



**CITY OF CLERMONT
PLANNING AND ZONING COMMISSION AGENDA
LOCATION: CLERMONT CITY HALL
685 WEST MONTROSE STREET
6:30 PM, Tuesday, October 3, 2023**

**CALL TO ORDER
PLEDGE OF ALLEGIANCE
MINUTES**

Approval of the August 1, 2023 and September 5, 2023 Minutes

**REPORTS
NEW BUSINESS**

Item 1 - Resolution 2023-026R
Hancock Commons Apartments CUP

Consider a request for a CUP to allow an apartment community with 230 units to be constructed at the NE corner of Hooks St and Hancock Rd on 20 +/- acres.

Item 2 - Resolution 2023-039R
Take 5 Oil Change CUP

Consider a request for a CUP to allow for an automotive quick lube oil change business in the C-2 General Commercial zoning district for a vacant parcel between Roper Blvd and Caspian Ln on the west side of HWY 27.

**UNFINISHED BUSINESS
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
August 1, 2023

Chairman Max Krzyminski called the meeting of the Planning & Zoning Commission to order on Tuesday, August 1, 2023 at 6:30 p.m. Members present were: Jane McAllister, Dieter Grube, David Colby, Vincent Niemiec and Ariel Guerrero. Also, present for City staff was City Attorney Jack Morgeson, Planning Director Curt Henschel, Planning Manager John Kruse, Senior Planner Regina McGruder, and Planning Coordinator Rae Chidlow.

MINUTES:

MOTION TO APPROVE the June 6, 2023 minutes of the Planning & Zoning Commission made by Commissioner Colby; seconded by Commissioner Guerrero. Passed 6-0 with Commissioner Norton absent.

REPORTS FROM THE COMMISSION:

Chairman Krzyminski stated he attended the Red, White, and BOOM! July 4th Celebration, which had a very good turnout.

Planning Director Henschel announced tonight is Planning Coordinator Chidlow's last meeting as this is her last week with the City. Chairman Krzyminski wished her well and thanked her for her service.

NEW BUSINESS

Item #1: Ordinance No. 2023-020 – Sidewalk Café Permit LDC Amendment

Planning Director Henschel presented as follows:

City Staff is proposing a text amendment to the Land Development Code, Section 125-526 Sidewalk Cafe permits. The proposed changes will add language to clarify and enforce additional standards and criteria requirements for the permit. The amendment will add the language that private trash containers are required for each permit, and the City will not be responsible for trash collection relating to the sidewalk cafe permits. The property owner or business occupant will be responsible for picking up and collecting trash in a timely manner. The current code does not have any existing language regarding trash collection for sidewalk cafe permits. Staff recommends approval of the proposed changes represented in Ordinance 2023-020, Sidewalk Cafe permits.

Commissioner Guerrero stated this amendment is a good idea; however, he would like to see language pertaining to trash cans having lids.

Commissioner McAllister asked why "(5) All furniture shall be stored inside the establishment whenever the business is closed" is being removed from the ordinance.

Planning Director Henschel explained many businesses currently leave the furniture outside and there have been no issues.

Action:

MOTION TO APPROVE Ordinance No. 2023-021 was made by Commissioner Guerrero, seconded by Commissioner Niemiec.

Chairman Krzyminski asked whether the Board would like staff to add a lid with the trash containers.

AMENDED MOTION TO APPROVE Ordinance No. 2023-021 with a condition to add language that the trash containers have lids was made by Commissioner Guerrero, seconded by Commissioner Niemiec. Passed 6-0 with Commissioner Norton absent.

Item #2: Ordinance No. 2023-024 – Lennar Swap Comprehensive Plan Amendment

Planning Manager John Kruse presented as follows:

The applicant, VHB, has requested an amendment to the Future Land Use Map. The applicant is requesting the City to designate the property with a future land use category consistent with Land Uses within the Wellness Way Urban Service Area (WWUSA) upon annexation. The subject site is approximately 247 acres in size. The property has historically been used for agricultural purposes. The applicant has three pending requests before the City of Clermont. These include: (1) Annexation, (2) Comprehensive Plan Amendment, and (3) Rezoning to a Planned Unit Development (PUD).

Due to the required review by the State of Florida Department of Economic Opportunity (DEO) for the amendment to the Comprehensive Plan, this application is being presented to the Planning and Zoning Commission and the City Council to make a recommendation for transmittal. If transmitted, then DEO and other State agencies will review and render their comments prior to a public hearing on the adoption of this amendment. The anticipated adoption hearing will be in October of 2023.

The property has two (2) existing Future Land Use designations in unincorporated Lake County. The western portion, approximately 56 acres, is Multi Use W District, and the eastern portion, approximately 191 acres, is Neighborhood District. The County adopted Wellness Way Future Land Uses identical to the City of Clermont with the goal of having a consistent development plan within the WWUSA.

The Wellness Way Comprehensive Plan Amendment was originally adopted by the City on February 28, 2023, and Lake County on June 6, 2023. Upon annexation, the property will receive the same Future Land Use Designation, Multi Use W District and Neighborhood District, within the City of Clermont as it currently exists in Lake County.

The residential density and non-residential capacity for the project will be governed by the City's Comprehensive Plan Policy 2.3.2: Future Land Use Categories Capacity Allocation tables. The applicant has requested a rezoning to a Planned Unit Development requesting up to 699 dwelling units and up to 229,000 square feet of non-residential uses. The City is not recognizing these entitlement numbers at this time. The PUD will be considered by City Council during the adoption phase of the Comprehensive Plan Amendment to ensure that the proposed development density and intensity is in compliance with Policy 2.3.2. In addition, the development standards for the PUD will be required to meet the Wellness Way Design Guidelines that were adopted by the City on June 28, 2022.

The subject property is located entirely within the City of Clermont Utility Service Area and is adjacent to the City limits. The project is located within the City's JPA and ISBA boundary, and the City can provide adequate public facilities and services.

The application is consistent with Objective 2.3, Policy 2.3.1 and 2.3.2, of the City of Clermont Comprehensive Plan. Staff supports the applicant's request for a change from Lake County Multi Use W District and Lake County Neighborhood District to the City of Clermont Multi Use W District and City of Clermont Neighborhood District and recommends transmittal of the comprehensive plan change.

Erika Hughes, VHB, stated that she concurs with staff's recommendation, and they would appreciate the Board's support in recommending approval.

Commissioner McAllister asked if this is part of the Wellness Way and whether there are wetlands within the proposed development.

Planning Manager Kruse stated it is within the Wellness Way boundaries; and further, there are some wetlands on the property. This Planned Unit Development (PUD) will be brought to this board at a later time.

Commissioner McAllister objected to the 15 foot wetlands buffer stating it should be no less than 25 feet.

Commissioner Grube asked if the goal is to annex into the city.

Planning Manager Kruse answered in the affirmative.

Commissioner Niemiec agreed with Commission McAllister on the wetlands buffer setback.

Chairman Krzyminski asked if the utilities are completed and the completion of Five Mile Road.

Planning Manager Kruse advised he is unaware of where the utilities are currently at; and further, that Five Mile Road will stay a clay road for public use.

Chairman Krzyminski further asked for an update on the status of the Olympus development.

Planning Manager Kruse provided the current status.

Discussion ensued on the infrastructure, road construction and traffic study.

Erika Hughes stated they appreciate comments and policies, which they will implement through the PUD; and further, they intend to work with staff and follow the guidelines and standards of the Wellness Way area that the City has adopted.

Action:

MOTION TO APPROVE Ordinance No. 2023-021 was made by Commissioner Colby, seconded by Commissioner Grube. Passed 5-1 with Chairman Krzyminski opposing and Commissioner Norton absent.

With no further comments, Chairman Krzyminski adjourned the meeting at 6:53 P.M.

Max Krzyminski, Chairman

ATTEST:

City of Clermont
MINUTES
PLANNING AND ZONING COMMISSION
September 5, 2023

CALL TO ORDER

Chairman Krzyminski called the meeting of the Planning and Zoning Commission to order on Tuesday, September 5, 2023 at 6:30 p.m.

