



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

**CALL TO ORDER
PLEDGE OF ALLEGIANCE
MINUTES**

Approval of the May 2, 2023 Planning & Zoning Commission meeting minutes

REPORTS

NEW BUSINESS

Item 1 - Ordinance 2023-021
The Citrus Cabanas Rezoning

The applicant, Victory Coast, LLC, is requesting a rezoning from CBD to PUD to allow the placement of 8 small residential units (cabanas) on 0.515 +/- acre parcel at the southwest corner of Montrose St. and West Ave.

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
May 2, 2023

Chairman Max Krzyminski called the meeting of the Planning & Zoning Commission to order on Tuesday, May 2, 2023 at 6:30 p.m. Members present were: Jane McAllister, Dieter Grube, David Colby, Vincent Niemiec and Ariel Guerrero. Matthew Norton was not present. Also, present for City staff was City Attorney Dan Mantzaris, Curt Henschel, Planning Director, Planning Manager John Kruse, Senior Planner Regina McGruder, and Planning Coordinator Rae Chidlow.

MINUTES:

MOTION TO APPROVE the March 7, 2023 minutes of the Planning & Zoning Commission made by Commissioner McAllister; seconded by Commissioner Colby. Passed unanimously.

REPORTS FROM THE COMMISSION:

Chairman Krzyminski thank staff for the work they do. He reminded everyone that this Friday is the first Friday Food Truck event.

NEW BUSINESS

Item #1: Resolution No. 2023-011R – Salt Shack Conditional Use Permit

Planning Manager John Kruse presented as follows:

The applicant, Jimmy Crawford, Esq. is requesting a Conditional Use Permit (CUP) amendment to revise existing restaurant restrictions applied within Resolution 2022-003R to allow outdoor dining use for the restaurant operation. The property is located at 846 West Osceola Street, formerly known as Lilly's on the Lake. The property owner in 2012 received a conditional use permit, Resolution 2012-21, for a building greater than 3,000 square feet to be used as a restaurant within the Central Business District with certain conditions that allowed outdoor uses.

The 6,000 plus square foot building was constructed in 2015 and was opened as a restaurant. In 2021, City Staff received complaints that the restaurant was violating their conditional use permit due to having events that were not approved under Resolution 2012-21. The City Council, on January 24, 2022, found the property owner and permittee had violated the City Code, the Florida Fire Prevention Code, and Conditional Use Permit Resolution 2012-21. As a result of the violations, the 2012-21 Resolution was amended to only allow restaurant operations within the confines of the existing building, no outdoor activities and no outdoor music played on the premises. This resulted in the current Resolution 2022-003R. Condition 5 in Resolution 2022-003R prohibited the agent or assigns from seeking an amendment for a period of one year from January 24, 2022. This timeframe has been met.

The applicant has indicated a new long-term lessee, the Salt Shack, will be occupying the restaurant and controlling the property as part of their lease. The company has experience with a

successful waterfront restaurant in Tampa and they would like to be able to use the full potential of the current property for outdoor dining. Several restaurants within the Central Business District use outdoor dining and entertainment areas as an integral and essential option.

Staff has reviewed the CUP amendment in accordance to Sec. 86-144 (d) of the Land Development Code. The proposed intensity, character and type of development is comparable to other restaurant uses within the Central Business District. Several restaurants have outdoor dining options. The site lends itself through the waterfront views and an open area adjacent to the east of the existing restaurant to offer outdoor dining. Staff recommends approval of Resolution 2023-011R and reinstatement of the outdoor dining area.

Jimmy Crawford, 702 W. Montrose St., stated that the name of the company is SS2, LLC which stands for Salt Shack 2. He stated that they are working on interior renovations currently prior to opening. He stated that they intend to come back with improvements to expand the outdoor deck and table space. They will need to work on parking prior to that. He stated that they will have outdoor music like the other downtown restaurants.

Commissioner Guerrero asked about the outdoor space.

Mr. Crawford stated that they are asking to use the outdoor space for dining and music, but not asking to expand at this time.

Commissioner Niemiec asked if they are asking to have music.

Mr. Crawford stated that they are asking to resume the original conditional use permit but not the events or amplified music. He stated that they may do trivia or events inside

Commissioner Niemiec asked what the noise level that is allowed.

Mr. Kruse stated that Mr. Henschel would have to look it up.

Commissioner Niemiec asked that the music speakers face the lake and not towards the residents.

City Attorney Dan Mantzaris stated that the application before the Commission allows outdoor dining but does not allow outdoor music.

Mr. Crawford stated that he did not realize the resolution did not include music. He stated that they do want limited outdoor live music. He stated that they do not want to include weddings, special events, or holiday parties. He stated that they are not looking to hold competitions but maybe allow corn hole.

Mr. Kruse stated that there is not a condition pertaining to music because there is a noise ordinance in place to cover that issue.

Commissioner Colby asked if staff is wanting a recommendation based on what was presented or if they were considering to allow live music.

Mr. Kruse stated that staff is looking for a recommendation based on what was presented for outdoor dining. He stated that this is similar to other downtown establishments that have outdoor music playing but it's not included in the resolution because of the noise ordinance that is currently in place.

Commissioner McAllister asked if the outdoor seating will be covered.

Mr. Crawford stated that they will be covered with umbrellas for now but in the second phase it will more than likely be covered.

Commissioner McAllister asked how long the lease was.

Mr. Crawford stated that it is a 20-year lease with a 10-year renewal.

Chairman Krzyminski asked if he was the owner or partners with the previous owners.

Mr. Crawford stated that he is just the attorney presenting the application. He stated that SS2, LLC is the lessor and Lily Pad Lodge is still the owners.

Chairman Krzyminski asked if there will be any tents.

Mr. Crawford stated that it will only be tables with umbrellas.

Action:

MOTION TO APPROVE Resolution No. 2023-011R was made by Commissioner Grube, seconded by Commissioner Niemiec. Passed unanimously, 6-0.

