



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

**CALL TO ORDER
PLEDGE OF ALLEGIANCE**

MINUTES

Approval of the October 4, 2022 Planning & Zoning Commission meeting minutes.

REPORTS

NEW BUSINESS

Item 1 - Resolution 2022-038R
ClermontVet CUP

The applicant is requesting a
Conditional Use Permit for a veterinary
clinic to be established at 1670 East
Highway 50, Unit E, in the Home
Depot/Publix Plaza.

Discussion of Non-Agenda Items

ADJOURN

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

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

Please be advised that if you intend to show any document, picture, video or items to the Council or Board in support or opposition to any item on the agenda; a copy of the document, picture, video or item must be provided to the Committee Clerk for the City's records.

City of Clermont
MINUTES
PLANNING AND ZONING COMMISSION
October 4, 2022

Chairman Krzyminski called the meeting of the Planning & Zoning Commission to order on Tuesday, October 4, 2022 at 6:30 p.m. Members present were: Chairman Max Krzyminski, Lavonte Rogers, Vincent Niemiec, and Jane McAllister. Michael Gonzalez was absent. 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 September 6, 2022 minutes of the Planning & Zoning Commission made by Commissioner McAllister; seconded by Commissioner Rogers. Passed unanimously.

REPORTS FROM THE COMMISSION:

Commissioner Colby stated that there is a good event going on tonight which is National Night Out. He asked that maybe in the future these meetings do not conflict with National Night Out.

Commissioner Niemiec stated that the Planning and Zoning meeting is not listed on the City calendar.

Commissioner Rogers thanked staff for the storm clean up.

Chairman Krzyminski also thanked staff for the storm clean up.

Development Services Director Curt Henschel stated that the City is current working on a new website and the meetings will be shown on the calendar on the new website. He explained that terms were coming up for reappointment and the deadline to reapply would be in November.

NEW BUSINESS

Item #1: Ordinance No. 2022-038 – Evaluation & Appraisal Report

Ordinance 2022-038 was withdrawn.

Item #2: Resolution No. 2022-029R – Staybridge Suites Conditional Use Permit

Planning Manager John Kruse presented as follows:

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 two 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 Tuscan 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.

Drew Locher, Vice President of Construction for MPH Hotels, stated that they are a real estate developer. He stated that they develop the land and then operate, rather than develop and go away.

Commissioner Niemiec asked how many extended stay hotels are in Clermont.

Mr. Kruse stated that there is one on Highway 50 but not sure about the other hotels.

Commissioner Niemiec asked about the retention pond for this project.

Mr. Kruse stated that this site was part of a mass grading. He stated that the large retention pond next to Chick-fil-a supports this area.

Commissioner Niemiec asked about the internal traffic flow.

Mark Wilson, Kimley-Horn, stated that there is a loop so that there are no dead ends. He stated that there would be sidewalk connections.

Commissioner Colby stated that he did speak with the applicant about this project. He asked about how many jobs this would provide.

Mr. Locher stated that he would get the information to them by emailing that information to staff.

Chairman Krzyminski asked what the anticipated peak season.

Mr. Locher stated that with this market it would be year round. He stated that extended stays typically generate less traffic because the customers tend to stay longer term and the rooms include kitchenettes.

Commissioner Niemiec stated that he disagrees with that statement because the ARC is right there and he lives near there. He stated that when they have concerts there the traffic is horrific.

Action:

MOTION TO APPROVE Resolution No. 2022-029R made by Commissioner Rogers, seconded by Commissioner Colby. Motion passed, 5-1 with Commissioner Niemiec opposing.

Item #3: Ordinance No. 2022-043 – Clermont Health Park ASC Rezoning

Senior Planner Regina McGruder presented as follows:

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.

Selby Weeks, Klima Weeks stated that he was here to answer any questions.

Commissioner Colby asked about the exemption about the Tier 1 traffic report.

Mr. Weeks stated that it is an ambulatory service so it will not generate a lot of traffic. He stated that the existing buildings generate almost 1500 trips per day and this addition will only add about 79 trips.

Ms. McGruder stated that they submitted data and analysis to support the decision.

Chairman Krzyminski asked how much the population has increased over the years.

Curt Henschel stated about 5% each year.

Chairman Krzyminski asked about the helipad.

Mr. Weeks stated that this is ancillary use to the existing freestanding emergency department. He stated that they have to land the helicopter on this site now in the backfield.

Action:

MOTION TO APPROVE Ordinance No. 2022-043 made by Commissioner McAllister, seconded by Commissioner Rogers. Passed unanimously, 6-0.

Item #4: Ordinance No. 2022-045 – U-Haul Storage Comprehensive Plan Amendment

Item #5: Ordinance No. 2022-046 – U-Haul Storage Rezoning

Senior Planner Regina McGruder presented as follows:

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 and Ordinance 2022-046.

Miguel Caminos, President of U-Haul of Orlando was present to answer any questions.

Daniel Kovacs, TerraVest Engineering, stated that they have worked with staff and have not had many challenges with the site.

Commissioner McAllister asked what U-Haul box containers are.

Mr. Caminos stated that these are U-Haul's version like Packrat and Pods. He stated that these are similar to military crate boxes. He stated that business has increased significantly and Clermont made the list in 2021 as the ninth moved to city in the country.

Chairman Krzyminski asked if they would be storing the trucks that will pick up the boxes.

Mr. Caminos stated that the trucks would be stored onsite. He stated that they have one truck for every warehouse that will house over 1000 boxes.

Chairman Krzyminski asked about how many trips they will have weekly, monthly.

Mr. Caminos stated that it would be daily trips. He stated that they leave with a loaded truck and return with a loaded truck to make it efficient.

Commissioner Niemiec asked how many more trucks would be added to this location.

Mr. Caminos stated that they would not be getting any additional trucks. He stated that the one truck is meant to stay within 25 miles from warehouse.

Commissioner Niemiec asked what size truck would pick up the moving the boxes that are moving out of state.

Mr. Caminos stated that the size truck that moves the boxes is a standard 53' truck and trailer.

Action:

MOTION TO APPROVE Ordinance No. 2022-045 made by Commissioner McAllister, seconded by Commissioner Colby. Passed unanimously, 6-0.

Action:

MOTION TO APPROVE Ordinance No. 2022-046 made by Commissioner McAllister, seconded by Commissioner Colby. Passed unanimously, 6-0.

With no further comments, Chairman Krzyminski adjourned the meeting at 7:18 P.M.

Max Krzyminski, Chairman

ATTEST:

Rae Chidlow, Planning Coordinator

AGENDA ITEM

Meeting Date	
Tuesday, November 1, 2022	
Agenda Item Name	
Resolution 2022-038R ClermontVet CUP	
Requested Action	
Recommend approval of Resolution 2022-038R	
Staff Report	
The applicant, ClermontVet LLC, is requesting a Conditional Use Permit for a veterinary clinic to be established at 1670 East Highway 50, in the Home Depot/Publix Plaza. The property is zoned C-2 General Commercial and this proposed use is required to obtain a Conditional Use Permit, as required by section 122-224 of the Land Development Code. The applicant intends on leasing Suite E within the building. The suite is approximately 1,500 square feet and the applicant is proposing to renovate the interior.  The clinic will mainly provide preventative care and standard medical treatment for small animals, including but not limited to; vaccinations, routine testing, dentistry, standard surgeries and treatment for illness and injury. No grooming, boarding, or overnight stays will be done on the premises. The clinic is expected to be open Monday through Friday, 9 am to 5 pm and Saturday and Sunday from 10 am to 2 pm. The practice would be limited exclusively to serve dogs and cats. The proposed interior renovations include the installation of an upgraded HVAC system to provide an acceptable level of indoor air quality to meet a healthcare facility, such as the clinic. The system will restrict air between sections of the clinic and adjoining suites and remove odor, dust, and dirt. In addition, sound proofing the suite will be done with materials using a higher STC (Sound Transmission Class) and NRC (Noise Reduction Coefficient) materials. This helps in minimizing sound transfer from one room to another as well as managing the amount of sound that can be heard from outside the building. The clinic will employ FearFree certified professionals who are educated on the welfare of animals and pet owners and are trained to look after the pet's physical and emotional wellbeing. Staff has reviewed the application and proposed project in regards to Section 86-144, Review Criteria for a Conditional Use Permit. The applicant has received approval from the property owner, Lucas Clermont Limited Partnership, for the proposed veterinary clinic and supports the issuance of the conditional use permit. The surrounding areas are zoned C-2 General Commercial, with no adjacent residential uses. The property is in close proximity of one major arterial roadways, SR 50, and collector, Citrus Tower, which offers accessibility to the site and secondary, may minimize sound due to the background roadway noise. The proposed use will not be detrimental to the health, safety and general welfare of the community. The applicant is performing renovations and alterations to the interior of the building that would ensure the operation would not have a negative impact on the	

community. The proposed use would provide a service to the community that appears to be lacking. The Conditional Use Permit will not be in conflict to the Clermont Comprehensive Plan for the Commercial Future Land Use. Therefore, staff recommends approval of Resolution 2022-038R.