MEMBERS PRESENT: Chairman Max Krzyminski, Vice-Chair Vincent Niemiec, Member Dieter Grube, Member Ariel Guerrero and Member Jane McAllister.

MEMBER ABSENT: Member David Colby

ALSO PRESENT: City Attorney Dan Mantzaris, Planning Director Curt Henschel, Planning Manager John Kruse, Senior Planner Regina McGruder, and Planning Coordinator Kathy Heard.

PLEDGE OF ALLEGIANCE

MINUTES - None

REPORTS FROM THE COMMISSION

Planning Director Henschel welcomed new Planning Coordinator Kathy Heard to the team.

NEW BUSINESS

Item 1 - Resolution 2023-023R Volkswagen of Clermont Conditional Use Permit (CUP)

Planning Manager Kruse presented as follows:

The applicant, Merideth Nagel, Esq., is requesting a Conditional Use Permit (CUP) to allow for automotive services and sales use and a building over 20,000 square feet in the C-2 General Commercial District. The property is located northwest of the US 27 and SR 50 intersection, adjacent to the Crown Lounge, south of Highland Avenue. The future land use is Commercial and the property consists of 8.6 +/- acres. The site is currently vacant and it used to have direct access to US 27 from Highland Avenue, which was closed due to the construction of the improved interchange at US 27 and SR 50. The primary access points to the site are Millholland Street and Almond Street, with a secondary access point from the frontage road via Highland Avenue. The property was formerly the site of the Clermont Motor Lodge and EMS station. This area has been undergoing a transformation from residential uses to commercial uses over the last several years.

The applicant is requesting the site to be used for a Volkswagen dealership. The dealership will utilize approximately six (6) acres of the southern portion of the site and the northern 1.9 acres will be donated to the City. In addition, the applicant has acquired the ½ acre site adjacent to Wendy's and would like to use this site for a display area that fronts on SR 50.

Planning Manager Kruse advised a handout was provided to the Board with revisions to the proposed resolution and explained the revisions as outlined below.

SECTION 2: LAND USE

1. This permit is for up to a single 33,000 square foot building to be used for automotive services and sales use. The site may also consist of a car wash building. Supporting ancillary uses to the car dealership may include and is not limited to; delivery, display and storage of new and pre-owned automobiles, vehicle charging stations and energy products, related parts and accessories, and for related general office purposes. The parcel located on SR 50 may have a glass display unit, no larger than 300 square feet, along with up to 3 additional display pads as shown in Exhibit B. No more than 4 vehicles may be displayed on the outparcel at one time. The property may also be developed with any other permitted uses allowed in the C-2 General Commercial zoning district. The outparcel may have one monument sign no larger than 8 feet high by 8 feet wide, with a maximum copy area of 32 square feet per side.
10. Any form of non-permitted advertisement consisting of, but not limited to flags, banners, inflatables or lighting is prohibited.
11. The use of the outparcel, adjacent to SR 50, shall only be used for a display area for the automotive dealership that is on the main parcel. If the dealership ceases to remain in operation for a period longer than 180 days, then the outparcel will no longer be available for display and will only be permitted for C-2 General Commercial uses.

Planning Manager Kruse further explained the applicant has conducted a Traffic Impact Analysis (TIA) that indicated traffic from the proposed use would generate less than 100 peak hour two-way next trips. The current road access points were studied through field investigations as well for physical load demands placed upon the existing road network, and it was concluded that several of the roads needed additional improvements. The applicant has agreed to fully fund and improve these road segments, consisting of a partial rebuild of Bloxam Avenue and Almond Street along with overlays of Millholland Street and Almond Street. These improvements will provide the necessary road support for the dealership operation along with users in the vicinity.

The granting of this conditional use permit is consistent with the Commercial Future Land Use designation in the comprehensive plan. The proposed use will not be detrimental to the health, safety or general welfare of persons residing or working the vicinity. The applicant is improving the current conditions of the road network, which would be an improvement to those residing or working in the vicinity. The proposed use will comply with the regulations of the Land Development Code, such as landscaping, architectural guidelines, and stormwater retention. This particular location has experienced the loss of a direct US 27 access point via Highland Avenue, in which has made it challenging for commercial projects to be viable at this location. The proposed dealership would be a destination for specific users, and this particular location would be considered desirable. Staff has reviewed the application and supporting material and recommends approval of Resolution 2023-023R with added revisions as requested.

Merideth Nagel, Esq., Merideth Nagel, PA, Applicant, stated this site has been vacant for some time due to numerous challenges such as lack of access to and from the site. She explained various surrounding road improvements the developer will be funding along with donating approximately 22 percent (1.9 acres) of the property to the City. She provided the economic impact this will have in the city.

The floor was opened for public comments. With no speakers present, the floor was closed.

Commissioner Norton stated he is excited about this use on the parcels and appreciates the road improvements that are being proposed. He questioned how this dealership would impact the surrounding community with regards to buffering, lighting, road improvements, and the land donation. Planning Manager Kruse explained the landscaping will be required according to the LDC, photometric plans will be required, Public Works is working with the road improvements; and further, Planning Director Henschel stated the City does not currently have any plans for the donated parcel.

Commissioner McAllister indicated she is happy to see this type of use on these parcels instead of condominiums. She asked about the signage off of State Road 50 and whether it will be electronic. Planning Manager Kruse confirmed the sign will not be electronic.

Commissioner Grube asked whether the stop sign at Almond Street and Bloxam Avenue will remain as that is a recurring issue. Planning Manager Kruse indicated he is unable to answer, because road improvements are handled by Public Works. Ms. Nagel promised that the developer will do what is required by the traffic study.

Vice-Chair Niemiec asked for clarification on the sign and whether there will be lights on the sign, because lights are electronic. Planning Manager Kruse explained lights are permissible on signage and are not considered electronic signage. Vice-Chair Niemiec further asked if there will be a light in the display. Ms. Nagel explained it will be lighted at night to show not only the display, but also to light up the parking spaces. Vice-Chair Niemiec described current conditions on State Road 50 at this vicinity. He further inquired why road improvements were not part of the previous proposed condominium project. Planning Manager Kruse explained the condominium project was a residential use which would not have exceeded the weight limit. Vice-Chair Niemiec stated he is very happy about this proposed project.

Commissioner Guerrero stated he is looking forward to this project and had no questions.

Chairman Krzyminski asked where the main entrance to the dealership will be. Ms. Nagel explained traffic will likely turn onto Millholland Street north to Almond Street. Chairman Krzyminski stated his concern of noise from the service department and asked where that is located. Ms. Nagel indicated the service department will be inside with external landscape buffering.

Vice-Chair Niemiec inquired of the hours of operation for the service department. Ms. Nagel stated 7 am to 6 pm.

MOTION TO RECOMMEND APPROVAL of Resolution 2023-023R Conditional Use Permit (CUP) for Volkswagen of Clermont as presented by staff; Moved by Commissioner McAllister, Seconded by Commissioner Guerrero. Motion passed 6-0 with Commissioner Colby absent.

Item 2 - Resolution 2023-028R – Intuitive Emergency Clinic Conditional Use Permit (CUP)

Senior Planner McGruder presented as follows:

The applicant is requesting a Conditional Use Permit (CUP) to allow a 24 hour emergency clinic to be located in the vacant CVS Building, located at 4405 South US Highway 27, at the intersection of Hartwood Marsh Road and US Highway 27. The future land use designation is Commercial and the current zoning is C-2 General Commercial. The Land Development Code, Section 125-337, requires a conditional use permit for a hospital based off campus emergency department that provides emergency services and care. The property is currently developed with the existing building, landscaping and infrastructure for the site.

The proposed facility provides emergency services that are distinct from a hospital under the statutory definitions for the State of Florida. The clinic will be required to provide a detailed plan to handle any emergency transfers requiring air and/or ground patient transport services. The facility will be licensed as a Hospital-based off campus Emergency Department of the UF Health Leesburg Hospital.