With no further comments, Chairman Krzyminski adjourned the meeting at 6:55 P.M.

Max Krzyminski, Chairman

ATTEST:

Rae Chidlow, Planning Coordinator

AGENDA ITEM

Meeting Date	
Tuesday, June 6, 2023	
Agenda Item Name	
Ordinance 2023-021 <i>The Citrus Cabanas Rezoning</i>	
Requested Action	
Recommend approval of Ordinance 2023-021	
Staff Report	
The applicant, Victory Coast, LLC is requesting a rezoning from Central Business District (CDB) to Planned Unit Development (PUD) for a 0.515 +/- acre parcel located at the southwest corner of Montrose Street and West Avenue. The property was formerly used as a bed and breakfast, called the Mulberry Inn. The main building, which was constructed in 1880, has had renovations and upgrades over the years. The applicant is requesting PUD zoning in order to place eight (8) small residential units, also known as the “cabanas”, on the property to be used for short term rentals along with using the historic two-story home for short term rental as well. The cabanas will range in size from approximately 400 square feet up to 550 square feet. They will consist of one bedroom, a bathroom, sitting area and small kitchen. The units will be self-contained. The historic home consists of three bedrooms and three bathrooms and will not be a bed and breakfast type operation. The applicant would also like to construct an outdoor seating area and summer kitchen for guests to use. This would be placed adjacent to the historic home and between the cabanas. The applicant has provided a conceptual site plan showing the location of the cabanas, historic home, parking, seating area, and other aspects of the project.	
	
The Central Business District, under Section 125-370, would permit this type of use through the approval of a Planned Unit Development (PUD). The applicant is requesting two variances to the Land Development Code that are considered within this PUD application. The variances are: (1) onsite parallel parking spaces to be 8 feet long by 22 feet wide instead of 10 feet by 23 feet, and (2) reduced landscape buffers on the south and west property line. Section 115-5 (b) allows on-street parking in the downtown area provided by the City to be reduced to 8 feet by 22 feet. The applicant is requesting the same ability as the City in the construction of these spaces. The applicant is required to have eleven spaces for the project and will be offering eleven spaces along with one ADA handicap space for a total of twelve spaces. The applicant is requesting a reduction in the landscape buffer width for the project. The applicant will still be installing landscaping around the site, but will not be at the width and extent of the code on the southern and western property line. The applicant is including a six (6) foot high opaque privacy fence incorporated into the landscape buffer along the parking area. The privacy fence may minimize impacts to the adjoining property.	

Staff has reviewed the application in regards to Section 125-486 of the Land Development Code. Since the cabanas and the historic home will be used as a short term rental project, the project is viewed similar to a hotel. Parking is based upon the number of accommodations, which is eleven. The applicant will be providing twelve spaces, including one ADA handicap space, which exceeds the minimum requirements. The cabanas exceed the average size of a hotel room, which is 300 square feet. The project would provide transient accommodations within the Downtown area for guests to stay overnight. Development of the project would still be required to meet the zoning requirements of the Central Business District except for the specific conditions in the PUD. Staff recommends approval of Ordinance 2023-021.

Additional Analysis

Fiscal Impact Summary

Fiscal Impact

Fund Number and Description

Available Budget Amount

Exhibits Attached (copies of original agreements)

1.	Ord 2023- 021 - The Citrus Cabanas (05.30.2023)	Ord 2023- 021 - The Citrus Cabanas (05.30.2023).pdf
2.	Site map and photos	Site map and photos.pdf
3.	Attachment 2 - Conceptual Site Plan	Attachment 2 - Conceptual Site Plan.pdf
4.	Attachment 3 - Survey	Attachment 3 - Survey.pdf
5.	Residences at Mulberry_Scene 1	Residences at Mulberry_Scene 1.jpg
6.	Residences at Mulberry_Scene 2	Residences at Mulberry_Scene 2.jpg
7.	Residences at Mulberry_Scene 3	Residences at Mulberry_Scene 3.jpg
8.	Attachment 1 - Rezoning Application	Attachment 1 - Rezoning Application.pdf
9.	Legal ad - Citrus Cabanas	Legal ad - Citrus Cabanas.pdf



CITY OF CLERMONT
ORDINANCE NO. 2023-021

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

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

SECTION 1:

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

LEGAL DESCRIPTION

LOTS 1 THROUGH 3, BLOCK 96, CLERMONT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 17, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

LOCATION

915 West Montrose Street

Improved property located at the southwest corner of West Montrose Street and West Avenue
(Alternate Key 1615283)

0.515 +/- acres





CITY OF CLERMONT
ORDINANCE NO. 2023-021

PROPERTY REZONING

FROM: Central Business District (CBD)
TO: Planned Unit Development (PUD)

SECTION 2: GENERAL CONDITIONS

This application for a Planned Unit Development (PUD) to allow up to eight (8) small cabana style-housing units along with the use of the historic two-story home to be used for short term rentals and CBD Central Business District Commercial uses be granted subject to the following conditions:

1. The conditions as set forth in this Planned Unit Development shall be legally binding upon any heirs, assigns and successors in title or interest.
2. The property shall be developed in substantial accordance with the Conceptual Site Plan prepared by Highland Engineering, Inc., identified as Attachment A with a date of 3-3-23. Formal construction plans incorporating all conditions stated in this permit must be submitted for review and approved by the Site Review Committee prior to the issuance of a zoning clearance or other development permits. The Conceptual Site Plan does not grant any development entitlements or uses. The project conceptual site plan is not an approved site plan and only used for conceptual purposes.
3. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.

