CITY OF CLERMONT
PLANNING AND ZONING COMMISSION AGENDA
LOCATION: CLERMONT CITY HALL
685 WEST MONTROSE STREET
6:30 PM, Tuesday, February 7, 2023

CALL TO ORDER

PLEDGE OF ALLEGIANCE

MINUTES

Approval of the January 3, 2023 Planning & Zoning Commission meeting minutes.

REPORTS

UNFINISHED BUSINESS

Item 1 - Resolution 2023-003R Micro-Hospital Conditional Use Permit	Consider a request for a conditional use permit to allow a single building to exceed 5,000 square feet in the Tuscany Village PUD.

NEW BUSINESS

Item 2 - Resolution 2023-005R Wesley Christian Academy First United Methodist Church Conditional Use Permit	The applicant is requesting an amendment to allow the construction of a 25,000 sf educational building and a 2,200 sf pavilion on the FUMC property.

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
January 3, 2023

Chairman Krzyminski called the meeting of the Planning & Zoning Commission to order on Tuesday, January 3, 2023 at 6:30 p.m. Members present were: Chairman Max Krzyminski, Matthew Norton, Jane McAllister, Dieter Grube, David Colby, Vincent Niemiec, and Ariel Guerrero. 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 December 6, 2022 minutes of the Planning & Zoning Commission made by Commissioner Colby; seconded by Commissioner Niemiec. Passed unanimously.

REPORTS FROM THE COMMISSION:

Commissioner Colby welcomed the new members.

Commissioner Niemiec welcomed the new members.

Chairman Krzyminski welcomed the new members and welcomed Commissioner Niemiec back to the Board.

Director Curt Henschel invited the Commission to a workshop that will be held on January 17, 2023 at 6:30 PM in the Council Chambers. He stated that the East Central Florida Planning Council would be here to present a presentation on revamping the City's Comprehensive Plan. He stated that this process would take approximately a year to finalize.

NEW BUSINESS

Item #1: Resolution No. 2023-003R – Micro-Hospital Conditional Use Permit

Planning Manager John Kruse presented as follows:

The applicant is requesting a Conditional Use Permit (CUP) to allow a micro-hospital 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 for a mixed-use center not to exceed 459,000 square feet. A condition of approval required dedication of right of ways for Citrus Tower Boulevard and the South Clermont Connector (Hammock Ridge). Another condition was the developer's responsibility to install a traffic signal at the intersection of US 27, Citrus Tower Boulevard and South Clermont Connector (Hammock Ridge). The applicant is proposing a 28,700 square foot single-story building with

associated parking on 2.82 +/- acres. This equates to a floor area ratio (FAR) of 0.23, which is below the maximum allowed of 0.25.

The micro-hospital will provide concierge-level emergency and inpatient medical care, allowing for the treatment of a larger variety of illnesses/injuries with the capability of inpatient care. The services include, but not limited to; trauma treatment, medical diagnostics and imaging, eight dedicated patient rooms, an operating room, laboratory, and other associated services with a hospital, but on a much smaller scale. The micro-hospital will operate 24 hours a day, 7 days a week, all year long. The anticipated number of employees on a shift will consist of approximately 10 staff members. The project will be providing 47 parking spaces, which exceeds the City's requirement for hospitals/clinics. 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 micro-hospital is consistent with the area as a whole and would be located in an area that would generate users of the facility. The applicant has been through the City's preliminary site plan review process 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. A traffic analysis has been done and it has been determined the proposed project would have less than a total of 50 AM/PM peak hour trips, which would be considered a "de minimis" impact on the transportation network. Staff recommends approval of Resolution 2023-003R.

Commissioner Grube asked if there was space to fly a helicopter to the parcel.

Mr. Kruse stated that he asked the Fire Department that question and the Fire Department stated that it was not requirement.

Commissioner Niemiec asked about the traffic signal.

Mr. Kruse stated that the traffic signal is the one that is existing at the intersection of Hammock Ridge Road and US 27.

Chairman Krzyminski stated that he had asked Staff about the total development and he was informed that they are still under their development requirements.

Commissioner Colby stated that he does not feel comfortable approving an item if the applicant is not present.

Commissioner McAllister stated that she agreed and that she has several questions for the applicant.

Action:

MOTION TO TABLE Resolution No. 2023-003R to February 7, 2023 was made by Commissioner Colby, seconded by Commissioner Norton. Passed unanimously, 7-0.

Nomination for Chair:

Commissioner Colby nominated Max Krzyminski for Chair; seconded by Commissioner Niemiec. Passed unanimously, 7-0.

Nomination for Vice-Chair:

Commissioner Colby asked Commissioner McAllister if she wished to be Vice-Chair. Commissioner McAllister declined.

Chair Krzyminski nominated Vincent Niemiec for Vice-Chair; seconded by Commissioner Colby. Passed unanimously, 7-0.

With no further comments, Chairman Krzyminski adjourned the meeting at 6:48 P.M.

_____
Max Krzyminski, Chairman

ATTEST:

_____
Rae Chidlow, Planning Coordinator

CITY OF CLERMONT

AGENDA ITEM

Meeting Date
Tuesday, February 7, 2023
Agenda Item Name
Resolution 2023-003R Micro-Hospital Conditional Use Permit
Requested Action
Recommend approval of Resolution 2023-003R
Staff Report

This item was tabled from the January 3, 2023 Planning and Zoning Meeting. The applicant is requesting a Conditional Use Permit (CUP) to allow a micro-hospital 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 for a mixed use commercial center not to exceed 459,000 square feet. The applicant is proposing a 28,700 square foot single-story building with associated parking on 2.82 +/- acres. This equates to a floor area ratio (FAR) of 0.23, which is below the maximum allowed of 0.25.

The micro-hospital will provide concierge-level emergency and inpatient medical care, allowing for the treatment of a larger variety of illnesses/injuries with the capability of inpatient care. The services include, but not limited to; trauma treatment, medical diagnostics and imaging, 8 dedicated patient rooms, an operating room, laboratory, and other associated services with a hospital, but on a much smaller scale. The micro-hospital will operate 24 hours a day, 7 days a week, all year long. The anticipated number of employees on a shift will consist of approximately 10 staff members, which will include 1-2 medical doctors, 1-2 registered nurses, 2 technicians, 1 front desk administrator, 1 security guard and 2-3 housekeeping staff. The project will be providing 47 parking spaces, which exceeds the City's requirement for hospitals/clinics. 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 micro-hospital is consistent with the area as a whole and would be located in an area that would generate users of the facility. The applicant has been through the City's preliminary site plan review process 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. A traffic analysis has been done and it has been determined the proposed project would have less than a total of 50 AM/PM peak hour trips, which would be considered a “de minimis” impact on the transportation network. Staff recommends approval of Resolution 2023-003R.

Additional Analysis	

Fiscal Impact Summary	

Fiscal Impact	**Fund Number and Description**	**Available Budget Amount**

Exhibits Attached (copies of original agreements)	
1. 2023-003R Micro-Hospital CUP (1.30.2023)	2023-003R Micro-Hospital CUP (1.30.2023).pdf
2. Micro Hospital Location Map	Micro Hospital Location Map.pdf
3. Site Plan	Site Plan.pdf
4. Layout-Elevations	Layout-Elevations.pdf
5. Trip generation	Trip generation.pdf
6. Application	Application.pdf
7. Legal ad	Legal ad.pdf

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR A MICRO-HOSPITAL 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 February 7, 2023 recommended approval of this Conditional Use Permit to allow for a micro-hospital use greater than 5,000 square feet in the Tuscany Village PUD, Resolution 1532; at the following location:

LOCATION:
Vacant parcel located south of the US 27 and Hammock Ridge intersection,
south of Chick-Fil-A, adjacent to the stormwater pond
(AK 3926624)

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 micro-hospital 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.

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, dated 10-10-22, prepared by Concept Companies. 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 up to a 30,000 square foot single-story building to be used as a micro-hospital. The site may also be used for other permitted C-1 uses as indicated in the Tuscany Village PUD, Resolution 1532.

2. The building setback will be a minimum of 25 feet from the internal drive and stormwater pond, 12 feet from the interior rear and 50 feet from US 27.

3. The building shall be designed in a manner that shall meet the City of Clermont's Architectural Standards and as represented in the provided elevations, Exhibit C.

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

5. Prior to receiving site plan approval, the facility shall submit an emergency transport plan to the City of Clermont and Lake County for review and approval. In this plan, it shall document the procedures for transport from the facility to another facility, including who is responsible for this transport, what method of transport and any other logistics. The emergency transport plan shall be approved prior to site plan approval and construction of the facility and will be reviewed on a regular basis and amended as needed, as requested by the City of Clermont and Lake County.

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.

DONE AND RESOLVED by the Mayor of the City Council of the City of Clermont, Lake County, Florida, this 28th day of February 2023.

CITY OF CLERMONT

_____
Tim Murry, Mayor

ATTEST:

_____
Tracy Ackroyd Howe, MMC
City Clerk

Approved as to form and legality:

_____
Daniel F. Mantzaris, City Attorney

Exhibit A – Legal Description:

LEGAL DESCRIPTION:
ALL OF LOT 7, COMMERCIAL PARCEL 1

A PARCEL OF LAND LOCATED IN SECTION 5, TOWNSHIP 23 SOUTH, RANGE 26 EAST, CITY OF CLERMONT, LAKE COUNTY, FLORIDA, BEING ALL OF LOT 7, COMMERCIAL PARCEL 1 AS DESCRIBED IN SHOPPES AT HAMMOCK RIDGE CROSSINGS-PHASE 1, COMMERCIAL PARCELS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 70, PAGES 69-73, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 7 AND THE NORTHEAST CORNER OF TRACT A, OF SAID SHOPPES AT HAMMOCK RIDGE CROSSINGS-PHASE 1 COMMERCIAL PARCELS PLAT BOOK 70, PAGES 69-73 THENCE WITH THE NORTH LINE OF SAID TRACT "A" THE FOLLOWING THREE COURSES: 1) SOUTHWESTERNLY WITH THE ARC OF A NON-TANGENT CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 31.00 FEET. A CENTRAL ANGLE OF 09'36'02" AND A CHORD BEARING AND DISTANCE OF S60'22'16"W, 5.19 FEET) FOR AN ARC DISTANCE OF 5.19 FEET TO A POINT OF TANGENCY; 2) S65'10'17"W, A DISTANCE OF 257.76 FEET; 3) S66'31'39"W, A DISTANCE OF 149.05 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7; THENCE LEAVING SAID NORTH LINE OF TRACT "A" AND WITH THE WEST LINE OF LOT 7. THE FOLLOWING TWO (2) COURSES: N24'50'08"W, A DISTANCE OF 291.75 FEET; 2) N18'38'41"W, A DISTANCE OF 8.36 FEET TO THE SOUTHWEST CORNER OF TRACT "A" OF TUSCANY VILLAGE PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK, 64, PG. 13-15, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE LEAVING THE WESTERLY LINE OF SAID LOT 7 AND WITH THE SOUTHERLY BOUNDARY LINE OF TRACT "A", N65'10'23"E, A DISTANCE OF 361.07 FEET TO THE NORTHWEST CORNER OF TRACT "LS" OF SAID TUSCANY VILLAGE PHASE 1; THENCE WITH THE WEST BOUNDARY LINE OF SAID TRACT "LS", S24'49'27"E, A DISTANCE OF 40.00 FEET TO THE SOUTH LINE OF SAID TRACT "LS"; THENCE WITH THE SOUTH LINE OF SAID TRACT "LS". N65'10'49"E, A DISTANCE OF 50.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 7, ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF U.S. 27 (STATE ROAD 25) PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PER SECTION 11200, F.P. NO. 238422-1 AND 238423-1; THENCE WITH SAID WESTERLY RIGHT-OF-WAY LINE, S24'49'46"E, A DISTANCE OF 263.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.819 ACRES OF LAND, MORE OR LESS

Exhibit B:
Conceptual Site Plan

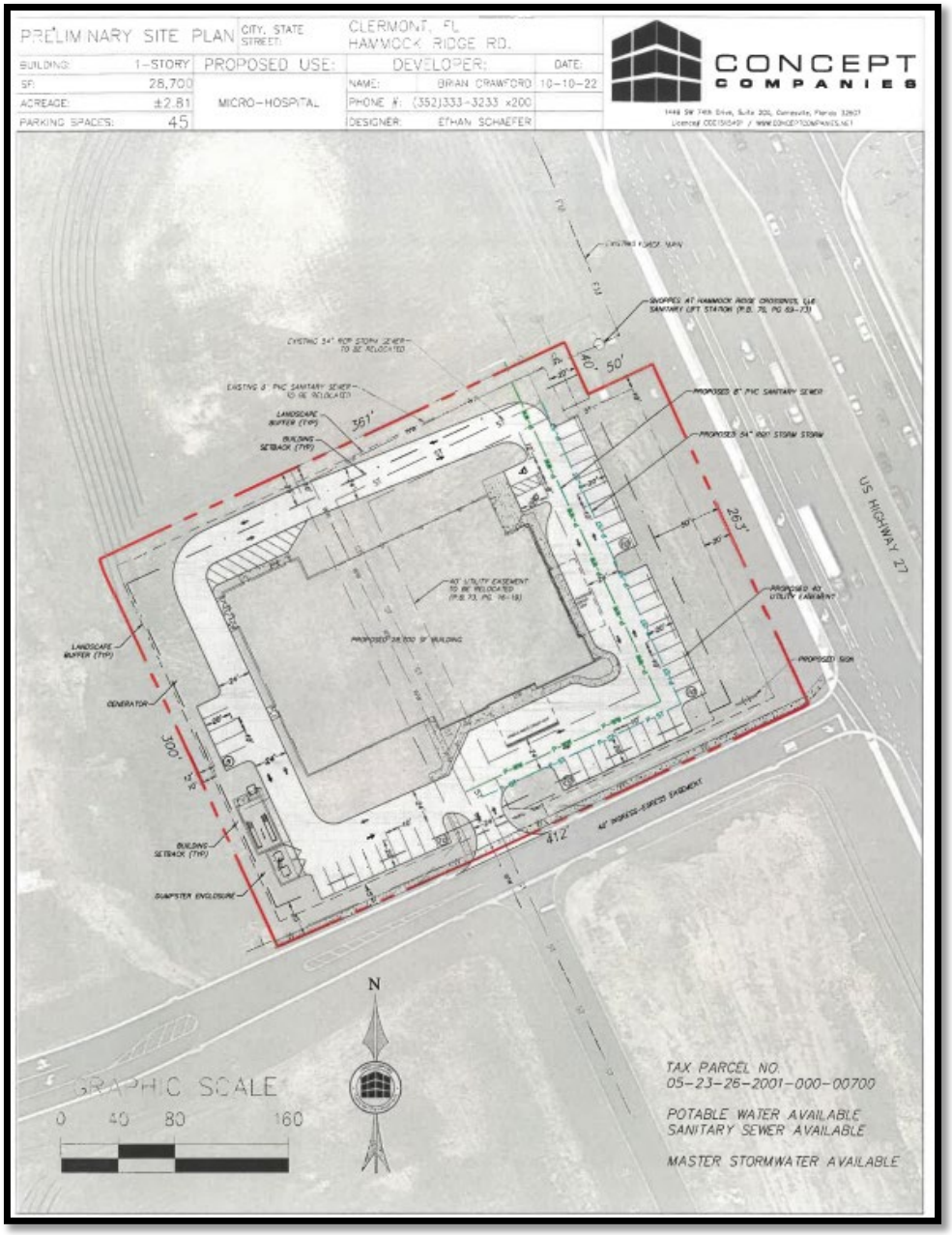
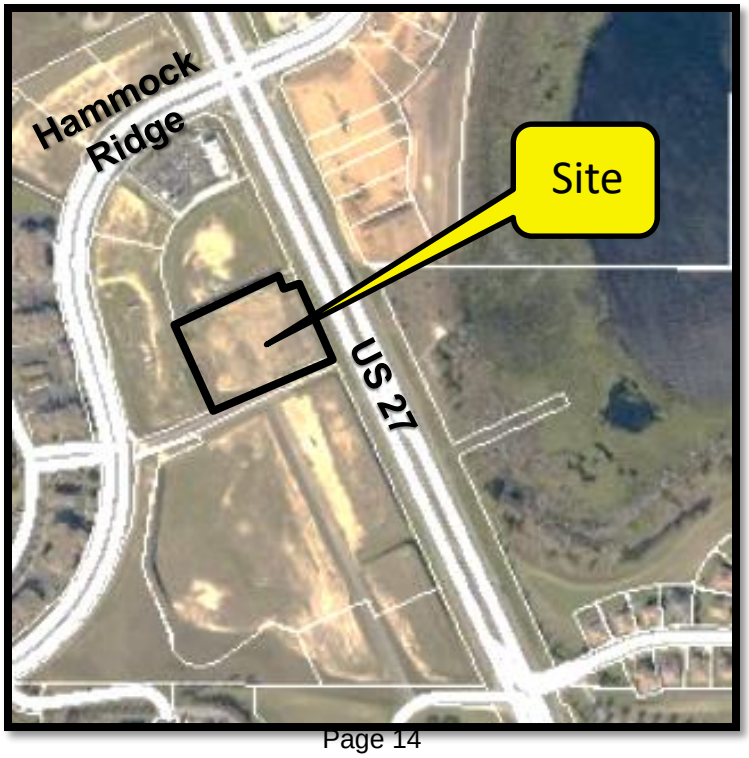