Staff has reviewed the CUP application in accordance to Sec. 86-144 (d) of the Land Development Code. The proposed intensity, character and type of development is in compliance with the Clermont Comprehensive Plan goals, objective and policies for Commercial land use. A traffic impact analysis has been completed, and it has been determined the proposed project would provide a reduction in trip generation, therefore, would be considered a “de minimis” impact on the transportation network. Staff recommends approval of Resolution 2023-028R.

Tara Tedrow, Esq., Lowndes Law, Applicant, explained numerous benefits of this proposed CUP such as a significant decrease in traffic, location with the projected nearby growth, and situational acuity care provided by the facility.

The floor was opened for public comments. With no speakers present, the floor was closed.

Commissioner Guerrero asked whether this is proposed as an emergency room or urgent care. Ms. Tedrow explained it is called a Hospital Based Off-Campus Emergency Department, which encompasses both and is tailored to the needs of the patients.

Vice-Chair Niemiec stated he is glad to see this vacant building may be of good use; and further, indicated he is concerned with the location with regards to the surrounding roadways and ambulances accessing the site. Ms. Tedrow explained a traffic study was not required because this project shows a reduction in traffic.

Commissioner Grube asked what the projected staffing would be. Ryan Solstice, LPG Urban & Regional Planners LLC, stated currently this site is anticipated to have 14 beds with 16 employees. He further explained pedestrian accesses will be provided with the expansion of Hartwood Marsh Road.

Commissioner McAllister asked if there will be a triage for care, and stated she sees more ambulances leaving for transport than arriving. Ms. Tedrow answered there is a proposed triage; and further, confirmed ambulances will be transporting out more so than bringing patients to the facility. Discussion ensued regarding transporting of patients. Commissioner McAllister stated she is happy to see the vacant building being used.

Commissioner Norton asked if the Conceptual Plan in the packet is the site plan and shared his concerns regarding pedestrian accessibility and safety. Mr. Solstice explained those types of pedestrian recommendations can be made from staff.

Chairman Krzyminski asked how air flight would work at this location and whether 24-hour security guards are included in the 16 count employee number. Ms. Tedrow explained a patient would be transported to a nearby area where air flight can land, and security is included in the 16 count employee number.

MOTION TO RECOMMEND APPROVAL of Resolution 2023-023R Conditional Use Permit (CUP) for the Intuitive Emergency Clinic; and further, requested staff to work with the applicant to incorporate pedestrian areas, crosswalks and traffic calming; Moved by Commissioner Norton.

Senior Planner McGruder explained once this CUP is approved it will go back to staff for site plan review, and staff will make sure that the pedestrian accesses are ADA compliant.

Seconded by Commissioner Guerrero. Motion passed 6-0 with Commissioner Colby absent.

Item 3 – Ordinance 2023-027 Parking Code Amendment, Section 115-14

Planning Director Henschel presented as follows:

Staff is proposing an amendment to the city parking code. This amendment will clear up a misconception regarding parking requirements within the Central Business District (CBD) zoning district. Staff recommends removing an asterisk in Section 115-14 that indicates parking is not required for multi-use developments within the Central Business District of Downtown. This was never the intent of the code. It was placed in the Land Development Code (LDC) in 2018 as part of an overall parking code amendment. The way it was implemented into the code has been misleading. Removing the asterisk has also necessitated a few adjustments in the parking table as well.

The floor was opened for public comments. With no speakers present, the floor was closed.

Commissioner Norton asked for clarification regarding parking within the CBD. Planning Director Henschel explained this amendment is for new developments within the CBD.

MOTION TO RECOMMEND APPROVAL of Ordinance 2023-027 LDC Amendment for Chapter 115 Parking Code; Moved by Commissioner McAllister, Seconded by Vice-Chair Niemiec. Motion passed 6-0 with Commissioner Colby absent.

UNFINISHED BUSINESS - None

DISCUSSION OF NON-AGENDA ITEMS - None

ADJOURNMENT

Chairman Krzyminski adjourned the meeting at 7:22 p.m.

Max Krzyminski, Chairman

ATTEST:

Kathy Heard, Planning Coordinator



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date	
Tuesday, October 3, 2023	
Agenda Item Name	
Resolution 2023-026R <i>Hancock Commons Apartments CUP</i>	
Requested Action	
Recommend denial of Resolution 2023-026R.	
Staff Report	
The applicant, Clermont 15 LLC, is requesting a Conditional Use Permit (CUP) in order to develop an apartment complex consisting of 230 multi-family units on 20 +/- acres located adjacent to the intersection of Hooks Street and Hancock Road. The proposed project is being presented as a combination of multi-story buildings, attached townhome type units and two-family units. In addition, the applicant is proposing amenities, such as a clubhouse, swimming pool and dog park. The underlying zoning on the property currently is C-2 General Commercial. Section 125-337 of the Land Development Code may permit dwelling units through a Conditional Use Permit. In addition, the applicant will also have 3.75 acres of commercial abutting this proposal along Hancock Road that is not part of the CUP. The future land use of the property is Commercial. A conceptual site plan prepared by Germana Engineering, dated 09-08-2023, shows the layout of the development. The proposed density of the project is 11.5 dwelling units per acre. The conceptual plan shows the project as being gated and served by four (4) ingress/egress locations. Two (2) of the access points are along the north property line, and the other two (2) are on the western edge of the development. Two (2) other potential access points are shown along the future Hooks Street corridor. The proposed parking consists of 472 spaces. The required parking is 470 spaces, which leaves two (2) additional spaces for visitors and guests. The applicant has prepared a traffic impact analysis, which has been reviewed by the City's traffic consultant, the Florida Department of Transportation, and Lake County. Several operational deficiencies were noted as a result of the proposed development within the current transportation network. These operational deficiencies would restrict ingress and egress to the site, especially along the two (2) western access points from Hancock Road due to vehicles blocking the access points and the inability to leave the proposed site and head southbound on Hancock Road. Lake County has plans to modify the medians to prohibit any traffic turning left (southbound) on Hancock Road leaving the site. In addition, no U-turn signage will be installed at SR 50. State Road 50 is over capacity and retiming of the traffic signals at SR 50 and Hancock Road will not alleviate this issue.	



Looking south along Hancock Road with the access points on the left blocked by current traffic. Hooks Street traffic light in the background.

In order for safe and efficient movement of traffic, the additional traffic from the proposed site would be best served with access to the traffic signal on Hancock Road at Hooks Street. The traffic signal and full intersection will allow traffic movement in all directions. In 2020, Lake County and the City agreed upon the alignment of Hooks Street. This was made known to all property owners along the Hooks Street corridor. If approved, the developer will be required to replace or modify the traffic signal to provide for the westbound approach. The construction of Hooks Street is a critical aspect of safety serving this project. In a previous multi-family application in 2019 presented before the City on this parcel, the Hooks Street access was also a critical point of discussion and necessity. The applicant did not agree to this, and the project did not move forward. The current project does not allow for the full Hooks Street alignment previously approved in 2020.

Section 101-212 (b) of the Land Development Code has specific requirements in order to grant a Conditional Use Permit. This application fails to fully meet: (1) the compatibility of development, (2) transportation, and (3) site planning aspects of the review. The compatibility of development will impact the traffic to abutting property owners. With the current transportation network, the project demands will not be served. This section of the code requires dedication of rights-of-way, frontage or reverse frontage roads and other necessary improvements that will be considered and addressed. The applicant has failed to address these issues. Site planning has not fully addressed consideration of: (1) visual resources (view and aesthetics) with no cross-sectional view of the project, (2) off-street parking with parking inadequate for guests and location of parking nearby to serve the residents, and (3) ingress and egress that will safely serve the property with particular reference to automobile and pedestrian safety, traffic flow and control and access in case of fire. Staff recommends denial of Resolution 2023-026R.

Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Resolution	Resolution.pdf	
2. Location Map	Hancock Commons Map.pdf	
3. Master Concept Site Plan	Master Concept Site Plan.pdf	
4. Plans	Plans.pdf	
5. Traffic Pictures	Traffic pictures.pdf	
6. Traffic Impact Analysis	Traffic Impact Analysis.pdf	
7. School Capacity Letter	School Capacity Letter.pdf	
8. CUP Application	CUP Application.pdf	
9. Legal Ad	Legal Ad.pdf	



CITY OF CLERMONT
RESOLUTION NO. 2023-026R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR MULTI-FAMILY DWELLING UNITS WITHIN THE C-2 GENERAL COMMERCIAL DISTRICT; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida, at a meeting held October 3, 2023, recommended denial of this Conditional Use Permit to allow for multi-family dwelling units within the C-2 General Commercial District at the following location:

LOCATION:

Hancock Commons Apartments
Vacant property northeast of the Hooks Street
and Hancock Road intersection.
(Alternate Key # 3825852, 3864164, 3864163)
23.75 +/- Acres

WHEREAS, from the evidence presented at the public hearing and after consideration of the factors set forth in Sec. 86-144 (d) of the Land Development Code, the City Council finds, that: (1) granting the Conditional Use Permit will not adversely affect the officially adopted Comprehensive Plan of the city; (2) Such use will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity; (3) The proposed use will comply with the regulations and conditions specified in the codes for such use; and (4) The proposed use may be considered desirable at the particular location.

WHEREAS, the City Council determines that the application for a Conditional Use Permit meets the criteria set forth in the Land Development Code and otherwise it is in the interest of the general welfare of the City of Clermont, Lake County, Florida, to grant this Conditional Use Permit.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Clermont, Lake County, Florida, that based on the findings stated above and incorporated herein:

This application for a Conditional Use Permit to allow for multi-family dwelling units within the C-2 General Commercial District; be granted subject to the following conditions:

SECTION 1: GENERAL CONDITIONS

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



CITY OF CLERMONT
RESOLUTION NO. 2023-026R

3. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.
4. The Fire Inspector shall provide building inspections for life safety requirements and all fire code regulations must be in compliance prior to the issuance of any Building Certificate of Occupancy.
5. The Building Inspector shall inspect all structures and building for compliance and any building code violations shall be corrected before the issuance of the Certificate of Occupancy.
6. The Conditional Use Permit must be executed and processed through the office of the City Clerk within 90 days of its date of approval by the City Council or the permit shall become null and void.
7. The Applicant shall record in the Public Records of Lake County within 90 days of its date of approval by the City Council, a short-form version of this Conditional Use Permit as provided by the City or a form acceptable to the City, to provide notice to all interested parties, the assigns, successors and heirs of the developer/applicant and all future owners of the above-referenced property that the real property described above and contained in the legal description in Exhibit A is subject to the terms and conditions of the Conditional Use Permit.
8. If any of the stated conditions are violated, the Applicant understands and agrees that the City Council may open the Conditional Use Permit for further conditions or revoke this Conditional Use Permit by Resolution.
9. No business can occupy any portion of the building(s) after construction and final Certificate of Occupancy unless the proposed business has applied for and obtained a Local Business Tax Receipt from the Clermont Development Services Department.
10. Should approved uses cease operation for more than 180 days, a new Conditional Use Permit shall be required for the same or similar operations.
11. Fiber optic conduit and pull boxes may be required to be installed by the developer in the utility easements to extend the City's fiber optic network. The City's Information Technology Director will work with the developer at the time of site plan review to determine the extent of fiber optic conduit.
12. The property shall be developed in substantial accordance with the Conditional Use Plans dated 9-8-23, prepared by Germana Engineering, Exhibit B. All new development and/or changes to the subject property must submit for site plan approval by the Site Review Committee prior to the issuance of a zoning clearance or other development permits. The presentation site plan submitted with the Conditional Use Permit application is not the approved and final construction plan.



CITY OF CLERMONT
RESOLUTION NO. 2023-026R

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

SECTION 2: LAND USE

1. This permit is for up to 230 rental dwelling units, not to exceed 11.5 dwelling units per acre, through the construction of multi-story apartments, townhome style buildings, and detached duplexes.
2. The building setbacks will be a minimum of 25 feet from any public rights of ways, which include future Hooks Street right-of-way. All other building setbacks will be a minimum of 20 feet from the property line.
3. The buildings shall be designed in a manner that shall meet the City of Clermont's Architectural Standards and be constructed closely as represented in the provided Sample Elevations, Exhibit C.
4. All Fire Department Access for the Project shall be provided in Accordance with the Florida Fire Prevention Code. The Alleys for the project are part of the Required Fire Apparatus Access Road and shall meet the requirements of Chapter 18.2 of the Florida Fire Prevention Code with a minimum width of 20 feet. The surface of the Fire Apparatus Access Roads in the Alleys shall be striped with No Parking Fire Lane Yellow markings. No Parking Fire Lane signs are required. The required No Parking Fire Lane Signs shall be installed on both sides of the alleys, every 60 feet. All Multifamily Buildings and Attached dwelling units shall be provided with Fire Sprinklers.
5. The project will have private gated streets at all entrance points and will be maintained by the developer or designated party.
6. A trash compacter may be substituted for dumpsters for the project if the Applicant can demonstrate it can sufficiently meet the waste demands for the project.
7. The developer will agree to construct that segment of Hooks Street lying along the southern property boundary in exchange for impact fee credits or other consideration as outlined in an agreement with the City and Lake County. The project shall be required to connect to Hooks Street as an access point for the development. This will be completed prior to first building receiving a Certificate of Occupancy.
8. The developer shall be responsible for payment of 1.61 % of the improvements for the cost to widen Hancock Road from Hooks Street to Johns Lake Road as part of their proportionate share cost. This payment shall be made upon request of Lake County prior to the commencement of the road improvement project.
9. The developer shall be responsible for transportation improvements to Hancock Road and Hooks Street, including but not limited to: right of way, design, engineering, permitting and construction to the local roadway network as determined by Lake County. All right-of-way shall be dedicated at no cost and shall be of sufficient width for the design and construction of Hooks Street.



CITY OF CLERMONT
RESOLUTION NO. 2023-026R

10. The site shall be designed and developed to comply with the Clermont Land Development Regulations, including landscape buffers and screening.
11. School concurrency shall be met before final site plan approval in accordance with the Comprehensive Plan and Land Development Code.
12. If required by Lake County or Florida Department of Transportation, the developer shall be responsible to coordinate the modification of the existing traffic signals to accommodate safe and efficient traffic flow resulting from the project.
13. The project shall be developed according to the C-2 General Commercial zoning designation in the Land Development Code, unless expressly stated above.

SECTION 3: CONFLICT

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

SECTION 4: SEVERABILITY

If any portion of this Resolution is declared invalid, the invalidated portion shall be severed from the remainder of the Resolution, and the remainder of the Resolution shall continue in full force and effect as if enacted without the invalidated portion, except in cases where such continued validity of the remainder would clearly and without doubt contradict or frustrate the intent of the Resolution as a whole.

SECTION 5: ADMINISTRATIVE CORRECTION

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

SECTION 6: PUBLICATION AND EFFECTIVE DATE

This Resolution shall take effect immediately upon its adoption.