Additional Analysis

Fiscal Impact Summary

Fiscal Impact

Fund Number and Description

Available Budget Amount

Exhibits Attached (copies of original agreements)

- | | | |
|----|--|--|
| 1. | 2022-038R ClermontVet CUP (10.17.2022) | 2022-038R ClermontVet CUP (10.17.2022).pdf |
| 2. | ClermontVet LLC Maps | ClermontVet LLC Maps.pdf |
| 3. | ClermontVet LLC Conditional Use Permit Application
2022 09 29 4864-9162-1430.v1 | ClermontVet LLC Conditional Use Permit Application
2022 09 29 4864-9162-1430.v1.pdf |
| 4. | Legal ad - 2022-038R Clermont Vet CUP | Legal ad - 2022-038R Clermont Vet CUP.pdf |



CITY OF CLERMONT
RESOLUTION NO. 2022-038R

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

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held November 1, 2022 recommended approval of this Conditional Use Permit to allow for a veterinary clinic in the C-2 General Commercial zoning district; at the following location:

LOCATION:

1670 East Highway 50, Unit E
Alternate Key 3790873

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 veterinary clinic in the C-2 General Commercial zoning district; be granted subject to the following conditions:

SECTION 1: GENERAL CONDITIONS

1. The conditions as set forth in this Conditional Use Permit shall be legally binding upon any heirs, assigns and successors in title or interest.
2. No further expansion of the use or additions to the facility shall be permitted except as approved by another Conditional Use Permit.



CITY OF CLERMONT
RESOLUTION NO. 2022-038R

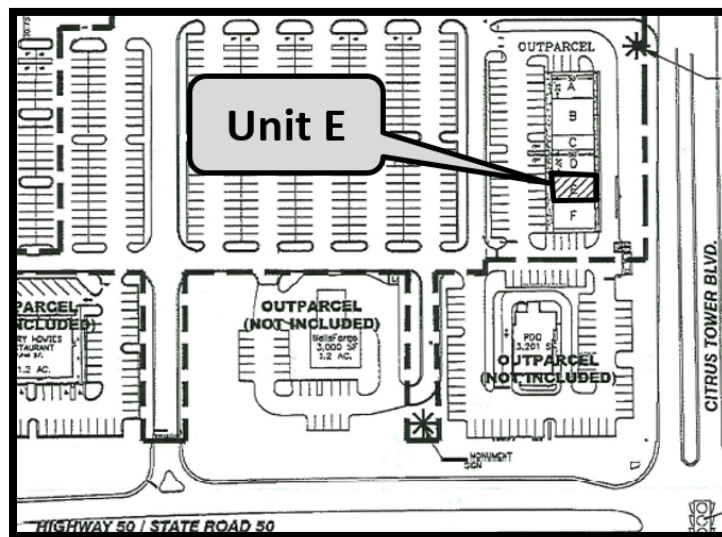
3. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.
4. The Fire Inspector shall provide building inspections for life safety requirements and all fire code regulations must be in compliance prior to the issuance of any Building Certificate of Occupancy.
5. The Building Inspector shall inspect all structures and building for compliance and any building code violations shall be corrected before the issuance of the Certificate of Occupancy.
6. The Conditional Use Permit must be executed and processed through the office of the City Clerk within 90 days of its date of approval by the City Council or the permit shall become null and void.
7. The Applicant shall record in the Public Records of Lake County within 90 days of its date of approval by the City Council, a short-form version of this Conditional Use Permit as provided by the City or a form acceptable to the City, to provide notice to all interested parties, the assigns, successors and heirs of the developer/applicant and all future owners of the above-referenced property that the real property described above is subject to the terms and conditions of the Conditional Use Permit.
8. If any of the stated conditions are violated, the applicant understands and agrees that the City Council may open the Conditional Use Permit for further conditions or revoke this Conditional Use Permit by Resolution.
9. No business can occupy any portion of the building(s) after construction and final Certificate of Occupancy unless the proposed business has applied for and obtained a Local Business Tax Receipt from the Clermont Development Services Department.
10. Should approved uses cease operation for more than 180 days, a new Conditional Use Permit shall be required for the same or similar operations.

SECTION 2: LAND USE

1. This Conditional Use Permit shall grant approval to allow for a veterinary clinic with a range of services including, but not limited to: vaccinations, routine testing, dentistry, standard surgeries and treatment for illness and injury.

CITY OF CLERMONT
RESOLUTION NO. 2022-038R

2. The veterinary clinic will be limited to small animals only, consisting of canine and feline species. No large animals shall be allowed, such as horses, cows, swine, or other livestock species.
3. The veterinary clinic may not offer grooming, boarding, or overnight stays.
4. The hours of operation for the veterinary clinic will be typical business hours, seven days a week, between the hours of 8 am to 6 pm. The veterinary clinic may operate within these hours of operation.
5. A waste management and operation plan shall be developed to properly deal with the animal waste in an effort to minimize smells and unpleasant odors emitting from the site. In the event that odors create a nuisance to the surrounding property owners, the City reserves the right to open the Conditional Use Permit for further review and additional conditions.
6. The renovations of the building shall include a higher STC rated wall and NRC acoustical ceiling tiles to minimize sound transfer from the building. In the event that the noise levels create a nuisance to the surrounding property owners, the City reserves the right to open the Conditional Use Permit for further review and additional conditions.
7. The location of the veterinary clinic will be limited to Unit E, which is approximately 1,515 square feet, as shown below. Any expansions into other units will require an amendment to this Conditional Use Permit.



SECTION 3: CONFLICT

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



CITY OF CLERMONT
RESOLUTION NO. 2022-038R

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. 2022-038R

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 8th day of November 2022.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Exhibit - Location Map – ClermontVet, LLC

