

CITY OF CLERMONT
PLANNING AND ZONING COMMISSION AGENDA
7:00 PM, Tuesday, January 7, 2014
City Hall – 685 W. Montrose Street, Clermont, FL

CALL TO ORDER
INVOCATION AND PLEDGE OF ALLEGIANCE
MINUTES

Approval of Minutes for November 5, 2013 meeting

REPORTS
NEW BUSINESS

- | | |
|--|---|
| Item 1 - Palm Tire Automotive Service Center | Request for a conditional use permit to allow an automotive repair center in the C-2 General Commercial zoning. |
| Item 2 - Star Child Daycare Center | Request for a conditional use permit to allow a daycare facility in the C-2 General Commercial zoning district. |
| Item 3 - POSTPONEMENT - Citrus Tower Apartments and Professional Office - Small Scale Comprehensive Plan Amendment | Table to February 4, 2014 |
| Item 4 - Nomination of Chair and Vice-Chair for 2014 | |

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 the Planning and Zoning Department at 352-241-7302.

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 Recording Clerk for the City's records.

City of Clermont
MINUTES
PLANNING AND ZONING COMMISSION
November 5, 2013

Page 1

The meeting of the Planning & Zoning Commission was called to order Tuesday November 5, 2013 at 7:00 p.m. by Chairman Nick Jones. Other members present were Carlos Solis, Harry Mason, Bernadette Dubuss, and Raymond Loyko. Also in attendance were Barbara Hollerand, Planning and Zoning Director, John Kruse, Senior Planner, Dan Mantzaris, City Attorney, and Rae Chidlow, Administrative Assistant.

MINUTES of the Planning and Zoning Commission meeting held October 1, 2013 were approved as written.

REPORTS

Chairman Nick Jones handed out a brochure for the symphony. He stated that the first concert will be held on Friday, November 8, 2013 at Family Christian Center. He stated that the City will be the prime sponsor for a Christmas Concert at the waterfront pavilion. He stated that the concert will be held December 6, 2013, the evening before Light-Up Clermont.

Planning and Zoning Director Barbara Hollerand introduced John Kruse to the Planning and Zoning Commission. She stated that no applications were submitted prior to the deadline for the December 3, 2013 meeting, so there will be no meeting.

1. REQUEST FOR CONDITIONAL USE PERMIT

DEVELOPMENT NAME: Ladybird Academy
APPLICANT: John Schmid
GENERAL LOCATION: Lots 2 and 3 of University Village
EXISTING ZONING: C-2 General Commercial
EXISTING LAND USE: Vacant
FUTURE LAND USE: Commercial

Planning and Zoning Director Barbara Hollerand presented the following staff report:

The applicant is requesting a Conditional Use Permit to allow a Kids Daycare Facility in the C-2, General Commercial Zoning District. Childcare centers are designated as a conditional use within the C-2, General Commercial zoning district.

The applicant is proposing to construct a 13,300 square foot building with a 4,000 square foot playground that could handle 185 children. This will be located within the University Village shopping center (currently undeveloped) along Highway 50 just west of Hancock Rd. The daycare center will employ 6 teaching staff members and 12 additional employees. Operational hours will be from 6:30 am to 8:00 pm. Monday through Friday.

City of Clermont
MINUTES
PLANNING AND ZONING COMMISSION
November 5, 2013

Page 2

John Schmid, 1650 E. Highway 50, stated that if the Commission had any questions, he was present to answer them.

Commissioner Harry Mason asked about the drop off and pick up of the children.

Mr. Schmid stated that most of the drop off will be in the mornings and late afternoons. He stated that there are two entries off of Highway 50 and one entrance in the rear off Legends Way.

Commissioner Mason asked about the FDOT retention.

Mr. Schmid stated that the retention area would not be an issue for the daycare.

Commissioner Raymond Loyko asked about the playground area.

Mr. Schmid stated that there will be a three foot block wall with a fence on top of the wall.

Chairman Nick Jones asked about sharing the access with Orange Bank.

Mr. Schmid stated that they have an agreement from the previous developer showing that entrance in front of Orange Bank as a recorded access.

Otis Taylor, 3686 Caladesi Rd., asked if there is a turning lane going into the development.

Mr. Schmid stated that there is a right turn lane already present for the development.

Commissioner Carlos Solis moved to recommend approval of the Conditional Use Permit; seconded by Commissioner Bernadette Dubuss. The vote was unanimous to recommend approval for the Conditional Use Permit to City Council.

There being no further business, the meeting was adjourned at 7:17 pm.

Nick Jones, Chairman

ATTEST:

Rae Chidlow – Administrative Assistant



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Council Meeting Date					
Tuesday, January 7, 2014					
Requested Action					
Motion to Approve Resolution no. 2014-01					
Staff Report					
Palm Tire Automotive - Conditional Use Permit					
The applicant is requesting a conditional use permit (CUP) for an automotive repair center. The proposal is to construct a new 6,400 square foot repair center with 10 bays for service, a sales office, and inventory area for parts. As the site plan indicates, the bays will face north and south, and not toward Highway 27. The hours of operation will be from Monday through Friday 8am to 5pm, and Saturday from 8am to 12 pm. The service center will employ 8 full time employees and one part time employee. The C-2 zoning allows for a wide variety of uses but the proposed use requires a CUP. The applicant is not requesting to perform any major repairs such as body repairs. All proposed automotive work will be done within the walls of the building.					
Legal Impact					
Additional Analysis					
Fiscal Impact Summary					
Fiscal Impact		Fund Number and Description		Available Budget Amount	
Exhibits Attached (copies of original agreements)					
1. Exhibit 1 - Resolution 2014-01		2014-01 Palm Tire.doc			
2. Exhibit 2 through 5		Palm Tire CUP - AGENDA ITEM P&Z1-7, CC1-28-14.doc			
3. Application		Palm Tire application.pdf			

**CITY OF CLERMONT
RESOLUTION NO. 2014-01**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A
CONDITIONAL USE PERMIT TO ALLOW AN AUTOMOTIVE REPAIR
CENTER IN THE C-2 GENERAL COMMERCIAL ZONING DISTRICT.**

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held January 7, 2014 recommended for _____ of this Conditional Use Permit to allow an automotive repair center in the C-2 General Commercial zoning district; at the following location:

LOCATION:

Vacant property (Alt. Key 3781935) on west side of Highway 27;
north of Hunt 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 allow an automotive repair center in the C-2 General Commercial zoning district be granted subject to the following conditions:

CONDITIONAL USE PERMIT 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. No business can occupy any portion of a building unless the proposed business has applied for and obtained a Local Business Tax Receipt from the Planning & Zoning Department.
4. The Conditional Use Permit must be executed and processed through 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.

CITY OF CLERMONT
RESOLUTION NO. 2014-01

5. 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.
6. This permit shall become null and void if substantial construction work has not begun within two (2) years of the date the Conditional Use Permit is executed and signed by the appropriate parties. Substantial construction work means the commencement and continuous construction of required improvements ultimately finalized at completion.
7. The applicant shall be required to submit a formal site plan for review and approval by the City staff. The project shall be designed in substantial accordance with the site plan at the preliminary site review meetings and public hearings with the exception of modifications necessary to comply with final Conditional Use Permit conditions.
8. 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.
9. The structure shall be inspected by the City Building Inspector and all building code violations must be corrected prior to a Certificate of Occupancy being issued.
10. The final Certificate of Occupancy shall not be issued until each of the stated conditions has been met.
11. 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.

Section 2- Land Use

1. The property is approved for an automobile & tire repair center as well as permitted uses within the C-2 General Commercial zoning district.
2. The property shall be developed in substantial accordance with the conceptual site plan in Exhibit 5. 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 Conditional Use Permit application are not the approved construction plans.
3. All repairs or service, other than minor repairs such as wiper blades or headlight/taillight bulbs, or similar minor items, must be done within an enclosed building.