SECTION 3: LAND USES AND SPECIFIC CONDITIONS

1. This application is for a Planned Unit Development (PUD) to allow up to eight (8) small cabana style-housing units along with the use of the historic two-story home to be used for short term rentals.
2. The cabana units shall be a minimum of 400 square feet and a maximum of 550 square feet and shall be similar in appearance to the elevations provided in Attachment B.
3. A minimum of eleven (11) parallel parking spaces and one (1) ADA Handicap space shall be installed on-site. The parallel parking spaces onsite shall be a minimum of 8 feet wide by 22 feet long with a minimum of a sixteen (16) foot wide one way drive isle.
4. The southern landscape buffer shall consist of a single row of shrubs within a one foot buffer and will consist of a 6 foot vinyl privacy fence.



CITY OF CLERMONT
ORDINANCE NO. 2023-021

5. The western landscape buffer shall consist of a single row of shrubs and understory trees within the 5 foot buffer and will consist of a 6 foot vinyl privacy fence.
6. The applicant will be required to submit to the City's Public Services Department a solid waste collection plan. The plan shall be review as part of the site review process. The project may participate in the City's solid waste collection service, if approved by the Public Service Department Director, or designee. Any onsite refuse receptacles or containers shall be required to be properly screened from the public view. In the event the applicant is unable to use the City's collection service, then a private provider will be required for solid waste collection.
7. The project shall be developed according to the Central Business District (CBD) zoning designation in the Land Development Code, unless expressly stated above. The site may be used for any other permitted uses in the Central Business District (CBD) zoning district.
8. This Planned Unit Development shall become null and void if substantial construction work has not begun within two (2) years of the date that this Planned Unit Development is executed and signed by the permittee for the installation of the cabana units. "Substantial construction work" means the commencement and continuous prosecution of construction of required improvements ultimately finalized at completion. If the Planned Unit Development becomes null and void, the property will revert to the CBD Central Business District Zoning Designation.

SECTION 4: CONFLICT

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

SECTION 5: SEVERABILITY

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

SECTION 6: ADMINISTRATIVE CORRECTION

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

SECTION 7: RECORDING

This Ordinance shall be recorded in the Public Records of Lake County, Florida. Recording fees will be at the expense of the applicant.



CITY OF CLERMONT
ORDINANCE NO. 2023-021

SECTION 8: PUBLICATION & EFFECTIVE DATE

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



CITY OF CLERMONT
ORDINANCE NO. 2023-021

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 27th day of June 2023.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

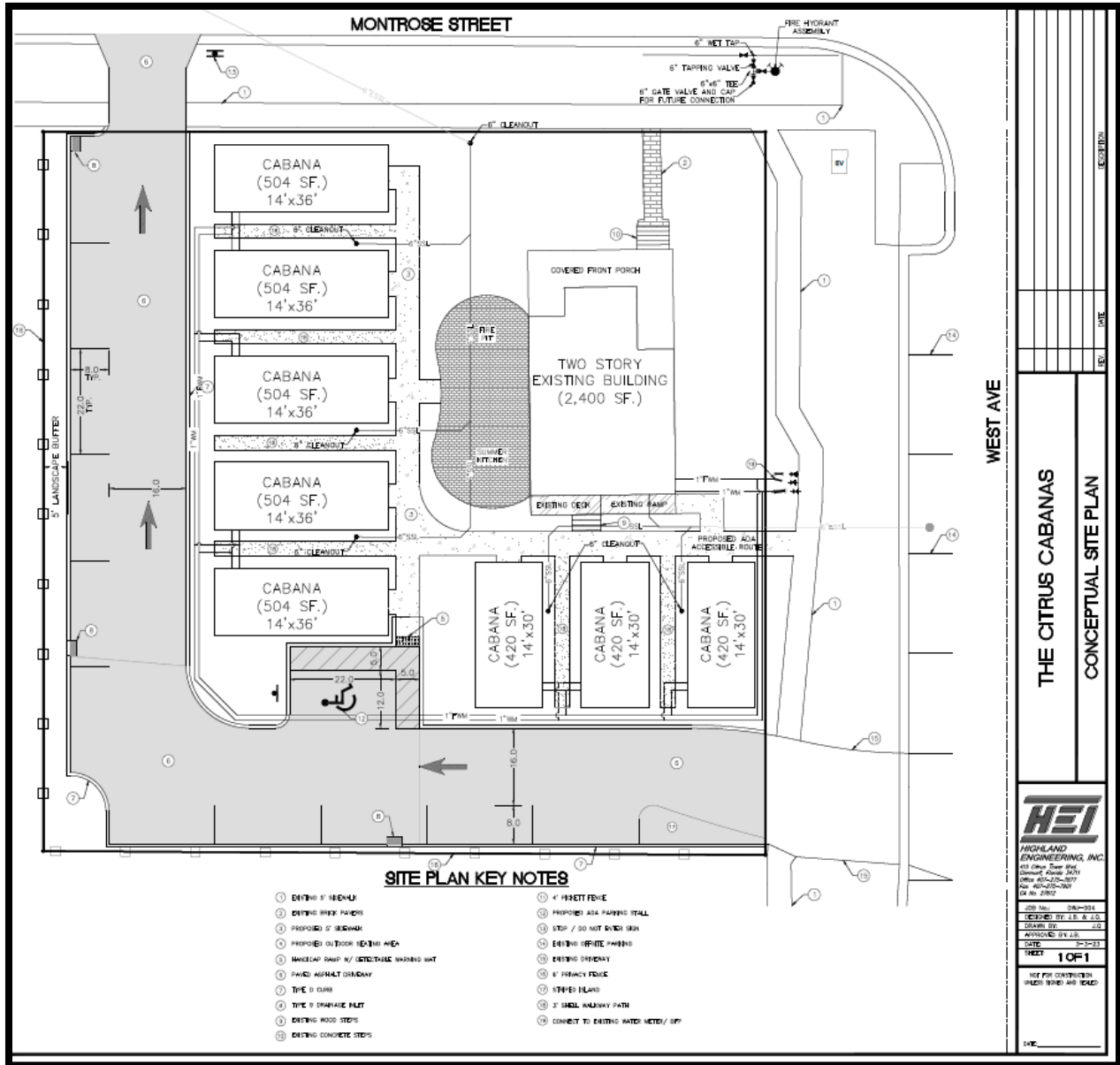
Tracy Ackroyd Howe, MMC
City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

CITY OF CLERMONT
ORDINANCE NO. 2023-021

Attachment A:
PUD Conceptual Plan



CITY OF CLERMONT
ORDINANCE NO. 2023-021

Attachment B:
Sample Elevations



Exhibit - Location Map – 915 W. Montrose Street



Exhibit – Photos – View from West Ave.