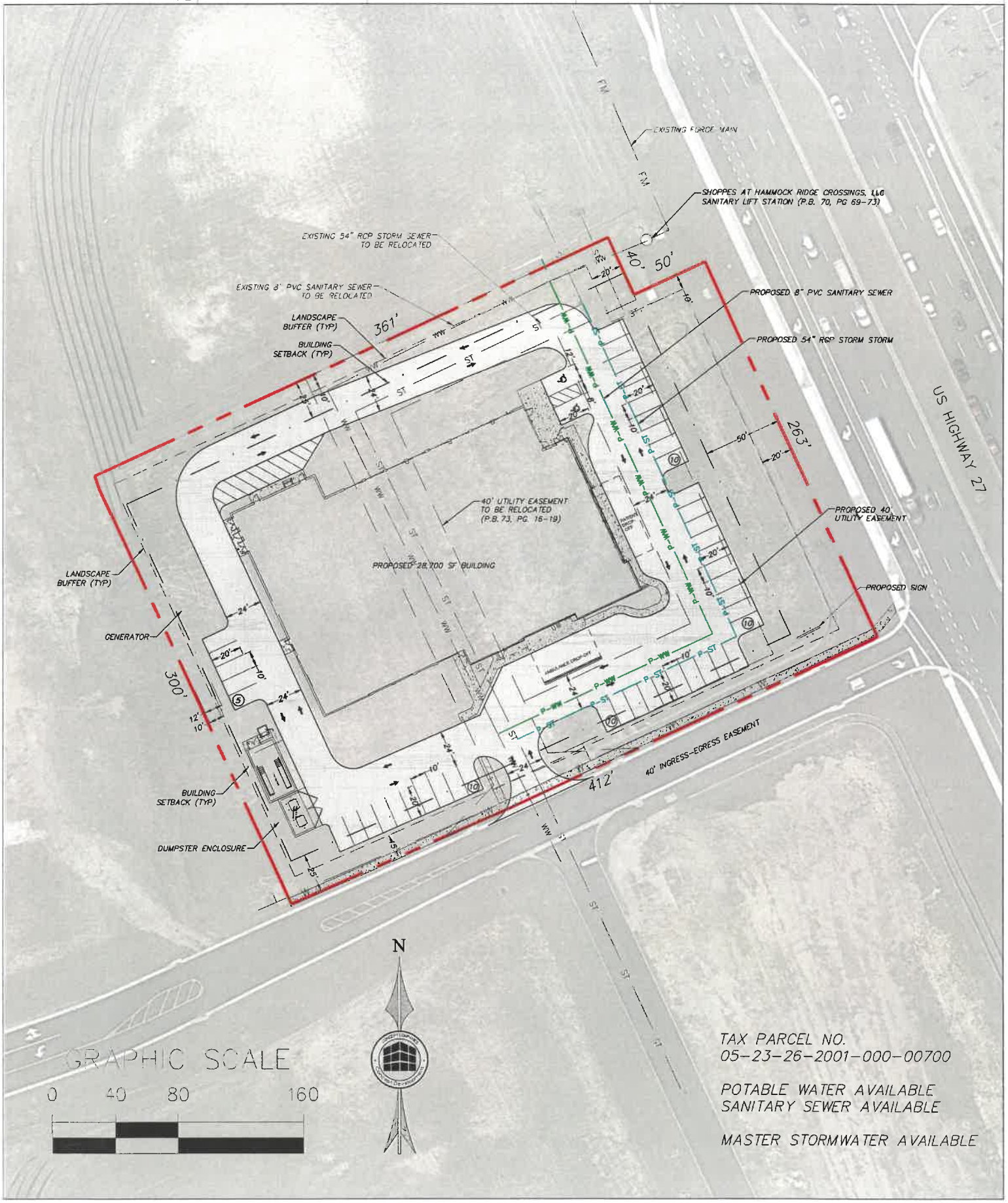
Exhibit C:
Sample Elevations

Exhibit - Location Map –Micro-hospital



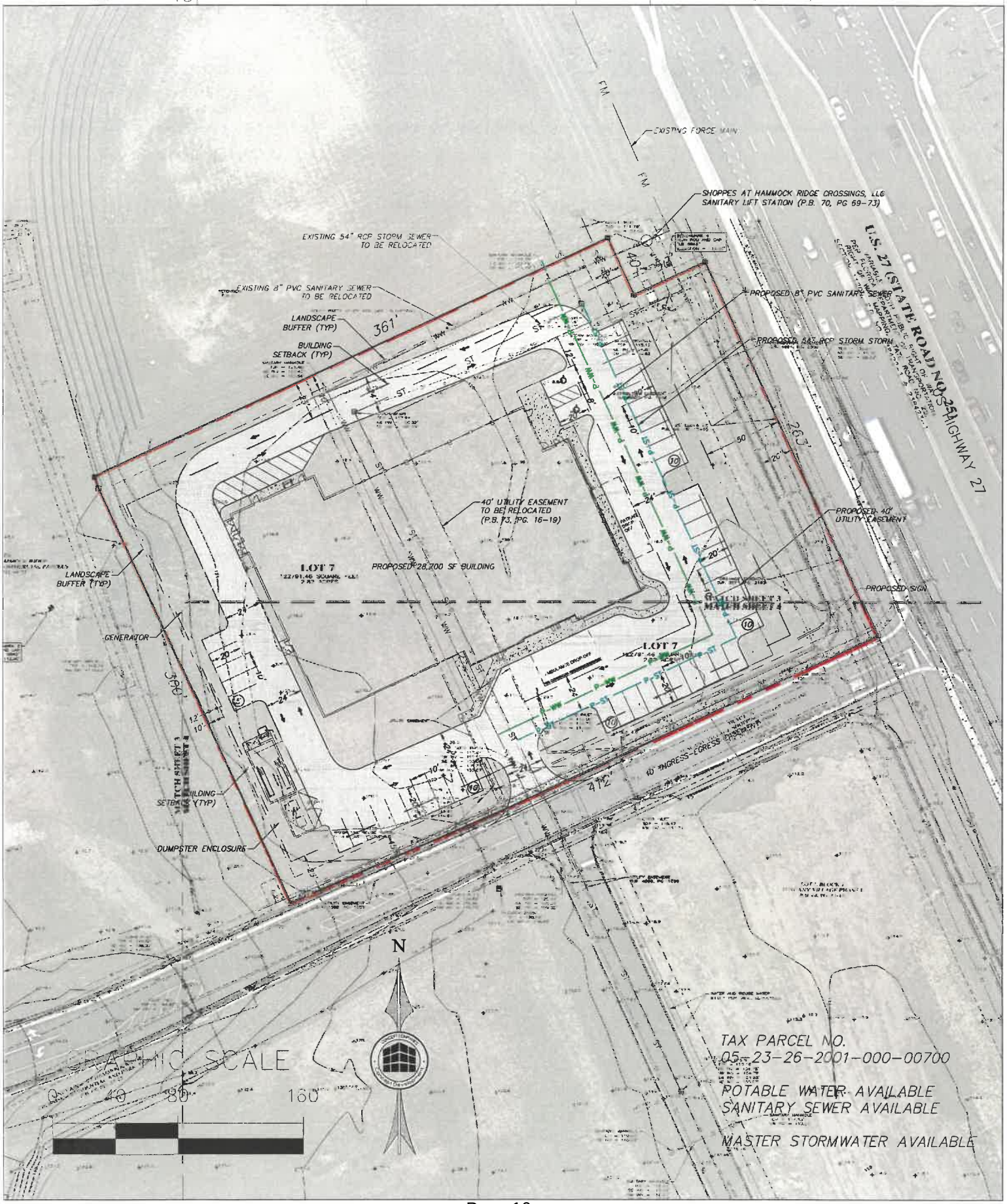
PRELIMINARY SITE PLAN	CITY, STATE STREET:	CLERMONT, FL HAMMOCK RIDGE RD.	
BUILDING: 1-STORY	PROPOSED USE:	DEVELOPER:	DATE:
SF: 28,700		NAME: BRIAN CRAWFORD	10-10-22
ACREAGE: ±2.81	MICRO-HOSPITAL	PHONE #: (352)333-3233 x200	
PARKING SPACES: 45		DESIGNER: ETHAN SCHAEFER	

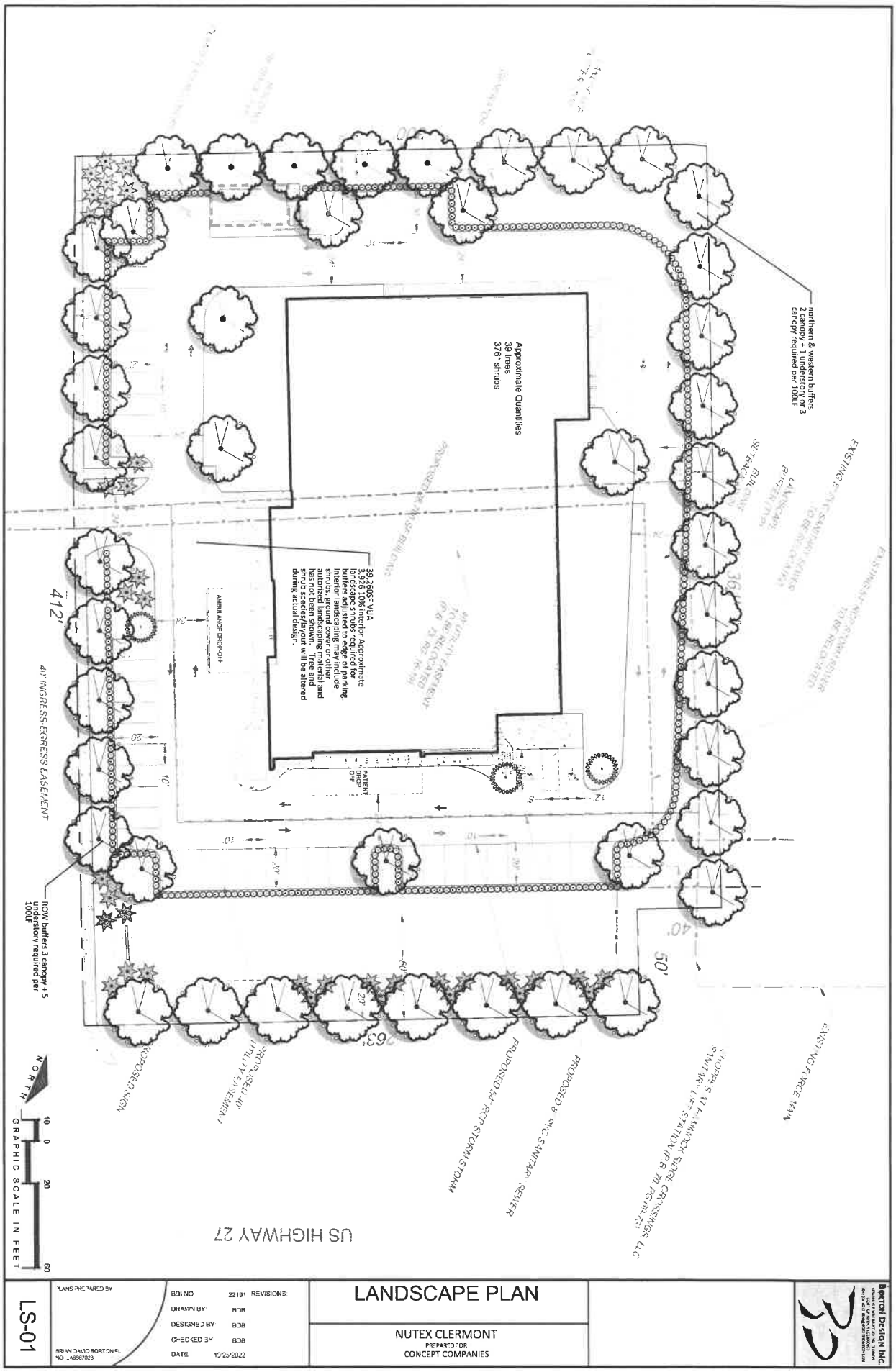
CONCEPT COMPANIES
1449 SW 74th Drive, Suite 200, Gainesville, Florida 32607
Licence# CGC1515491 / WWW.CONCEPTCOMPANIES.NET



PRELIMINARY SITE PLAN	CITY, STATE STREET:	CLERMONT, FL HAMMOCK RIDGE RD.	
BUILDING: 1-STORY	PROPOSED USE:	DEVELOPER:	DATE:
SF: 28,700		NAME: BRIAN CRAWFORD	10-10-22
ACREAGE: ±2.81	MICRO-HOSPITAL	PHONE #: (352)333-3233 x200	
PARKING SPACES: 45		DESIGNER: ETHAN SCHAEFER	

CONCEPT COMPANIES
1449 SW 74th Drive, Suite 200, Gainesville, Florida 32607
License# CGC1515491 / WWW.CONCEPTCOMPANIES.NET