CITY OF CLERMONT
RESOLUTION NO. 2023-026R

DONE AND RESOLVED by the Mayor of the City Council of the City of Clermont, Lake County, Florida, this 24th day of October 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
RESOLUTION NO. 2023-026R

Exhibit A – Legal Description:

AltKey 3864164:

TRACT A, HANCOCK COMMONS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 61, PAGES 87 AND 88, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

AltKeys 3864163 & 3825852 (as surveyed):

A PARCEL OF LAND LOCATED IN THE NW 1/4 OF SECTION 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST, CITY OF CLERMONT, LAKE COUNTY, FLORIDA, BEING THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4449, PAGE 2263 AND LOT 5, HANCOCK COMMONS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 61, PAGES 87-88, BOTH OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID NW 1/4; THENCE WITH THE SOUTH LINE OF SAID NW 1/4, N89°56'21"W, A DISTANCE OF 50.01 FEET TO THE EAST RIGHT-OF-WAY LINE OF HANCOCK ROAD (100-FOOT RIGHT OF WAY PER OFFICIAL RECORDS BOOK 2010, PAGE 321, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA); THENCE WITH SAID EAST RIGHT-OF-WAY LINE, N01°06'13"E, A DISTANCE OF 57.91 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE WITH SAID EAST RIGHT-OF-WAY LINE, N01°06'13"E, A DISTANCE OF 606.10 FEET TO THE NORTH LINE OF THE S 1/2 OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 27; THENCE WITH SAID NORTH LINE, S89°46'36"E, A DISTANCE OF 278.93 FEET TO THE SOUTHWEST CORNER OF LOT 5 OF SAID HANCOCK COMMONS; THENCE WITH THE WEST LINE OF SAID LOT 5, N01°02'42"E, A DISTANCE OF 345.27 FEET TO THE SOUTH LINE OF LOT 1 OF SAID HANCOCK COMMONS; THENCE WITH THE SOUTH LINES OF LOTS 1 AND 2 OF SAID HANCOCK COMMONS, S89°05'20"E, A DISTANCE OF 390.91 FEET TO THE EAST LINE OF SAID LOT 2; THENCE WITH SAID EAST LINE THE FOLLOWING TWO (2) COURSES: 1) N45°54'42"E, A DISTANCE OF 7.08 FEET; 2) N00°54'40"E, A DISTANCE OF 239.99 FEET TO THE NORTH LINE OF SAID LOT 2; THENCE WITH SAID NORTH LINE, N89°05'20"W, A DISTANCE OF 38.98 FEET; THENCE WITH THE SAID NORTH LINE AND WITH A PORTION OF THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 50 (VARIABLE-WIDTH RIGHT OF WAY), N00°54'40"E, A DISTANCE OF 25.00 FEET; THENCE WITH SAID SOUTH RIGHT-OF-WAY LINE S89°05'20"E, A DISTANCE OF 88.98 FEET; THENCE WITH THE WEST LINE OF LOT 3 OF SAID HANCOCK COMMONS THE FOLLOWING TWO (2) COURSES: 1) S00°54'40"W, A DISTANCE OF 263.94 FEET; 2) S44°20'15"E, A DISTANCE OF 8.60 FEET TO THE SOUTH LINE OF SAID LOT 3; THENCE WITH THE SOUTH LINES OF LOTS 3 AND 4 OF SAID HANCOCK COMMONS, S89°05'20"E, A DISTANCE OF 453.99 FEET TO THE EAST LINE OF SAID LOT 4; THENCE WITH SAID EAST LINE THE FOLLOWING TWO (2) COURSES: 1) N30°41'51"E, A DISTANCE OF 54.57 FEET; 2) N00°52'01"E, A DISTANCE OF 222.64 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID STATE ROAD 50; THENCE WITH SAID SOUTH RIGHT-OF-WAY LINE, S89°05'20"E, A DISTANCE OF 52.50 FEET TO THE EAST LINE OF LOT 5 OF SAID HANCOCK COMMONS; THENCE WITH SAID EAST LINE, S00°52'01"W, A DISTANCE OF 333.42 FEET TO THE NORTHEAST CORNER OF TRACT A OF SAID HANCOCK COMMONS; THENCE WITH THE NORTH LINE OF SAID TRACT A, N89°05'20"W, A DISTANCE OF 230.00 FEET; THENCE WITH THE WEST LINE OF SAID TRACT A, S00°52'01"W, A DISTANCE OF 272.76 FEET; THENCE WITH THE SOUTH LINE OF SAID TRACT A, S89°46'36"E, A DISTANCE OF 230.01 FEET; THENCE WITH THE EAST LINE OF THE S 1/2 OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 27, S00°52'01"W, A DISTANCE OF 498.74 FEET; THENCE LEAVING SAID EAST LINE THE FOLLOWING SIX (6) COURSES: 1) N88°57'38"W, A DISTANCE OF 543.18 FEET TO A POINT OF CURVATURE; 2) SOUTHWESTERLY WITH THE ARC OF A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 890.00 FEET, A CENTRAL ANGLE OF 22°52'07" AND A CHORD BEARING AND DISTANCE OF S79°36'19"W, 352.88 FEET) FOR AN ARC DISTANCE OF 355.23 FEET TO A POINT OF REVERSE CURVATURE; 3) SOUTHWESTERLY WITH THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 809.13 FEET, A CENTRAL ANGLE OF 10°40'24" AND A



CITY OF CLERMONT
RESOLUTION NO. 2023-026R

CHORD BEARING AND DISTANCE OF S73°30'26"W, 150.51 FEET) FOR AN ARC DISTANCE OF 150.73 FEET TO A POINT OF COMPOUND CURVATURE; 4) NORTHWESTERLY WITH THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 26°10'13" AND A CHORD BEARING AND DISTANCE OF N88°04'16"W, A DISTANCE OF 45.28 FEET) FOR AN ARC DISTANCE OF 45.68 FEET; 5) SOUTHWESTERLY WITH THE ARC OF A NON-TANGENT CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 800.00 FEET, A CENTRAL ANGLE OF 08°19'44" AND A CHORD BEARING AND DISTANCE OF S86°09'49"W, 116.19 FEET) FOR AN ARC DISTANCE OF 116.29 FEET TO A POINT OF TANGENCY; THENCE N89°40'18"W, A DISTANCE OF 74.16 FEET TO THE POINT OF BEGINNING.

CITY OF CLERMONT
RESOLUTION NO. 2023-026R

Exhibit C: Sample Elevations



12-UNIT APARTMENT ELEVATION



24-UNIT APARTMENT ELEVATION



TOWNHOME ELEVATION



VILLA ELEVATIONS - FRONT-LOAD GARAGES



VILLA ELEVATIONS - REAR-LOAD GARAGES

Exhibit - Location Map – Hancock Commons Apartments





HANCOCK COMMONS
A NEIGHBORHOOD MIXED-USE RENTAL COMMUNITY

At Hancock Road and Hooks Street
Clermont, Florida

HELPING SOLVE CLERMONT’S “MISSING MIDDLE” HOUSING SHORTAGE

“...to encourage the accomplishment of a more complete living environment through the application of enlightened and imaginative approaches to community planning and shelter design.”

... introduce a variety of architectural solutions... separate vehicular and pedestrian circulation systems... integration of open space networks and recreation areas... establish neighborhood identity”

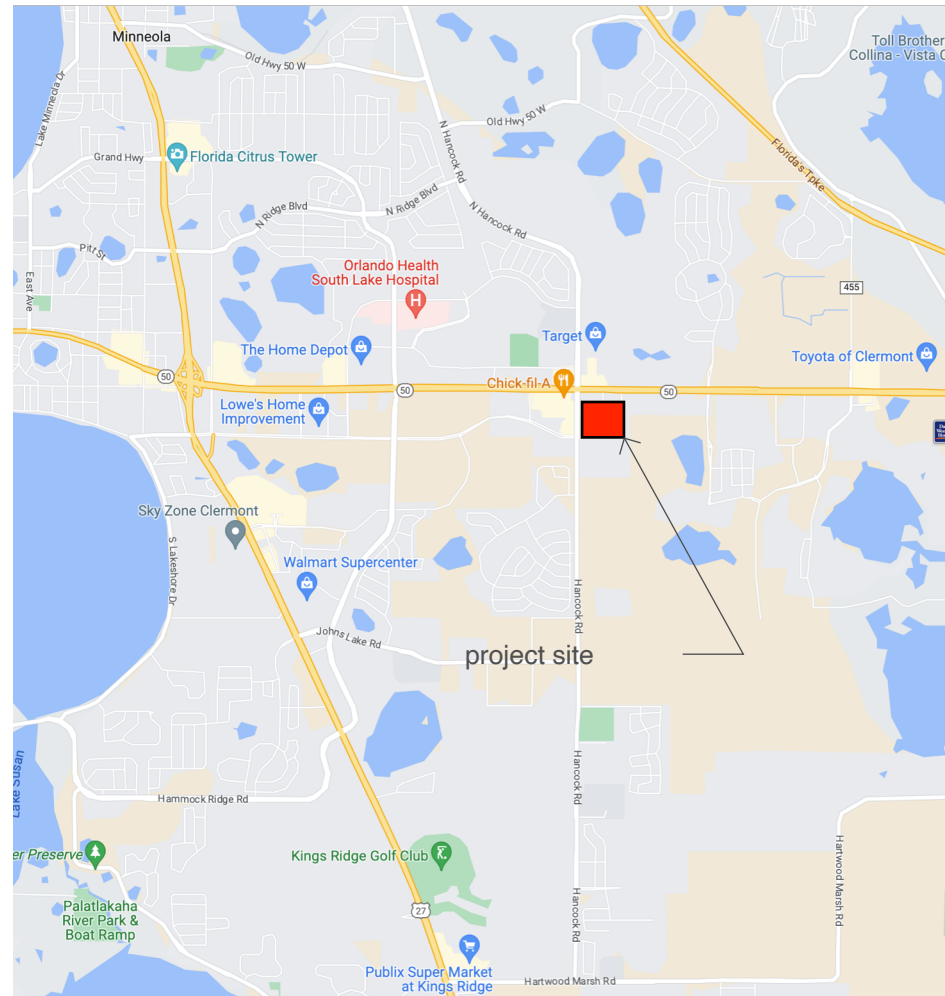
City of Clermont Land Development Code, Chapter 125