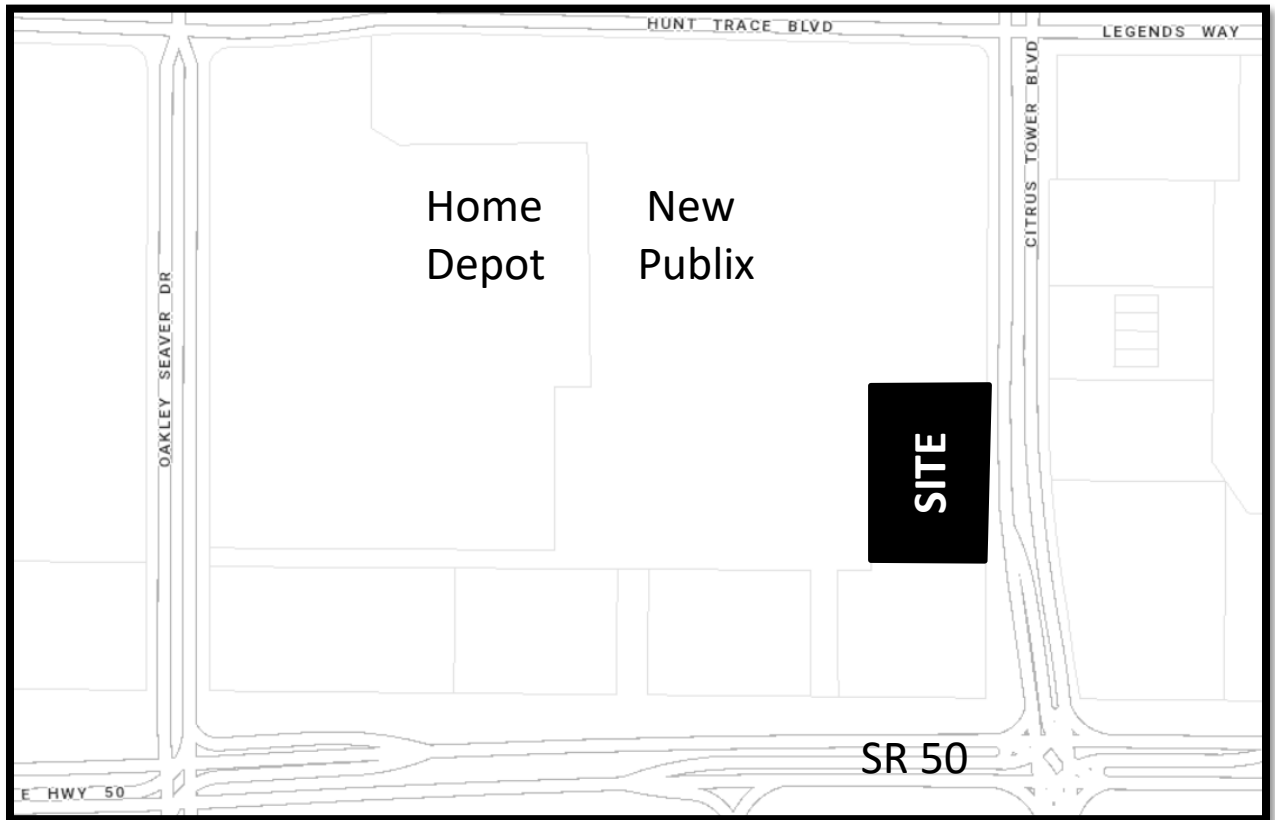
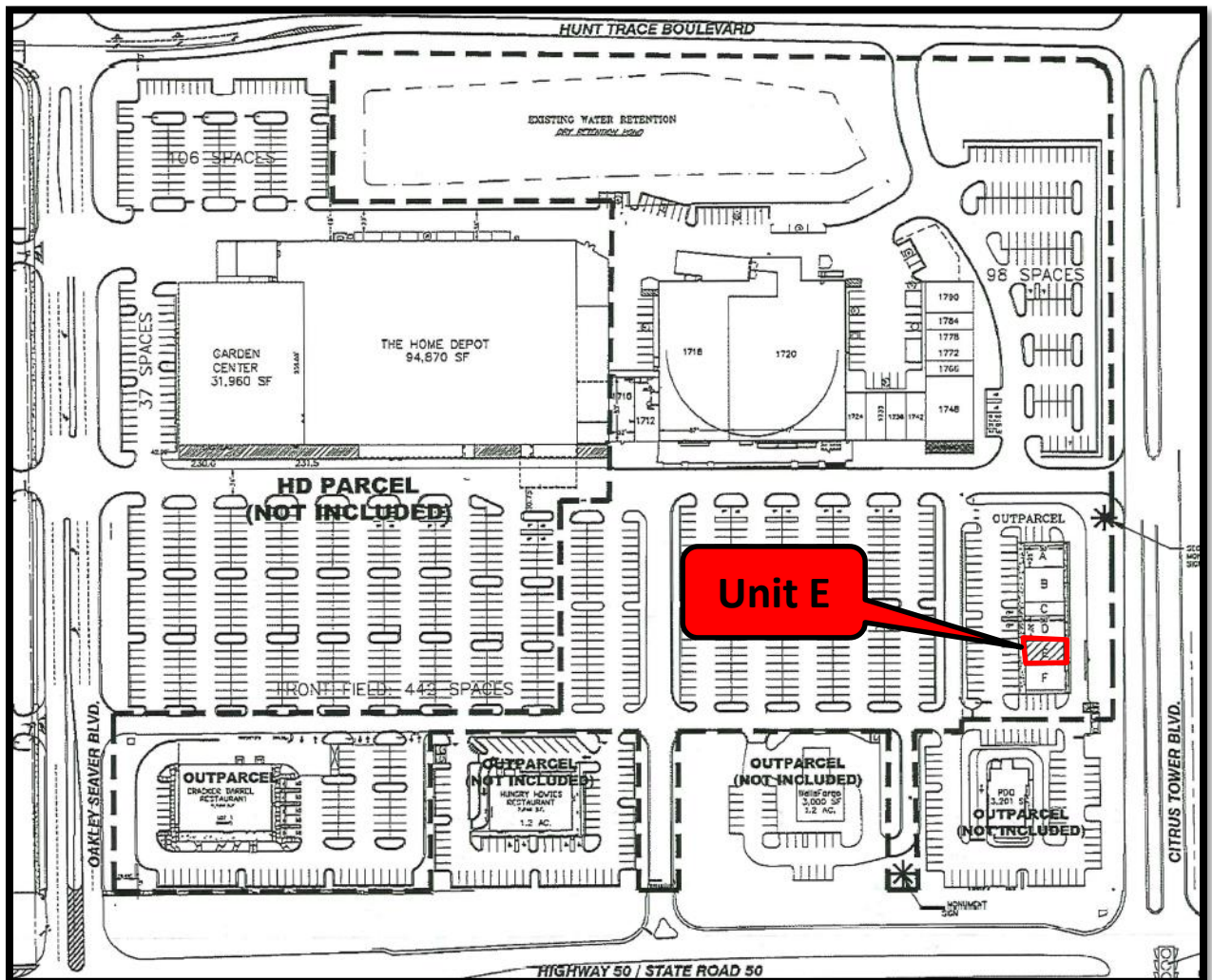


Exhibit - ClermontVet, LLC – Unit E





NELSON D. RODES

September 29, 2022

City of Clermont
Development Services Department
P.O. Box 120219
Clermont, FL 34712-0219

Re: Conditional Use Permit Application for ClermontVet, LLC

Dear Sir or Madam:

I hope this letter finds you well and that you are safe from the effects of Hurricane Ian. I represent ClermontVet, LLC (the "Applicant") regarding its Conditional Use Permit Application for the operation of a PetVet 365 branded veterinary clinic in the Clermont Town Center shopping center (the "Clinic"). Enclosed with this letter are the following documents:

- Executed City of Clermont Conditional Use Application, enclosed as ANNEX A.
- Copies of the warranty deed to the Clermont Town Center shopping center and corrective quit-claim deed for same, attached as ANNEX B.
- Copies of real estate tax payments for the Clermont Town Center shopping center, enclosed as ANNEX C.
- Legal Description of the Clermont Town Center shopping center, enclosed as ANNEX D.
- A letter from the owner of the Clermont Town Center shopping center providing consent to the proposed use and support for the issuance of the Conditional Use Permit and the site plan of the Clermont Town Center shopping center identifying the premises in which the Applicant is applying for the Conditional Use Permit, enclosed as ANNEX E.
- Copy of the ALTA Land Survey of the Clermont Town Center shopping center, enclosed as ANNEX F. Also enclosed with ANNEX F is a drawing of the specific leased premises.
- A check in the amount of \$845.00 to cover the application fee.

A representative of the Landlord contacted the Development Services Department on Friday, September 23 and was informed that, because the Clermont Town Center shopping center and the space where the Clinic will be located is already existing, the application only needed to include a site plan

PNC TOWER
301 EAST MAIN STREET, SUITE 800
LEXINGTON, KY 40507

NELSON D. RODES
ATTORNEY
NRODES@KSATTORNEYS.COM

859.296.2300 FIRM
859.296.2566 FAX

September 29, 2022
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and a letter from the Landlord stating that the use is approved, which we have provided. I attempted to contact the Development Services Director's office on Monday and Tuesday this week to confirm the information included is sufficient to file a complete application and correctly make payment of the application fee, but I could not reach anyone and the voicemail was full. It is our hope that the Applicant's Conditional Use Permit Application is deemed submitted and accepted prior to October 1, 2022 and can be tentatively scheduled for public hearing the following month, pending City Manager approval. Please contact me at 859-226-7580 or nrodes@ksattorneys.com if you have any questions regarding the Applicant's Condition Use Permit Application.

Very truly yours,



Nelson D. Rodes

ANNEX A



CITY OF CLERMONT

CONDITIONAL USE PERMIT

APPLICATION

Date Sep 29, 2022		FEE: \$845 + cost of advertisement + cost of traffic review (if necessary)	
Project Name (if applicable)			
Applicant ClermontVet, LLC			
Contact Person Laura Click			
Address PO BOX 771689	City Ocala	State FL	Zip 34477
Telephone 254-462-5448	Fax		
Email lclick@petvet365.com			
OWNER INFORMATION ☐ (Check box if owner information is same as applicant)			
Owner's Name Lucas Clermont Limited Partnership			
Owner Address 5391 Lakewood Ranch Boulevard, Suite 100	City Sarasota	State FL	Zip 34240
Telephone 614-744-2006	Fax 614-744-3652		
PROPERTY INFORMATION			
Address of Subject Property 1670-E East Hwy 50	City Clermont	State FL	Zip 34711
General Location The property, located within the shopping center commonly known as the Clermont Town Center, is located at the intersection of East Hwy 50 and Citrus Tower Blvd.			
Legal Description & Alternate Key (include copy of survey) See attached Survey for legal description. Alternative Key: 3790873			
Land Use (City verification required) Code: 1600; Description: Shopping Center Community Anchored			
Zoning (City verification required) C-2			



CITY OF CLERMONT
**CONDITIONAL USE PERMIT
APPLICATION**

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

See Attachment A

ClermontVet, LLC

Applicant Name (print)

Lucas Clermont Limited Partnership

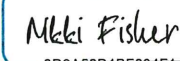
Owner Name (print)

DocuSigned by:

X 
FB00F0708E1F40F...

Applicant Name (signature)

DocuSigned by:

X 
SD9A02D1BF004F1...

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

Attachment A to 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?):

Applicant proposes to operate a PetVet 365 branded small animal veterinary clinic ("PetVet") at the location. Prior to opening, the Applicant will perform the necessary build-out construction of the veterinary office. Applicant will use materials with a noise reduction coefficient of 0.8 (80%) on the NRC scale, providing best practices for soundproofing. All PetVet locations are completely air-conditioned and follow Air-Conditioning Engineers ("ASHRAE") 62 standards for healthcare facilities, which ensure that the air is virtually free on dust, dirt, odor and pollutants. PetVet only provides veterinary services to pets inside the facility and does not provide boarding or kenneling services. Therefore, animals are always contained within the air-conditioned and soundproofed facility while being treated. Section 122-224(11) of the Code of Ordinances City of Clermont, Florida (the "Code") provides that conditional uses in the C-2 district include, "Kennels or veterinary clinics, provided that all animal services and confinement areas; including runs, are in air conditioned and sound-attenuated buildings." Based on the foregoing, the Applicant's intended use of the location falls within the eligible conditional uses for a C-2 district.

Section 86-144 of the Code provides "the planning and zoning commission may recommend granting and the city council may grant by resolution a conditional use permit if it is found, from the evidence presented at the public hearing, that: (1) The granting of 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. The Applicant's intended use of the location meets all the aforementioned categories, as described in detail below.