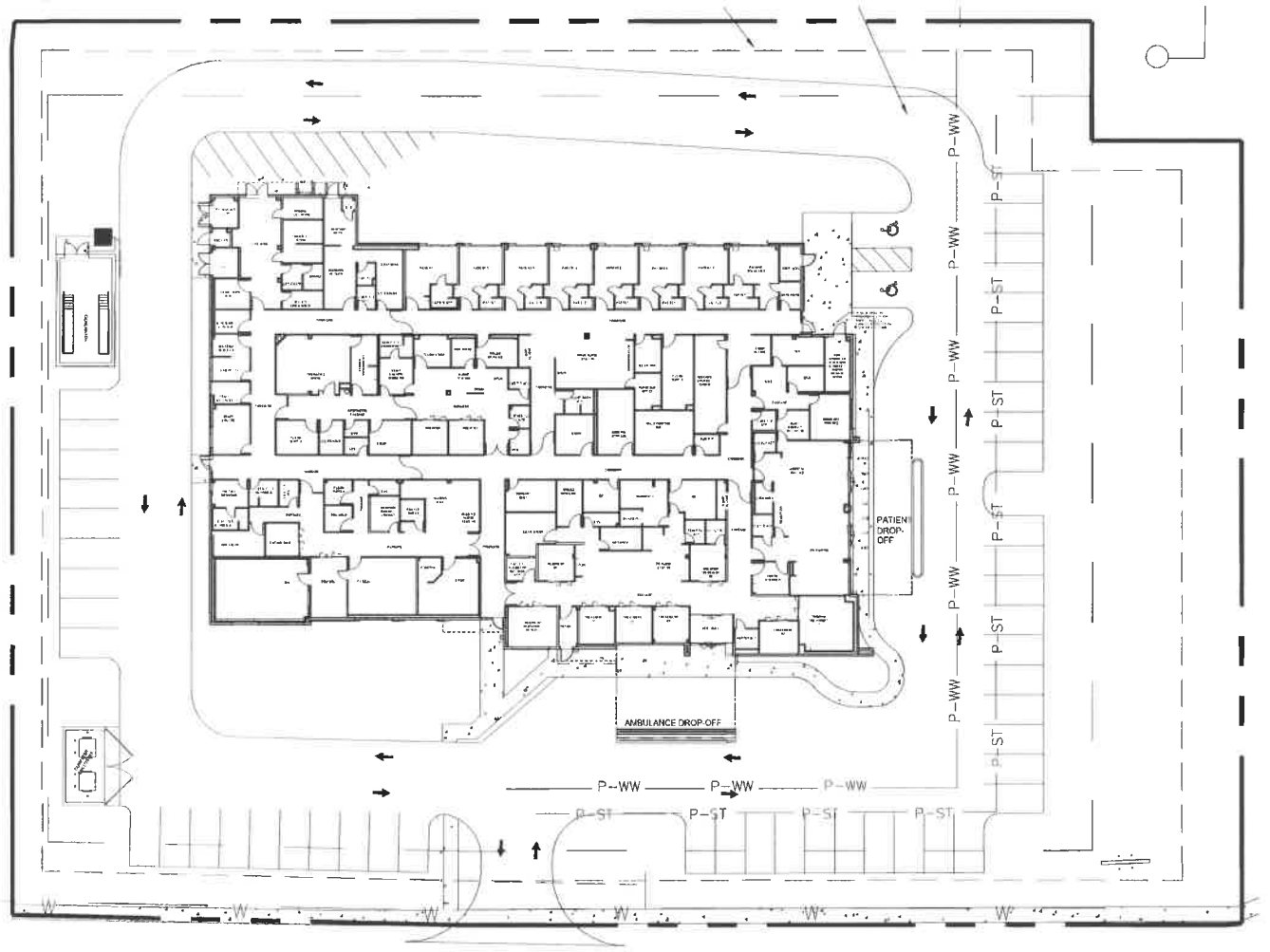

Approximate Quantities
39 trees
376 shrubs
northern & western buffers 2 canopy + 1 understory or 3 canopy required per 100LF
39,260SF VUA
3,926 10% interior Approximate landscape shrubs required for buffers adjusted for edge of parking. Interior landscape may include shrubs, ground cover or other autorized landscaping material and has not been shown. Tree and shrub species/layout will be altered during actual design.
412'
40' INGRESS-EGRESS EASEMENT
ROW buffers 3 canopy + 5 understory required per 100LF
US HIGHWAY 27
GRAPHIC SCALE IN FEET
NORTH
LS-01
LANDSCAPE PLAN
NUTEX CLERMONT
PREPARED FOR
CONCEPT COMPANIES
BOB NO 22191 REVISIONS
DRAWN BY BDB
DESIGNED BY BDB
CHECKED BY BDB
DATE 12/25/2022
BRIAN DAVID BORTON FL NO. A0007025
BORTON DESIGN INC

Gresham Smith

THE PURPOSE OF THIS EXTERIOR RENDERING IS TO SHOW DESIGN INTENT ONLY.

NUTEX HEALTH
Clermont ER & Hospital

© 2021 Gresham Smith
10/28/2022 8:26:31 AM



TRUE NORTH

1 ARCHITECTURAL SITE PLAN

1/16" = 1'-0"

NUTEX HEALTH

Clermont ER & Hospital

Gresham Smith

302 Knights Run Avenue
Suite 900
Tampa, FL 33602
813.251.5836

FL Qualifier No. AR9013420
FL Registry No. RY3806

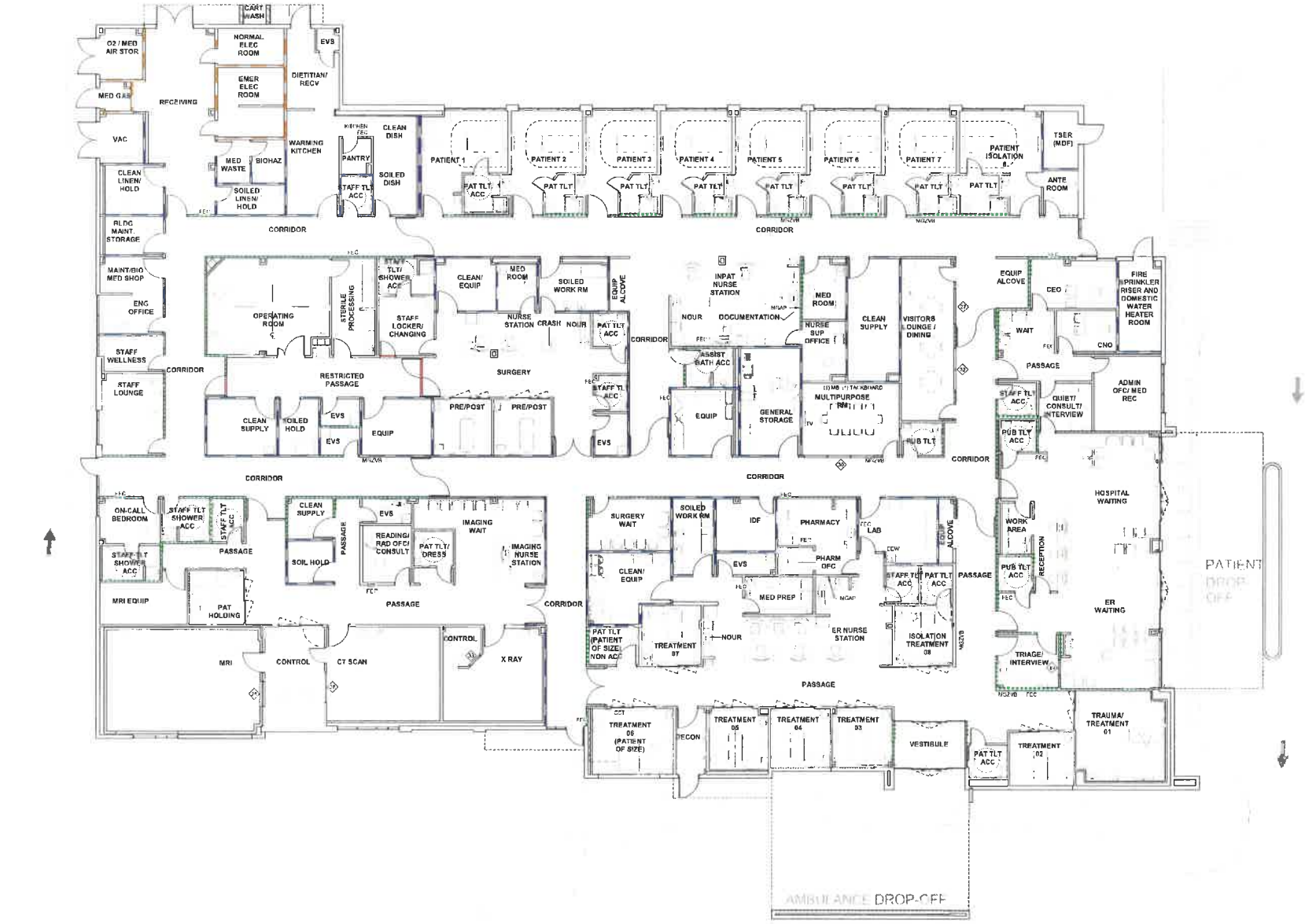
GreshamSmith.com

Revision		
No.	Date	Description

ARCHITECTURAL SIT PLAN

P100

4XXXX.00
10.28.2022



TRUE NORTH

1 FIRST FLOOR NEW CONSTRUCTION PLAN

1/8" = 1'-0"

NUTEX HEALTH

Clermont ER & Hospital

Gresham Smith

102 Knights Run Avenue
Suite 900
Tampa, FL 33602
813.251.6838

FL Qualifier No. AR0013429
FL Registry No. RY3806

GreshamSmith.com

Revision		
No.	Date	Description

OVERALL FLOOR PLAN

P202

4XXXX.00
10.28.2022

VIEW FROM EAST

VIEW FROM NE CORNER

NOTE: RENDERINGS ARE FOR GENERAL INFORMATION OF DESIGN INTENT

NUTEX HEALTH
Clermont ER & Hospital

Gresham Smith

302 Knights Run Avenue
Suite 900
Tampa, FL 33602
813.251.6839

FL Qualifier No. AR0013420
FL Registry No. RY3606

GreshamSmith.com

Revision		
No.	Date	Description

RENDERINGS

P300

40XXX.00
10.28.2020

VIEW FROM SE CORNER

VIEW FROM SW CORNER

NOTE: RENDERINGS ARE FOR GENERAL INFORMATION OF DESIGN INTENT.

NUTEX HEALTH

Clermont ER & Hospital

Gresham Smith

302 Knights Run Avenue
Suite 900
Tampa, FL 33602
813.251.8636

FL Qualifier No. AR9013420
FL Registry No. RY3906

GreshamSmith.com

Revision		
No.	Date	Description

RENDERINGS

P301

4XXXX.00
10.28.2022

EXTERIOR ELEVATION - OVERALL EAST

EXTERIOR ELEVATION - OVERALL SOUTH

EXTERIOR ELEVATION - OVERALL WEST

EXTERIOR ELEVATION - OVERALL NORTH

NOTE: RENDERINGS ARE FOR GENERAL INFORMATION OF DESIGN INTENT

NUTEX HEALTH
Clermont ER & Hospital

Gresham Smith

302 Knights Run Avenue
Suite 900
Tampa, FL 33602
813.251.8836

FL Qualifier No. AR9013420
FL Registry No. RY3806

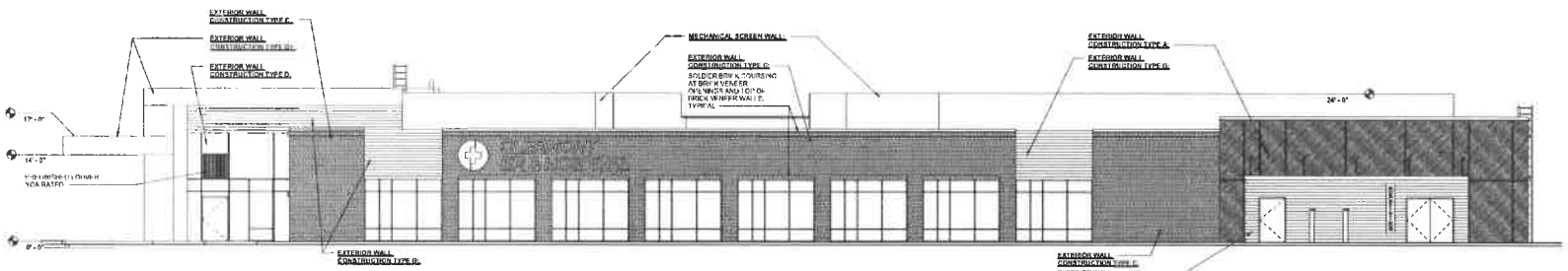
GreshamSmith.com

Revision		
No.	Date	Description

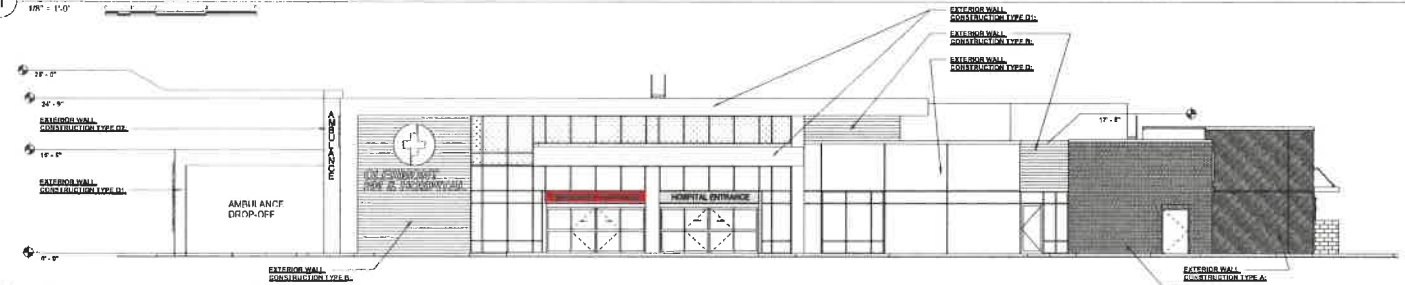
COLORED EXTERIOR ELEVATIONS

P302

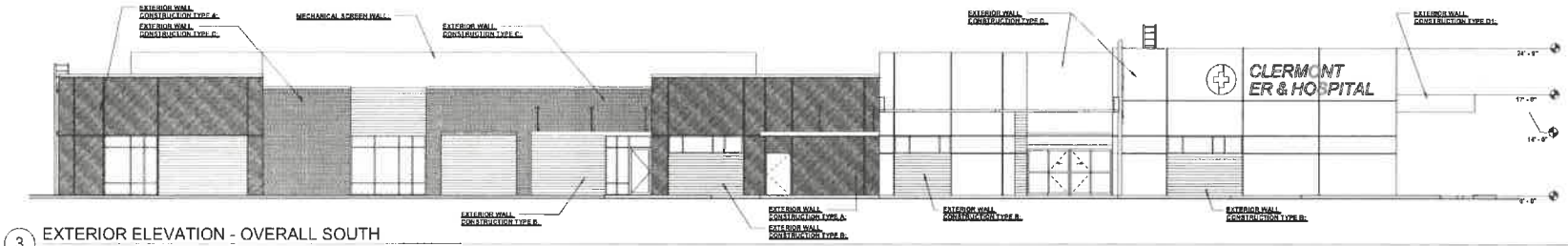
4XXXX.00
10.28.2022



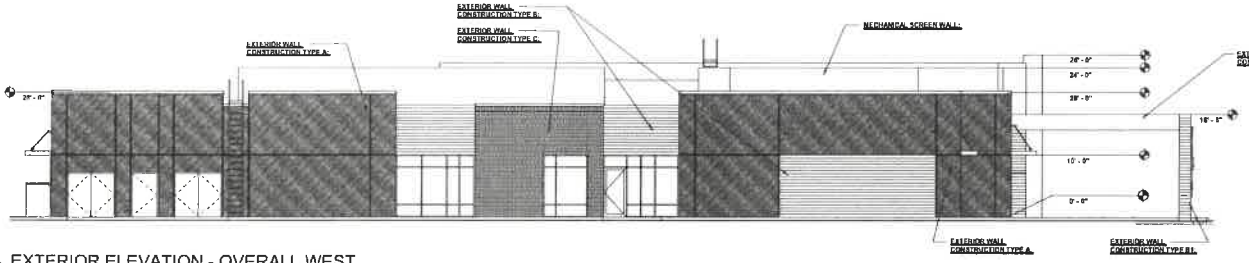
1 EXTERIOR ELEVATION - OVERALL NORTH
1/8" = 1'-0"