LCA DEVELOPMENT

800 Highland Ave.
Suite 200
Orlando, FL 32803

August 8, 2023 ::

Project Location ::



AREA MAP

LOCATED NEAR THE INTERSECTION
OF HANCOCK ROAD AND HIGHWAY 50

LOCATION HIGHLIGHTS:

- CENTRAL LOCATION NEAR A MAJOR INTERSECTION
- MINUTES FROM US 27 AND FLORIDA'S TURNPIKE
- 25-MINUTES TO DOWNTOWN ORLANDO
- LESS THAN 10 MINUTES TO DOWNTOWN CLERMONT



PARCEL MAP

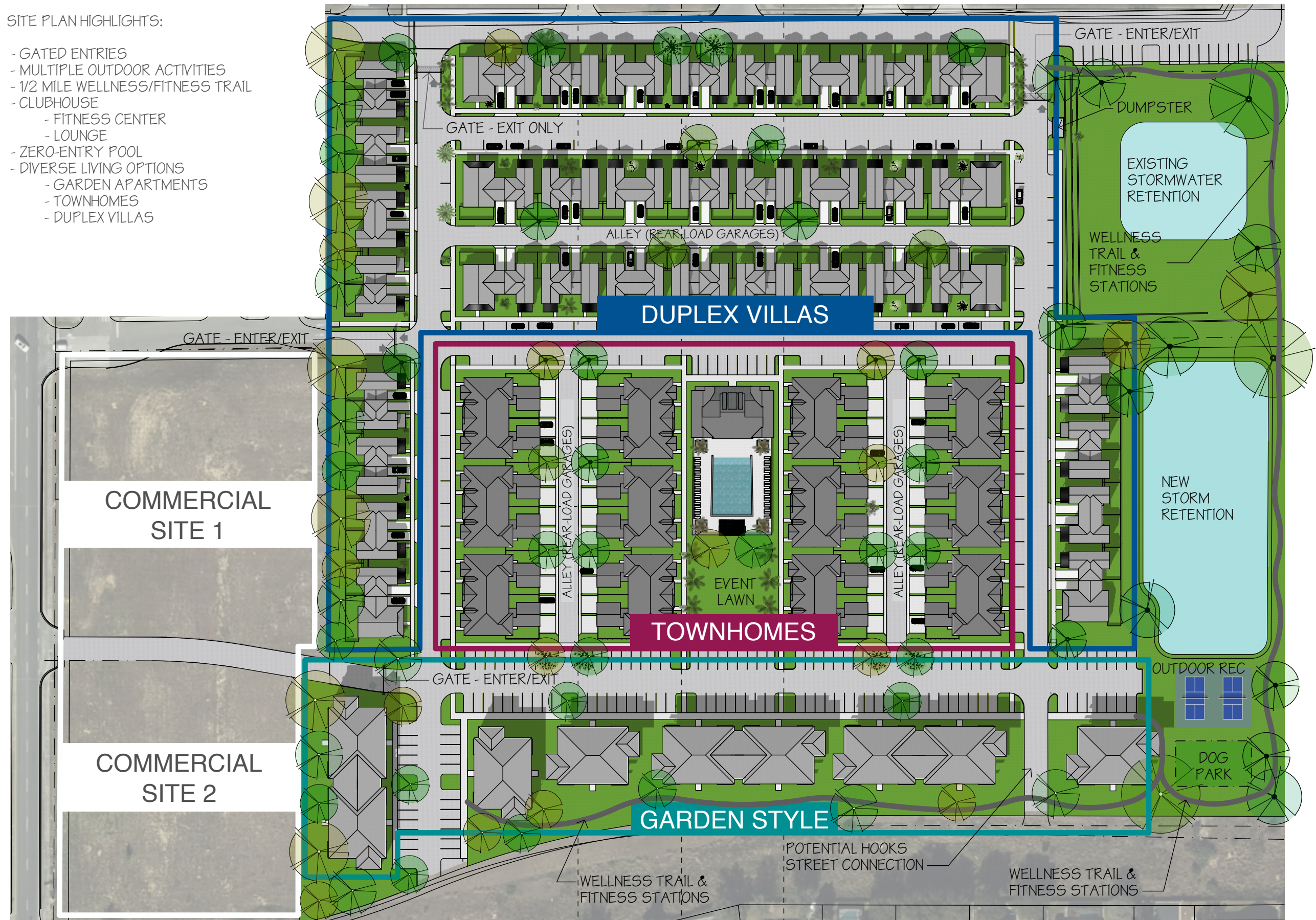
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ALTKEYS:
3825852
3864164
3864163
```


- TRUE WALKABILITY - NOT JUST A BUZZWORD
- NEARLY ALL DAILY NEEDS WITHIN A 10-MINUTE WALK
 - GROCERIES
 - BREAKFAST/LUNCH/DINNER SERVICE
 - MEDICAL CARE
 - DENTAL CARE
 - CHILD CARE
 - PET CARE
 - BICYCLE SALES AND REPAIR
 - EDUCATION
 - BANKING
 - EYE WEAR
 - AUTO CARE
 - FITNESS
 - OFFICE SUPPLIES
- PROMOTES COMMUNITY HEALTH
- GOOD FOR THE ENVIRONMENT
- PATRONS OF NEARBY BUSINESSES



SITE PLAN HIGHLIGHTS:

- GATED ENTRIES
- MULTIPLE OUTDOOR ACTIVITIES
- 1/2 MILE WELLNESS/FITNESS TRAIL
- CLUBHOUSE
 - FITNESS CENTER
 - LOUNGE
- ZERO-ENTRY POOL
- DIVERSE LIVING OPTIONS
 - GARDEN APARTMENTS
 - TOWNHOMES
 - DUPLEX VILLAS





VILLA ELEVATIONS - FRONT-LOAD GARAGES



VILLA ELEVATIONS - REAR-LOAD GARAGES



TOWNHOME ELEVATION



TOWNHOMES & CLUBHOUSE - RENDERING



12-UNIT APARTMENT ELEVATION



24-UNIT APARTMENT ELEVATION

GENEROUS, WELCOMING FRONT PORCHES



KID-FRIENDLY, PET-FRIENDLY FENCED YARDS



MASTER BATHS WITH DOUBLE VANITIES AND WALK-IN CLOSETS



FULL KITCHENS WITH UPGRADED APPLIANCES



OFFICE ALCOVES

Current traffic conditions – photos provided by Lake County Public Works
Sept. 11, 2023



Looking south along Hancock Road with the access points on the left blocked by current traffic. Hooks Street traffic light in the background.



Looking south along Hancock Road near the intersection of SR 50 showing the current traffic conflicts within the vicinity of the western access points of the project.

MEMORANDUM

Date: September 19, 2023

Project #: 24449.29

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

From: Stephanie Shealey, PE, PTOE, PTP and Andrew Garrison, PE

Project: Hancock Commons

Subject: TIA Review

This memorandum has been prepared to document the review of the revised Hancock Commons Built-to-Rent Transportation Impact Analysis. The TIA was completed by Kimley-Horn & Associates, Inc. and is dated August 22, 2023. The original comments were sufficiently addressed, but additional comments were identified in the review. In addition to the comments provided on the traffic study below, additional input from Lake County regarding access modifications to Hancock Road that will be required by the project is provided. Based on the limited access which will be allowed from Hancock Road, please consider modifications to the site plan to allow for access via Hook Street.

Hancock Commons Transportation Impact Analysis Comments:

1. **Figure 2a, 2b, 3a, 3b** – FDOT comments requested updating these figures to reflect existing lane configuration, as they currently show the number of through lanes with separate arrows for turning movements. However, for simplicity of understanding turning volumes on shared movements, it is suggested to revise these figures to show volumes by turning movement and removing duplicate through arrows. A separate figure can be prepared to show existing lane configurations.
2. **Figure 3a** – In the bottom right portion of the volume graphic for Intersection 1, there is an errant turn arrow. Please remove.
3. **Site Access** – Per input from Lake County, the developer will need to modify the median on Hancock Road as part of the access for the site, creating a directional access at Driveway 7 and closing the median completely at Driveway 10. Additionally, no u-turns will be allowed on northbound Hancock Road at SR 50. Please update the trip assignment to reflect these changes.
4. **Conclusion** – In the second paragraph, the trip generation does not match the updated trip generation estimates in Table 6. Please update.

5. **Conclusion** – Please add the required access modifications to Hancock Road to the conclusions/recommendations.

Access Notes from Lake County:

In order to provide for the safe and efficient movement of traffic the following should be implemented:

- The Developer should be required to modify the medians on Hancock Road which closes driveway number 10 and changes the median opening to directional at driveway number 7. In the future this median may also need to be closed in order to provide additional left turn storage for northbound Hancock onto westbound S.R. 50. We expect significant traffic increases over the 20 year horizon and no practical opportunity to add dual lefts on the northbound approach. The left turn lane will have to be lengthened which may require the elimination of this directional opening. In that event, there would not be a southbound left on Hancock Road into the project site.
- Right turn lanes are required for commercial sites and are not shown on the proposed plan for turning movements from Hancock Road onto the commercial mixed use site driveways. These turn lanes should be installed by the developer.
- Due to access management needed improvements, there is not an opportunity for traffic to turn left out of the project to head south on Hancock Road. Public Works has also requested FDOT to post Hancock Rd. at SR 50 for no U-turns due to the significant amount of traffic at this intersection.
- Traffic heading north on Hancock Road has been observed with significant backups blocking driveways on the east side of the road. As traffic increases in this area, it may interfere with southbound Hancock Rd. traffic attempting to turn left into the project site across the northbound lanes. As mentioned previously as traffic growth continues, this directional median opening may need to be closed at some future date.
- In the event that the project site develops prior to the adopted and planned extension of Hooks Street east of Hancock Road, it is very likely that Hooks Street will not be able to provide an emergency or vehicle access to the site. The right of way is limited and does not allow for improvements outside of this right of way onto private property. The grades proposed by the development would require work into the private property.
- For vehicular safety and improved capacity of this road, the additional traffic would be best served with access to the traffic signal on Hancock Road at Hooks Street. The traffic signal and full intersection will allow traffic movement in all directions. The developer will be required to replace or modify the traffic signal to provide for the westbound approach. Any access from the development to the Hooks Street extension would be required to follow the Lake County adopted Access Management Ordinance for driveway spacing.