- 1) The granting of the conditional use permit will not adversely affect the officially adopted comprehensive plan of the city. As stated above, Code Section 122-224(11) provides that animal kennels with appropriate soundproofing and air-conditions for pets are a designated conditional for C-2 districts, of which the Applicant's proposed PetVet animal hospital will be located.
- 2) Such use will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity. As previously discussed, all PetVet locations are designed to meet the ASHRAE 62 standards for ventilation system design and acceptable indoor air quality for healthcare facilities. These standards are designed to restrict air between sections of the facility and remove contamination (odor, airborne organisms and viruses, chemicals and radioactive substances), which results in air virtually free of dust, dirt, odor, and chemical and radioactive pollutants. Such design provides an environment that is virtually free of odors and airborne dust and organisms that are harmful to humans and pets. Therefore, the HVAC system utilized provides a very safe environment for PetVet's customers and removes any unwanted odors and harmful germs from the area. PetVet's compliance with ASHRAE 62 standards for air make-up and air filtration results in the air inside PetVet's facilities often times being cleaner than the average home.

Additionally, PetVet uses best practices for sound proofing. The materials used have a noise reduction coefficient of at least 0.8 on the Noise Reduction Coefficient (NRC) scale, which runs

from 0.0 to 1.0, 0.0 meaning no sound is absorbed and 1.0 meaning 100% of the sound is absorbed. As such, the materials used will reduce sound reflection by at least 80%.

Each PetVet hospital has FearFree® certified professionals who are educated on the welfare of animals and pet owners and are trained to look after the pet's physical and emotional wellbeing. The clinic itself takes the FearFree® practice even further by designing the hospital and patient experience such that it creates a relaxing atmosphere for clients and pets by minimizing noises, odors, and other nuisances. Prior to the first appointment, clients visit an online patient portal to share their pet's favorite treats, personality, and preferences to make the appointment a success. PetVet does not have a waiting room full of clients. Clients and their pets wait in their cars until their room is ready shortly after their arrival. The pets are given lots of treats (as are the clients) along with a comfy exam room designed to look like a living room to stay in until the appointment is over. The facility will also only be open for normal business hours and will have no overnight pets or boarding, so there will be no increase in traffic or sounds to the area at night due to the facility.

Based on the foregoing, the proposed build out of the subject property will provide significant noise reduction, and will remove odors and harmful germs from the air. Further, PetVet takes careful consideration to ensure that pets, pet owners and visitors are provided a safe and comfortable environment. Further, because the location will not be open past normal business hours, the Pet Vet clinic will not increase any traffic in the area outside of the normal business hours when other businesses in the shopping area are open. Therefore, the variance will not adversely affect the public health, safety, or welfare of the persons residing or working in the area.

- 3) The proposed use will comply with the regulations and conditions specified in the codes for such use. PetVet strictly follows all applicable laws, including all regulations and conditions specified in the codes. Further, the Applicant's lease for the leased real property in which the business will be operated requires strict compliance with all applicable laws, including all regulations and conditions specified in the Code.
- 4) The proposed use may be considered desirable at the particular location. As highlighted in detail in the discussion of health, safety and welfare, the addition of a PetVet veterinary clinic will bring a first-class veterinary clinic to the area, which will provide a valuable and convenient service to the many pet owners in the area. Therefore, the addition of a PetVet location will be a desirable addition to the location.

Based on the foregoing, the operating of a PetVet animal hospital is appropriate for this location.

ANNEX B

98 35820

8.00 1609 FALF 1009

REC 13.00 RECEIVED FOR

TF 2.00 EXCHNG TAXES

-MORT 200

DEED 000 44,460.00

JAMES C. WATKINS, CLERK OF CO. FL.

BY [Signature] D.C.

DENNIS L. HORTON
900 W. Hwy. 50
Clermont, FL 34711

this instrument prepared by:
Annette Kirk,
DENNIS L. HORTON, P.A.
900 W. Hwy. 50
Clermont, Florida 34711

Property Appraiser's
Parcel Identification No.

2022260003-000-00100	0922260805-064-00000
0922261305-001-00000	0922261305-014-00000
0922261305-003-00000	0922261300-004-00000
0922260805-049-00000	0922260805-033-00000
0922260800-57B-00001	0922261300-08A-00001

WARRANTY DEED

THIS INDENTURE, made this 14 day of May, 1998, BETWEEN DENNIS L. HORTON, as Trustee under Trust Agreement dated December 23, 1982, and known as Land Trust Agreement No. 101, whose post office address is 900 W. Highway 50, Clermont, of the County of LAKE, State of FLORIDA 34711, Grantor*, and LUCAS CLERMONT LIMITED PARTNERSHIP, an Ohio Limited Partnership, whose post office address is 209 East State Street, Columbus, of the County of FRANKLIN, State of OHIO 43215, Grantee*,

WITNESSETH that said grantor for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in LAKE County, Florida, to-wit:

TRACTS 1, 2, 3, 4, 5A, 5B, 14, 15, 16, LAKE HIGHLANDS, SECTION 29, TOWNSHIP 22 SOUTH, RANGE 26 EAST, AS RECORDED IN PLAT BOOK 2, PAGE 25, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

AND

TRACTS 33, 34, 46A, 46B, 47, 48, 49, 50, 51A, 51B, 62, 63, 64, LAKE HIGHLANDS, SECTION 20, TOWNSHIP 22 SOUTH, RANGE 26 EAST, AS RECORDED IN PLAT BOOK 3, PAGE 30, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

AND

THE SE 1/4 OF THE SW 1/4 OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.

AND THAT PART OF THE FOLLOWING:

TRACT 57B, LAKE HIGHLANDS, SECTION 20, TOWNSHIP 22 SOUTH, RANGE 26 EAST, PLAT BOOK 3, PAGE 30, AND THE SOUTH 1/2 OF CLOSED HIGHLAND AVENUE LYING EAST OF GRAND HIGHWAY AND TRACTS 8A, 8B, 9A, 10, LAKE HIGHLANDS, SECTION 29, TOWNSHIP 22 SOUTH, RANGE 26 EAST, PLAT BOOK 2, PAGE 25, LYING NORTHERLY AND EASTERLY OF THE FOLLOWING DESCRIBED LINE: BEGIN AT THE NORTHWEST CORNER OF TRACT 57B, LAKE HIGHLANDS, SECTION 20, TOWNSHIP 22 SOUTH, RANGE 26 EAST, SAID POINT BEING THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF CLOSED HIGHLAND AVENUE AND THE EAST RIGHT OF WAY LINE OF GRAND HIGHWAY; THENCE S. 89° 26' 48" E., ALONG SAID SOUTH RIGHT OF WAY LINE, 419.06 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN THE FOLLOWING COURSES:

S. 00° 33' 12" W., 226.14 FEET; S. 79° 04' 48" E., 327.06 FEET;
S. 30° 56' 25" E., 115.18 FEET; S. 40° 07' 29" E., 125.22 FEET;
S. 11° 25' 47" E., 70.84 FEET; S. 11° 10' 30" W., 48.04 FEET;

S. 32° 44' 55" W., 116.48 FEET; S. 10° 38' 04" W., 120.98 FEET;
 S. 05° 40' 00" W., 106.48 FEET; S. 33° 18' 38" E., 169.97 FEET;
 S. 54° 23' 12" E., 112.87 FEET; S. 70° 45' 11" E., 153.92 FEET;
 N. 83° 25' 40" E., 102.82 FEET; N. 77° 46' 35" E., 59.61 FEET
 TO THE WEST LINE OF TRACT 11A, LAKE HIGHLANDS, SECTION 29,
 TOWNSHIP 22 SOUTH, RANGE 26 EAST AND THE END OF AFORESAID LINE.

LESS AND EXCEPT:

The East 50 feet of the Southeast 1/4 of Section 20, Township 22 South, Range 26 East, and that part of the East 50 feet of Section 29, Township 22 South, Range 26 East, lying North of the right of way of State Road 50, Lake County, Florida.

SUBJECT TO:

Easement to Florida Power Corporation recorded May 26, 1976, in Official Records Book 610, Page 1533, Public Records of Lake County, Florida.

Easement granted to State of Florida filed August 22, 1975, in Official Records Book 595, Page 772, Public Records of Lake County, Florida.

Trustee's Deed to the State of Florida Department of Transportation, filed August 22, 1975, in Official Records Book 595, Page 769, Public Records of Lake County, Florida.

Taxes for the year 1998 and all subsequent years.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

"Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed, and delivered in our presences:


 Annette Kirk
 witness


 Dennis L. Horton, as Trustee


 Joseph A. Loranger
 witness

STATE OF FLORIDA
COUNTY OF LAKE

THE FOREGOING INSTRUMENT was acknowledged before me this 14 day of May, 1990, by Dennis L. Horton, as trustee under Trust Agreement dated December 23, 1982, and known as Land Trust Agreement No. 101, who is personally known to me, and who did not take an oath.


Annette C. Kirk
NOTARY PUBLIC



(seal)
My commission expires:



ANNETTE C. KIRK
MY COMMISSION # 00000000000000000000
JAN 22, 1990
FORWARD YOUR TRUST AGREEMENT, INC.