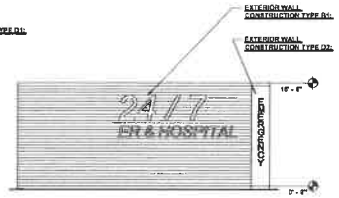
2 EXTERIOR ELEVATION - OVERALL EAST
1/8" = 1'-0"



3 EXTERIOR ELEVATION - OVERALL SOUTH
1/8" = 1'-0"

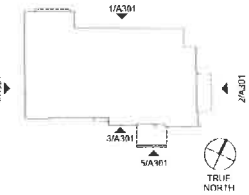


4 EXTERIOR ELEVATION - OVERALL WEST
1/8" = 1'-0"



5 ED DROP-OFF CANOPY ELEVATION
1/8" = 1'-0"

KEY PLAN



MATERIAL LEGEND

**ROOFTOP SCREENWALL PRODUCT INFORMATION

https://www.berridge.com/products/fascia-wall-and-soffit-panels/flush-seam-panel/#product-info

COLOR:

TEXTURE:

NUTEX HEALTH
Clermont ER & Hospital

Gresham Smith
302 Knights Run Avenue
Suite 900
Tampa, FL 33602
813.251.6838
FL Qualifier No. AR0013429
FL Registry No. RY3806
GreshamSmith.com

Revision		
No.	Date	Description

EXTERIOR ELEVATIONS

P303

4XXXX.00
10.28.2022

HAGEN CONSULTING SERVICES, LLC

361 Strawder Road
Ray City, GA 31645
(229)237-3269

October 26, 2022

David Cottingham
Vector Civil Engineering
1449 SW 74th Drive, Suite 200
Gainesville, FL 32607

Sent electronically via email

Re: Trip Generation Memo – Micro Hospital – Clermont, FL

David:

This memo is intended to identify the appropriate trip generation for a proposed micro hospital development in Clermont, Florida. Per your email the proposed micro-hospital has the following characteristics:

- Employee Count (maximum): 20
- Number of Licensed Hospital Beds: 8
- Building Size: 28,700 SF (1- Story)

Trip Generation:
The Institute of Transportation Engineers (ITE) Trip Generation 11th Edition was used to calculate the project trip estimates for the proposed land use for each of the three independent variables. Trip generations estimates are shown in terms of daily traffic, as well as the AM and PM peak hours. The proposed hospital falls under ITE Land Use Code 610. The estimated trip generation for the proposed development is shown in the tables below:

Beds: 8		
	Rate	Trips
Weekday	22.32	179
AM	1.79	14
PM	1.69	14

28,700 SqFt		
	Rate	Trips
Weekday	10.77	309
AM	0.82	24
PM	0.86	25

Employees: 20		
	Rate	Trips
Weekday	3.77	75
AM	0.28	6
PM	0.28	6

It is important to note that the average number of beds in the studies used by ITE is 309, the average square footage is 634,000 sf, and the average number of employees is 1,453. Therefore, caution should be used with these estimates. I believe that the number of beds or the number of employees provides a better estimate than the square footage, since that will more likely be the limitation to how many patients can be seen and treated.

Please let me know if you need additional information or if you have any questions.

Sincerely,

Lawrence T. Hagen, P.E., PTOE, RSP

CITY OF CLERMONT

CONDITIONAL USE PERMIT APPLICATION

Date 10/28/2022	**FEE: $845 + cost of advertisement + cost of traffic review (if necessary)**		
Project Name (if applicable) Proposed Micro-Hospital - Clermont, FL			
Applicant Concept Development			
Contact Person Holly Irish			
Address 1449 SW 74th Dr Suite 200	**City** Gainesville	**State** FL	**Zip** 32607
Telephone 352-333-3233 ext. 206	**Fax** 800-218-7809		
Email holly@conceptcompanies.net			

OWNER INFORMATION ☐ **(Check box if owner information is same as applicant)**

Owner's Name Not Available			
Owner Address N/A	**City** N/A	**State** N/A	**Zip** N/A
Telephone N/A	**Fax** N/A		

PROPERTY INFORMATION

Address of Subject Property	**City**	**State**	**Zip**
Unassigned	Clermont	FL	34711

General Location

The subject site is located SW of the intersection of Hammock Ridge Rd and US Hwy 27 in the City of Clermont, FL. The site is included as Lot 7 in Shoppes at Hammock Ridge Crossing Phase 2 Commercial Parcels, recorded in PB 73, Pages 16-19. The site is also included in and subject to Tuscany Village PUD, Resolution No. 1532.

Legal Description & Alternate Key (include copy of survey)

Alternate Key: 3926624
Property Parcel Number: 05-23-26-2001-000-00700
Please see attached legal description.

Land Use (City verification required)

Commercial

Zoning (City verification required)

PUD

CITY OF CLERMONT

CONDITIONAL USE PERMIT APPLICATION

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

The subject site is located SW of the intersection of Hammock Ridge Rd and US Hwy 27 in the City of Clermont, FL. The site is included as Lot 7 in Shoppes at Hammock Ridge Crossing Phase 2 Commercial Parcels, recorded in PB 73, Pages 16-19. The site is also included in and subject to Tuscany Village PUD, Resolution No. 1532.

The proposed micro-hospital is approximately 28,700 SF with associated parking. The development proposes connection to public potable water and sanitary sewer connections, which are available to the site.

The proposed micro-hospital will provide additional health care services to the City of Clermont and offer an alternative to the hospitals and medical offices located a few miles northeast of the site, near SR 50 and Citrus Tower Blvd.

Holly Irish
Applicant Name (print)

x Holly Irish
Applicant Name (*signature*)

See Attached Affidavit
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

PROPERTY OWNER AFFIDAVIT

Property Owner:
Shoppes at Hammock Ridge Crossings, LLC

Owner phone: 407-297-1600
Owner email: Michelle@mcequity.com
Property County: Lake
Parcel IDs: 05-23-26-2001-000-00700
Agent:
Concept Development, Inc. and Concept Construction of North Florida, Inc.
1449 SW 74th Drive, Suite 200
Gainesville, FL 32607
(352) 333-3233

Authorized Actions of Agent:
Design and submission of documentation, forms and plans and application for all permits as required from those regulatory agencies having jurisdiction over the Property (e.g. County, City, Water Management District, FDOT, FDEP, etc.) and on-site access for inspections, testing, data collection, etc.

I hereby certify that I am the owner of record. I hereby authorize the above listed agents to act on my behalf for the purposes of any and all applications and securing the above requested actions.

Shoppes at Hammock Ridge Crossings, LLC,
A Florida limited liability company

By: Tulane Green Wave, LLC
Its: Manager

By: _____
James Rassi
Its: Manager

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 1st day of November, 2022, by James Rassi of Shoppes at Hammock Ridge Crossings, LLC, a Florida Limited Liability Company, by means of [✓] physical presence or [ ] online notarization. Said person (check one): [✓] is personally known to me to be the person described herein, [ ] produced a driver's license as identification (issued by a state of the United States within the last five years) as identification, or [ ] produced other identification, to wit: _____.

_____
Notary Public, State of Florida at Large

MILDRED MERCED
MY COMMISSION # GG 337125
EXPIRES: September 21, 2023
Bonded Thru Notary Public Underwriters

LEGAL DESCRIPTION:

ALL OF LOT 7, COMMERCIAL PARCEL 1

A PARCEL OF LAND LOCATED IN SECTION 5, TOWNSHIP 23 SOUTH, RANGE 26 EAST, CITY OF CLERMONT, LAKE COUNTY, FLORIDA, BEING ALL OF LOT 7, COMMERCIAL PARCEL 1 AS DESCRIBED IN SHOPPES AT HAMMOCK RIDGE CROSSINGS-PHASE 1, COMMERCIAL PARCELS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 70, PAGES 69-73, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 7 AND THE NORTHEAST CORNER OF TRACT A, OF SAID SHOPPES AT HAMMOCK RIDGE CROSSINGS-PHASE 1 COMMERCIAL PARCELS PLAT BOOK 70, PAGES 69-73 THENCE WITH THE NORTH LINE OF SAID TRACT "A" THE FOLLOWING THREE COURSES: 1) SOUTHWESTERNLY WITH THE ARC OF A NON-TANGENT CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 31.00 FEET. A CENTRAL ANGLE OF 09'36'02" AND A CHORD BEARING AND DISTANCE OF S60'22'16"W, 5.19 FEET) FOR AN ARC DISTANCE OF 5.19 FEET TO A POINT OF TANGENCY; 2) S65'10'17"W, A DISTANCE OF 257.76 FEET; 3) S66'31'39"W, A DISTANCE OF 149.05 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7; THENCE LEAVING SAID NORTH LINE OF TRACT "A" AND WITH THE WEST LINE OF LOT 7. THE FOLLOWING TWO (2) COURSES: N24'50'08"W, A DISTANCE OF 291.75 FEET; 2) N18'38'41"W, A DISTANCE OF 8.36 FEET TO THE SOUTHWEST CORNER OF TRACT "A" OF TUSCANY VILLAGE PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK, 64, PG. 13-15, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE LEAVING THE WESTERLY LINE OF SAID LOT 7 AND WITH THE SOUTHERLY BOUNDARY LINE OF TRACT "A", N65'10'23"E, A DISTANCE OF 361.07 FEET TO THE NORTHWEST CORNER OF TRACT "LS" OF SAID TUSCANY VILLAGE PHASE 1; THENCE WITH THE WEST BOUNDARY LINE OF SAID TRACT "LS", S24'49'27"E, A DISTANCE OF 40.00 FEET TO THE SOUTH LINE OF SAID TRACT "LS"; THENCE WITH THE SOUTH LINE OF SAID TRACT "LS". N65'10'49"E, A DISTANCE OF 50.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 7, ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF U.S. 27 (STATE ROAD 25) PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PER SECTION 11200, F.P. NO. 238422-1 AND 238423-1; THENCE WITH SAID WESTERLY RIGHT-OF-WAY LINE, S24'49'46"E, A DISTANCE OF 263.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.819 ACRES OF LAND, MORE OR LESS

LOCALiQ
FLORIDA

Order Confirmation

Not an Invoice

Account Number:	526733
Customer Name:	City Of Clermont-Legals
Customer Address:	City Of Clermont-Legals P.O. BOX 120219 CLERMONT FL 34712
Contact Name:	City Clerk
Contact Phone:	(352) 708-5997
Contact Email:	
PO Number:	AK 3926624

Date:	11/07/2022
Order Number:	8037170
Prepayment Amount:	$ 0.00

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

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	2	11/29/2022 - 12/06/2022	Govt Public Notices
LEE dailycommercial.com	2	11/29/2022 - 12/06/2022	Govt Public Notices

Total Order Confirmation	**$153.08**

Ad Preview

LEGAL NOTICE

On Tuesday, December 6, 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 micro-hospital use greater than 5,000 square feet in the Tuscany Village PUD, Resolution 1532. The final hearing of the proposed request will be heard on Tuesday, December 13, 2022 at 6:30.

LOCATION

Vacant parcel located south
of the US 27 and Hammock Ridge
intersection,
south of Chick-Fil-A, adjacent to the
stormwater pond
(AK 3926624)

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
Nov. 29 and Dec. 6, 2022

CITY OF CLERMONT

AGENDA ITEM

Meeting Date
Tuesday, February 7, 2023

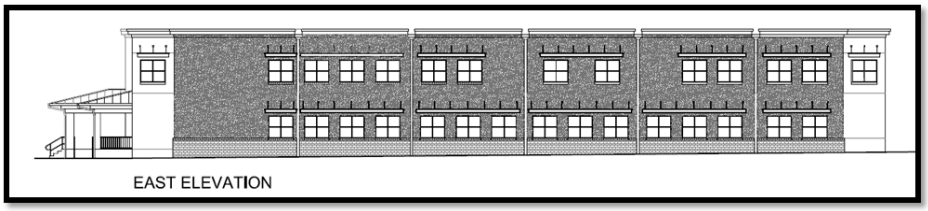
Agenda Item Name
Resolution 2023-005R Wesley Christian Academy First United Methodist Church Conditional Use Permit

Requested Action
Recommend approval of Resolution 2023-005R

Staff Report

The applicant is requesting a conditional use permit amendment to allow the construction of a two-story educational building for private school use at an existing church campus, First United Methodist Church (FUMC). The property is located in the Central Business District (CBD), in which requires a CUP for buildings over 3,000 square feet and for private school use. The property is bounded by SR 50 and Desoto Street; and 7th street and 8th street. The property is approximately 10 acres. The site is currently under Resolution 1476, which allows the property to be used as a church campus, including a 35,000 square foot social hall, a 28,000 square foot sanctuary, a 6,000 square foot administration building, classrooms, and existing uses and buildings utilized by the church.

The applicant desires to add a 25,000 square foot educational building in the northeast corner of the site along with a 2,200 square foot pavilion within the lower parking lot area adjacent to the new building. The applicant has provided a concept plan, as prepared by Germana Engineering dated 01-27-2023, showing the building and pavilion addition. Below is the sample elevation.



The building will be used to expand their existing educational services and students enrolled at Wesley Christian Academy. The additional building will increase school enrollment by 184 students and expand the school to include 8th grade classes. The applicant has performed a queue analysis that focused on the pick-up and drop-off periods for the K-8 students. The school's queue management system currently operates within its capacity and is projected to operate within its capacity for all age groups/time periods at the expansion buildout year in 2024. The total number of students in K-8th will be 350 students and 110 children in the VPK/3-year-old program.

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 the Downtown Mixed Use future land use. The church campus and proposed private school expansion is compatible with the surrounding development. The queue management plan appears to accommodate the additional vehicles on-site with this expansion. Staff recommends approval of Resolution 2023-005R.