CITY OF CLERMONT
RESOLUTION NO. 2014-01

4. Display sales of any vehicle(s) shall not be allowed.
5. No outside storage of any vehicles shall be allowed on site, except for vehicles awaiting immediate repair.
6. No parking, storage of vehicles or equipment, or other uses of any kind are allowed on any adjacent right-of-way.
7. In the event that parking at this site proves inadequate, the City reserves the right to open the Conditional Use Permit for further review and additional conditions which may include additional parking requirements or revocation of the Conditional Use Permit.
8. In the event that the noise levels create a nuisance to the surrounding property owners, the City reserves the right to open the Conditional Use Permit for further review and additional conditions. Recurring documented complaints related to noise or other disturbances emanating from the operation shall be considered prima facie evidence of a violation of this provision. The owner shall be given written notice of such violations and shall have seven (7) days after receipt of such notice within which to demonstrate that adequate measures have been taken to alleviate the source of the disturbance which gave rise to the recurring complaints. If, in the opinion of the Planning and Zoning Director, the disturbances have not been corrected, the owner will be scheduled for the next available City Council meeting to determine the appropriate action necessary to alleviate the disturbance, including any additional restrictions on the operation of the business deemed necessary to alleviate the complaints.
9. Automotive and truck repair service would be limited strictly to cars; SUVs, vans; recreational vehicles; dump trucks; agricultural or construction implements such as, but not limited to, tractors and front end loaders; semi tractors, without trailers attached; and small utility trucks, light trucks. No semi-trailers or heavy equipment, such as bulldozers; repairs; parking or storage; shall be permitted.

Section 3 – Site Development

1. Detailed grading, erosion control, and dust abatement plans for the entire site shall be submitted to and approved by the Site Review Committee prior to construction plan approval and the initiation of development activity. The dust abatement plan shall detail measures to be taken to eliminate the migration of dust particles from the site.
2. All excavated material shall be stored in a location approved by the City Engineer.
3. Geo-technical information regarding the soil characteristics of the site shall be submitted to the City as part of the final site review process.

CITY OF CLERMONT
RESOLUTION NO. 2014-01

4. The permittee/developers shall provide both temporary and permanent grassing including fertilizer application on all disturbed areas where construction is not immediately intended. Said plan shall be provided in accordance with an approved ground cover plan acceptable to the City in accordance with Best Management Practices (BMP) of the United States Department of Agriculture Soil Conservation Service.

Section 4 – Utilities and Stormwater

1. The permittee shall be responsible for purchasing, installing, and maintaining fire hydrants within the project. They shall be installed according to City Code.
2. The project shall be plumbed for reuse water with purple piping. Until such time as reuse water is available, irrigation water shall be provided for by well.

Section 5 - Architectural Design Standards

1. All structures shall be designed and constructed in accordance with the Architectural Standards of the City of Clermont.
2. Direct exposed view neon tubing or similar type tubing shall not be utilized for building trim or accent areas.
3. All fencing within public view shall be ornamental metal or brick, as approved by the Site Review Committee.

CITY OF CLERMONT
RESOLUTION NO. 2014-01

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 28th day of January, 2014.

CITY OF CLERMONT

Harold S. Turville, Jr., Mayor

ATTEST:

Tracy Ackroyd, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Exhibit 2

DEVELOPMENT NAME: Palm Tire Automotive
OWNER/APPLICANT: Tower Commercial Land Trust / Dale Ladd
REQUESTED ACTION: A CUP Request to allow an automobile repair center within a C-2 General Commercial Zoning District
SIZE OF PARCEL: 1.4 +/- acre
GENERAL LOCATION: Highway 27 across from the Citrus Tower
EXISTING ZONING: C-2, General Commercial
EXISTING LAND USE: Vacant
FUTURE LAND USE: Commercial

SURROUNDING CONDITIONS:

	<u>FUTURE LAND USE</u>	<u>ZONING</u>	<u>EXISTING LAND USE</u>
NORTH:	Commercial	C-2, General Commercial	Commercial
SOUTH:	Commercial	C-2, General Commercial	Vacant
EAST:	Commercial	C-2, General Commercial	Commercial
WEST:	Medium Density Residential	R-3, Residential /Professional	Residential

Road Classification: Highway 50 – Collector
Utility Area: City of Clermont Water / Sewer
Site Utilities: City of Clermont Water / Sewer
Site Visit: 12/14/12
Signs Posted: By applicant

Exhibit 3

Location Map:



Exhibit 4

CUP 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. No business can occupy any portion of a building unless the proposed business has applied for and obtained a Local Business Tax Receipt from the Planning & Zoning Department.
4. The Conditional Use Permit must be executed and processed through 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.
5. 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.
6. This permit shall become null and void if substantial construction work has not begun within two (2) years of the date the Conditional Use Permit is executed and signed by the appropriate parties. Substantial construction work means the commencement and continuous construction of required improvements ultimately finalized at completion.
7. The applicant shall be required to submit a formal site plan for review and approval by the City staff. The project shall be designed in substantial accordance with the site plan at the preliminary site review meetings and public hearings with the exception of modifications necessary to comply with final CUP conditions.
8. 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.
9. The structure shall be inspected by the City Building Inspector and all building code violations must be corrected prior to a Certificate of Occupancy being issued.
10. The final Certificate of Occupancy shall not be issued until each of the stated conditions has been met.
11. 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.

Section 2- Land Use

1. The property is approved for an automobile & tire repair center as well as permitted uses within the C-2 General Commercial Zoning District.
2. The property shall be developed in substantial accordance with the conceptual site plan in Exhibit 5. 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 of other development permits. The conceptual site plans submitted with the CUP application are not the approved construction plans.
3. All repairs or service (other than minor repairs such as wiper blades or headlight/taillight bulbs, or similar minor items) must be done within an enclosed building.
4. Display sales of any vehicle(s) shall not be allowed.
5. No outside storage of any vehicles shall be allowed on site, except for vehicles awaiting immediate repair.
6. No parking, storage of vehicles or equipment, or other uses of any kind are allowed on any adjacent right-of-way.
7. In the event that parking at this site proves inadequate the City reserves the right to open the CUP for further review and additional conditions which may include additional parking requirements or revocation of the Conditional Use Permit.
8. In the event that the noise levels create a nuisance to the surrounding property owners, the City reserves the right to open the CUP for further review and additional conditions. Recurring documented complaints related to noise or other disturbances emanating from the operation shall be considered prima facie evidence of a violation of this provision. The owner shall be given written notice of such violations and shall have seven (7) days after receipt of such notice within which to demonstrate that adequate measures have been taken to alleviate the source of the disturbance which gave rise to the recurring complaints. If, in the opinion of the Planning and Zoning Director, the disturbances have not been corrected, the owner will be scheduled for the next available City Council meeting to determine the appropriate action necessary to alleviate the disturbance, including any additional restrictions on the operation of the business deemed necessary to alleviate the complaints.
9. Automotive and truck repair service would be limited strictly to cars, SUVs, vans, recreational vehicles, dump trucks, agricultural or construction implements such as (but not limited to) tractors and front end loaders, semi tractors (without trailers attached) and small utility (light) trucks. No semi-trailer, or heavy equipment (e.g. bulldozers), repairs, parking or storage, shall be permitted.

Section 3 – Site Development

1. Detailed grading, erosion control, and dust abatement plans for the entire site shall be submitted to and approved by the Site Review Committee prior to construction plan approval and the initiation of development activity. The dust abatement plan shall detail measures to be taken to eliminate the migration of dust particles from the site.
2. All excavated material shall be stored in a location approved by the City Engineer.

3. Geo-technical information regarding the soil characteristics of the site shall be submitted to the City as part of the final site review process.
4. The permittee/developers shall provide both temporary and permanent grassing including fertilizer application on all disturbed areas where construction is not immediately intended. Said plan shall be provided in accordance with an approved ground cover plan acceptable to the City in accordance with best management practices (BMP) of the U.S.D.A. Soil Conservation Service.