CFW 2001038437
BOOK 01938 PAGE 2002 - 2004
DATE: 04/26/2001 10:04:08 AM
JAMES C. WATKINS, CLERK OF COURT
LAKE COUNTY
RECORDING FEES 13.00
TRUST FUND 2.00
DEED DOC 0.70

TERRENCE R. HOLIHEN, ESQUIRE/plkd
AKERMAN, SENTERFITT & EIDSON, P.A.
P.O. BOX 231
ORLANDO, FL. 32802-0231

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, executed as of this 16 day of April, 2001, by **DENNIS L. HORTON, Individually and as Trustee**, under the provisions of a certain Trust Agreement, dated December 23, 1982, and known as Land Trust Agreement No. 101, with full power and authority to protect, conserve and to sell, or to lease, or to encumber, otherwise to manage and dispose of the real property (the "Property") described below, whose address is 900 W. Highway 50, Clermont, Florida 34711-2874, as **GRANTOR**, to **LUCAS CLERMONT LIMITED PARTNERSHIP**, an Ohio Limited Partnership, whose address is 209 East State Street, Columbus, Ohio 43215, as **GRANTEE**.

(Wherever used herein the terms "GRANTOR" and GRANTEE" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

IN WITNESS WHEREOF the said GRANTOR has caused these presents to be executed the day and year first above written.

WITNESSES:

("Grantor")

Annette Kirk
Signature
Annette Kirk
Print Name

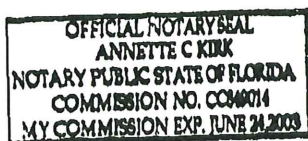
Dennis L. Horton
DENNIS L. HORTON, Individually and
as Trustee, under the provisions of a certain
Trust Agreement, dated December 23, 1982,
and known as Land Trust Agreement No. 101

Lila L. Morrison
Signature
LILA L. MORRISON
Print Name

STATE OF FLORIDA
COUNTY OF LAKE

This instrument was acknowledged before me, the undersigned notary public, on April 11, 2001 by DENNIS L. HORTON, Individually and as Trustee, under the provisions of a certain Trust Agreement, dated December 23, 1982, and known as Land Trust Agreement No. 101.

Annette C. Kirk
Signature of Notary Public-State of Florida



Annette C. Kirk
Print, type or stamp commissioned name of Notary Public;
Personally known to me X OR Produced Identification _____
Type of Identification Produced _____

EXHIBIT "A"

Legal Description

TRACTS 1, 2, 3, 4, 5A, 5B, 14, 15, 16, LAKE HIGHLANDS, SECTION 29, TOWNSHIP 22 SOUTH, RANGE 26 EAST, AS RECORDED IN PLAT BOOK 2, PAGE 25, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

AND

TRACTS 33, 34, 46A, 46B, 47, 48, 49, 50, 51A, 51B, 62, 63, 64, LAKE HIGHLANDS, SECTION 20, TOWNSHIP 22 SOUTH, RANGE 26 EAST, AS RECORDED IN PLAT BOOK 3, PAGE 30, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

AND

THE SE 1/4 OF THE SW 1/4 OF SECTION 20, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.

AND

THAT PART OF THE FOLLOWING:

TRACT 57B, LAKE HIGHLANDS, SECTION 20, TOWNSHIP 22 SOUTH, RANGE 26 EAST, PLAT BOOK 3, PAGE 30, AND THE SOUTH 1/2 OF CLOSED HIGHLAND AVENUE LYING EAST OF GRAND HIGHWAY AND TRACTS 8A, 8B, 9A, 10, LAKE HIGHLANDS, SECTION 29, TOWNSHIP 22 SOUTH, RANGE 26 EAST, PLAT BOOK 2, PAGE 25, LYING NORTHERLY AND EASTERLY OF THE FOLLOWING DESCRIBED LINE: BEGIN AT THE NORTHWEST CORNER OF TRACT 57B, LAKE HIGHLANDS, SECTION 20, TOWNSHIP 22 SOUTH, RANGE 26 EAST, SAID POINT BEING THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF CLOSED HIGHLAND AVENUE AND THE EAST RIGHT OF WAY LINE OF GRAND HIGHWAY; THENCE S. 89° 26' 48" E., ALONG SAID SOUTH RIGHT OF WAY LINE, 419.06 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN THE FOLLOWING COURSES: S. 00° 33' 12" W., 226.14 FEET; S. 79° 04' 48" E., 327.06 FEET; S. 30° 56' 25" E., 115.18 FEET; S. 40° 07' 29" E., 125.22 FEET; S. 11° 25' 47" E., 70.84 FEET; S. 11° 10' 30" W., 48.04 FEET; S. 32° 44' 55" W., 116.48 FEET; S. 10° 38' 04" W., 120.98 FEET; S. 05° 40' 00" W. 106.48 FEET; S. 33° 18' 38" E., 169.97 FEET; S. 54° 23' 12" E., 112.87 FEET; S. 70° 45' 11" E., 153.92 FEET; N. 65° 25' 40" E., 102.82 FEET; N. 77° 46' 36" E., 59.61 FEET TO THE WEST LINE OF TRACT 11A, LAKE HIGHLANDS, SECTION 29, TOWNSHIP 22 SOUTH, RANGE 26 EAST AND THE END OF AFORESAID LINE.

LESS AND EXCEPT:

The East 50 feet of the Southeast 1/4 of Section 20, Township 22 South, Range 26 East, and that part of the East 50 feet of Section 29, Township 22 South, Range 26 East, lying North of the right of way of State Road 50, Lake County, Florida.

ANNEX C

[Search](#) > Account Summary

Real Estate Account #2922260200-000-00600

Owner: LUCAS CLERMONT LP
Situs: 1670 EAST HWY 50
[Parcel details](#)
[GIS](#)
[Property Appraiser](#)

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/24/2021** for \$28,310.63. [Print paid bill \(PDF\)](#)

Account History

BILL	AMOUNT DUE	STATUS	ACTION
2021 Annual Bill ⓘ	\$0.00 Paid \$28,310.63	11/24/2021 Receipt #2021-00208926	Print (PDF)
2020 Annual Bill ⓘ	\$0.00 Paid \$29,432.04	11/13/2020 Receipt #2020-00161421	Print (PDF)
2019 Annual Bill ⓘ	\$0.00 Paid \$27,953.28	11/12/2019 Receipt #2019-00160638	Print (PDF)
2018 Annual Bill ⓘ	\$0.00 Paid \$24,735.80	11/09/2018 Receipt #2018-00137844	Print (PDF)
2017 Annual Bill ⓘ	\$0.00 Paid \$23,115.09	11/13/2017 Receipt #2017-00128876	Print (PDF)
2016 Annual Bill ⓘ	\$0.00 Paid \$21,456.76	11/14/2016 Receipt #2016-00136260	Print (PDF)
2015 Annual Bill ⓘ	\$0.00 Paid \$20,784.84	11/13/2015 Receipt #2015-00137766	Print (PDF)
2014 Annual Bill ⓘ	\$0.00 Paid \$17,517.96	11/26/2014 Receipt #2014-00150606	Print (PDF)
2013 Annual Bill ⓘ	\$0.00 Paid \$15,411.72	11/25/2013 Receipt #2013-00147359	Print (PDF)
2012 Annual Bill ⓘ	\$0.00 Paid \$15,226.37	12/28/2012 Receipt #2012-2546396	Print (PDF)
2011 Annual Bill ⓘ	\$0.00 Paid \$15,951.01	11/30/2011 Receipt #2011-2534870	Print (PDF)
2010 Annual Bill ⓘ	\$0.00 Paid \$19,161.30	11/16/2010 Receipt #2010-7803046	Print (PDF)
2009 Annual Bill ⓘ	\$0.00 Paid \$23,501.47	11/19/2009 Receipt #6015162	Print (PDF)
2008 Annual Bill ⓘ	\$0.00 Paid \$24,084.97	11/19/2008 Receipt #6039475	Print (PDF)
2007 Annual Bill ⓘ	\$0.00 Paid \$24,615.35	11/20/2007 Receipt #6032589	Print (PDF)
2006 Annual Bill ⓘ	\$0.00 Paid \$26,826.46	11/16/2006 Receipt #2006-6028093	Print (PDF)
2005 Annual Bill ⓘ	\$0.00 Paid \$22,816.33	11/23/2005 Receipt #2005-6038148	Print (PDF)
2004 Annual Bill ⓘ	\$0.00 Paid \$22,920.36	11/23/2004 Receipt #2004-6036243	Print (PDF)
2003 Annual Bill ⓘ	\$0.00 Paid \$23,600.31	11/19/2003 Receipt #2003-7803281	Print (PDF)
2002 Annual Bill ⓘ	\$0.00 Paid \$11,516.51	11/27/2002 Receipt #2002-6037535	Print (PDF)
2001 Annual Bill ⓘ	\$0.00 Paid \$11,502.50	11/30/2001 Receipt #	Print (PDF)
2000 Annual Bill ⓘ	\$0.00 Paid \$11,693.28	11/30/2000 Receipt #2000-6055822	Print (PDF)
Total Amount Due	\$0.00		

ANNEX D

**CLERMONT TOWN CENTER
LEGAL DESCRIPTION**

LOTS 1, 3, AND 6 CLERMONT TOWN CENTER, according to the map or plat thereof, as recorded in Plat Book 42, Page 88, of the Public Records of Lake County, Florida.