Additional Analysis

Fiscal Impact Summary

Fiscal Impact	Fund Number and Description	Available Budget Amount

Exhibits Attached (copies of original agreements)		
1.	2023-005R FUMC CUP (1.30.2023)	2023-005R FUMC CUP (1.30.2023).pdf
2.	25k building location	24k building location.pdf
3.	First United Methodist Church Clermont Classroom Addition Concept Site Plan (01-27-2023)	First United Methodist Church Clermont Classroom Addition Concept Site Plan (01-27-2023).pdf
4.	WCA-Elevations updated Jan 31 2023	WCA-Elevations updated Jan 31 2023.pdf
5.	22233 Wesley Christian Academy Traffic Operations v1.1 012323	22233 Wesley Christian Academy Traffic Operations v1.1 012323.pdf
6.	FUMC CUP 1476	FUMC CUP 1476.pdf
7.	CUP Application - FUMC Classroom Addition 08-30-2022	CUP Application - FUMC Classroom Addition 08-30-2022.pdf
8.	Legal ad	Legal ad.pdf

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT (CUP) AMENDMENT (RESOLUTION 1476) TO ALLOW FOR A PRIVATE SCHOOL TO BE LOCATED IN THE CBD CENTRAL BUSINESS DISTRICT AND A BUILDING GREATER THAN 3,000 SQUARE FEET; 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 February 7, 2023 recommended approval of this Conditional Use Permit to allow for the construction and operation of a private school, at the following location:

LOCATION:
First United Methodist Church
Old hospital parking lot located at the
southwest corner of 7th Street and Desoto Street
Alternate Keys 1614724, 1614741, 1096821, 2790865

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

WHEREAS, 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 (CUP) to allow for the construction and operation of a private school and a building greater than 3,000 square feet in the CBD Central Business District shall be granted subject to the following conditions:

SECTION 1: GENERAL CONDITIONS

1. The conditions as set forth in this Conditional Use Permit shall be legally binding upon any heirs, assigns and successors in title or interest.

2. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.

3. The Conditional Use Permit must be executed and processed through the Office of the City Clerk within 90 days of the approval date by the City Council or the permit shall become null and voided.

4. The applicant shall record in the Public Records of Lake County within 90 days of its date of approval by the City Council, a short-form version of this Conditional Use Permit as provided by the City or a form acceptable to the City, to provide notice to all interested parties, the assigns, successors and heirs of the developer/applicant and all future owners of the above-referenced property that the real property described above is subject to the terms and conditions of the Conditional Use Permit.

5. The Fire Marshal shall inspect all buildings and structures to ensure all life safety requirements and fire safety codes are in compliance to the code prior to the issuance of any Certificate of Occupancy.

6. The City Building Inspector shall inspect all structures and buildings for compliance with the Florida Building Codes and any code violations must be corrected prior to the issuance of the Certificate of Occupancy.

7. Prior to the issuance of any permits, the applicant shall be required to submit Formal Site Plans for review and approval by the City of Clermont Site Review Committee. The site plans shall show location of all proposed buildings, structures, picnic areas, and outdoor recreation areas as indicated in the Conditional Use Permit application. The site plans shall meet all submittal requirements and comply with the conditions of this Resolution, applicable City Codes, Regulations, Ordinances, and provide compliance with the adopted City Comprehensive Plan, as amended.

8. No expansion of the use or additions to the facility shall be permitted except as approved by another Conditional Use Permit.

9. If any of the stated conditions are violated, the applicant understands and agrees that the City Council may revoke this Conditional Use Permit by resolution after a public hearing.

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

11. Should this use cease operation for more than 180 days, a new CUP shall be required for a same or similar operation.

12. Easement(s) must be provided to the City of Clermont for all City utilities at the applicant's expense or be relocated at the applicant's own expense. Easement provisions or relocation shall be to City requirements and standards.

SECTION 2: LAND USES AND SPECIFIC CONDITIONS

1. The property will continue to be used as church campus, as indicated in Resolution No. 1476. This Conditional Use Permit (CUP) amendment will allow for the construction of a 2-story, 25,000 square foot building and a 2,200 square foot pavilion to be used for a private school associated with the First United Methodist Church in the area shown on the conceptual site plan.

2. The property shall be developed in substantial accordance with the conceptual site plan prepared by Germana Engineering, dated 01-27-2023, exhibit A.

3. The maximum number of students enrolled in the school shall be limited up to 350 students in grades K-8th. The maximum number of students enrolled in the Voluntary Pre-Kindergarten/3-Year-Old program shall be limited up to 110 students.

4. Students shall be dropped-off and picked-up on-site in accordance to the queue management system as prepared by Traffic & Mobility Consultants (TMC) Memorandum, dated January 23, 2023. In the event that the parking/queuing of vehicles due to this use proves to be inadequate, the City reserves the right to open the CUP for further review and additional conditions which may include transportation improvements or revocation of the Conditional Use Permit.

5. A Tier 2 Transportation Impact Study (TIS) shall be completed, reviewed and approved by the City's Transportation Consultant prior to site plan approval. This review shall follow the City's/Lake-Sumter MPO guidelines and shall be fully paid by the applicant. The requirements in Section 90-7 of the City's Land Development Code shall apply, including payment for all costs associated with the review of the TIS by the City's Transportation Consultant. Any deficiencies or mitigation strategies resulting from this review will fully be upon the applicant to implement and proportionate cost share.

6. Any traffic control devices/improvements requested by the applicant on public roadways shall be fully paid for by the applicant/owner.

7. Any new development and/or changes to the subject property must submit for site plan approval by the Site Review Committee prior to the issuance of a zoning clearance or other development permits. The conceptual site plan submitted with the Conditional Use Permit application are not the approved and final construction plans. The conceptual site plan does not grant any development entitlements or permitted uses and only used for conceptual purposes.

8. The site shall be developed in accordance to the Clermont Land Development Regulations and the provision of the CBD Central Business District in the Land Development Codes.

9. All buildings and structures must comply with Clermont Architectural Design Standards.

10. No outside speaker systems will be permitted at this site. No bells, chimes, sirens or horns may be used outside as well.

11. Site lighting shall be installed and operated to reflect downward onto the site and shall not spill over onto the adjacent properties.

12. Any signage must comply with Clermont Sign Code, Section 102-Signs. A separate permit is required for any signs.

13. The site may also be used for any other permitted uses in the CBD Central Business District.

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

DONE AND RESOLVED by the Mayor of the City Council of the City of Clermont, Lake County, Florida, this 28th day of February, 2023.

CITY OF CLERMONT

_____
Tim Murry, Mayor

ATTEST:

_____
Tracy Ackroyd Howe, MMC
City Clerk

Approved as to Form and Legality:

_____
Daniel F. Mantzaris, City Attorney

Exhibit A:

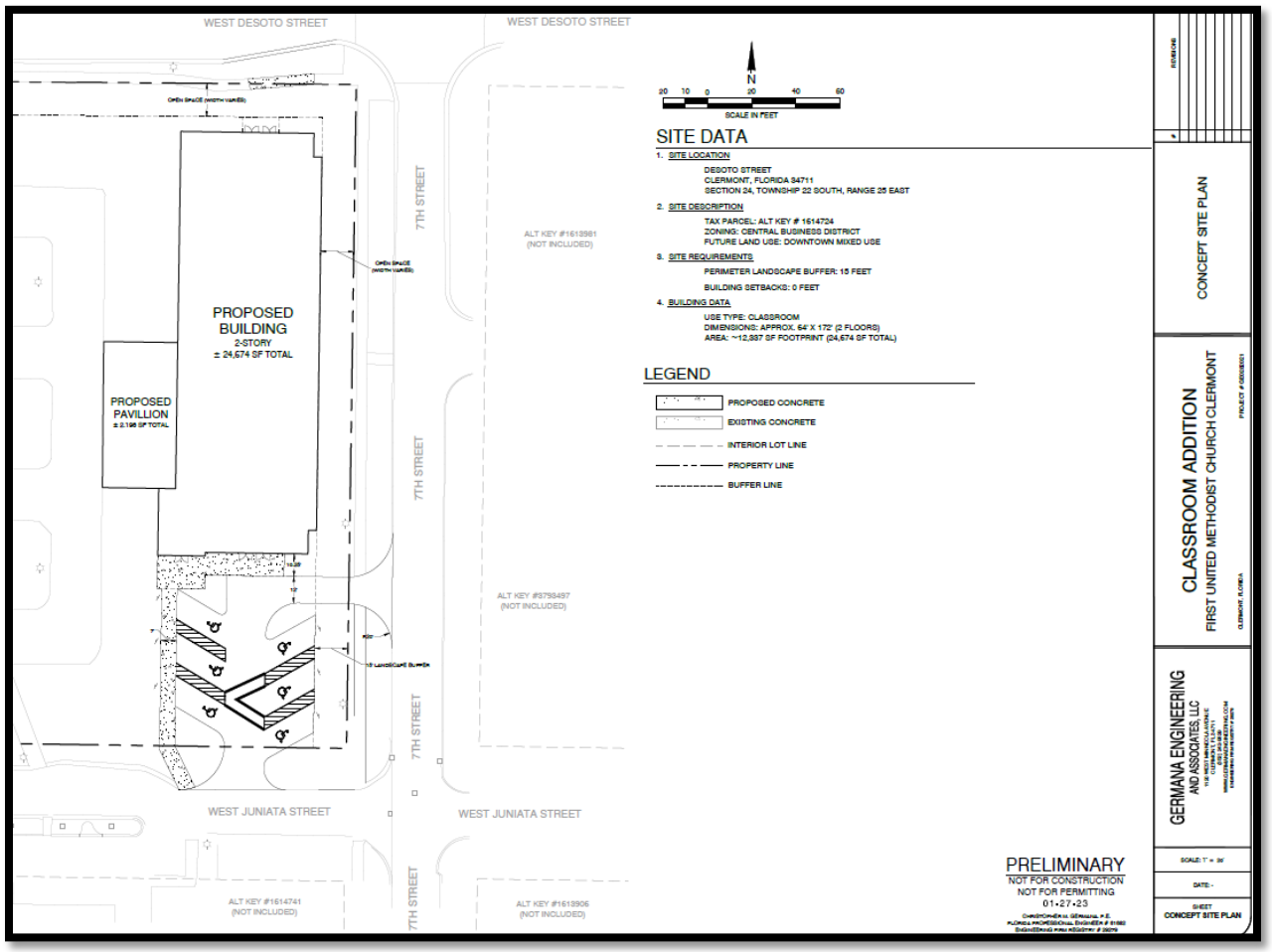
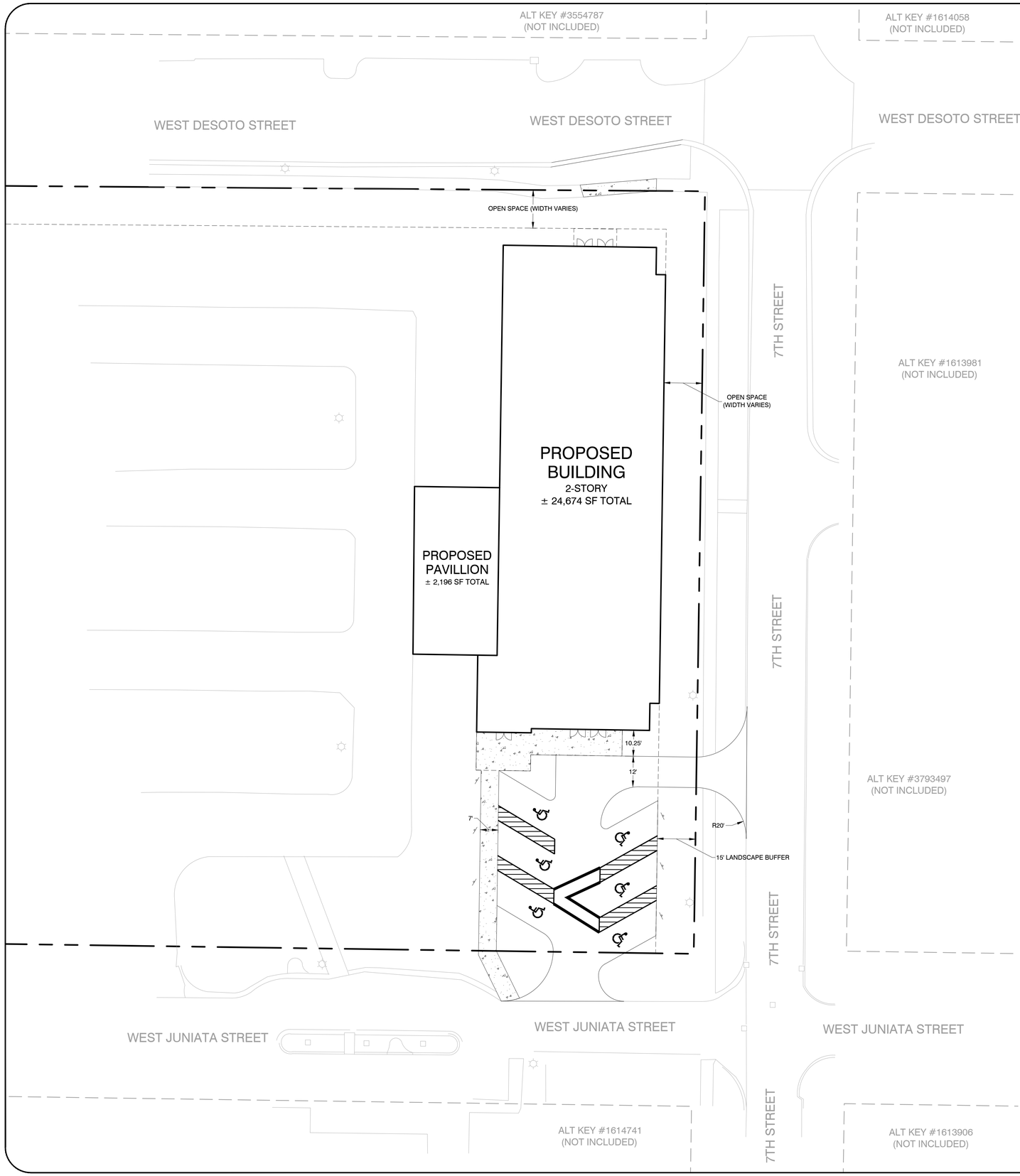