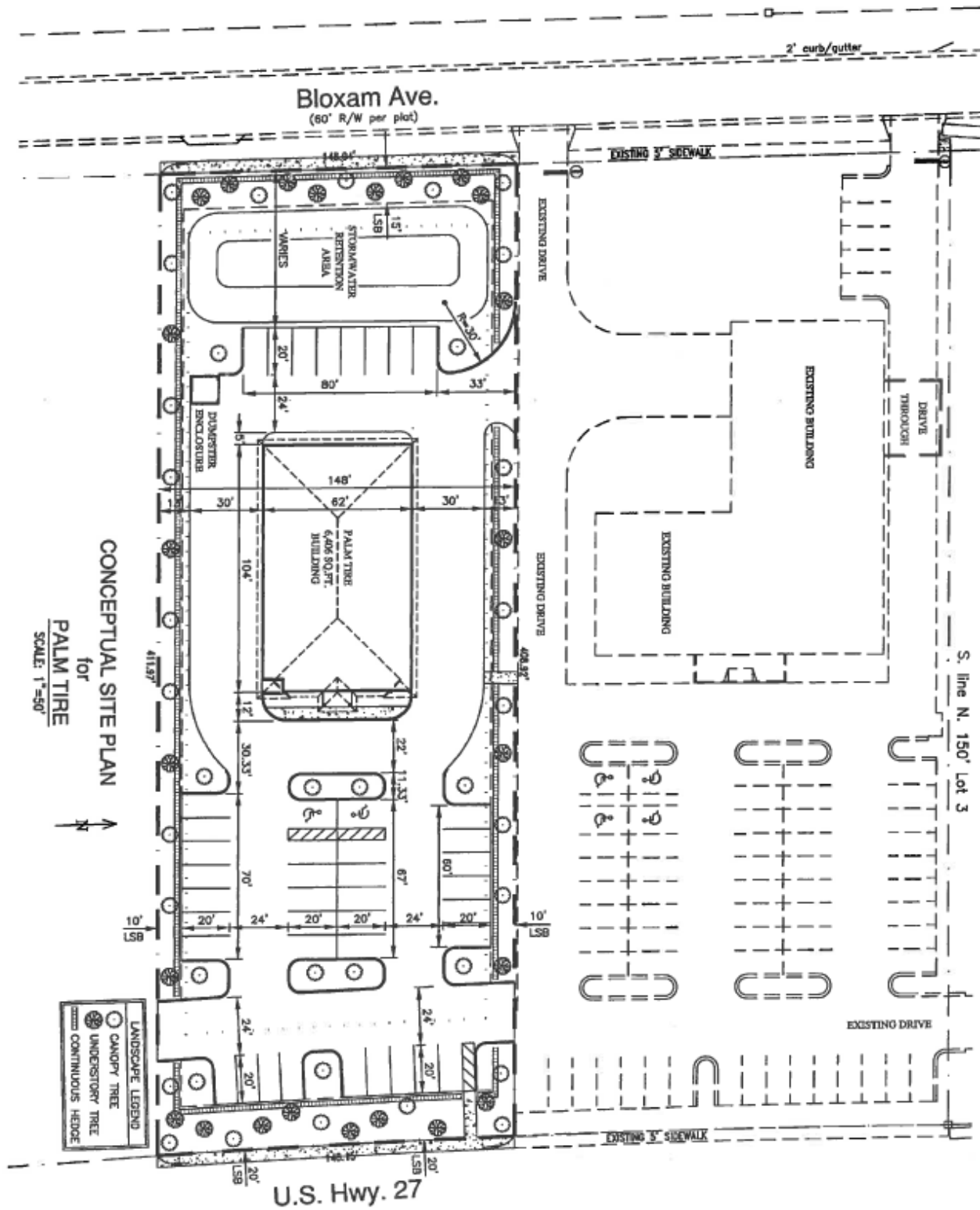
Section 4 – Utilities and Stormwater

1. The permittee shall be responsible for purchasing, installing, and maintaining fire Hydrants within the project. They shall be installed according to City Code.
2. The project shall be plumbed for reuse water with purple piping, Until such time as reuse water is available, irrigation water shall be provided for by well.

Section 5 - Architectural Design Standards

1. All structures shall be designed and constructed in accordance with the *Architectural Standards* of the City of Clermont.
2. Direct exposed view neon tubing or similar type tubing shall not be utilized for building trim or accent areas.
3. All fencing within public view shall be ornamental metal or brick, as approved by the Site Review Committee.

Exhibit 5





**CITY OF CLERMONT
CONDITIONAL USE PERMIT (CUP)
APPLICATION**

DATE: November 21, 2013

FEE: _____

PROJECT NAME (if applicable): _____

APPLICANT: Dale J. Ladd

CONTACT PERSON: Dale J. Ladd

Address: 1135 East Avenue

City: Clermont State: FL Zip: 34711

Phone: 352-394-8686 Fax: 352-394-5971

E-Mail: mimi@highlandrealestate.biz

OWNER: Tower Commercial Land Trust

Address: 1135 East Avenue

City: Clermont State: FL Zip: 34711

Phone: 352-394-8686 Fax: 352-394-5971

Address of Subject Property: Highway 27

General Location: West side of Highway 27, North of Hunt Street

Legal Description (include copy of survey): The south 148' of the north
326.94' of Lot 3, Block 6, lying west of
Highway 27

Land Use (City verification required): Commercial

Zoning (City verification required): C-2

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

x
Owner Name (signature)

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

***Palm Tire & Automotive, Inc. has been operating in Minneola, FL since April 2, 2004.**

***The hours of operation Monday thru Friday 8am – 5pm,
Saturday 8am – 12pm**

***We currently have 8 full time employees, 1 part-time that is building & property maintenance.**

***Our business consists of 82% auto repair – 18% tire sales**

***8 Bay facility, sales area and customer waiting area, office, and 3 restrooms.**

***We are currently servicing the Lake County Sheriff's Office Fleet.**

***All Used Fluids & Used Tires are disposed of by licensed companies.
Used metals are recycled.**

***Matt Graham, Owner**

***Carolyn Edgington, Manager**

Bloxam Ave.
(60' R/W per plat)

EXISTING 5' SIDEWALK

EXISTING DRIVE

EXISTING BUILDING

**DRIVE
THROUGH**

EXISTING BUILDING

EXISTING DRIVE

S. line N. 150' Lot 3

EXISTING DRIVE

EXISTING 5' SIDEWALK

U.S. Hwy. 27

CONCEPTUAL SITE PLAN

PALM TIRE

SCALE: 1"=50'

LANDSCAPE LEGEND

3 CANOPY TREE

UNDERSTORY TREE

CONTINUOUS HEDGE

LAKE DRAFTING AND GRAPHICS INC.
 11200 N. 11TH AVE. SUITE 100
 LAKESIDE, ARIZONA 85429
 PHONE: (602) 944-1120 FAX: (602) 944-1121

DATE	04-21-05
BY	dmf
CHECKED	
APPROVED	
PROJECT	NEW BUILDING FOR "Palm Time Tavern"
LOCATION	11200 N. 11TH AVE. SUITE 100, LAKESIDE, ARIZONA 85429
SCALE	AS NOTED
JOB #	LDC 1924

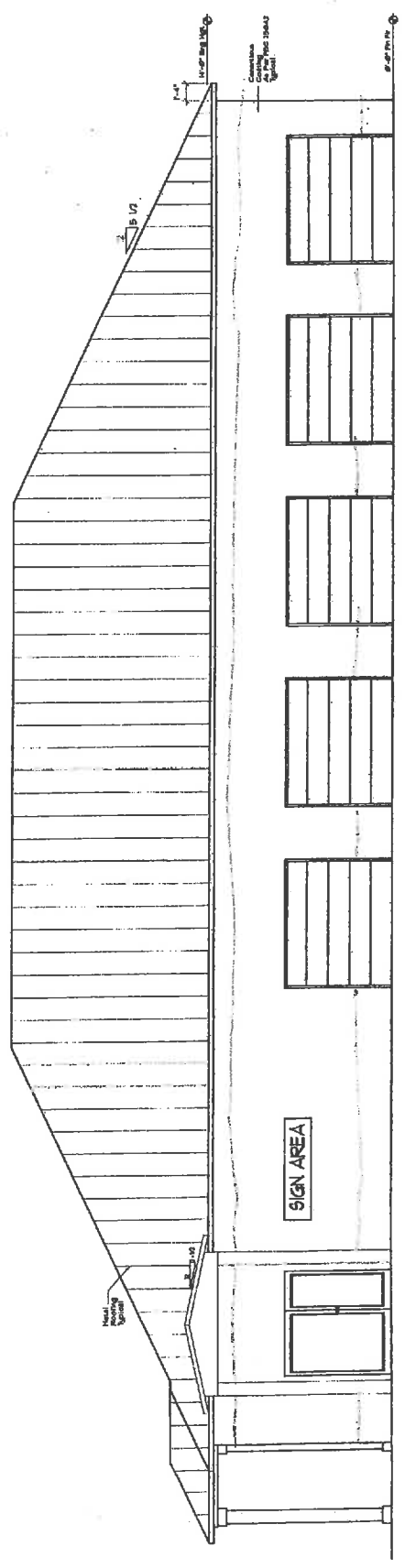
NEW BUILDING FOR "Palm Time Tavern"

