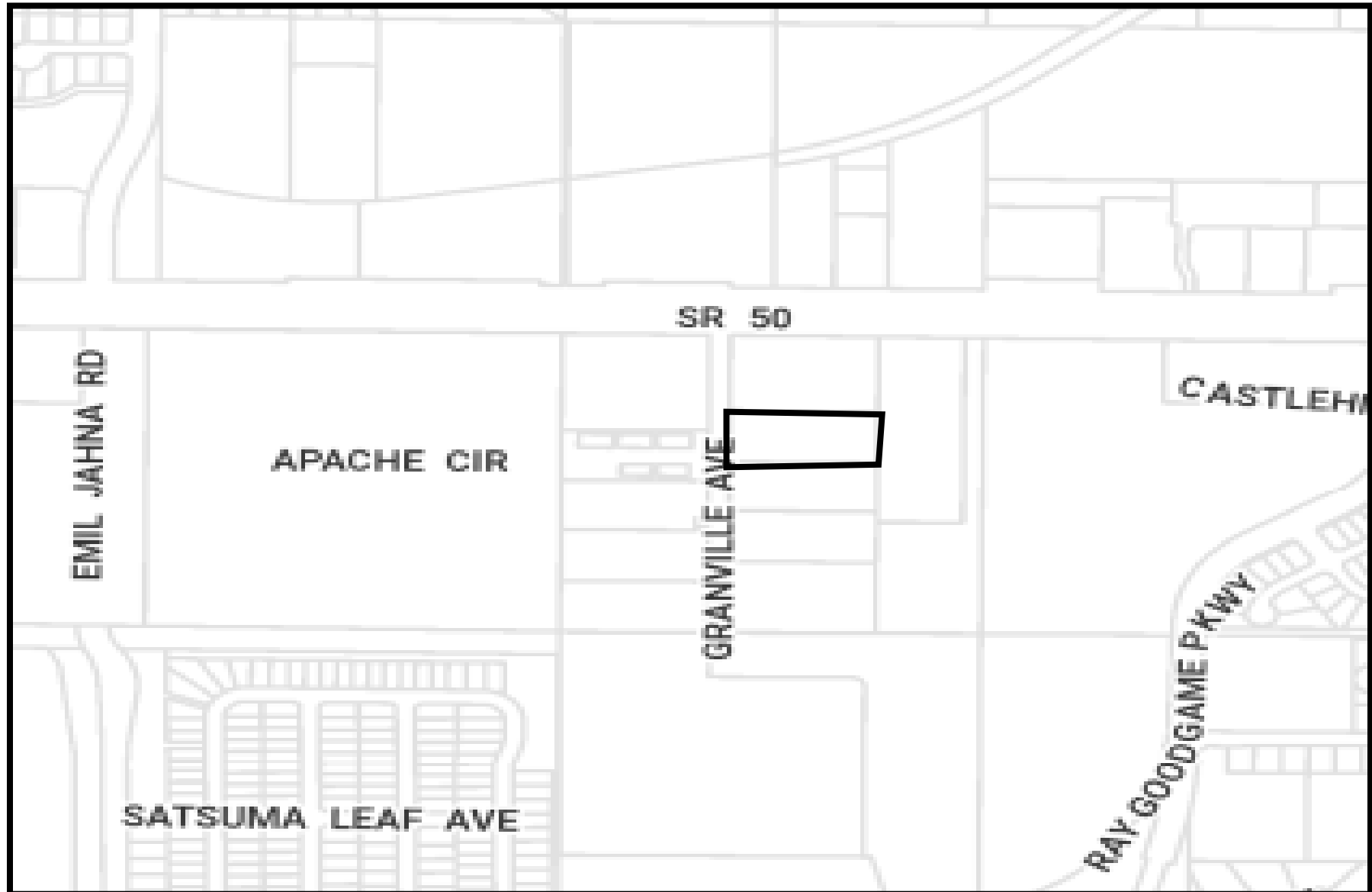
Approved as to form and legality:

Daniel F. Mantzaris, City Attorney



Property Location

LOCATION MAP



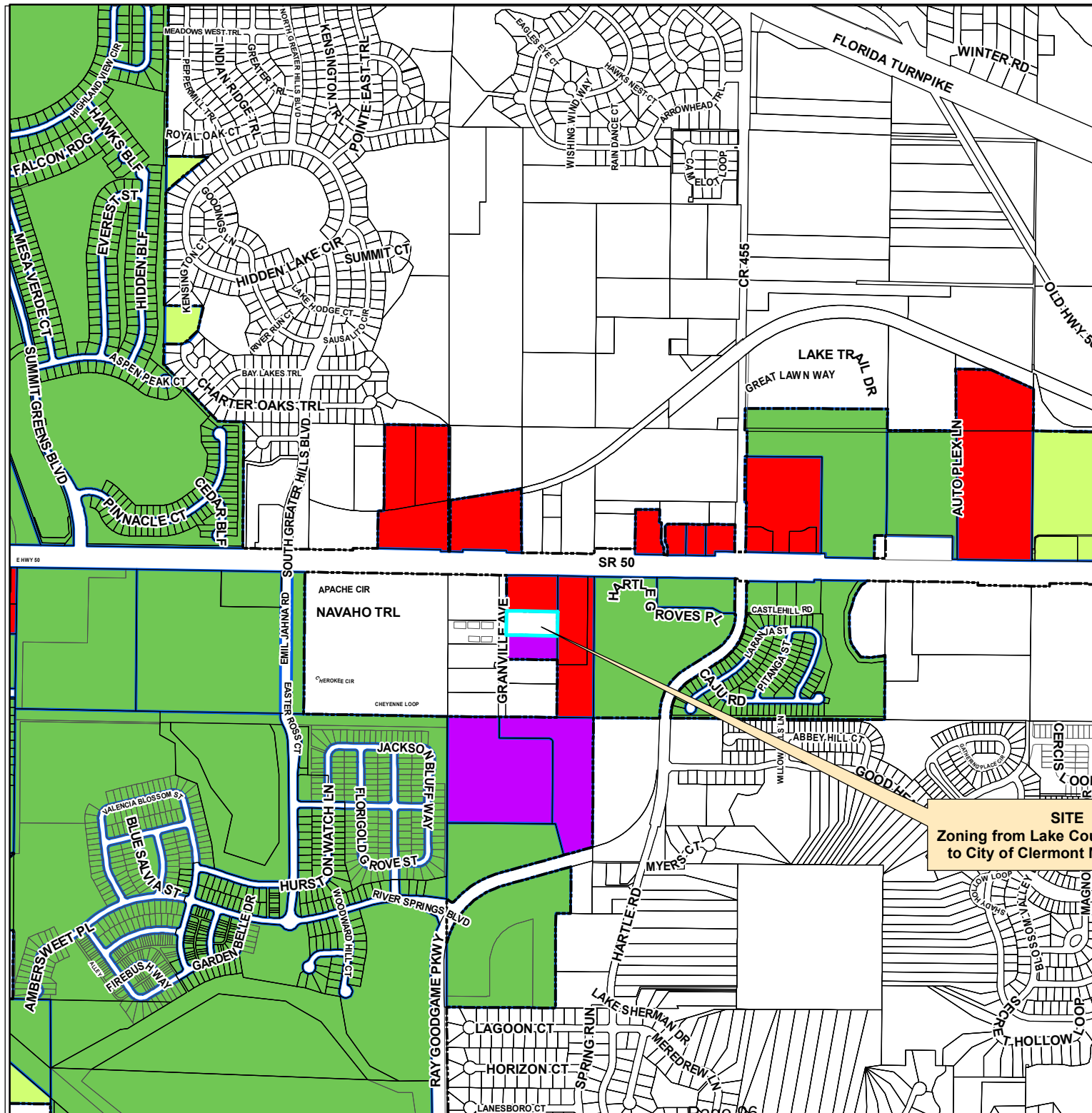


Zoning
2022 - 045

Before

Legend

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



SITE
Zoning from Lake County Industrial
to City of Clermont M-1 Industrial



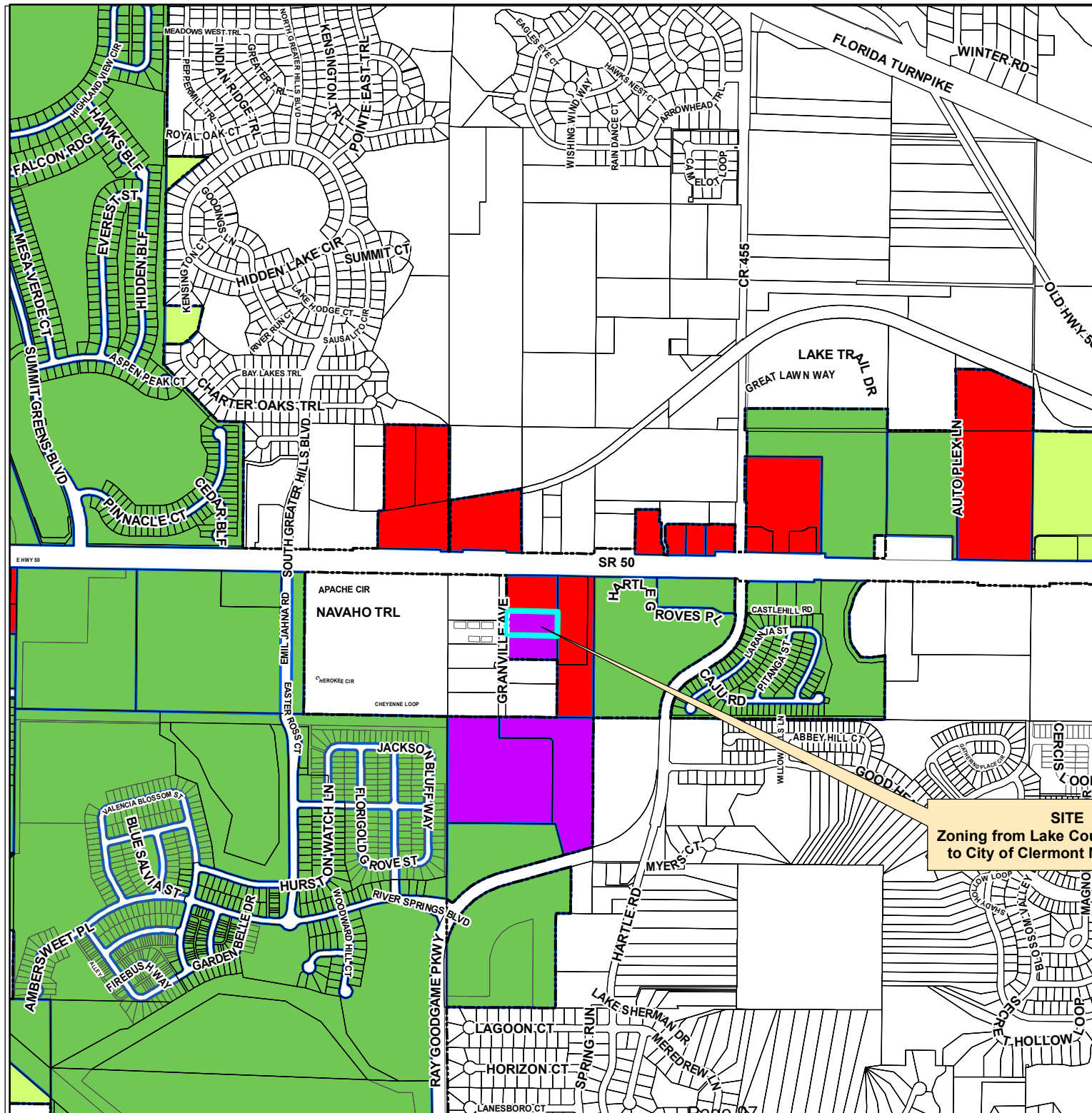


Zoning
2022 - 045

After

Legend

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



SITE
Zoning from Lake County Industrial
to City of Clermont M-1 Industrial





***TYPICAL POST
MOUNTED SIGN***

N.T.S.

NOTES:

1. THE HANDPUMP SYMBOL SHALL BE 3 FT. HIGH AND WHITE IN COLOR
2. BLUE PAVEMENT MARKINGS SHALL BE TINTED TO MATCH SINCE 15180 OF FEDERAL STANDARD 1954A.
3. STRIPPING SHALL BE PER A.D.A. AND THE CONTRACTOR SHALL PROVIDE FOR BUILDING CONSTRUCTION
4. SIGN SHALL NOT EXCEED 2.0X IN ANY DIRECTION WITHIN HANDPUMP SHALL STRIPPING

CALL 48 HOURS BEFORE YOU DIG

811

EXISTING UNDERGROUND ELECTRICAL SERVICE - VERIFY EXACT LOCATION	1E	1E
EXISTING UNDERGROUND ELECTRICAL SERVICE - COMPANY BEFORE INSTALLING	1E	1E
EXISTING STORM DRAIN LINE	00	00
EXISTING STORM DRAIN LINE	00	00
EXISTING WATER MAIN LINE	00	00
EXISTING SANITARY SEWER LINE	00	00
EXISTING GAS MAIN (SEE NOTES)	00	00
EXISTING UTILITY POLE	00	00
EXISTING GUY WIRE	00	00
EXISTING SPOT ELEVATION	1.36 18	1.36 18
EXISTING STORM DRAIN MANHOLE	00	00
EXISTING	00	00