WEST DESOTO STREET
WEST DESOTO STREET
7TH STREET
7TH STREET
7TH STREET
PROPOSED BUILDING
2-STORY
± 24,674 SF TOTAL
PROPOSED PAVILLION
ALT KEY #1613981
(NOT INCLUDED)
ALT KEY #3759497
(NOT INCLUDED)
WEST JUNIATA STREET
WEST JUNIATA STREET
ALT KEY #1614741
(NOT INCLUDED)
ALT KEY #1613906
(NOT INCLUDED)
N
20 10 0 20 40 60
SCALE IN FEET
SITE DATA
1. SITE LOCATION
DESOTO STREET
CLERMONT, FLORIDA 34711
SECTION 24, TOWNSHIP 22 SOUTH, RANGE 25 EAST
2. SITE DESCRIPTION
TAX PARCEL: ALT KEY # 1614724
ZONING: CENTRAL BUSINESS DISTRICT
FUTURE LAND USE: DOWNTOWN MIXED USE
3. SITE REQUIREMENTS
PERIMETER LANDSCAPE BUFFER: 15 FEET
BUILDING SETBACKS: 0 FEET
4. BUILDING DATA
USE TYPE: CLASSROOM
DIMENSIONS: APPROX. 64' X 172' (2 FLOORS)
AREA: ~12,687 SF FOOTPRINT (24,674 SF TOTAL)
LEGEND
PROPOSED CONCRETE
EXISTING CONCRETE
INTERIOR LOT LINE
PROPERTY LINE
BUFFER LINE
PRELIMINARY
NOT FOR CONSTRUCTION
NOT FOR PERMITTING
01-27-23
CONCEPT SITE PLAN
CLASSROOM ADDITION
FIRST UNITED METHODIST CHURCH CLERMONT
GERMANA ENGINEERING
AND ASSOCIATES, LLC
SCALE: 1" = 30'
DATE: -
SHEET
CONCEPT SITE PLAN

Exhibit - Location Map – FUMC School Building Addition



N

20 10 0 20 40 60

SCALE IN FEET

SITE DATA

1. SITE LOCATION

   DESOTO STREET
   CLERMONT, FLORIDA 34711
   SECTION 24, TOWNSHIP 22 SOUTH, RANGE 25 EAST

2. SITE DESCRIPTION

   TAX PARCEL: ALT KEY # 1614724
   ZONING: CENTRAL BUSINESS DISTRICT
   FUTURE LAND USE: DOWNTOWN MIXED USE

3. SITE REQUIREMENTS

   PERIMETER LANDSCAPE BUFFER: 15 FEET

   BUILDING SETBACKS: 0 FEET

4. BUILDING DATA

   USE TYPE: CLASSROOM
   DIMENSIONS: APPROX. 64' X 172' (2 FLOORS)
   AREA: ~12,337 SF FOOTPRINT (24,674 SF TOTAL)

LEGEND

- PROPOSED CONCRETE
- EXISTING CONCRETE
- INTERIOR LOT LINE
- PROPERTY LINE
- BUFFER LINE

PRELIMINARY
NOT FOR CONSTRUCTION
NOT FOR PERMITTING
01-27-23

CHRISTOPHER M. GERMANA, P.E.
FLORIDA PROFESSIONAL ENGINEER # 61682
ENGINEERING FIRM REGISTRY # 29279

DATE
REVISIONS
#

CONCEPT SITE PLAN

CLASSROOM ADDITION
FIRST UNITED METHODIST CHURCH CLERMONT
CLERMONT, FLORIDA

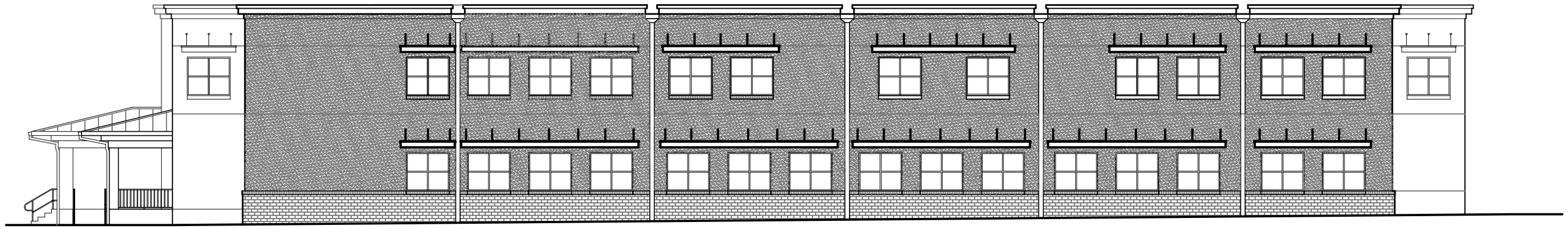
PROJECT # GE0282021

GERMANA ENGINEERING
AND ASSOCIATES, LLC
1120 WEST MINNEOLA AVENUE
CLERMONT, FL 34711
(352) 242-3829
WWW.GERMANA-ENGINEERING.COM
ENGINEERING FIRM REGISTRY # 29279

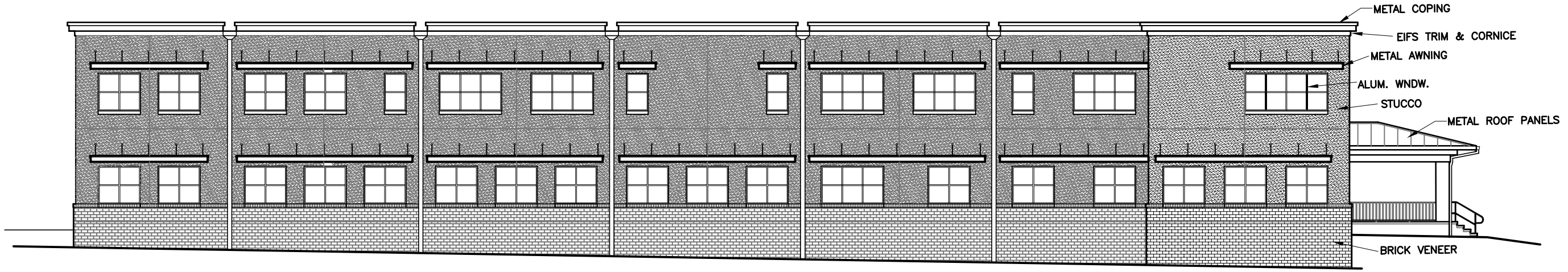
SCALE: 1" = 20'

DATE: -

SHEET
CONCEPT SITE PLAN

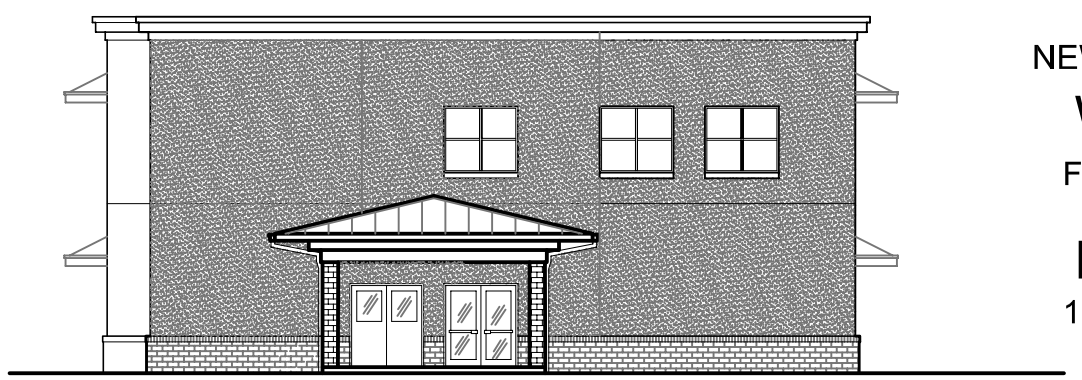


EAST ELEVATION



WEST ELEVATION

SOUTH ELEVATION



NORTH ELEVATION

NEW PRESCHOOL THRU GRADE 5 SCHOOL BUILDING

WESLEY CHRISTIAN ACADEMY

FUMC OF CLERMONT CLERMONT, FLORIDA

ELEVATION SCHEMATICS

1-31-2023

MEMORANDUM

January 23, 2023

Re: Wesley Christian Academy
Traffic Operations Analysis
City of Clermont, Florida
Project № 22233, v1.1

This traffic operations analysis was conducted to evaluate the queue management procedures and the queue storage capacity at the Wesley Christian Academy and determine if it is sufficient to support the proposed expansion of the existing school facilities. This report has been revised to address comments provided by the City of Clermont on January 17, 2023. The comments and the response to comments letter are provided in the **Attachments**. The site is located on the northwest corner of SR 50 and 7th Street in the City of Clermont, Florida, illustrated in **Figure 1**.

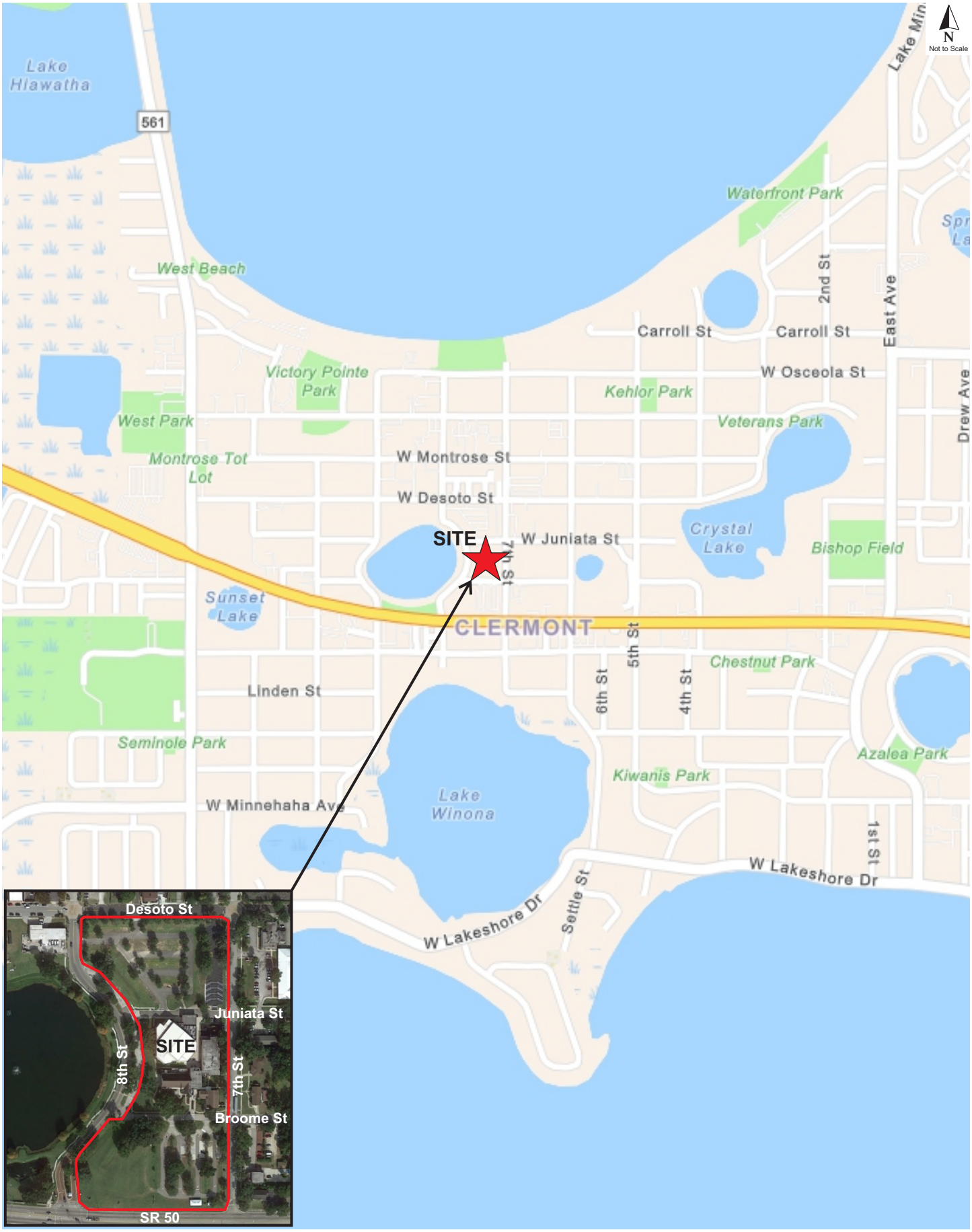
EXISTING CONDITIONS

Overview

The Wesley Christian Academy is a private school that currently serves kindergarten through 7th grade (K-7). The school also offers a voluntary pre-kindergarten (VPK) program and pre-school which serves 2 and 3-year-old students. The current K-7 enrollment is 147 students, and there are 217 additional VPK and pre-school students.

Queue Management System

The school currently uses two (2) parking lots to control and direct traffic queues during the AM drop-off and PM pick-up periods. One of the parking lots is located north of the school facilities and is used as the primary pick-up and drop-off location. Access to this parking lot is provided via three (3) full access driveways: one (1) on Desoto Street, one (1) on 8th Street and one (1) on Juniata Street. The other parking lot is located south of the school facilities and is used as the pick-up and drop-off location for the pre-school students. Access to this parking lot is provided via two (2) full access driveways on Broome Street. Currently, the drop-off period for all students is



Site Location Map
Wesley Christian Academy
22233, v1.1

Figure 1

approximately 8:15 AM to 8:30 AM. The dismissal times vary depending on the age group and the day of the week, and are summarized as follows:

Kindergarten – 7th Grade (North Lot)

- 3:00 PM on all weekdays except Wednesday
- 2:15 PM on Wednesday

Voluntary Pre-Kindergarten (North Lot)

- 1:45 PM on Monday, Wednesday, and Friday
- 3:45 PM on Tuesday and Thursday

3-Year-Old Students (South Lot)

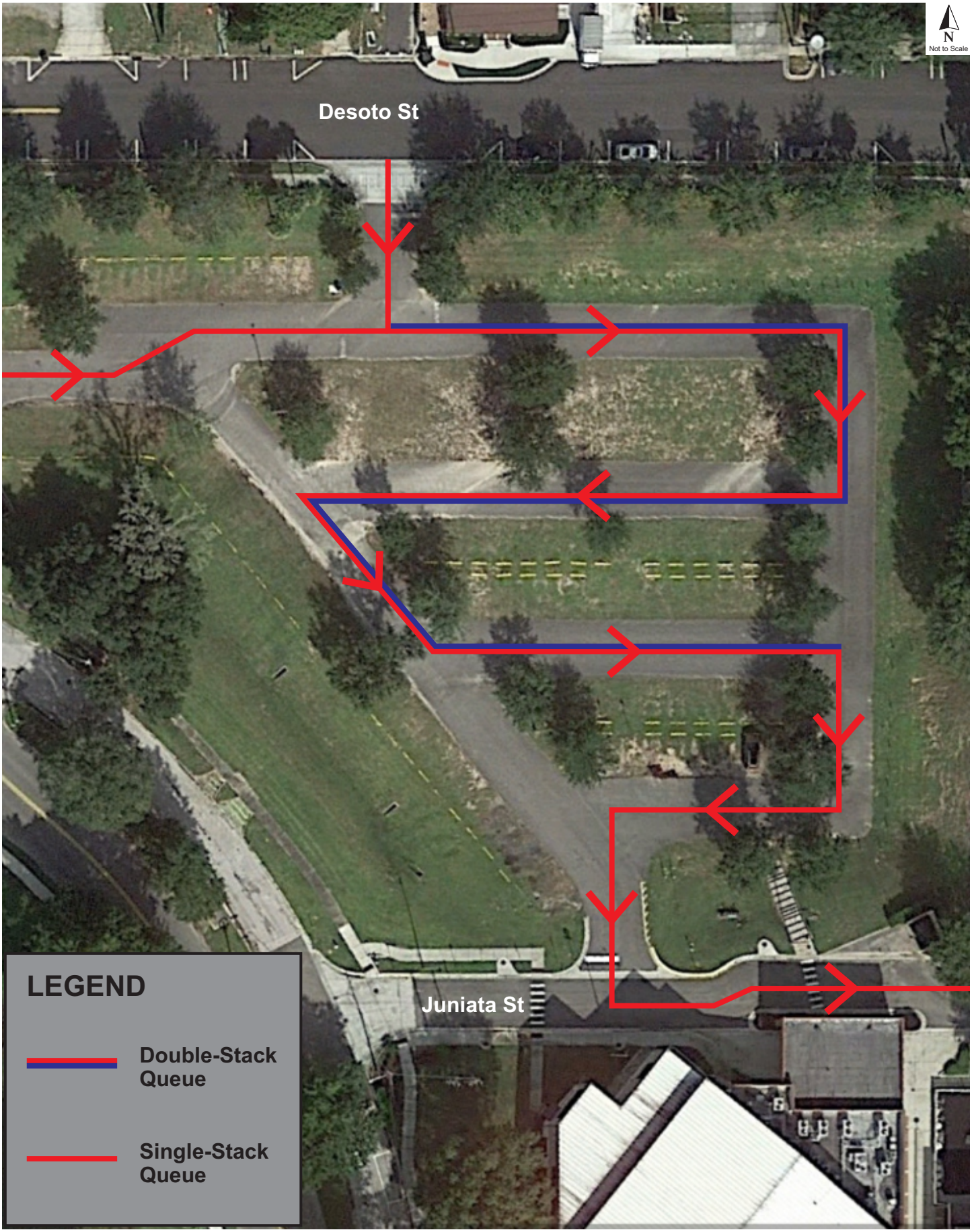
- 1:45 PM on all weekdays

Illustrations of the queueing systems implemented at the north and south parking lots are provided in **Figure 2** and **Figure 3**, respectively. In the north parking lot, cars are double-stacked for a portion of the queue, meaning pairs of cars are grouped together side-by-side to better utilize the available space. Additional information regarding the pick-up and drop-off times and procedures as well as map of the site are included in the **Attachments**.