SQUARE FOOTAGE	
INTERIOR	6407
EXTERIOR	47
ROOF	31
DECK	237

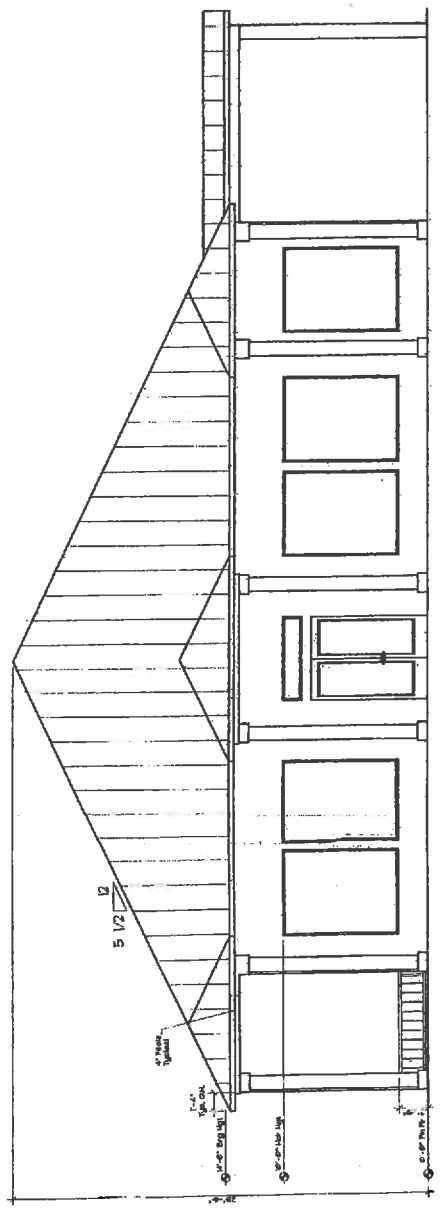
DATE: 04-21-05
 DRAWN BY: dmf
 SCALE: AS NOTED
 JOB # LDC 1924
 SHEET #
 OF SHEETS

Wynn A. Buck, P.E.
 P.E. 63523
 M.D.
 May 1, 2005

Lake Drafting Company
 11200 N. 11TH AVE. SUITE 100
 LAKESIDE, ARIZONA 85429
 PHONE: (602) 944-1120



FRONT ELEVATION
 SCALE: 1/4" = 1'-0"



LEFT ELEVATION
 SCALE: 1/4" = 1'-0"

**AGENDA ITEM**

Council Meeting Date																	
Tuesday, January 7, 2014																	
Requested Action																	
Motion to Approve Resolution no. 2014-02																	
Staff Report																	
StarChild Daycare Center																	
The applicant is requesting a Conditional Use Permit to allow a Kids Daycare Facility in the C-2, General Commercial Zoning District. Childcare centers are designated as a conditional use within the C-2, General Commercial zoning district. The applicant is proposing to construct a 23,000 square foot building (phase one 18,700 square feet) with multiple playgrounds that could handle up to 500 children from infants through fifth grade. This will be located within the Hancock Town Centre shopping center (currently undeveloped) along Hooks Street just behind Office Depot. The daycare center will employ approximately 75 teachers and staff members and will operate from 6:00 am to 7:00 pm. Monday through Friday.																	
Legal Impact																	
Additional Analysis																	
Fiscal Impact Summary																	
Fiscal Impact		Fund Number and Description		Available Budget Amount													
Exhibits Attached (copies of original agreements)																	
<table><tr><td>1.</td><td>Exhibit 1 - Resolution 2014-02</td><td>2014-02 Starchild.doc</td></tr><tr><td>2.</td><td>Exhibit 2 through 4</td><td>StarChild Daycare Center CUP 2 - AGENDA ITEM summary CC1-28-14.doc</td></tr><tr><td>3.</td><td>Application</td><td>Starchild application.pdf</td></tr><tr><td>4.</td><td>Site Plan</td><td>Starchild site plan.pdf</td></tr></table>						1.	Exhibit 1 - Resolution 2014-02	2014-02 Starchild.doc	2.	Exhibit 2 through 4	StarChild Daycare Center CUP 2 - AGENDA ITEM summary CC1-28-14.doc	3.	Application	Starchild application.pdf	4.	Site Plan	Starchild site plan.pdf
1.	Exhibit 1 - Resolution 2014-02	2014-02 Starchild.doc															
2.	Exhibit 2 through 4	StarChild Daycare Center CUP 2 - AGENDA ITEM summary CC1-28-14.doc															
3.	Application	Starchild application.pdf															
4.	Site Plan	Starchild site plan.pdf															

CITY OF CLERMONT
RESOLUTION NO. 2014-02

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW A DAYCARE FACILITY IN THE C-2 GENERAL COMMERCIAL ZONING DISTRICT.

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held January 7, 2014 recommended for _____ of this Conditional Use Permit to allow a daycare facility in the C-2 General Commercial zoning district; at the following location:

LOCATION:

Vacant property north of Hooks Street;
east side of Lot 5 of Hancock Towne Centre

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 allow a daycare facility in the C-2 General Commercial zoning district be granted subject to the following conditions:

CONDITIONAL USE PERMIT 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 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 structure shall be inspected by the Fire Inspector for life safety requirements and all requirements must be met prior to any Certificate of Occupancy being issued.

CITY OF CLERMONT
RESOLUTION NO. 2014-02

5. The structure shall be inspected by the Building Inspector and all building code violations must be corrected prior to a Certificate of Occupancy being issued.
6. The final Certificate of Occupancy shall not be issued until each of the stated conditions has been met.
7. 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.
8. 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.
9. 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.
10. If, at a future date, parking at this site proves inadequate, the applicant understands and agrees that the City may require additional parking or rescind this Conditional Use Permit.
11. Should the daycare use become an infringement upon the other business within the development, the City reserves the right to reopen the Conditional Use Permit for additional review and conditions.
12. Should the daycare use cease operations for a period greater than 180 days, a new Conditional Use Permit shall be required.

Section 2 – Land Use

1. This location may be used as a daycare facility in addition to any permitted C-2 uses.

CITY OF CLERMONT
RESOLUTION NO. 2014-02

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 28th day of January, 2014.

CITY OF CLERMONT

Harold S. Turville, Jr., Mayor

ATTEST:

Tracy Ackroyd, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Exhibit 2

DEVELOPMENT NAME: StarChild Daycare
APPLICANT: Valery & Matthew Perry
SIZE OF PARCEL: 7 +/- acre
GENERAL LOCATION: Hooks Street

EXISTING ZONING: C-2 Commercial
EXISTING LAND USE: Vacant
FUTURE LAND USE: Commercial

SURROUNDING CONDITIONS:

	FUTURE LAND USE	ZONING	EXISTING LAND USE
NORTH:	Commercial	C-2 Commercial	Commercial
SOUTH:	Low Density Residential	PUD R-3	Residential
EAST:	Commercial	C-2 Commercial	Church
WEST:	Commercial	C-2 Commercial	Commercial

Road Classification: Hooks St. – Collector
Utility Area: City of Clermont Water / Sewer
Site Utilities: City of Clermont Water / Sewer
Site Visit: 12-21-13
Signs Posted: By applicant

Location Map:

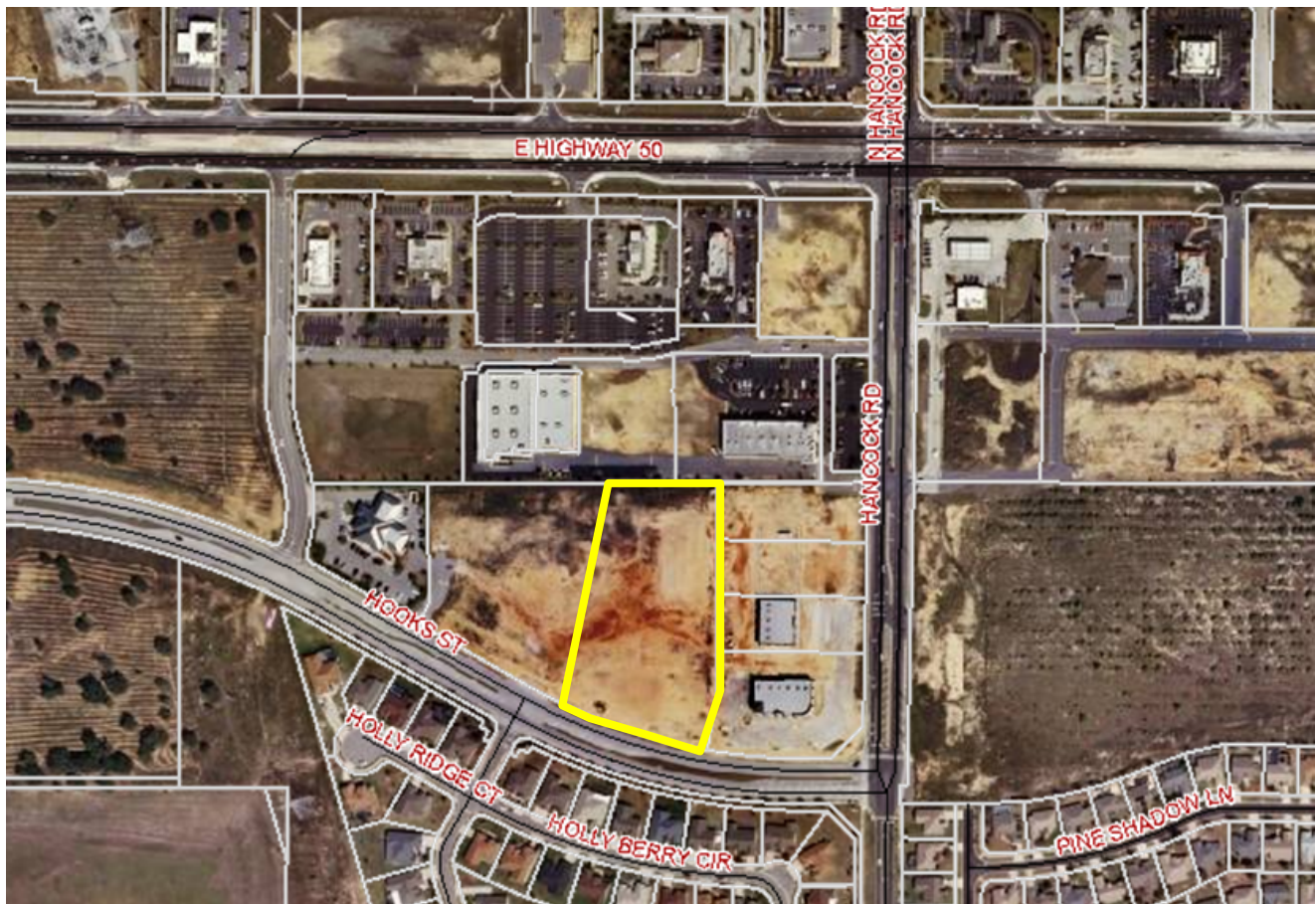


Exhibit 3

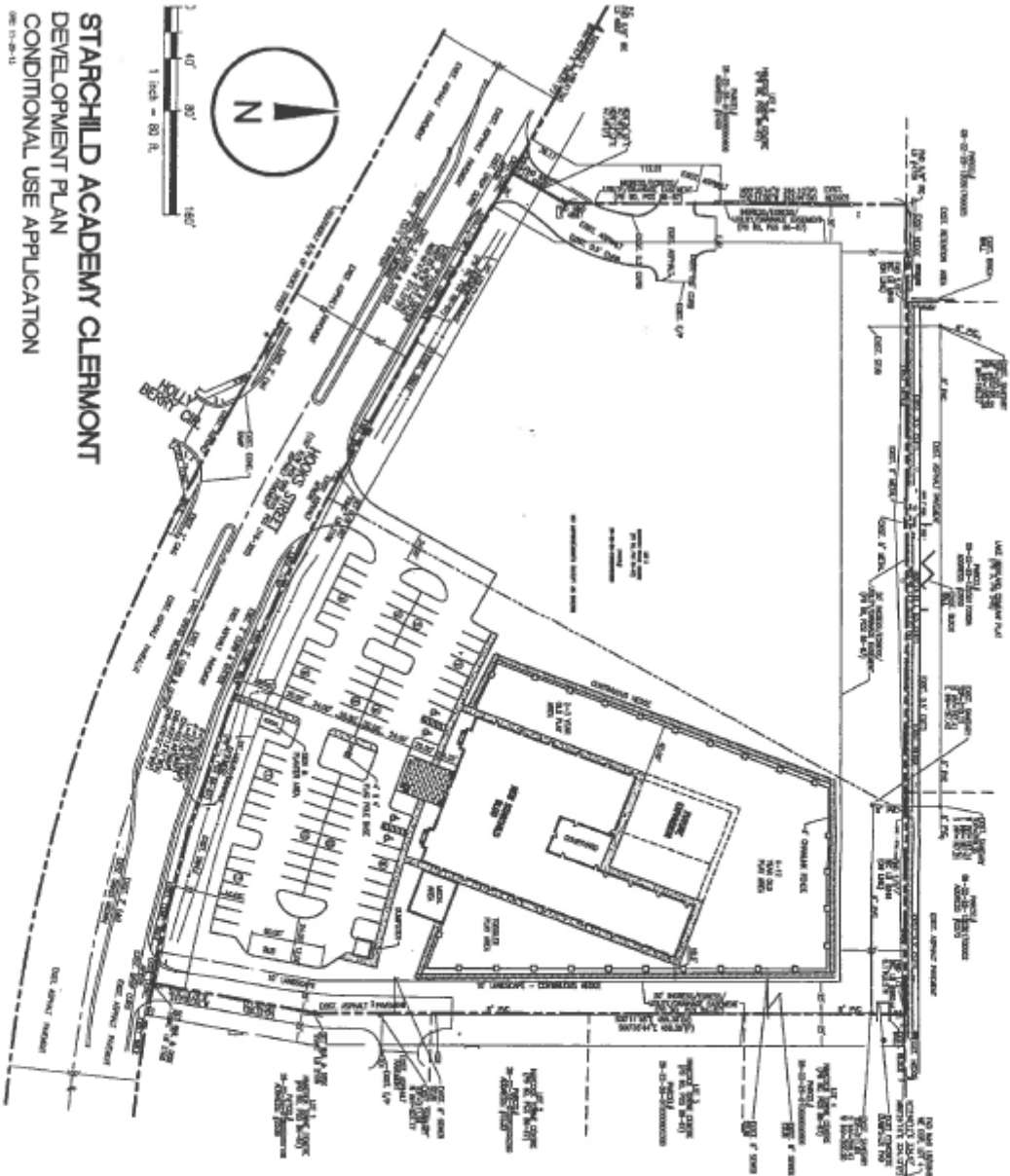
Section 1 - General Conditions

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 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 property shall be developed in substantial accordance with the conceptual site plan in Exhibit 4. 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 of other development permits. The conceptual site plans submitted with the CUP application are not the approved construction plans.
5. The structure shall be inspected by the Fire Inspector for life safety requirements, and all requirements must be met prior to any certificate of occupancy being issued.
6. The structure shall be inspected by the 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. 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.
11. If, at a future date, parking at this site proves inadequate, the applicant understands and agrees that the City may require additional parking or rescind this Conditional Use Permit.
12. Should the daycare use become an infringement upon the other business within the development, the city reserves the right to reopen the Conditional Use Permit for additional review and conditions.
13. Should the daycare use cease operations for a period greater than 180 days, a new Conditional Use Permit shall be required.