Superintendent:
Diane S. Kornegay, M.Ed.

School Board Members:
District 1
Bill Mathias
District 2
Tyler Brandeburg
District 3
Marc Dodd
District 4
Mollie Cunningham
District 5
Stephanie Luke

201 West Burleigh Boulevard • Tavares • FL 32778-2496
(352) 253-6500 • Fax: (352) 253-6503 • www.lake.k12.fl.us

August 2, 2023

Ms. Michelle Chira
Hancock Commons LLC
800 Highland Avenue, #200
Orlando, FL 32803

**RE: Hancock Commons – Clermont
School Concurrency Capacity Reservation (District Project #LCS2023-20)
Alternate Keys: 3825852, 3864164, 3864163**

Dear Ms. Chira:

The School Board of Lake County has reviewed the project information for the proposed residential development referenced above. The application indicates 182 multi-family and 48 single-family (attached) dwelling units. The proposed development is estimated to generate approximately sixty-eight (68) students.

Based on the information provided in the application the property is located within Concurrency Service Area (CSA) #12. The analysis performed indicates the students generated from this residential development will not exceed the level of service standards for each school level.

It has been determined at this time that school capacity is available and **will be reserved for your project. This capacity reservation will expire one year from date of issuance.** In the event, a final development order is obtained within the year this capacity reservation will be valid for the life of the project. Please notify the school district when the final development order is obtained in order to update the project records.

If you should require additional time to obtain the final development order approval, please notify District staff prior to the expiration date to discuss time extension options. Once the reservation expires, the capacity will be released and a new completed application and fee will be required. If you have any questions, please contact me at (352) 253-6694 or at lavalleyh@lake.k12.fl.us.

Sincerely,

Helen LaValley
Growth Planning Department

Encl: School Concurrency Availability Determination

Lake County Florida School Board CIP

School Concurrency Availability Determination

Project Name: Hancock Commons
Date Received: 7/31/2023
Case Number: LCS2023-20
Builder Name: Clermont 15, Hancock Commons, et all
Location: SEC of SR50 and Hancock Road

Project Planned Units:

Single Family: 0 **# Multi-Family:** 182
Townhomes: 48 **# Apartments:** 0

Additional Information: 9/23/19 received APF application
 9/26/19 issued APF letter
 7/31/23 Recd SC app

Project Unit Yield By Type of School

	Yield	Elem	Mid	High
Multi-Family	0.153	28		
Multi-Family	0.068			12
Multi-Family	0.061		11	
Town Homes	0.157	8		
Town Homes	0.114			5
Town Homes	0.079		4	

Service Area Analysis

Concurrency Service Area (CSA)	Current Capacity	Programmed Capacity	Total Capacity	Current Enrollment	Reserved Demand	Total Demand	Available Capacity	Project Demand
CSA #12 - Elementary	4806	966	5772	4929	322	5251	521	35
CSA #12 - Middle	2151	800	2951	2028	221	2249	702	15
CSA #12 - High	5529	0	5529	4925	491	5416	113	18

Project Demand may differ from Project Yield by Type of School due to rounding



CITY OF CLERMONT CONDITIONAL USE PERMIT FILING INSTRUCTIONS

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

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



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

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

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

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

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



CITY OF CLERMONT

CONDITIONAL USE PERMIT APPLICATION

Date Sep 1, 2022		FEE: \$845 + cost of advertisement + cost of traffic review (if necessary)	
Project Name (if applicable) Hills of Clermont Phase 3 - Detached Apartment Community			
Applicant Clermont 15 LLC			
Contact Person Michelle Chira			
Address 800 Highland Avenue Suite 200		City Orlando	State FL
		Zip 32803	
Telephone 407-297-1600		Fax	
Email michelle@mcequity.com			
OWNER INFORMATION ☒ (Check box if owner information is same as applicant)			
Owner's Name Clermont 15 LLC and Royal Elk, LLC, Michelle Chira			
Owner Address 800 Highland Avenue Suite 200		City Orlando	State FL
		Zip 32803	
Telephone 407-297-1600		Fax	
PROPERTY INFORMATION			
Address of Subject Property NE Corner of Hooks St and Hancock Rd		City Clermont	State FL
		Zip 34711	
General Location 2 Parcels northeast of the intersection of Hooks Street and Hancock Road. South of Highway 50 and Hancock Commons.			
Legal Description & Alternate Key (include copy of survey) ALT Key 3825852 - FROM W 1/4 COR OF SEC RUN N 89-23-17 E ALONG S LINE OF NW 1/4 A DIST OF 50 FT TO E R/W LINE OF HANCOCK RD, N 0-42-51 E ALONG SAID E R/W LINE 58.87 FT FOR POB, CONT N 0-42-51 E 605.38 FT TO N LINE OF S 1/2 OF SW 1/4 OF NW 1/4, S 89-22-08 E 1268.28 FT, S 0-23-15 W ALONG E LINE OF S 1/2 OF SW 1/4 OF NW 1/4 A DIST OF 480.14 FT TO A POINT BEING 95.52 FT ON A BEARING OF N 0-23-15 FROM NE COR OF LOT 243 HILLS OF CLERMONT PHASE TWO, N 89-21-43 W 546.56 FT TO THE POINT OF CURVATURE OF A CURVE CONCAVE SLY HAVING A RADIUS OF 890 FT & A CHORD BEARING OF S 79-12-13 W, THENCE RUN WLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 22-52-07 FOR A DIST OF 355.23 FT TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NLY, HAVING A RADIUS OF 809.13 FT & A CHORD BEARING OF S 73-06-21 W, THENCE RUN WLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 10-40-23 A DIST OF 150.72 FT TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NLY, HAVING A RADIUS OF 100 FT & A CHORD BEARING OF N 88-28-21 W, THENCE RUN WLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 26-10-13 FOR A DIST OF 45.68 FT TO THE POINT ON A NON-TANGENT CURVE CONCAVE NLY HAVING A RADIUS OF 800 FT & A CHORD BEARING OF S 85-45-44 W, THENCE WLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 08-19-45 FOR A DIST OF 116.30 FT TO THE POINT OF TANGENCY, THENCE RUN S 89-55-37 W 74.19 FT TO POB ORB 4449 PG 2263 ALT Key 3864163 - HANCOCK COMMONS PB 61 PG 87-88 LOT 5 ORB 5902 PG 1843			
Land Use (City verification required) Commercial			
Zoning (City verification required) PUD (ALT Key 3825852) & C-2 General Commercial (ALT Key 3864163)			



CITY OF CLERMONT
**CONDITIONAL USE PERMIT
APPLICATION**

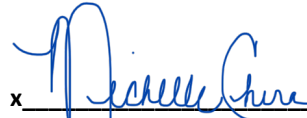
Detailed Description of request (What are you proposing to do and why is it appropriate for this location?) Attach additional page if necessary.