Less and except that portion contained within Clermont Town Center Unit 2, according to the map or plat thereof as recorded in Plat Book 45, Page 81, of the Public Records of Lake County, Florida.

And also less and except that portion of Lot 1 conveyed by that certain Special Warranty Deed from Lucas Clermont Limited Partnership, an Ohio limited partnership, to Home Depot U.S.A., Inc., a Delaware corporation, recorded May 15, 2002 in Official Records Book 2114, Page 1156, of the Public Records of Lake County, Florida.

ANNEX E

September 28, 2022

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

Re: PetVet 365 - Clermont Town Center, Conditional Use Permit

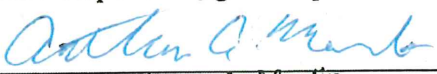
To Whom it May Concern:

Lucas Clermont Limited Partnership, an Ohio limited partnership is fee simple owner of the Clermont Town Center, and has executed a lease with ClermontVet, LLC, a Florida limited liability company for the operation of a veterinary care clinic operating under the trade name "PetVet 365." The premises to be occupied by PetVet 365 consists of 1,515 square feet of gross leasable area as identified on the attached site plan and will have an address of 1670-E East Highway 50, Clermont, Florida 34711. PetVet365 is seeking a conditional use permit from the City of Clermont's Development Services Department and the undersigned property owner and landlord hereby approves and supports the issuance of such permit. If you have any questions or require further information, please contact Julia White at jwhite@castoinfo.com or Kevin Kallstrom at kkallstrom@castoinfo.com.

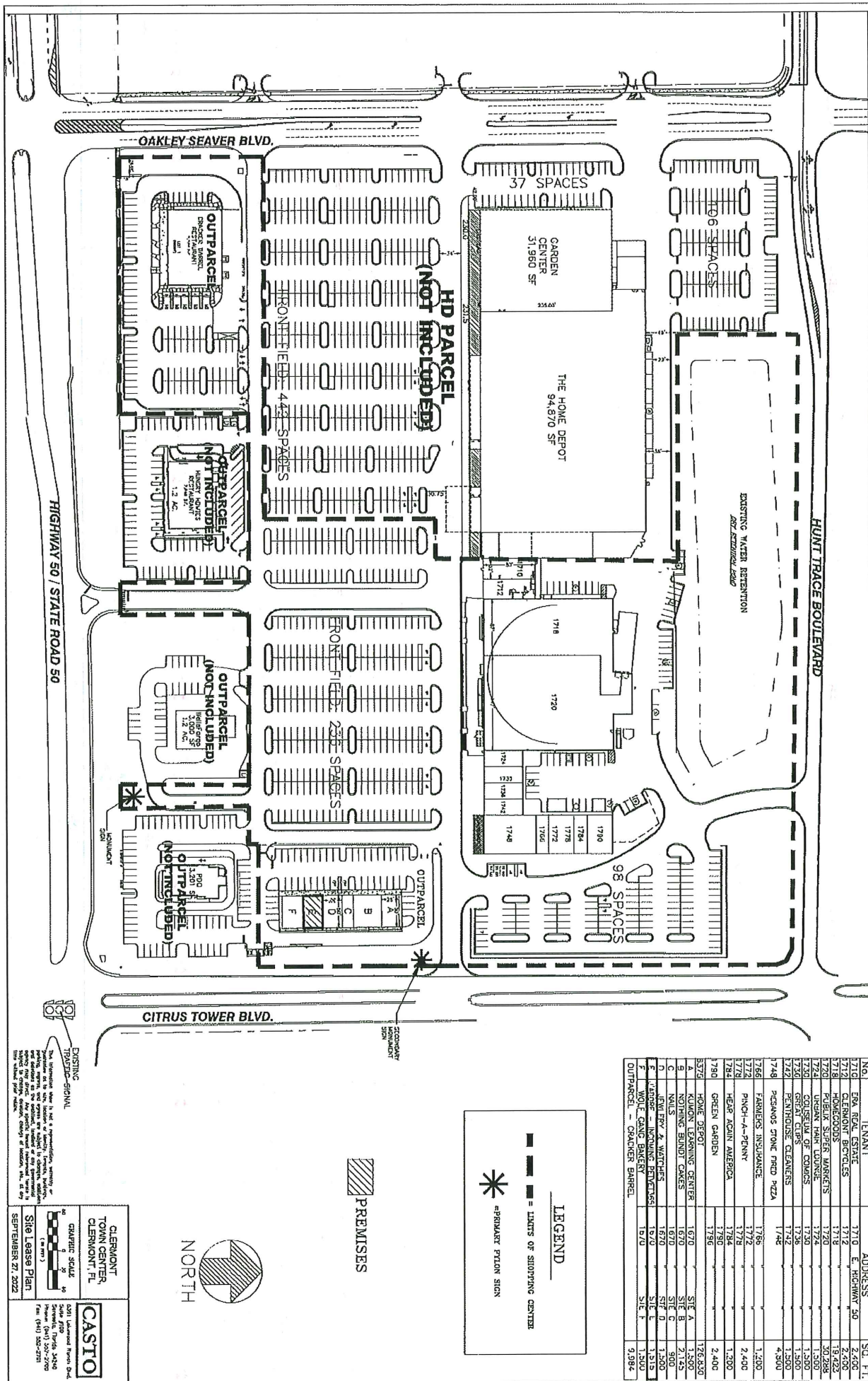
Sincerely,

LUCAS CLERMONT LIMITED PARTNERSHIP,
an Ohio limited partnership

By: Casto Clermont Corporation,
an Ohio corporation, general partner

By: 
Name: Anthony A. Martin
Title: Vice President

Inspired ideas since 1926.



No.	TENANT	ADDRESS	SQ. FT.
1716	ERA REAL ESTATE	1710 E. HIGHWAY 50	2,400
1717	CLEMMONT BICYCLES	1712	2,400
1718	HOMECOMES BICYCLES	1718	18,422
1719	HOMECOMES BICYCLES	1720	30,058
1720	USDA NATION	1720	1,500
1721	USDA NATION	1720	1,500
1722	USDA NATION	1720	1,500
1723	USDA NATION	1720	1,500
1724	USDA NATION	1720	1,500
1725	USDA NATION	1720	1,500
1726	USDA NATION	1720	1,500
1727	USDA NATION	1720	1,500
1728	USDA NATION	1720	1,500
1729	USDA NATION	1720	1,500
1730	USDA NATION	1720	1,500
1731	USDA NATION	1720	1,500
1732	USDA NATION	1720	1,500
1733	USDA NATION	1720	1,500
1734	USDA NATION	1720	1,500
1735	USDA NATION	1720	1,500
1736	USDA NATION	1720	1,500
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1792	USDA NATION	1720	1,500
1793	USDA NATION	1720	1,500
1794	USDA NATION	1720	1,500
1795	USDA NATION	1720	1,500
1796	USDA NATION	1720	1,500
1797	USDA NATION	1720	1,500
1798	USDA NATION	1720	1,500
1799	USDA NATION	1720	1,500
1800	USDA NATION	1720	1,500

ANNEX F

Title Exception Notes

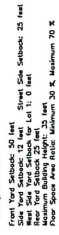
Loss 1, 2, and a CUMULATIVE TOWN CENTERS, according to the map or plat thereof, as recorded in Plat Book 43, Page 86, of the Public Records of Lake County, Florida.

Less and except that portion contained within Quarter Section 30, Township 37 North, Range 29 East, and except that portion of Lot 1 conveyed by that certain Special Warranty Deed from the U.S. National Bank of Commerce to the U.S. National Bank of Commerce, recorded May 15, 2002 in Official Records Book 2714, Page 1156, of the Public Records of Lake County, Florida.