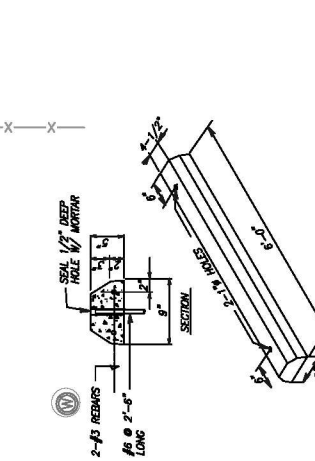
LEGEND

	POST BASIN LINE
	PROPERTY BOUNDARY
	PROPOSED S/LT FENCE
	PROPOSED STORM DRAIN LINE
	PROPOSED SANITARY SEWER LINE
	SANITARY SEWER SERVICE CLEAN OUT
	PIKE MIDPOINT
	PROPOSED SPOT ELEVATION
	DIRECTIONAL FLOW ARROW
	INVERT
	CENTER LINE
	EDGE OF PAVEMENT
	TELEPHONE MARKER OR BOX AS NOTED
	SOIL BORE LOCATION
	PERCUTATION TEST LOCATION
	ROOF DRAIN CLEAN OUT
	CONCRETE
	SNOW
	24" STOP BAR
	CONCRETE
	ASPHALT

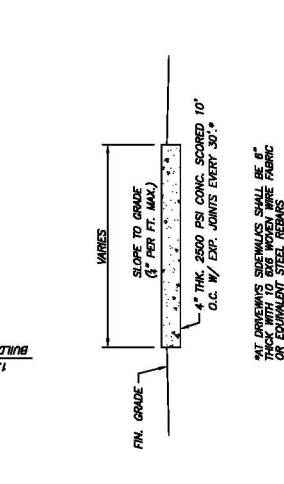
0 10 20 40
(IN FEET)
SCALE: 1" = 20'



PRECAST CONCRETE WHEEL STOP



TYPICAL ON-SITE SIDEWALK DETAIL



11

**CONTRACTOR RESPONSIBLE
TO RESTORE R/W TO PRE-DEVELOPMENT
CONDITIONS**

PROJECT ADDRESS:	10622 UNIVERSITY AVENUE, GLENHURST, IL 60041
APN:	08-22-26-1100-023-00003
PARCEL AREA:	2.35 ACRES / 102,388 S.F.

WAREHOUSE/BULK STORAGE:
 18,883 SQ FT / 102,368 SQ FT = 18.43%
 (MAX ALLOWED 25%)

 N: C-2 - GENERAL COMMERCIAL (CITY OF CLERMONT)
 E: C-2 - GENERAL COMMERCIAL (CITY OF CLERMONT)
 S: C-2 - GENERAL COMMERCIAL (CITY OF CLERMONT)
 W: HM - HEAVY INDUSTRIAL

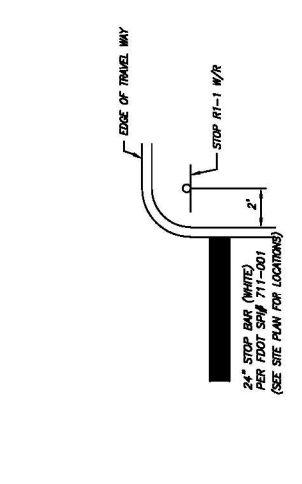
 ADJACENT ZONING:

 PARKING:
 WAREHOUSE/BULK STORAGE: 1 PARKING SPACE PER
 1,000 SQ FT OF FLOOR SPACE (180 SPACES MINIMUM)
 FLOOR SPACE 18,883 SQ FT (HANDICAP)
 TOTAL REQUIRED PARKING: 18 SPACES
 SPACES PROVIDED: 19 (1 HANDICAP)

LOCATE CURRENT COULD RESULT IN A STOPPAGE OF WORK OR THE
ISSUANCE OF A CITATION PER CHAPTER 556 FLORIDA STATUTE

ASPHALT DETAIL

STOP BAR DETAIL WITH SIGNAGE



T

LOCATE CURRENT COULD RESULT IN A STOPPAGE OF WORK OR THE
ISSUANCE OF A CITATION PER CHAPTER 556 FLORIDA STATUTE



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 08/29/2022		FEE: \$542.00 + cost of advertisement + cost of traffic review, if necessary	
Project Name (if applicable) U-HAUL MOVING & SELF STORAGE OF CLERMONT			
Applicant CAROLINE MARSAN			
Contact Person DANIEL P. KOVACS			
Address 4407 VINELAND ROAD	City ORLANDO	State FL	Zip 32811
Telephone 8636089398	Fax		
Email dkovacs@terravesteng.com			
OWNER INFORMATION			
Owner's Name U-HAUL CO. OF FLORIDA 32 LLC			
Owner Address 2727 N CENTRAL AVE.	City PHOENIX	State ARIZONA	Zip 85004
Telephone 863-608-9398	Email dkovacs@terravesteng.com		
PROPERTY INFORMATION			
Address of Subject Property 13652 GRANVILLE AVE.	City CLERMONT	State FL	Zip 34711
Legal Description (include copy of survey)			
Acreage 2.35		Land Use (City verification required) WAREHOUSE	
Present Zoning (City verification required) HM		Proposed Zoning HM	



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?