Exhibit – Photos – View from Montrose Street



Exhibit – Photos – View from Montrose Street and
West Ave. Intersection



CONCEPTUAL SITE PLAN
THE CITRUS CABANAS
CLERMONT, FLORIDA
PARCEL NO. 24-22-25-0100-096-00100

SITE DATA

OWNER: VICTORY COAST, LLC
PO BOX 120607
CLERMONT, FL. 34712

PARCEL NO: 24-22-25-0100-099-00100

ALTERNATE KEY: 1615283

EXISTING ZONING: CBD - CENTRAL BUSINESS DISTRICT

EXISTING USE: HISTORIC BOARDING HOUSE (7 BEDROOMS)

EXISTING BUILDING AREA: 2,400 SQ.FT.

EXISTING FLU: DOWNTOWN MIXED USE

PROPOSED USE: 11 BEDROOM (SHORT TERM RENTAL)

PROPOSED BUILDING AREA: 3,780 SQ.FT.

TOTAL AREA: 0.517 ACRES

ZONING/FUTURE LAND USE:

	ZONING	FLU
NORTH:	CBD - CENTRAL BUSINESS DISTRICT	DOWNTOWN MIXED USE
SOUTH:	CBD - CENTRAL BUSINESS DISTRICT	DOWNTOWN MIXED USE
EAST:	CBD - CENTRAL BUSINESS DISTRICT	DOWNTOWN MIXED USE
WEST:	R3 - RESIDENTIAL/PROFESSIONAL	MEDIUM DENSITY RESIDENTIAL

IMPERVIOUS AREA SUMMARY:

EXISTING IMPERVIOUS: 1,531 SQ.FT. BUILDING FOOTPRINT
109 SQ.FT. BRICK PAVERS
899 SQ.FT. CONCRETE DRIVE

REMOVED IMPERVIOUS: 899 SQ.FT.

PROPOSED IMPERVIOUS: 3,780 TOTAL SQ.FT. BUILDING FOOTPRINT
9,608 SQ.FT. PAVEMENT, SIDEWALKS AND PAVERS
13,388 SQ.FT. TOTAL

NET IMPERVIOUS: (EXISTING + PROPOSED) - REMOVED = 15,028 SQ.FT. (66.7%)

SETBACKS:

FRONT: 0'
SIDE: 0'
REAR: 0'

WATER: CITY OF CLERMONT

SEWER: CITY OF CLERMONT

BUILDING HEIGHT: 55' MAXIMUM

PARKING REQUIRED:

1 SPACE/BED = 11 BEDS TOTAL = 11 SPACES

PARKING CREDIT: EXISTING STRUCTURES RECEIVE PARKING SPACE CREDIT BASED ON PARKING REQUIREMENTS GIVEN TO THE CURRENT USE OF THE STRUCTURE. EXISTING USE: HOTEL/MOTEL - 1 SPACE FOR EACH ACCOMMODATION. HISTORICALLY, THE MAIN BUILDING IS AN 1880'S VINTAGE, TWO STORY THREE BEDROOM BED AND BREAKFAST. THE SECOND BUILDING, KNOWN AS THE CARRIAGE HOUSE, HAD TWO BEDROOMS AND THE THIRD BUILDING HAD TWO BEDROOMS FOR A TOTAL OF 8 BEDROOMS.

PARKING CREDIT: 7 SPACE PARKING CREDIT

PARKING PROVIDED:

12 TOTAL ONSITE: 11 PARALLEL SPACES / 1 ADA SPACE

DOWNTOWN PARALLEL PARKING: 8' x 22'
ADA SPACES SHALL BE: 12' x 22' WITH 5' ACCESS STRIP

VARIANCES REQUESTED:

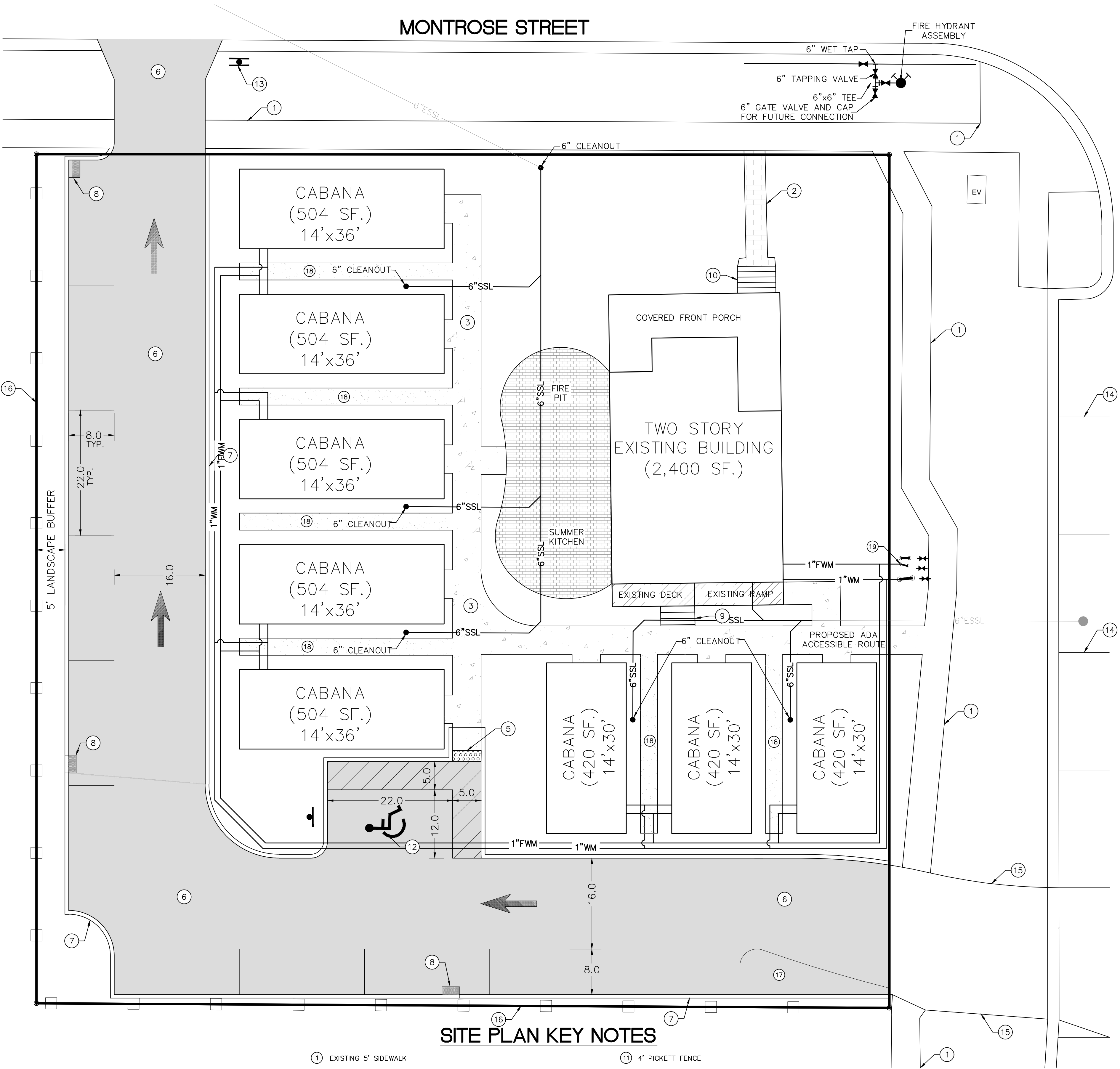
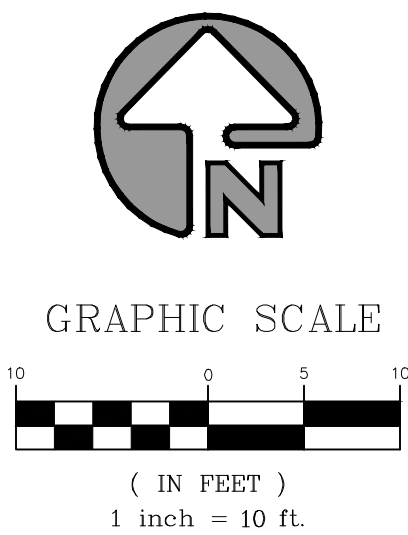
- REDUCE PARALLEL PARKING SPACES DIMENSIONS TO 8'X22'

- LANDSCAPE BUFFERS REQUESTED:

	REQUIRED	PROVIDED
NORTH:	15'	15'
SOUTH:	10'	1' WITH PRIVACY FENCE
EAST:	15'	15'
WEST:	10'	5' WITH PRIVACY FENCE

PROPERTY DESCRIPTION

LOTS 1 THROUGH 3, BLOCK 96, CLERMONT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 17, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.



SITE PLAN KEY NOTES

- EXISTING 5' SIDEWALK
- EXISTING BRICK PAVERS
- PROPOSED 5' SIDEWALK
- PROPOSED OUTDOOR SEATING AREA
- HANDICAP RAMP W/ DETECTABLE WARNING MAT
- PAVED ASPHALT DRIVEWAY
- TYPE D CURB
- TYPE 9 DRAINAGE INLET
- EXISTING WOOD STEPS
- EXISTING CONCRETE STEPS
- 4' PICKETT FENCE
- PROPOSED ADA PARKING STALL
- STOP / DO NOT ENTER SIGN
- EXISTING OFFSITE PARKING
- EXISTING DRIVEWAY
- 6' PRIVACY FENCE
- STRIPED ISLAND
- 3' SHELL WALKWAY PATH
- CONNECT TO EXISTING WATER METER/ BFP