Queue Analysis

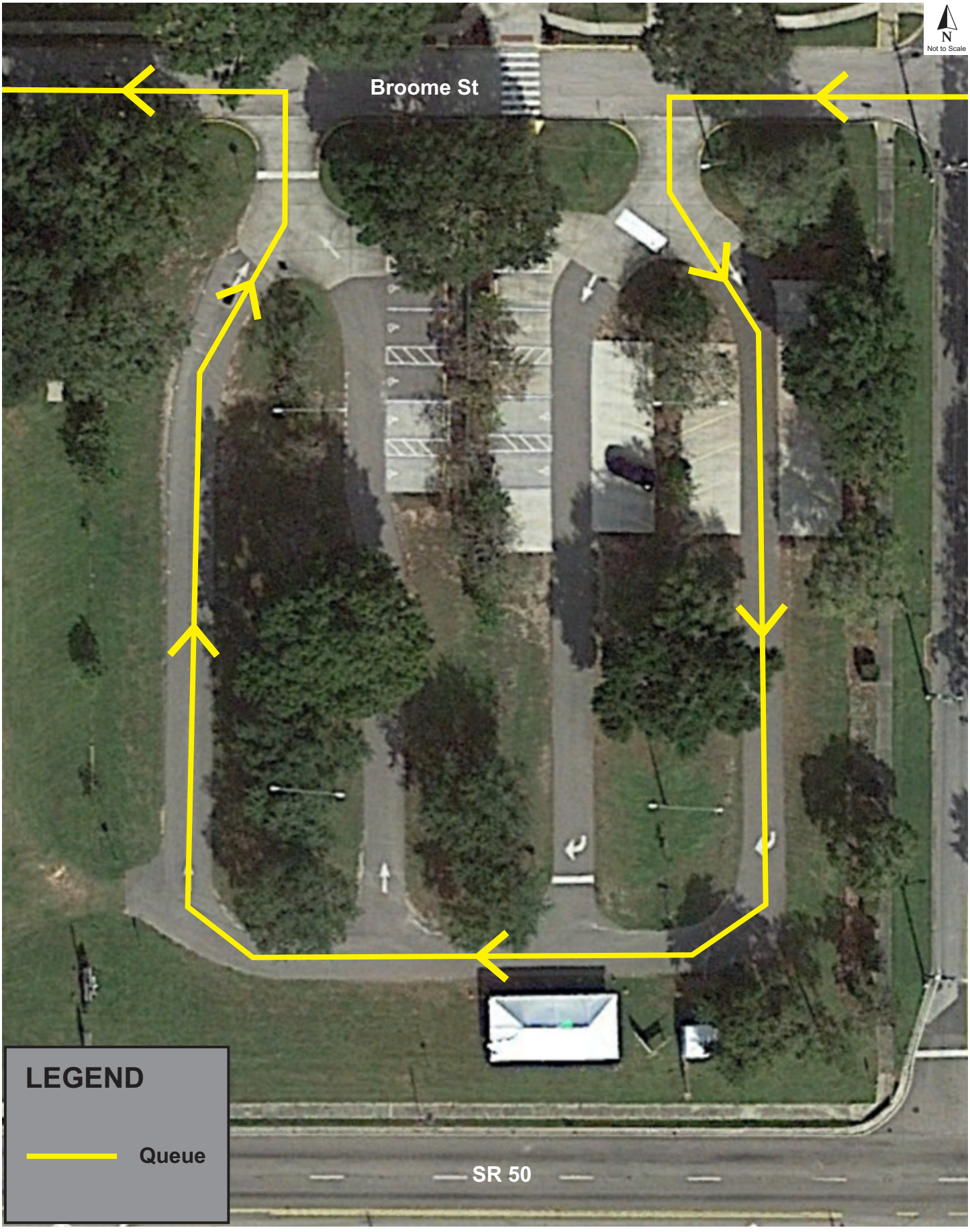
The north parking lot provides approximately 1,340 feet of queue length in the snake-line running through the four (4) parking drive isles and Juniata Street. The double-stacked portion comprises about 660 feet of this length. Based on an average queue spacing of 22 feet per vehicle, the north parking lot currently has a queue capacity of 90 vehicles. The south parking lot provides approximately 930 feet of queue length based on the current configuration with one (1) single-file queue line, which yields a queue capacity of 42 vehicles.

To determine the traffic queue experienced by the system under the existing conditions, video recordings were taken on Thursday, December 8, 2022, near both parking lots during the AM drop-off and PM pick-up periods to observe the number of vehicles entering and exiting the queue during these periods. From this, queue lengths were calculated for every 5-minute interval to



North Parking Lot Queue
Wesley Christian Academy
22233, v1.1

Figure 2



South Parking Lot Queue
Wesley Christian Academy
22233, v1.1

Figure 3

determine the maximum queue for each study period. The results of the analysis, summarized in **Table 1**, reveal that the system currently operates within its capacity during all time periods. The queue length calculations for each interval are provided in the **Attachments**.

Table 1
Existing Queue Analysis

Location	Time Period	Grade	Observed Queue (veh)	Capacity (veh)	Queue/ Capacity
North Parking Lot	AM Drop-Off	K-7	21	90	0.23
	PM Pick-Up		37	90	0.41
		VPK	15	90	0.17
South Parking Lot		3-Year-Old	11	42	0.26

PROJECTED CONDITIONS

Proposed Expansion

The proposed school expansion consists of a 2-story, 24,674-square foot building with a projected buildout year of 2024. The expansion will be located just east of the north parking lot and will replace a parking lot that currently exists at the site except for five (5) handicap parking spots, which will be realigned but otherwise maintained. This new facility will include a covered walkway that leads to a sidewalk on the north side of Juniata Street, which will allow students in the new facility to access the queue from the driver side during pick-up and drop-off periods without the need to cross the street. Along with the new facility, the school is planning to expand their services to include the 8th grade. The new facility is proposed to contain 18 new classrooms and, assuming full occupancy, will increase the K-8 school enrollment by 184 students. The current 2-year-old preschool program is proposed to be eliminated by the buildout year of the new facility, and the VPK and 3-year-old preschool programs will be reduced in size. A floor plan illustrating the proposed expansion is provided in the **Attachments**.

In order to better manage and ensure orderly operations for the expanded school capacity, the drop-off and pick-up times will be staggered for younger students and older students. The proposed staggered times for K-3 and 4-8 are as follows:

Kindergarten – 3rd Grade

- Drop-off time from 8:00 AM to 8:15 AM
- Pick-up time from 2:45 PM to 3:00 PM

4th Grade – 8th Grade

- Drop-off time from 8:15 AM to 8:30 AM
- Pick-up time from 3:00 PM to 3:15 PM

This adjustment is expected to reduce the queue experienced by the system by dividing the total number of vehicles across two (2) different periods of time. In addition to this, the school has offered to potentially utilize the south parking lot for picking up students in the 6th to 8th grade if necessary.

Queue Analysis

The projected queue analysis focused solely on the pick-up and drop-off periods for the K-8 students, as this is the only portion of the school's student population that is projected to increase with the addition of the new facility. The projected queue for the analysis was calculated as the combination of the maximum existing queue and the new project traffic created by the school expansion and increased enrollment. To account for the adjustments to the pick-up and drop-off procedures (splitting the K-8 student population into two (2) groups), the existing maximum queue was divided based on the current distribution of enrolled students within each of the groups, which is as follows:

Current Enrollment Distribution

- Kindergarten – 3rd Grade: 85 of 147 students (58%)
- 4th Grade – 7th Grade: 62 of 147 students (42%)

The ratio of the existing queue to the existing enrollment was used as the basis for determining the project traffic generated by the school expansion. The project traffic added to the existing queue for each group was based on the projected increase in enrollment for each group, which is as follows:

Projected Enrollment Increase Distribution

- Kindergarten – 3rd Grade: 83 of 184 new students (45%)
- 4th Grade – 8th Grade: 101 of 184 new students (55%)

A portion (43%) of the existing queue and project traffic for each group was added to the queue and project traffic for the other group to account for the overlap that is expected to occur with the queues. The results of the projected queue analysis, summarized in **Table 2**, reveal that the system is projected to operate within capacity under the expansion buildout conditions. Additional information regarding the current and projected enrollment of the school is included in the **Attachments**.

Table 2
Projected Queue Analysis

Location	Time Period	Grade	Existing Queue (veh)	Project Traffic (veh)	Total Projected Queue (veh)	Capacity (veh)	Queue/ Capacity
North Parking Lot	AM Drop-Off	K-3	16	18	34	90	0.38
		4-8	14	20	34	90	0.38
	PM Pick-Up	K-3	28	32	60	90	0.67
		4-8	25	35	60	90	0.67

FINDINGS AND CONCLUSION

This traffic operations analysis was performed to evaluate the queue management system utilized by the Wesley Christian Academy to control and direct traffic during the school's pick up and drop-off periods. The analysis included a review of the current queues experienced by the system and the queues the system is projected to experience with the expansion of the school's facilities and the corresponding increase in enrollment. The following is a summary of the analysis:

- The proposed school expansion consists of a 2-story, 24,674-square foot building with an anticipated buildout year of 2024. The expansion is projected to increase the K-8 enrollment by a maximum of 184 students.

- The school's queue management system currently operates within its capacity for all age groups/time periods and is projected to continue to do so at the buildout year of the expansion.

ATTACHMENTS

KITTELSON & ASSOCIATES
225 E ROBINSON STREET, SUITE 355
ORLANDO, FL 32801
P 407.540.0555 F 407.540.0550

MEMORANDUM

Date: January 17, 2023 Project #: 24449.030

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

From: Stephanie Shealey, PE, PTOE, PTP

Project: Wesley Christian Academy

Subject: Traffic Operations Review

This memorandum has been prepared to document the review of the Wesley Christian Academy Traffic Operations Analysis. The analysis was prepared by Traffic & Mobility Consultants is dated January 3, 2022. The project proposes to expand the Wesley Christian Academy (K-7) school into a K-8 school while increasing the total number of students. An analysis was done to document the anticipated queues from the additional students.

Comments:

1. How was the 25% overlap (pg 8) determined? Based on the profile of the existing queue relative to the dismissal time, it appears the overlap would be closer to 43%. While it is still expected that the queue will remain below capacity, please update your assumed overlap based on your data collection from the existing site.
2. With the new building located north of Juanita Street, it appears that students will be having to cross the pick-up/drop-off queue to get to the new building. Please provide additional clarification as to where students will be picked up and dropped off and how students and vehicles are anticipated to interact.

Traffic & Mobility Consultants

January 18, 2023

Mr. John Kruse
City of Clermont
685 West Montrose Street
Clermont, FL 34711
jekruse@clermontfl.org

Re: Wesley Christian Academy
Response to Traffic Operations Analysis Comments
TMC Project № 22233
City of Clermont, Florida

Dear Mr. Kruse,

Please find below our responses to the review comments prepared by Kittelson & Associates on behalf of the City of Clermont dated January 17, 2023, regarding the above referenced Traffic Operations Analysis dated January 2023. The comments are listed in **bold** typeface and the TMC responses follow in *italic* typeface. Additionally, a revised Traffic Operations Analysis is provided under cover reflecting the changes resulting from these comments.

1. **How was the 25% overlap (pg 8) determined? Based on the profile of the existing queue relative to the dismissal time, it appears the overlap would be closer to 43%. While it is still expected that the queue will remain below capacity, please update your assumed overlap based on your data collection from the existing site.**

   TMC Response: The projected overlap was adjusted to 43% based on the observed overlap that exists between the queues during the afternoon pick-up period. The queue was found to still operate under capacity with this adjustment.

2. **With the new building located north of Juanita Street, it appears that students will be having to cross the pick-up/drop-off queue to get to the new building. Please provide additional clarification as to where students will be picked up and dropped off and how students and vehicles are anticipated to interact.**

   TMC Response: The new facility will have its own area for pick-up and drop-off procedures on the north side of Juniata Street. A new sidewalk will be constructed on the north side of Juniata Street which connects to a covered walkway that leads directly to the new facility. When students are dropped off in the morning, they will either exit the vehicle to the north or south depending on whether they are going to the new or old facility. Similarly, during the afternoon pick-up period, students will either access the queue from the north or south depending on which facility they are coming from. This should eliminate the need for students to cross Juniata Street during the pick-up and drop-off periods. Additional language has been added to the report on page 6 to clarify this.

END OF COMMENTS

We trust these responses and the revised Traffic Operations Analysis adequately address the review comments. We remain available to discuss this matter further or to answer any questions you may have.