1. Garages shown hereon are based on the East line of Lot 1 being South 0020231. East per part of CLERMONT TOWN CENTER.

According to the City of Gwinnett Zoning and Planning Department (202) 394-7280, the subject property is zoned C-2, "General Commercial" and is subject to the following conditions:

Front Yard Setback: 50 feet	Street Side Setbacks: 25 feet
Side Yard Setback: 12 feet	West Side Yard Setback for Lot 1: 0 feet
West Side Yard Setback for Lot 2: 0 feet	Rear Yard Setback: 25 feet
Maximum Building Height: 35 feet	
Floor Space Area Ratio: Minimum 30 %	Maximum 70 %



ALTA/NSPS Land Title Survey
of a portion of Clermont Town Center
in Section 29, T-22-S, R-26-E
Lake County, Florida

Original Field Date	January 3, 2002	Sheet 1 of 2
Field Book/Page	22/70	
Project Number	257.01ALTA-2021	
Scale	1" = 100'	

To Lucien Carmant Limited Partnership, an Ohio Limited Partnership, Cliffs Life Services Company, a Nevada corporation, its successors and/or assigns and Street Life Company, a Nevada corporation.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail requirements for a Subdivided Land Title Survey as set forth in the Ohio Revised Code, Chapter 530. The following is a true and correct copy of the map or plat as recorded in the public records of the State of Ohio: 1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 101. 102. 103. 104. 105. 106. 107. 108. 109. 110. 111. 112. 113. 114. 115. 116. 117. 118. 119. 120. 121. 122. 123. 124. 125. 126. 127. 128. 129. 130. 131. 132. 133. 134. 135. 136. 137. 138. 139. 140. 141. 142. 143. 144. 145. 146. 147. 148. 149. 150. 151. 152. 153. 154. 155. 156. 157. 158. 159. 160. 161. 162. 163. 164. 165. 166. 167. 168. 169. 170. 171. 172. 173. 174. 175. 176. 177. 178. 179. 180. 181. 182. 183. 184. 185. 186. 187. 188. 189. 190. 191. 192. 193. 194. 195. 196. 197. 198. 199. 200. 201. 202. 203. 204. 205. 206. 207. 208. 209. 210. 211. 212. 213. 214. 215. 216. 217. 218. 219. 220. 221. 222. 223. 224. 225. 226. 227. 228. 229. 230. 231. 232. 233. 234. 235. 236. 237. 238. 239. 240. 241. 242. 243. 244. 245. 246. 247. 248. 249. 250. 251. 252. 253. 254. 255. 256. 257. 258. 259. 260. 261. 262. 263. 264. 265. 266. 267. 268. 269. 270. 271. 272. 273. 274. 275. 276. 277. 278. 279. 280. 281. 282. 283. 284. 285. 286. 287. 288. 289. 290. 291. 292. 293. 294. 295. 296. 297. 298. 299. 300. 301. 302. 303. 304. 305. 306. 307. 308. 309. 310. 311. 312. 313. 314. 315. 316. 317. 318. 319. 320. 321. 322. 323. 324. 325. 326. 327. 328. 329. 330. 331. 332. 333. 334. 335. 336. 337. 338. 339. 340. 341. 342. 343. 344. 345. 346. 347. 348. 349. 350. 351. 352. 353. 354. 355. 356. 357. 358. 359. 360. 361. 362. 363. 364. 365. 366. 367. 368. 369. 370. 371. 372. 373. 374. 375. 376. 377. 378. 379. 380. 381. 382. 383. 384. 385. 386. 387. 388. 389. 390. 391. 392. 393. 394. 395. 396. 397. 398. 399. 400. 401. 402. 403. 404. 405. 406. 407. 408. 409. 410. 411. 412. 413. 414. 415. 416. 417. 418. 419. 420. 421. 422. 423. 424. 425. 426. 427. 428. 429. 430. 431. 432. 433. 434. 435. 436. 437. 438. 439. 440. 441. 442. 443. 444. 445. 446. 447. 448. 449. 450. 451. 452. 453. 454. 455. 456. 457. 458. 459. 460. 461. 462. 463. 464. 465. 466. 467. 468. 469. 470. 471. 472. 473. 474. 475. 476. 477. 478. 479. 480. 481. 482. 483. 484. 485. 486. 487. 488. 489. 490. 491. 492. 493. 494. 495. 496. 497. 498. 499. 500. 501. 502. 503. 504. 505. 506. 507. 508. 509. 510. 511. 512. 513. 514. 515. 516. 517. 518. 519. 520. 521. 522. 523. 524. 525. 526. 527. 528. 529. 530. 531. 532. 533. 534. 535. 536. 537. 538. 539. 540. 541. 542. 543. 544. 545. 546. 547. 548. 549. 550. 551. 552. 553. 554. 555. 556. 557. 558. 559. 560. 561. 562. 563. 564. 565. 566. 567. 568. 569. 570. 571. 572. 573. 574. 575. 576. 577. 578. 579. 580. 581. 582. 583. 584. 585. 586. 587. 588. 589. 590. 591. 592. 593. 594. 595. 596. 597. 598. 599. 600. 601. 602. 603. 604. 605. 606. 607. 608. 609. 610. 611. 612. 613. 614. 615. 616. 617. 618. 619. 620. 621. 622. 623. 624. 625. 626. 627. 628. 629. 630. 631. 632. 633. 634. 635. 636. 637. 638. 639. 640. 641. 642. 643. 644. 645. 646. 647. 648. 649. 650. 651. 652. 653. 654. 655. 656. 657. 658. 659. 660. 661. 662. 663. 664. 665. 666. 667. 668. 669. 670. 671. 672. 673. 674. 675. 676. 677. 678. 679. 680. 681. 682. 683. 684. 685. 686. 687. 688. 689. 690. 691. 692. 693. 694. 695. 696. 697. 698. 699. 700. 701. 702. 703. 704. 705. 706. 707. 708. 709. 710. 711. 712. 713. 714. 715. 716. 717. 718. 719. 720. 721. 722. 723. 724. 725. 726. 727. 728. 729. 730. 731. 732. 733. 734. 735. 736. 737. 738. 739. 740. 741. 742. 743. 744. 745. 746. 747. 748. 749. 750. 751. 752. 753. 754. 755. 756. 757. 758. 759. 760. 761. 762. 763. 764. 765. 766. 767. 768. 769. 770. 771. 772. 773. 774. 775. 776. 777. 778. 779. 780. 781. 782. 783. 784. 785. 786. 787. 788. 789. 790. 791. 792. 793. 794. 795. 796. 797. 798. 799. 800. 801. 802. 803. 804. 805. 806. 807. 808. 809. 810. 811. 812. 813. 814. 815. 816. 81

Digitally signed by
Billy Joe Jenkins
Date: 2021.12.07
09:31:28 -0500



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PREPARED FOR:

LUCAS CLERMONT
LIMITED PARTNERSHIP
5391 LAKEWOOD RANCH BLVD.
SUITE 100
SARASOTA, FLORIDA 34240

PROJECT NAME:

CLERMONT TOWN CENTER
SUITE E
1670 EAST HIGHWAY 50
CLERMONT, FLORIDA 34711

PROJECT NUMBER:

21-0906

DRAWN BY:

BJM

CHECKED BY:

LAC

DATE:

OCTOBER 2021

SCALE:

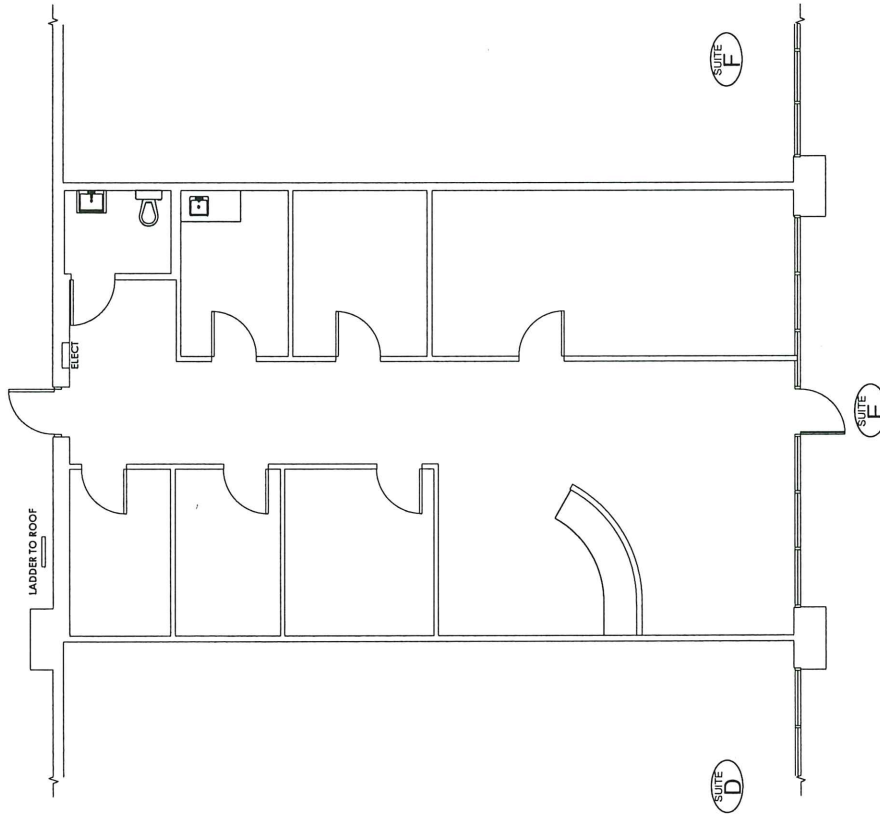
1/8" = 1'-0"

SHEET TITLE:

SUITE E
FLOOR PLAN

SHEET NUMBER:

A-1



SCALE:

0' 5' 10'



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PREPARED FOR:

LUCAS CLERMONT
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PROJECT NAME:

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PROJECT NUMBER:

21-0906

DRAWN BY:

BJM

CHECKED BY:

LAC

DATE:

OCTOBER 2021

SCALE:

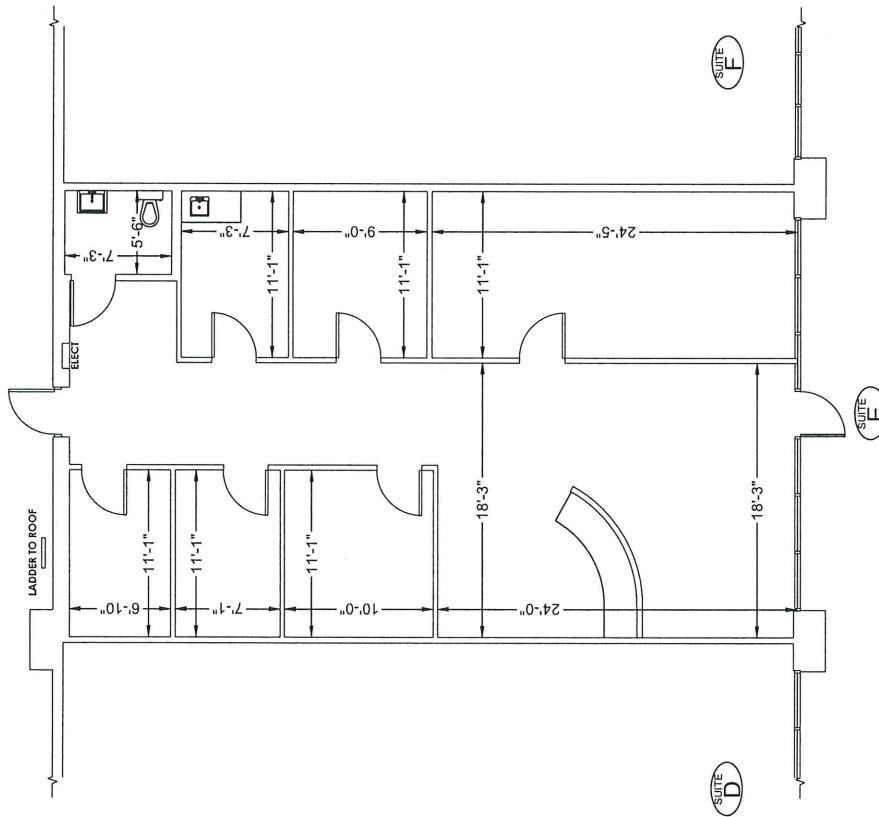
1/8" = 1'-0"

SHEET TITLE:

SUITE E
FLOOR PLAN

SHEET NUMBER:

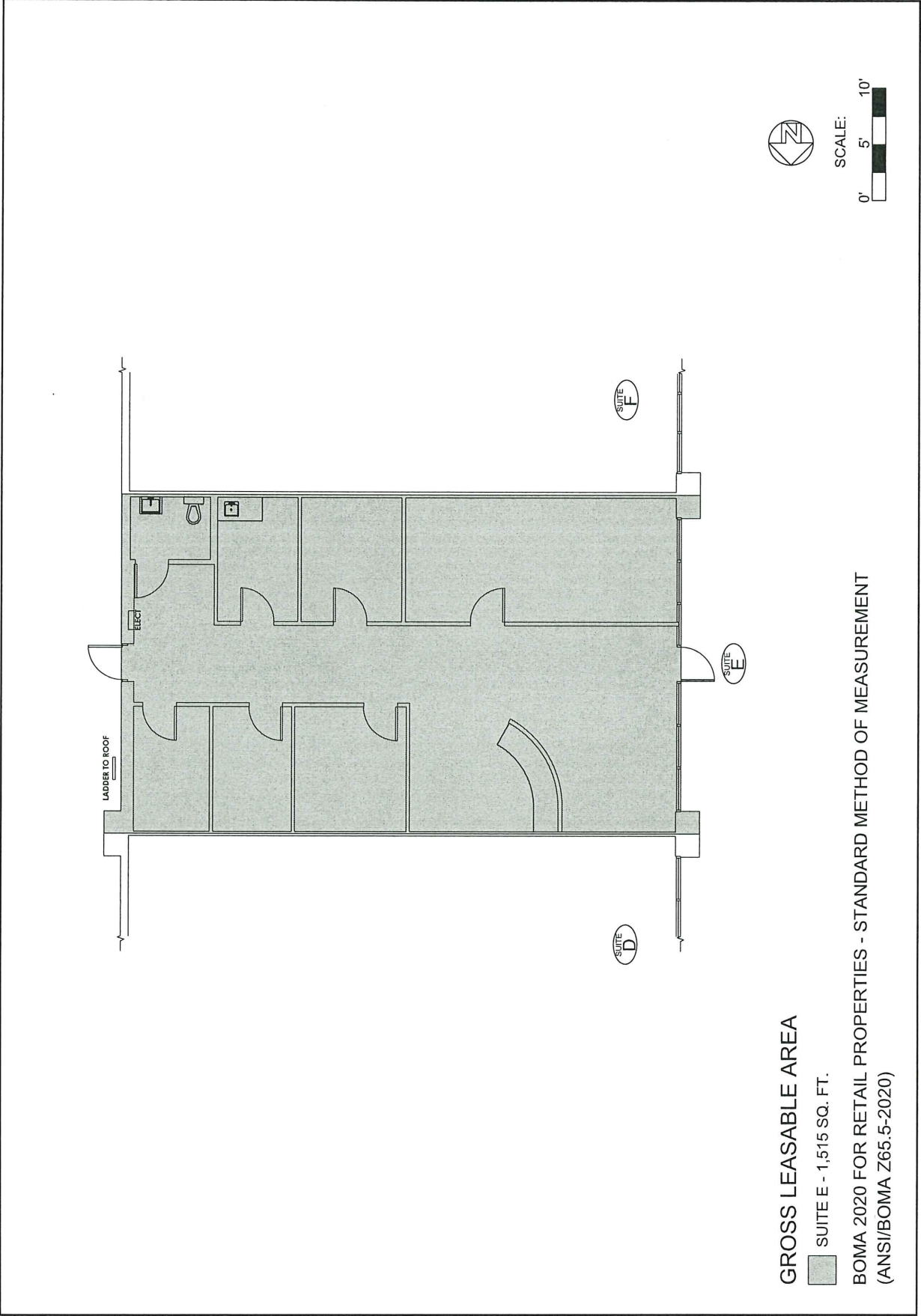
A-1



SCALE:



 measure DYNAMICS ORLANDO 407.971.8688 TAMPA 727.548.9595 www.measureDYNAMICS.COM	LUCAS CLERMONT LIMITED PARTNERSHIP 5391 LAKEWOOD RANCH BLVD. SUITE 100 SARASOTA, FLORIDA 34240	CLERMONT TOWN CENTER 1670 EAST HIGHWAY 50 SUITE E CLERMONT, FLORIDA 34711	PROJECT NUMBER: 21-0906 DRAWN BY: BJM CHECKED BY: LAC DATE: OCTOBER 2021 SCALE: 1/8" = 1'-0" SHEET TITLE: SUITE E FLOOR PLAN SHEET NUMBER: A-1
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	PROJECT NAME:		
	DATE:		
	SCALE:		



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Date Accepted (MM/DD/YY)	Scheduled Delivery Time ☐ 10:30 AM ☐ 3:00 PM ☐ 12 NOON	Insurance Fee \$	COD Fee \$		
Time Accepted ☐ AM ☐ PM	10:30 AM Delivery Fee \$	Return Receipt Fee \$	Live Animal Transportation Fee \$		
Special Handling/Fragile	Sunday/Holiday Premium Fee \$	Total Postage & Fees \$			
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July 2013 OD: 12.5 x 9.5



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 Lexington, KY 40507

TRADITIONAL BANK, INC.
 163 WEST SHORT STREET
 LEXINGTON, KY 40507
 73-151/421

29398

Sep 29, 2022

PAY TO THE
 ORDER OF

City of Clermont

\$ 845.00

*** Eight Hundred Forty Five ***** 00/100 DOLLARS

City of Clermont

MEMO

Application Fee

⑈029398⑈ ⑆042101511⑆ 00108065⑈

KINKEAD & STILZ, PLLC OPERATING ACCOUNT

Sep 29, 2022 **29398**

PAID TO : City of Clermont

\$845.00

EXPLANATION : Application Fee

CLIENT : BATDVMS, LLC

MATTER : 5423-1

General Corporate

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:	10/06/2022
Order Number:	7891372
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	45.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	2	10/25/2022 - 11/01/2022	Bids & Proposals
LEE dailycommercial.com	2	10/25/2022 - 11/01/2022	Bids & Proposals

Total Order Confirmation	\$141.40
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Ad Preview

LEGAL NOTICE

On Tuesday, November 1, 2022 at 6:30 PM the Clermont Planning & Zoning Commission will consider a request for a Conditional Use Permit (CUP) to allow for a veterinary clinic to be located in the C-2 General Commercial zoning district, as required in Section 122-224 Conditional Uses. The final hearing of the proposed request will be heard by Clermont City Council on Tuesday, November 8, 2022 at 6:30 PM.

LOCATION

**1670 East Highway 50, Unit E
Alternate Key 3790873**

A complete legal description may be obtained in the Development Services Department located at 685 West Montrose Street, Clermont, FL 34711, Monday through Friday between the hours of 8:00 AM and 5:00 PM.

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

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

Daily Commercial

7891372 Oct. 25 and Nov. 1, 2022