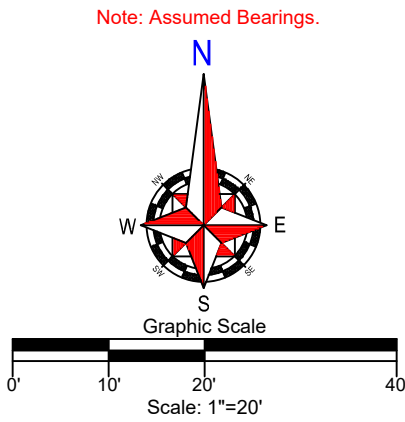
THE CITRUS CABANAS
CONCEPTUAL SITE PLAN



JOB No.: DWJ-004
DESIGNED BY: J.B. & J.O.
DRAWN BY: J.O.
APPROVED BY: J.B.
DATE: 3-3-23
SHEET: 1 OF 1

NOT FOR CONSTRUCTION
UNLESS SIGNED AND SEALED

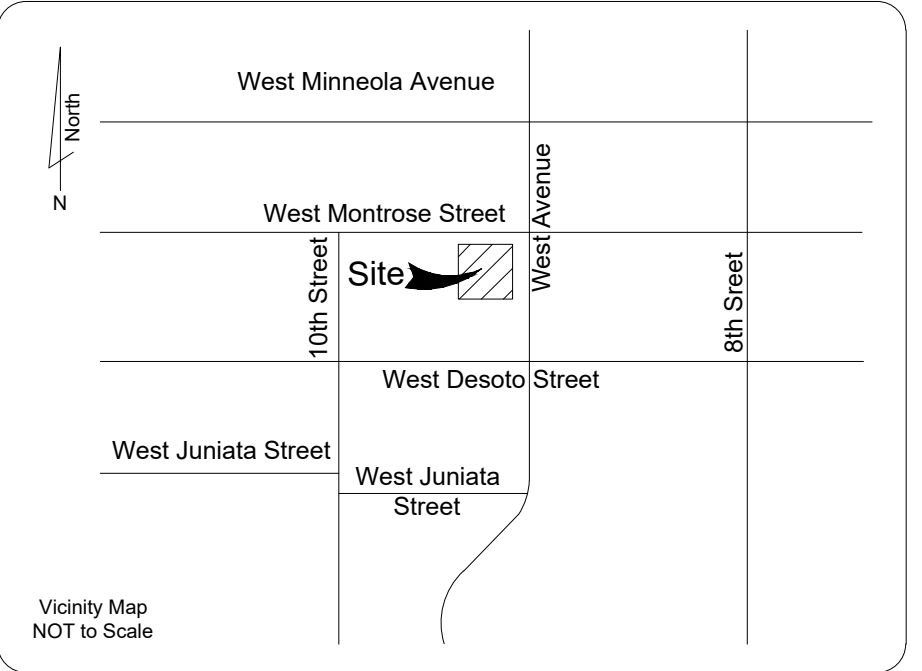
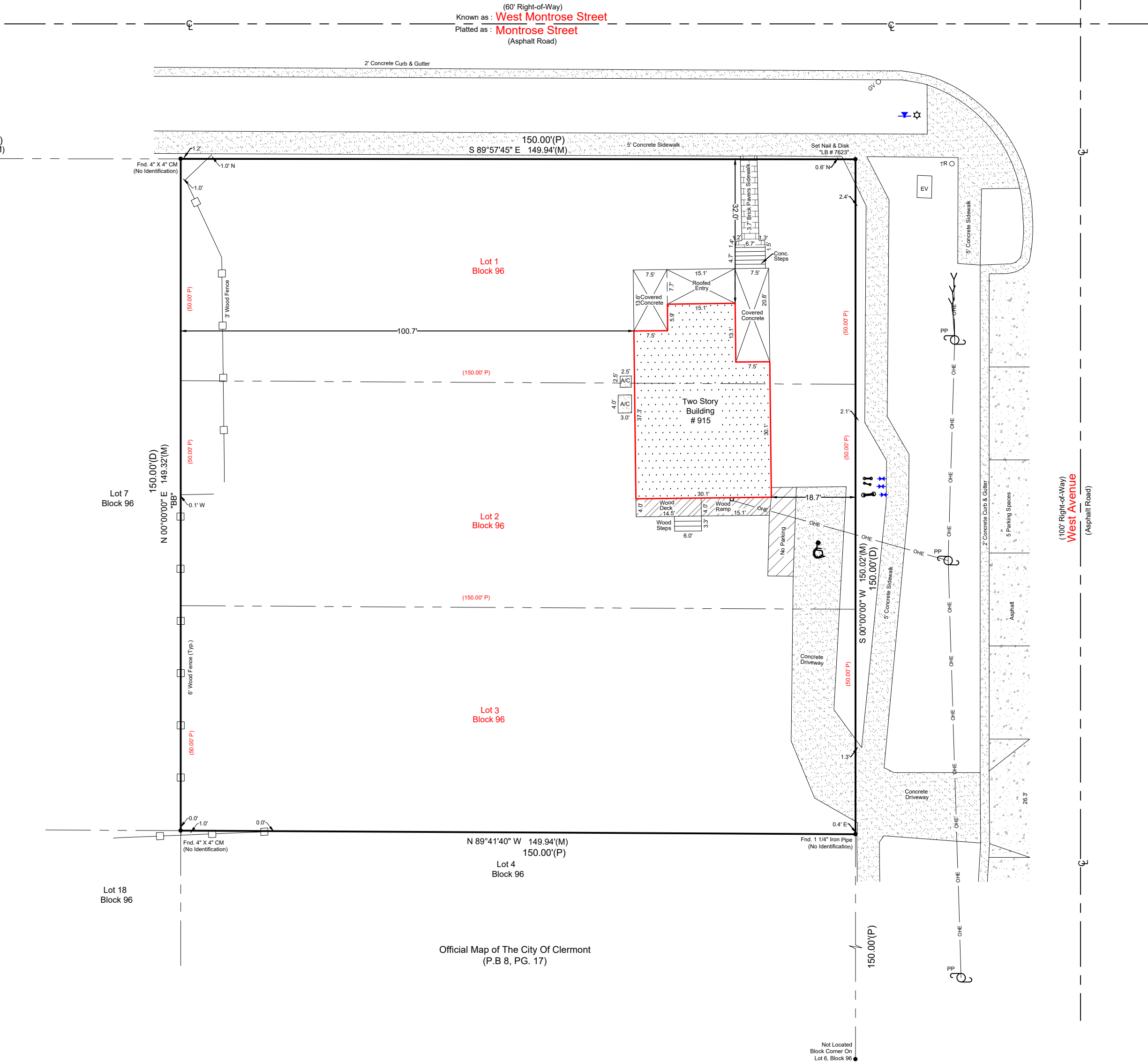
DATE:



915 West Montrose Street,
Clermont, Florida 34711

Issued by: Old Republic National Title Insurance Company
Issuing Agent: - Law Office of Anita Geraci-Carver, P.A.
Commitment Number: 1325437
Issuing Office File Number: 00329-004
Effective Date: September 20, 2022 at 11:00 P.M.
Schedule B - Section 2