Section 2 – Land Use

1. This location may be used as a daycare facility in addition to any permitted C-2 uses.

Exhibit 4



STARCHILD ACADEMY CLERMONT
DEVELOPMENT PLAN
CONDITIONAL USE APPLICATION
 (SHEET 1 OF 1)

DEVELOPMENT DATA:

TOTAL SITE AREA =	331,113 SF = 7.64 AC
TOTAL DEVELOPABLE AREA =	281,100 SF = 6.43 AC
EXISTING IMPROVEMENTS =	70 (MILES OF CLEMONT - C-1)
PROPOSED IMPROVEMENTS =	CONCRETE
FRONT =	
REAR =	
MAX. WAREHOUSE SURFACE COVERAGE =	
MAX. BUILDING HEIGHT =	
PARKING REQUIREMENTS =	
PROPOSED DEVELOPMENT =	
CLASSROOM AREA REQUIREMENT =	
BRONCKE FACILITY PHASE 1 =	
BRONCKE FACILITY PHASE 2 =	
BRONCKE FACILITY PHASE 3 =	
BRONCKE FACILITY PHASE 4 =	
BRONCKE FACILITY PHASE 5 =	
BRONCKE FACILITY PHASE 6 =	
BRONCKE FACILITY PHASE 7 =	
BRONCKE FACILITY PHASE 8 =	
BRONCKE FACILITY PHASE 9 =	
BRONCKE FACILITY PHASE 10 =	
BRONCKE FACILITY PHASE 11 =	
BRONCKE FACILITY PHASE 12 =	
BRONCKE FACILITY PHASE 13 =	
BRONCKE FACILITY PHASE 14 =	
BRONCKE FACILITY PHASE 15 =	
BRONCKE FACILITY PHASE 16 =	
BRONCKE FACILITY PHASE 17 =	
BRONCKE FACILITY PHASE 18 =	
BRONCKE FACILITY PHASE 19 =	
BRONCKE FACILITY PHASE 20 =	
BRONCKE FACILITY PHASE 21 =	
BRONCKE FACILITY PHASE 22 =	
BRONCKE FACILITY PHASE 23 =	
BRONCKE FACILITY PHASE 24 =	
BRONCKE FACILITY PHASE 25 =	
BRONCKE FACILITY PHASE 26 =	
BRONCKE FACILITY PHASE 27 =	
BRONCKE FACILITY PHASE 28 =	
BRONCKE FACILITY PHASE 29 =	
BRONCKE FACILITY PHASE 30 =	
BRONCKE FACILITY PHASE 31 =	
BRONCKE FACILITY PHASE 32 =	
BRONCKE FACILITY PHASE 33 =	
BRONCKE FACILITY PHASE 34 =	
BRONCKE FACILITY PHASE 35 =	
BRONCKE FACILITY PHASE 36 =	
BRONCKE FACILITY PHASE 37 =	
BRONCKE FACILITY PHASE 38 =	
BRONCKE FACILITY PHASE 39 =	
BRONCKE FACILITY PHASE 40 =	
BRONCKE FACILITY PHASE 41 =	
BRONCKE FACILITY PHASE 42 =	
BRONCKE FACILITY PHASE 43 =	
BRONCKE FACILITY PHASE 44 =	
BRONCKE FACILITY PHASE 45 =	
BRONCKE FACILITY PHASE 46 =	
BRONCKE FACILITY PHASE 47 =	
BRONCKE FACILITY PHASE 48 =	
BRONCKE FACILITY PHASE 49 =	
BRONCKE FACILITY PHASE 50 =	
BRONCKE FACILITY PHASE 51 =	
BRONCKE FACILITY PHASE 52 =	
BRONCKE FACILITY PHASE 53 =	
BRONCKE FACILITY PHASE 54 =	
BRONCKE FACILITY PHASE 55 =	
BRONCKE FACILITY PHASE 56 =	
BRONCKE FACILITY PHASE 57 =	
BRONCKE FACILITY PHASE 58 =	
BRONCKE FACILITY PHASE 59 =	
BRONCKE FACILITY PHASE 60 =	
BRONCKE FACILITY PHASE 61 =	
BRONCKE FACILITY PHASE 62 =	
BRONCKE FACILITY PHASE 63 =	
BRONCKE FACILITY PHASE 64 =	
BRONCKE FACILITY PHASE 65 =	
BRONCKE FACILITY PHASE 66 =	
BRONCKE FACILITY PHASE 67 =	
BRONCKE FACILITY PHASE 68 =	
BRONCKE FACILITY PHASE 69 =	
BRONCKE FACILITY PHASE 70 =	
BRONCKE FACILITY PHASE 71 =	
BRONCKE FACILITY PHASE 72 =	
BRONCKE FACILITY PHASE 73 =	
BRONCKE FACILITY PHASE 74 =	
BRONCKE FACILITY PHASE 75 =	
BRONCKE FACILITY PHASE 76 =	
BRONCKE FACILITY PHASE 77 =	
BRONCKE FACILITY PHASE 78 =	
BRONCKE FACILITY PHASE 79 =	
BRONCKE FACILITY PHASE 80 =	
BRONCKE FACILITY PHASE 81 =	
BRONCKE FACILITY PHASE 82 =	
BRONCKE FACILITY PHASE 83 =	
BRONCKE FACILITY PHASE 84 =	
BRONCKE FACILITY PHASE 85 =	
BRONCKE FACILITY PHASE 86 =	
BRONCKE FACILITY PHASE 87 =	
BRONCKE FACILITY PHASE 88 =	
BRONCKE FACILITY PHASE 89 =	
BRONCKE FACILITY PHASE 90 =	
BRONCKE FACILITY PHASE 91 =	
BRONCKE FACILITY PHASE 92 =	
BRONCKE FACILITY PHASE 93 =	
BRONCKE FACILITY PHASE 94 =	
BRONCKE FACILITY PHASE 95 =	
BRONCKE FACILITY PHASE 96 =	
BRONCKE FACILITY PHASE 97 =	
BRONCKE FACILITY PHASE 98 =	
BRONCKE FACILITY PHASE 99 =	
BRONCKE FACILITY PHASE 100 =	

URBAN DESIGN PLANNING ENGINEERING
SKConsortium, Inc.
 1033 N. GILMAN AVE. SUITE 3 • MANTUA, FLORIDA 32751
 TELEPHONE: 407-823-4200 • FACSIMILE: 407-828-1855 • BSA 7590



**CITY OF CLERMONT
CONDITIONAL USE PERMIT (CUP)
APPLICATION**

DATE: Nov 20, 2013

FEE: \$682.50

PROJECT NAME (if applicable): StarChild Clermont

APPLICANT: Valery And Matthew Perry

CONTACT PERSON: Valery Perry

Address: 2938 Curving Oaks Way

City: Orlando State: Florida Zip: 32820

Phone: 407-574-1740 Fax: -

E-Mail: martinez.valery@gmail.com

OWNER: Centennial Bank (Contact Cornelia Wiley)

Address: 202 Marina Drive

City: Port St. Joe State: Florida Zip: 32456

Phone: 850-227-2621 Fax: 850-227-2639

Address of Subject Property: TBD

General Location: North side of Hooks Street, west of Hancock Road.

Hancock Towne Center Lot 5, PB 60, PG 86-87 / ORB 4270 PG 2227

Parcel ID# 28-22-26-0100-000-00500, Alt. Key# 3860800

Legal Description (include copy of survey): Please see survey

Land Use (City verification required): Commercial

Zoning (City verification required): PD (C-2)

CITY OF CLERMONT
CONDITIONAL USE PERMIT (CUP)
APPLICATION
Page 2

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

The applicant is in the process of purchasing approximately 6.96 acres of land from Centennial Bank (the current owner) The applicant wishes to develop eastern half of the land for a Child Care facility.

Child Care Facilities are permitted use in C-2 Zoning district which is the default zoning district in this Planned Development (Hancock Towne Center). The proposed Child Care facility will occupy approximately 3.65 acres. The remaining 3.31 acres will be available for future development.

The proposed Child care facility will be developed in phases. Phase I will accommodate up to 400 children with potential expansion in future phases to accommodate up to 500 children. Site location is excellent for surrounding families this facility will serve. All utilities are in place. Project entrance is already designated on Hooks Street. The site is relatively flat and suitable for building, parking, and children play areas.

Valery Perry

Applicant Name (print)

X

Applicant Name (signature)

Cornelia Wiley

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
Planning & Zoning Department
685 W. Montrose St.
P.O. Box 120219
Clermont, FL. 34712-021 9
(352) 394-4083 Fax: (352) 394-3542

**CITY OF CLERMONT
CONDITIONAL USE PERMIT (CUP)
APPLICATION**

Page 2

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

The applicant is in the process of purchasing approximately 6.96 acres of land from Centennial Bank (the current owner) The applicant wishes to develop eastern half of the land for a Child Care facility. Child Care Facilities are permitted use in C-2 Zoning district which is the default zoning district in this Planned Development (Hancock Towne Center). The proposed Child Care facility will occupy approximately 3.65 acres. The remaining 3.31 acres will be available for future development.

The proposed Child care facility will be developed in phases. Phase I will accommodate up to 400 children with potential expansion in future phases to accommodate up to 500 children. Site location is excellent for surrounding families this facility will serve. All utilities are in place. Project entrance is already designated on Hooks Street. The site is relatively flat and suitable for building, parking, and children play areas.