Construction of Warehouse for Storage of U-Haul box containers, All to be stored inside.

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

CAROLINE MARSAN

Applicant Name (print)

JASON BERG

Owner Name (print)

x

Applicant Name (signature)

x

Owner Name (signature)

City of Clermont

Development Services Department

685 W. Montrose St.

P.O. Box 120219

Clermont, FL 34712-0219

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

5/22/2020

LEGAL NOTICE

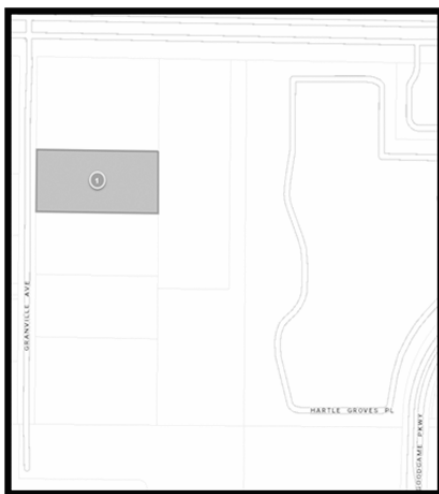
The Planning & Zoning Commission will consider the request at their public meeting on Tuesday, October 4, 2022 at 6:30 PM and the Clermont City Council will hold a public meeting to consider the request on Tuesday, October 25, 2022 at 6:30 PM for the final enactment.

ORDINANCE NO. 2022-046

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 SCRIVINERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

LOCATION

13652 Granville Avenue, Clermont, FL
Alternate Key 2729228



LEGAL DESCRIPTION

THAT PART OF TRACT 24 AND THE WEST 1 / 2 OF TRACT 23, LAKE HIGHLANDS COMPANY, LOCATED IN SECTION 26 EAST, AND RECORDED IN PLAT BOOK 3, PAGE 52, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, DESCRIBE AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF TRACT 25 OF SAID LAKE HIGHLANDS COMPANY: THENCE NORTH 00°56'04" WEST, ALONG THE WEST LINE OF TRACTS 25 AND 24, A DISTANCE OF 1294.85 FEET TO THE SOUTH LINE OF STATE ROAD 50; THENCE NORTH 89°36'35" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 999.14 FEET TO THE EAST LINE OF THE WEST 1 / 2 OF AFORESAID TRACT 23; THENCE SOUTH 00°51'34" EAST, ALONG SAID EAST LINE 326.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°51'34" EAST, ALONG SAID EAST LINE 220.00 FEET; THENCE SOUTH 89°36'36" WEST, A DISTANCE OF 466.21 FEET: THENCE NORTH 00°53'49" WEST, A DISTANCE OF 220.00 FEET. THENCE NORTH 89°36'36" EAST, A DISTANCE OF 466.36 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS: THAT PART OF TRACTS 24 AND 25, LAKE HIGHLANDS COMPANY, LOCATED IN SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST AND RECORDED IN PLAT BOOK 3, PAGE 52, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF TRACTS 25; THENCE NORTH 00°56'04" WEST, A DISTANCE OF 1294.85 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 50; THENCE NORTH 89°36'35" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 466.57 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°36'35" EAST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 66.00 FEET; THENCE SOUTH 00°53'49" EAST, A DISTANCE OF 1174.51 FEET; THENCE SOUTH 89°36'38" WEST, A DISTANCE OF 66.00 FEET; THENCE NORTH 00°53'49" WEST, A DISTANCE OF 1174.85 FEET TO THE POINT OF BEGINNING.

PROPERTY REZONING

FROM: Lake County "HM" Heavy Industrial District
TO: Clermont "M-1" Industrial District

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

This Ordinance is available for public inspection in the Development Services Department, Monday through Friday between the hours of 8:00 A.M. and 5:00 P.M.

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.

Daily Commercial
September 19, 2022 and October 10, 2022

Tracy Ackroyd Howe, MMC.
City Clerk