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records of attaching subsequent to the Commitment Date hereof but prior to the date the Proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by this Commitment.
None provided at time of survey.
2. a. General or special taxes and assessments required to be paid in the year 2022 and subsequent years.
Not a Survey Matter.
b. Rights or claims of parties in possession not recorded in the Public Records.
None provided at time of survey.
c. Any encroachment, encumbrance, violation, variation or adverse circumstance that would be disclosed by an inspection or an accurate and complete land survey of the Land and inspection of the Land.
Sidewalk at the northeast corner of property. Concrete on the east property line.
d. Easements or claims of easements not recorded in the Public Records.
None provided at time of survey.
e. Any lien, or right to a lien, for services, labor or material furnished, imposed by law and not recorded in the Public Records.
Not a Survey Matter.
3. Any Owner's policy issued pursuant hereto will contain under Schedule B the following exception: Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the Land insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands.
Not on a state owned body of water.
4. Any lien provided by County Ordinance or by Chapter 159, F.S., in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality.
Not a Survey Matter.
5. All matters contained on the Plat of OFFICIAL MAP OF THE CITY OF CLERMONT, as recorded in Plat Book 8, Page 17, Public records of Lake County, Florida.
Nothing on plat to show.
6. Sidewalk encroachment on the North property line; Concrete encroachment on the East property line and Wood fence encroachment on the South property line as shown by that certain survey dated July 20, 2009, prepared by Pharos Consulting, LLC, Job #PH0027.
Survey not provided.
7. Subject to rights of tenants under unrecorded leases, if any.
Not a Survey Matter.



- Legend-
- FOCB - FIBER OPTIC CABLE BOX
 - TLP - TRAFFIC LIGHT POLE
 - TSB - TRAFFIC SIGNAL BOX
 - TP - TRAFFIC PANEL
 - T - Transformer
 - Gas Valve
 - Water Valve
 - Well
 - Cable Riser
 - Cleanout
 - Crosswalk Post
 - Curb Inlet
 - DOT INLET
 - DP - Dumpster Pad
 - EB - ELECTRIC BOX
 - EV - ELECTRIC Vault
 - 1 - Telephone Pedestal
 - Light Pole
 - Power Meter
 - Water Meter
 - Bollard
 - Guy Anchor
 - HR - HANDICAP RAMP
 - Gas Meter
 - Gas Valve
 - GT - Grease Trap
 - Mitered End Section
 - SIGN
 - PS - PARKING SPACES
 - Concrete Power Pole
 - PP - Wood Power Pole
 - Sanitary Manhole
 - Sanitary Valve
 - SB - Setback
 - Storm Inlet
 - SP - SIGNAL POLE
 - Air Release Manhole
 - Storm Manhole
 - Telephone Vault
 - TR - TELEPHONE RISER
 - OHE - Overhead Electric
 - Backflow Preventer

ALTA/NSPS Land Title Survey Boundary Survey

Legal Description:
LOTS 1 THROUGH 3, BLOCK 96, CLERMONT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 17, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

Flood Disclaimer:
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN LAKE COUNTY, COMMUNITY NUMBER 120133, DATED 12-12-2018.

ALTA/NSPS CERTIFICATION

Certified to: **VICTORY COAST LLC, LAW OFFICE OF ANITA GERACI-CARVER, P.A., OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, B.L. FLORIDA, LLC**
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 ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(b), 7(a), 7(b)(1), 8, 9, 11(b), 13, 16, and 18 of Table A thereof.
The fieldwork was completed on: **10/14/2022**
Date of Plat or Map: **10/18/2022**

Patrick K. Ireland
Patrick K. Ireland, PSM 6637



Gross Land Area: 22,448.74 Square Feet ± or 0.515 Acres ±
Setback Requirements: Front: 00' (Non-Residential) / 25' (Residential)
Side: 00' (Non-Residential) / 25' (One and Two Family Residential)
Rear: 00' (Non-Residential) / 25' (One and Two Family Residential)
Zoning: CBD (Central Business District)
Square footage of Buildings: 1,157.08 Square Feet ±
Parking Space Size: (Standard) 5 Parking Spaces found at time of Survey (Offstreet)
(Handicap) 1 Parking Spaces found at time of Survey
In the process of conducting the fieldwork, no evidence of earth moving work, building construction or building additions within recent months were observed.
In the process of conducting the fieldwork, no evidence of recent street or sidewalk construction or repairs were observed.
In the process of conducting the fieldwork, no evidence of site use as a solid waste dump, dump or sanitary landfill were observed.
In the process of conducting the fieldwork, no evidence of cemeteries and/or burial grounds were observed.
In the process of conducting the fieldwork, no evidence of any water features were observed.
In the process of conducting the fieldwork, no evidence of wetland delineation markers were observed.
Vehicular Access to Subject Property is provided by:
West Montrose Street, West Avenue

Revisions	Field Date: 10/14/22	Date Completed: 10/18/22
	Drawn By: MP	File Number: IS-110871
	-Legend-	
C - Calculated	PC - Point of Curvature	
CD - Centerline	Pg - Page	
CM - Concrete Monument	PI - Point of Intersection	
Conc. - Concrete	P.O.B. - Point of Beginning	
D - Description	P.O.L. - Point on Line	
DE - Drainage Easement	PP - Power Pole	
E - Easement	PRM - Permanent Reference Monument	
F.E.M.A. - Federal Emergency Management Agency	PT - Point of Tangency	
FFE - Finished Floor Elevation	R - Radius	
IP - Iron Pipe	Rad. - Radial	
L - Length (Arc)	R&C - Rebar & Cap	
NSD - Nail & Disk	Rec. - Recovered	
N.R. - Non-Radial	Rfd. - Rooted	
ORB - Official Records Book	Set 1/2" Rebar & Cap LB 7623	
P.B. - Plat Book	Typ. - Typical	
W - Wood Fence	UE - Utility Easement	
	WM - Water Meter	
	Δ - Delta (Central Angle)	
	○ - Chain Link Fence	

-Notes-
>Survey is Based upon the Legal Description Supplied by Client.
>Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hiatus.
>Subject to any Easements and/or Restrictions of Record.
>Bearing Basis shown hereon, is Assumed and Based upon the Line Denoted with a "SB".
>Building Ties are NOT to be used to reconstruct Property Lines.
>Fence Ownership is NOT determined.
>Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.
>Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies.
>Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be construed to give ANY Rights or Benefits to Anyone Other than those Certified.
>Flood Zone Determination Shown Hereon is Given as a Courtesy, and is Subject to Final Approval by F.E.M.A. This Determination may be affected by Flood Factors and/or other information NEITHER known by NOR given to this Surveying Company at the time of this Endorsement.
>Ireland & Associates Surveying, Inc. and the signing surveyor assume NO Liability for the Accuracy of this Determination.