Valery Perry

Applicant Name (print)

MERESA LANILFORD, SUP

Owner Name (print)

X

Applicant Name (signature)

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
Planning & Zoning Department
685 W. Montrose St.
P.O. Box 120219
Clermont, FL. 34712-0219
(352) 394-4083 Fax: (352) 394-3542

CONDITIONAL USE APPROVAL
STARCHILD ACADEMY - CLERMONT



EXISTING LOCATIONS

The founders of StarChild Academy have operated child daycare centers since 1993 and have been franchising since 2001. StarChild Academy currently has six child daycare centers in the Orlando, Florida area with a new location coming soon to Windermere:

- Apopka / Wekiva
- Hunter's Creek
- Lake Mary
- Oviedo
- Waterford Lakes
- Winter Garden

StarChild Academy's school building construction, classroom sizes, and operating procedures are designed specifically for the Florida child care marketplace. Their schools and procedures have been designed with the State of Florida's rules, regulations, and laws in mind. All of StarChild Academy's child daycare centers are licensed by the Florida Department of Children & Families and are fully-insured.

HIGHLIGHTS

StarChild Academy provides the highest quality, private children's programs for those parents who want the very best in education, safety, personal attention, and development for their children.

One look and parents can see why StarChild Academy's program is the best decision for their child's future and their own peace of mind.

StarChild Academy's convenient features include:

- Open from 6:00 a.m. to 7:00 p.m.
- Full-day programs for infants through Pre-K children.
- Before-school, after-school, and summer programs for school-age children.
- Part-time programs (ages, hours, and days vary by location).
- Private Kindergarten through Fifth Grade programs available at select locations.
- Structured programs based on traditional values and proven curricula.
- Hot meals and snacks served daily in StarChild Academy's dining room.

State-of-the-art learning environment:

- Extensive safety features throughout each center.
- Video cameras in all classrooms. Parents can watch their children via StarChild Academy's Internet camera system.
- Bright, open environment with floor-to-ceiling tempered glass walls dividing all classrooms.
- Telephones in each classroom allow parents to talk directly to their children's teachers.
- Separate outdoor playgrounds for each age group with safe, age-appropriate equipment.
- Computers for the children.

Safety and security features include:

- A secure single entry point to the school that is always staffed.
- State-of-the-art biometric ID check-in systems.
- Cameras throughout the facility.
- Six-foot high security fencing around the playgrounds on the sides and back of the building.
- Fire alarm and sprinkler systems.

StarChild Academy accepts children without regard to race, religion, or national origin.

CURRICULUM

StarChild Academy's educational philosophy is to provide children with the skills necessary to excel in school and life. Their philosophy is based on traditional values and proven curricula that recognize the importance of each individual child's interests and talents.

StarChild Academy offers specially designed, customized curricula for each age group. Their programs feature nationally-recognized curricula taught by well-trained, caring teachers.

- Infants (6 Weeks to 12 Months) have individually tailored curriculum programs.
- Toddlers (Younger 1's) use the HighReach Learning Cuddle Bugs curriculum.
- Preschoolers (Older 1's to 3 Years Old) use the A Beka and McGraw Hill Open Court phonics reading and the Saxon math curricula.
- Pre-K Students (Ages 4 to 5) use the McGraw Hill SRA Open Court phonics reading and the Saxon math curricula.
- Part-Time Students use the same strong curricula as the students above. Ages, hours, and days vary by location.
- Private Elementary School Students use the SRA Open Court Reading curriculum and the Saxon and Singapore math programs. Kindergarten through Fifth Grade is available at select locations.

StarChild Academy is committed to a partnership with parents in building a solid academic and social foundation for their children.

STATE-OF-THE-ART FACILITY

StarChild Academy offers larger schools than other child care franchises. Their base school building is over 15,000 square feet with additional square footage available if the franchisee has sufficient land. This allows franchisees to operate a much larger business than is typical in the child care industry ... all in one location. Not only are StarChild Academy's schools larger, but they are designed with an eye to detail and upscale quality.

StarChild Academy schools are freestanding structures adjacent to well-traveled roads and convenient to residential neighborhoods. Their schools have 12 or more large classrooms. The classrooms accommodate 12 to 30 children each, depending upon the children's ages. Each StarChild Academy school has a reception area, a large dining/multi-purpose room, a complete kitchen facility, storage areas, and age-appropriate fenced playgrounds.

StarChild Academy provides plenty of convenient parking for their customers and staff. The children arrive at the school between 6:00 a.m. and 10:00 p.m. and leave between 3:00 p.m. and 7:00 p.m. The traffic flow for arrival and pick up is spread out over both of these four hour periods with vehicles arriving and departing every few minutes. StarChild Academy also buses children to and from several local elementary schools as part of their before-school and after-school programs.

StarChild Academy's largest facility is in Apopka. This facility is 32,000 square feet, has 27 classrooms, and has capacity for 662 children.

Upon completion, the StarChild Academy in Clermont will be 23,000 square feet and will be able to accommodate up to 500 children based on the Department of Children & Families' rule requiring 35 square feet of classroom space per child. There will be approximately 75 teachers and other staff members working various full-time and part-time shifts between 6:00 a.m. and 7:00 p.m. Teacher-to-student ratios will range from 1-to-4 for infants to 1-to-25 for 5-year-olds and above.



PRELIMINARY ARCHITECTURAL ELEVATIONS ARE PROVIDED TO ILLUSTRATE APPEARANCE OF PROPOSED BUILDING. THEY ARE GRAPHIC DEPICTIONS OF POTENTIAL BUILDING STYLE, MASS, SCALE, MATERIAL AND COLOR SCHEME. FINAL DESIGN MAY BE SLIGHTLY DIFFERENT FROM THESE DEPICTION.

NOTE: ALL DOWNSPOUTS HEAVY DUTY (WHITE)

SCALE

0 4' 8' 2

$1/8" = 1'-0"$

EXTERIOR ELEVATIONS
STARCHILD ACADEMY
CLERMONT



URBAN DESIGN PLANNING ENGINEERING

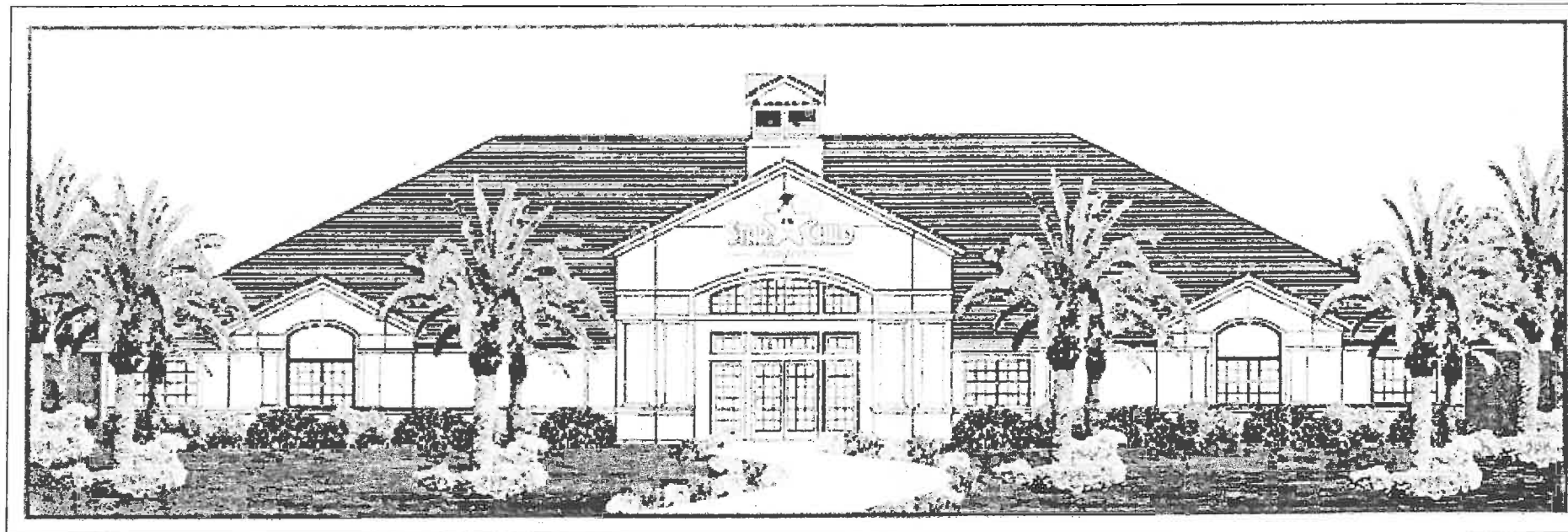
SK Consortium, Inc.