Kind regards,

TRAFFIC & MOBILITY CONSULTANTS LLC

Mohammed N. Abdallah, PE, PTOE
Principal

WCA
WESLEY CHRISTIAN
ACADEMY

PICK-UP & DROP-OFF MAP

K-7

Drop Off Time:	8:15-8:30 a.m.
Drop Off Location:	Car Line / North Lot
Pick Up M/T/Th/F:	3:00 p.m.
Pick Up Location:	Car Line / North Lot
Pick Up Wed:	2:15 p.m.
Pick Up Location:	Car Line / North Lot

VPK

Drop Off Time:	8:30am Park & Walk-in
Parking Location:	South Lot
Pick Up Time M/W/F:	1:45 p.m.
Pick Up Time T/TH:	3:45 p.m.
Pick Up Location:	Car Line / North Lot

2 YEAR OLDS

Drop Off Time:	8:30am Park & Walk-in
Parking Location:	South Lot
Pick Up Time:	11:45 a.m.
Pick Up Location:	Car Line / South Lot

3 YEAR OLDS & PALS

Drop Off Time:	8:30am Park & Walk-in
Parking Location:	South Lot
Pick Up Time:	1:45 p.m.
Pick Up Location:	Car Line / South Lot

After-School Care: Walk in to pick-up

Traffic & Mobility Consultants
Queue Observations Summary

Project: Wesley Christian Academy
TMC No: 22233
Type: Enter & Exit Counts
Date: 12/8/2022

K-7 Drop Off

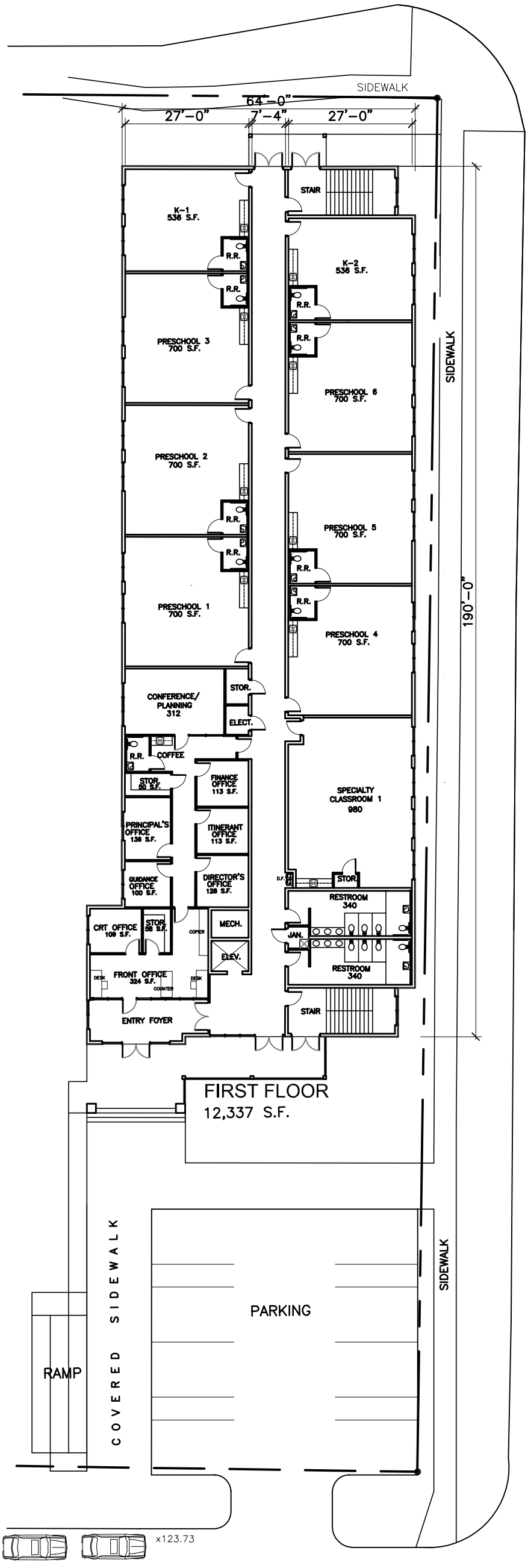
Time	Enter	Parked	Exit	Queue
7:45 AM	2	0	0	2
7:50 AM	3	0	0	5
7:55 AM	2	1	0	6
8:00 AM	0	0	0	6
8:05 AM	1	0	0	7
8:10 AM	2	0	0	9
8:15 AM	12	0	0	21
8:20 AM	15	1	14	21
8:25 AM	16	0	23	14
8:30 AM	24	0	19	19
8:35 AM	3	0	18	4
8:40 AM	0	0	0	4
8:45 AM	0	0	0	4

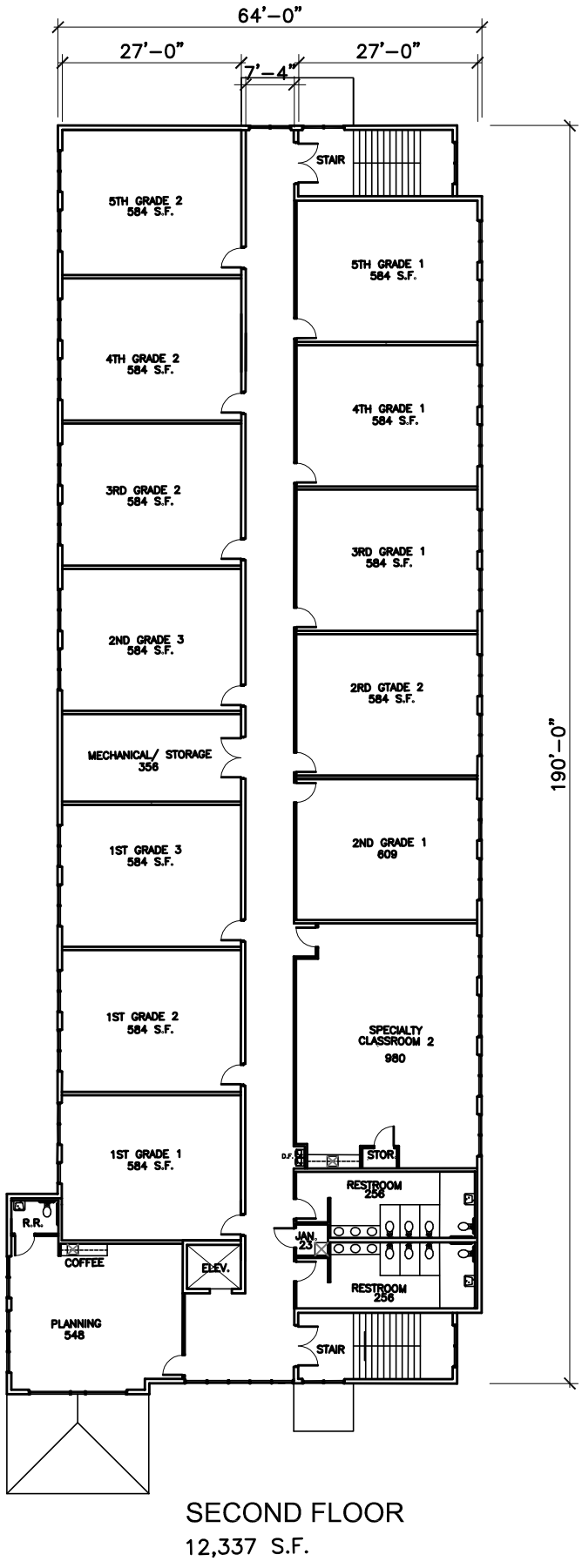
K-7 Pick Up

Time	Enter	Parked	Exit	Queue
2:25 PM	1	0	0	1
2:30 PM	2	0	0	3
2:35 PM	0	0	0	3
2:40 PM	0	0	0	3
2:45 PM	9	0	0	12
2:50 PM	5	1	0	16
2:55 PM	7	2	0	21
3:00 PM	5	1	0	25
3:05 PM	12	0	0	37
3:10 PM	13	0	20	30
3:15 PM	4	0	22	12
3:20 PM	6	0	13	5

VPK Pick Up

Time	Enter	Parked	Exit	Queue
3:25 PM	4	1	3	5
3:30 PM	5	2	0	8
3:35 PM	1	1	0	8
3:40 PM	6	0	1	13
3:45 PM	2	0	0	15
3:50 PM	5	0	8	12
3:55 PM	2	1	8	5
4:00 PM	2	0	1	6
4:05 PM	1	1	2	4
4:10 PM	1	0	0	5
4:15 PM	1	0	2	4





NEW K THRU 8 SCHOOL BUILDING

WESLEY CHRISTIAN ACADEMY

FUMC OF CLERMONT CLERMONT, FLORIDA

FLOOR PLAN SCHEMATICS

1-16-2023

NORTH

Wesley Christian Academy Existing & Projected Enrollment Information

Current Enrollment (K-7)		Current Enrollment (VPK, 2/3-Year-Old)		Projected Maximum Enrollment (K-8)		Projected Maximum Enrollment (VPK, 3-Year-Old)	
Kindergarten	17	Voluntary Pre-Kindergarten	72	Kindergarten	36	Voluntary Pre-Kindergarten	68
1st Grade	27	2-Year-Old	37	1st Grade	44	3-Year-Old	34
2nd Grade	19	3-Year-Old	84	2nd Grade	44		
3rd Grade	22			3rd Grade	44		
4th Grade	22			4th Grade	44		
5th Grade	15			5th Grade	44		
6th Grade	13			6th Grade	25		
7th Grade	12			7th Grade	25		
Total	**147**			8th Grade	25		
				Total	**331**		

Increase in K-7/8 Enrollment: 331 - 147 = 184 students

CITY OF CLERMONT
RESOLUTION
NO. 1476

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO AMEND RESOLUTION NO. 1421 TO ALLOW FOR THE CONSTRUCTION OF A 35,000 SQUARE FOOT SOCIAL HALL, A 28,000 SQUARE FOOT SANCTUARY AND A 6,000 SQUARE FOOT ADMINISTRATION BUILDING.

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held May 2, 2006 approved this Conditional Use Permit to amend Resolution No. 1421 to allow for the construction of a 35,000 square foot Social Hall, a 28,000 square foot Sanctuary and a 6,000 square foot Administration Building at the following location:

LOCATION
Along 7th and 8th Streets between Highway 50 and DeSoto Street,

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

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

This application for a Conditional Use Permit to amend Resolution No. 1421 to allow for the construction of a 35,000 square foot Social Hall, a 28,000 square foot Sanctuary and a 6,000 square foot Administration Building; be granted subject to the following conditions:

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. The property shall be developed in substantial accordance with the conceptual site plan dated March 23, 2006 prepared by McCree Architects Inc. Formal construction plans, incorporating all conditions stated in this permit shall be submitted for review and approval by the Site Review Committee prior to the issuance of a zoning clearance or other development permits. The conceptual site plans submitted with the CUP application are not the approved construction plans.

3. No expansion of the use or additions to the facility shall be permitted except as approved by another Conditional Use Permit.

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 other appropriate jurisdictional entities.

5. The structure shall be inspected by the Fire Marshal for life safety requirements, all requirements must be met prior to any certificate of occupancy being issued.

6. The structure shall be inspected by the County Building Inspector and all building code violations must be corrected prior to a certificate of occupancy being issued.

7. The final Certificate of Occupancy shall not be issued until each of the stated conditions has been met.

8. If any of the stated conditions are violated, the applicant understands and agrees that the City Council may revoke this Conditional Use Permit by resolution.

9. The Conditional Use Permit must be executed and filed in the office of the City Clerk within 90 days of its date of grant by the City Council or the permit shall become null and void.

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

11. The applicant shall go through the City of Clermont's site plan review process for any structures that will be proposed.

12. Easement(s) must be provided to the City of Clermont for all City utilities or be relocated at the applicant's own expense. Easement provisions or relocation shall be to City requirements and standards.

Section 2 – Land Use

1. The property is to be used as a church campus. Allowable uses include a 35,000 square foot social hall, a 28,000 square foot sanctuary, a 6,000 square foot administration building, classrooms, and existing uses and buildings currently utilized by the church.

DONE AND RESOLVED BY THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA THIS 13TH DAY OF JUNE 2006.

Harold Turville, Mayor

Tracy Ackroyd, City Clerk

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 side, 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 Country 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	**FEE: $845 + cost of advertisement + cost of traffic review (if necessary)**		
Project Name (if applicable) FUMC Classroom Addition			
Applicant First United Methodist Church Clermont			
Contact Person Stephen Elmore			
Address 1035 7th Street	**City** Clermont	**State** FL	**Zip** 34711
Telephone 352-394-2412	**Fax** 352-394-4899		
Email			

OWNER INFORMATION ☒ **(Check box if owner information is same as applicant)**

Owner's Name First United Methodist Church Clermont			
Owner Address 1035 7th Street	**City** Clermont	**State** FL	**Zip** 34711
Telephone 352-394-2412	**Fax** 352-394-4899		

PROPERTY INFORMATION

Address of Subject Property Corner of 7th St. and Desoto Street.	**City** Clermont	**State** FL	**Zip** 34711

General Location
Lot 12 Block 73

Legal Description & Alternate Key (include copy of survey)
ALT Key 1614724
CLERMONT BLK 82, N 1/2 OF JUNIATA ST LYING E OF 8TH ST & W OF 7TH ST PB 8 PG 17 ORB 2488 PG 2120

Land Use (City verification required)
Commercial

Zoning (City verification required)
Central Business District

CITY OF CLERMONT

CONDITIONAL USE PERMIT APPLICATION

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

The church was founded in 1891 on the site in question, in 1954 the first "community kindergarten" class was started in the church basement. What we are proposing now some 68 years later is to continue that fine tradition of serving the community children with education opportunities. Our elementary school has grown to the point that we are ready to branch out to middle school.

We are proposing a 2 story education building (up to 28,000 SF) located at the southwest corner of 7th Street and Desoto Street. Student drop off and pick up will remain the same, which occurs in our parking lots. The student drop off and pick up has always occurred on our property and not on the city roads. The education building addition will not change pick up and drop off operation, which has been successful in the past with no reported issues.

We strongly believe this to be a continuation of our current CUP, however we want to do everything decently and in order.

Stephen Elmore
Applicant Name (print)

x Stephen Elmore Digitally signed by Stephen Elmore Date: 2022.08.30 11:57:34 -04'00'
Applicant Name (*signature*)

Stephen Elmore
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

LOCALiQ
FLORIDA

Order Confirmation

Not an Invoice

Account Number:	526733
Customer Name:	City Of Clermont-Legals
Customer Address:	City Of Clermont-Legals P.O. BOX 120219 CLERMONT FL 34712
Contact Name:	City Clerk
Contact Phone:	(352) 708-5997
Contact Email:	
PO Number:	

Date:	01/13/2023
Order Number:	8328298
Prepayment Amount:	$ 0.00

Column Count:	1.0000
Line Count:	52.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	2	01/31/2023 - 02/21/2023	Govt Public Notices
LEE dailycommercial.com	2	01/31/2023 - 02/21/2023	Govt Public Notices

Total Order Confirmation	**$161.84**

Ad Preview

LEGAL NOTICE

On Tuesday, February 7, 2023 at 6:30 PM the Clermont Planning & Zoning Commission will consider a request for a Conditional Use Permit (CUP) amendment (Resolution 1476) to allow for a private school to be located in the CBD Central Business District and a building greater than 3,000 square feet, as required in Section 122-244 Conditional Uses. The final hearing of the proposed request will be heard by Clermont City Council on Tuesday, February 28, 2023 at 6:30 PM.

LOCATION

First United Methodist Church Old hospital parking lot located at the southwest corner of 7th Street and Desoto Street
Alternate Keys 1614724, 1614741, 1096821, 2790865

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
#8328298 1/31, 2/21/2023