I hereby Certify that this ALTA/NSPS Land Title Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown, Based on Information furnished to Me as Noted and Conforms to the Standards of Practice for Land Surveying in the State of Florida in accordance with Chapter 63-17.002 Florida Administrative Code, Pursuant to Section 472.027 Florida Statutes.
Patrick K. Ireland
Patrick K. Ireland, PSM 6637
This Survey is intended ONLY for the use of Said Certified Parties. This Survey NOT VALID UNLESS Signed and Embossed with Surveyor's Seal.
Ireland & Associates Surveying, Inc.
800 Currency Circle Suite 1020
Lake Mary, Florida 32746
www.Irelandsurveying.com
Office-407.678.3366 Fax-407.320.8165









CITY OF CLERMONT REZONING FILING INSTRUCTIONS

Any person requesting a Rezoning shall file a complete application and pay a fee as established by resolution of the City Council in the Development Services Department on or before the 1st day of the month; Complete applications may then be scheduled for Public Hearings the following month – on the 1st Tuesday (Planning & Zoning Commission), 2nd Tuesday (City Council first reading only) and 4th Tuesday (City Council adoption). All applications must be complete, and include applicable site plans and/or pertinent descriptive materials in order to be processed. Dependent upon the scope and/or magnitude of a particular project, scheduling of one or more City Council workshop(s) may also be necessary and additional time may be required prior to being schedule for public hearings.

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

The Applicant shall provide the following information with this application in a PDF format on a CD or electronically via email to planning@clermontfl.org:

- Completed application. Include all signatures:
 - Applicant's signature (if different from owner of record)
 - Owner's signature (owner of record) unless power of attorney or notarized letter authorizing the applicant to act as the duly authorized agent for the owner is submitter with the application.
- Proof of ownership – (i.e. Lake County Property record card, tax receipt, or deed)
- Legal Description in a word document to be used for legal advertising and in the ordinance for rezoning.
- Plot plan (drawn to scale) of the property involved showing the location of existing building or structures and the location of proposed building or structures which specifically delineates and illustrates the extent of the rezoning request. Maximum size for plans 11" x 17" (two full size copies for detail as needed, depending on rezoning)
 - a. Name, address and phone number of the applicant.
 - b. North arrow, date and scale.
 - c. Property lines, existing structures, proposed structures and contiguous streets.
 - d. A short description of the proposed structural usage.
 - e. A topographical map with five (5) foot contour lines (if deemed necessary for clarification purposes by City staff).
- Fee: \$542.00 plus the cost of the advertisement, plus the cost of traffic review, if necessary



CITY OF CLERMONT REZONING APPLICATION

DATE 3/28/2023		FEE: \$542.00 + cost of advertisement + cost of traffic review, if necessary	
Project Name (if applicable) The Citrus Cabanas			
Applicant VICTORY COAST LLC			
Contact Person Darren Johnson			
Address 1075 W LAKESHORE DR	City Clermont	State FL	Zip 34711
Telephone 352-242-3870	Fax		
Email darren@dwj-p.com			
OWNER INFORMATION			
Owner's Name Same			
Owner Address	City	State	Zip
Telephone	Email		
PROPERTY INFORMATION			
Address of Subject Property 915 W MONTROSE ST	City Clermont	State Florida	Zip 34711
Legal Description (include copy of survey) CLERMONT LOTS 1, 2, 3 BLK 96 PB 8 PG 17 ORB 6045 PG 1386 See survey			
Acreage 0.517	Land Use (City verification required) Downtown Mixed Use		
Present Zoning (City verification required) Central Business District	Proposed Zoning PUD		



CITY OF CLERMONT
REZONING
APPLICATION

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

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

Establish an 11 bedroom short term rental on the historic Mulberry Inn property. The subject property will contain 8 small cabanas in addition to the restoration of the existing historic home site for short term rental. See Conceptual Site Plan for details.

Variances/waivers requested:

1. Reduce West 10' Landscape Buffer to 5' with a privacy fence.
2. Reduce South 10' Landscape Buffer to 1' with a privacy fence.
3. Reduce parallel parking space from 10'x22' to 8'x22' with a 16' wide one way drive.

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

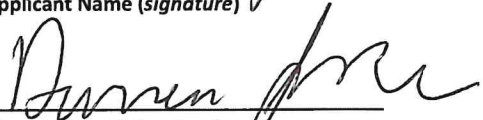
Darren Johnson

Applicant Name (print)

x. 
Applicant Name (signature)

Darren Johnson

Owner Name (print)

x. 
Owner Name (signature)

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

5/22/2020

LEGAL NOTICE

On Tuesday, June 6, 2023 at 6:30 PM the Clermont Planning & Zoning Commission will consider the enactment of the following proposed ordinance and on Tuesday, June 27, 2023 at 6:30 PM at a public hearing the request will be held before the City Council for Final Adoption.

ORDINANCE NO. 2023-021

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

LOCATION

915 West Montrose Street
Improved property located at the southwest corner of
West Montrose Street and West Avenue
(Alternate Key 1615283)
0.515 +/- acres



LEGAL DESCRIPTION

LOTS 1 THROUGH 3, BLOCK 96, CLERMONT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 17, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PROPERTY REZONING

From Central Business District (CBD) to Planned Unit Development (PUD) to allow up to eight (8) small cabana units along with the use of the existing historic two-story home to be used for short term rentals.

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

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

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

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