1053 N. ORLANDO AVE. ■ SUITE 3 ■ MAITLAND ■ FLORIDA 32751
 TELEPHONE 407-629-4288 ■ F/C/S/MILE 407-629-1656 ■ EBF 7080

Issue Date and Purpose	
Project Number:	1347

Drawn by:
NAME
Checked:
M. MALAGHCHI
File No:

A3.1



NOTES:
PRELIMINARY ARCHITECTURAL ELEVATIONS ARE PROVIDED TO
ILLUSTRATE APPEARANCE OF PROPOSED BUILDING. THEY
ARE GRAPHIC REPRESENTATIONS OF POTENTIAL BUILDING STYLE,
MASS, SCALE, MATERIAL, AND COLOR SCHEME. FINAL DESIGN
MAY BE SLIGHTLY DIFFERENT FROM THESE REPRESENTATIONS.

EXTERIOR ELEVATIONS
STARCHILD ACADEMY
CLERMONT

Issue Date and Purpose

Project
Number: 1347

Drawn by:
NAME
Checked:
M. K. LUCHCHI
File No:
BOMBERS 000000

A3.2

URBAN DESIGN PLANNING ENGINEERING
SK Consortium, Inc.
1063 N. ORLANDO AVE. SUITE 3 • MAITLAND • FLORIDA 32751
TELEPHONE 407-629-4288 • FACSIMILE 407-629-1655 • E9# 7080



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Council Meeting Date					
Tuesday, January 7, 2014					
Requested Action					
Staff Report					
Citrus Tower Apartments and Professional Office - Small Scale Comprehensive Plan Amendment					
The applicant is requesting a 30 day postponement to allow time for their consultants to provide additional information for development of the site. Staff concurs with the postponement request from the applicant.					
Legal Impact					
Additional Analysis					
Fiscal Impact Summary					
Fiscal Impact		Fund Number and Description		Available Budget Amount	
Exhibits Attached (copies of original agreements)					
1. Ordinance 2014-03		2014-03 Citrus Tower Apartments SSC.doc			
2. 30 day postponement request		Citrus Tower Apts 30 day postponement request.pdf			

CITY OF CLERMONT
ORDINANCE No. 2014-03

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

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

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

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

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

Section 1.

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

LEGAL DESCRIPTION

Tract 48, in Section 29, Township 22 South, Range 26 East, in Lake Highlands Company, According to the plat thereof, as recorded in PB 2, PG 25, of the Public Records of Lake County, Florida.

Less the following parcel:

That part of Tract 48, according to the plat of Lake Highlands Company subdivision of Section 29, as recorded in PB 2, PG 25, of the public records of Lake County, Florida,

CITY OF CLERMONT
ORDINANCE No. 2014-03

lying in the southeast $\frac{1}{4}$ of Section 29, Township 22 South, Range 26 East, Lake County, Florida, described as follows:

Commence at the east $\frac{1}{4}$ corner of said Section 29; thence run south 00 degrees 15'19" east along the east line of said southeast $\frac{1}{4}$ of Section 29 for a distance of 662.64 feet to the north line of the southeast $\frac{1}{4}$ of the northeast $\frac{1}{4}$ of said southeast $\frac{1}{4}$ of section 29; thence run north 88 degrees 50'36" west along said north line for a distance of 15.00 feet to the west line of the east 15.00 feet of said southeast $\frac{1}{4}$ of the northeast $\frac{1}{4}$ of the southeast $\frac{1}{4}$ for the point of beginning; thence continue north 88 degrees 50'36' west along said north line for a distance of 70.02 feet; thence run south 00 degrees 15'29' east for a distance of 647.72 feet to the north line of the south 15.00 feet of said southeast $\frac{1}{4}$ of the northeast $\frac{1}{4}$ of the southeast $\frac{1}{4}$; thence run south 88 degrees 53'59' east along said north line for a distance of 70.02 feet to the aforesaid west line of the east 15.00 feet of the southeast $\frac{1}{4}$ of the northeast $\frac{1}{4}$ of the southeast $\frac{1}{4}$; thence run north 00 degrees 15'29" west along said west line for a distance of 647.65 feet to the point of beginning. Containing 8.53 acres, more or less

CHANGE IN FUTURE LAND USE CLASSIFICATION
From County Regional Office to Residential/Office

Section 2.

If any portion of this Ordinance is declared invalid, the invalidated portion shall be severed from the remainder of the Ordinance, and the remainder of the Ordinance 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 Ordinance as a whole.

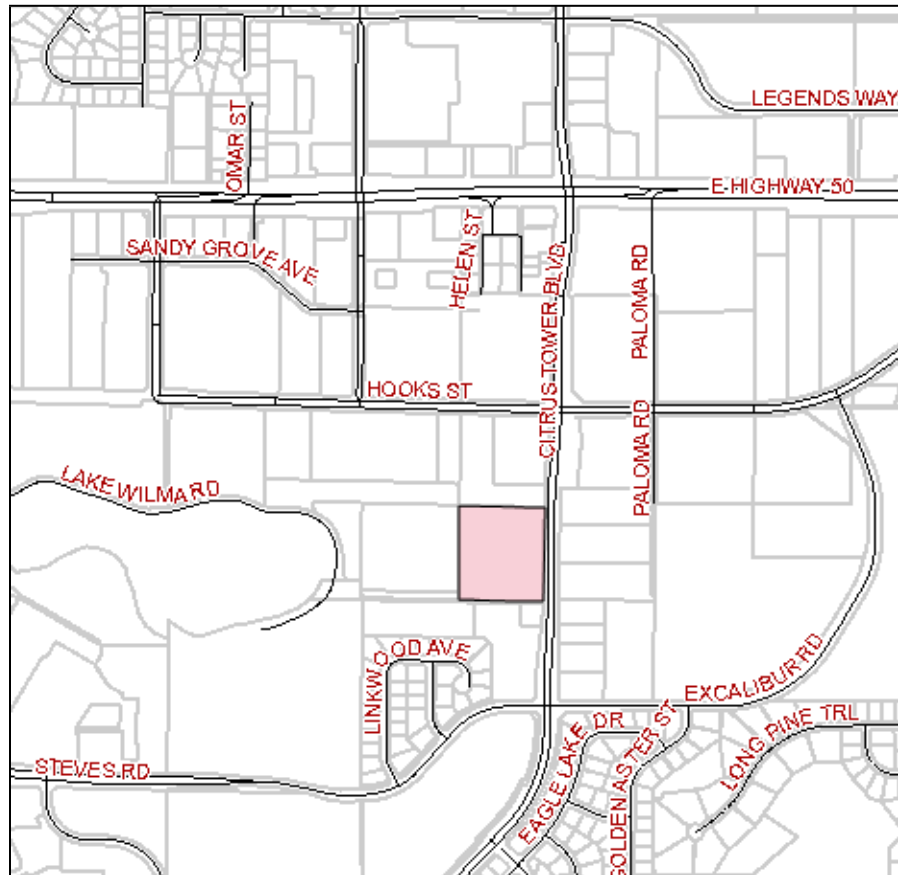
Section 3.

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

Section 4.

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

CITY OF CLERMONT
ORDINANCE No. 2014-03



CITY OF CLERMONT
ORDINANCE No. 2014-03

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, this 25th day of February, 2014.

Harold S. Turville, Jr., Mayor

ATTEST:

Tracy Ackroyd, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

From: Mali Rafats
To: Barbara Hollerand; rpgi@ridgeprofessionalgroup.com
Cc: Rae Chidlow; John E. Kruse; Dan Lewis; David Carter; Blaine Carter
Subject: RE: Citrus Tower Apartment Site Comp plan ad
Date: Monday, December 30, 2013 10:29:06 AM

Hi Barbra,

We request to postpone the hearing process for the Citrus Tower Apartment site. We are awaiting additional authorization from our client to prepare the variance application and a cut/fill map, also a traffic analysis is going to require a minimum of 4 – 6 weeks to obtain.

Thank you,
Mali Rafats

Ridge Professional Group, Inc.
4425 US Hwy 92 East
Lakeland, FL 33801

Phone (863) 669-0108

Web Site: www.ridgeprofessionalgroup.com
E-Mail: mrafats@ridgeprofessionalgroup.com

The information transmitted is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is prohibited. The views expressed in this message are those of the individual and not necessarily those of Ridge Professional Group, Inc. Engineering opinions and/or certifications are not valid without electronic or embossed seal. If you receive this in error please contact the sender and delete the material from any computer.