The project is proposing a 190 unit detached apartment community located at the northeast corner of Hooks Street and Hancock Road. This community would be located on parcels 3825852 (south parcel) and 3864163 (North parcel).

The proposed project will feature greenways, park areas, a clubhouse, and landscape buffers. These community-minded additions make this project an excellent fit for the City of Clermont's vision of a beautiful and thriving Clermont.

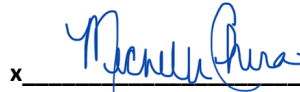
Michelle Chira

Applicant Name (print)

x 
Applicant Name (signature)

Michelle Chira

Owner Name (print)

x 
Owner Name (signature)

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

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

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

5/26/2020

Account Number:	526733
Customer Name:	City Of Clermont-Legals
Customer Address:	City Of Clermont-Legals P.O. BOX 120219 CLERMONT FL 34712
Contact Name:	Christina Perry
Contact Phone:	
Contact Email:	cperry@clermontfl.org
PO Number:	

Date:	09/14/2023
Order Number:	9288628
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	55.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	2	09/26/2023 - 10/17/2023	Govt Public Notices
LEE dailycommercial.com	2	09/26/2023 - 10/17/2023	Govt Public Notices

Order Confirmation Amount	\$170.60
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Ad Preview

LEGAL NOTICE

On Tuesday, October 3, 2023 at 6:30 PM the Clermont Planning & Zoning Commission will consider a request for a Conditional Use Permit to allow for multi-family dwelling units within the C-2 General Commercial District. The final hearing of the proposed request will be heard by Clermont City Council on Tuesday, October 24, 2023 at 6:30 PM.

LOCATION

Hancock Commons Apartments
Vacant property northeast of the
Hooks Street
and Hancock Road intersection.
(Alternate Key # 3825852, 3864164,
3864163)
23.75 +/- Acres

All public meetings will be held in the Clermont City Hall, 1st floor Council Chambers located at 685 W. Montrose Street, Clermont, FL 34711.

This application is available for public inspection in the Development Services Department, Monday through Friday between the hours of 8:00 AM and 5:00 PM.

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

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

Tracy Ackroyd Howe, MMC
City Clerk
Daily Commercial
September 26 and October 17, 2023
#9288628 Sept 26, Oct 17, 2023

AGENDA ITEM

Meeting Date		
Tuesday, October 3, 2023		
Agenda Item Name		
Resolution 2023-039R <i>Take 5 Oil Change CUP</i>		
Requested Action		
Recommend approval of Resolution No. 2023-039R.		
Staff Report		
The applicant, CSC Properties, LLC is requesting a Conditional Use Permit to allow for an automotive quick lube oil change service business with three service bays in the "C-2" General Commercial zoning district. The Future Land Use designation is Industrial. The vacant parcel is located between Roper Boulevard and Caspian Lane on the west side of US Highway 27. The Land Development Code, Section 125-337, requires a Conditional Use Permit for any automotive repair service business in the "C-2" zoning district.		
		
The project is proposing a 1,421 square feet automotive facility with three (3) repair service bays. In 2016, the City of Clermont annexed the parcel into Clermont boundaries to allow for the development of a self-storage facility with a vacant parcel to be developed in the future. The proposed development will be constructed on that vacant outparcel site. The property fronts US Highway 27, a major arterial roadway, which has sufficient traffic capacity to support the proposed use. The project will be designed in a manner that provides decorative architectural building elements and features that are compatible with the existing buildings and current development patterns to enhance a positive visual ambiance that promotes quality commercial development.		
When evaluating a request for a Conditional Use Permit, the Land Development Code, Section 86-144, requires specific development standards to be met. Staff has reviewed the application as submitted in accordance with the development standards criteria and finds the proposed use can meet the general criteria for granting a Conditional Use Permit. The proposed use will not be detrimental to the health, safety and welfare of the surrounding community. Staff recommends approval of the Conditional Use Permit with the conditions contained in Resolution No. 2023-039R.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount

Exhibits Attached (copies of original agreements)	
1. Resolution	Resolution.pdf
2. Location Map	Location Map.pdf
3. CUP Site Plan	CUP Site Plan.pdf
4. Building Elevations	Building Elevations.pdf
5. Landscape Plans	Landscape Plans.pdf
6. CUP Application	CUP Application.pdf
7. Legal Ad	Legal Ad.pdf



CITY OF CLERMONT
RESOLUTION NO. 2023-039R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR AN AUTOMOTIVE QUICK LUBE AND OIL CHANGE BUSINESS IN THE C-2 GENERAL COMMERCIAL ZONING DISTRICT; PROVIDING FOR CONFLICT, SEVERABILITY, THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida, at a meeting held October 3, 2023, recommended approval of this Conditional Use Permit to allow for an automotive quick lube and oil change business in the C-2 General Commercial zoning district, at the following location:

LOCATION:

Vacant parcel located between Roper Boulevard and
Caspian Lane on the west side of US Highway 27
(AK 3909643)

WHEREAS, from the evidence presented at the public hearing and after consideration of the factors set forth in Sec. 86-144 (d) of the Land Development Code, the City Council finds, that: (1) granting the Conditional Use Permit will not adversely affect the officially adopted Comprehensive Plan of the city; (2) Such use will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity; (3) The proposed use will comply with the regulations and conditions specified in the codes for such use; and (4) The proposed use may be considered desirable at the particular location.

WHEREAS, the City Council determines that the application for a Conditional Use Permit meets the criteria set forth in the Land Development Code and otherwise it is in the interest of the general welfare of the City of Clermont, Lake County, Florida, to grant this Conditional Use Permit.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Clermont, Lake County, Florida, that based on the findings stated above and incorporated herein:

This application for a Conditional Use Permit to allow for an automotive quick lube and oil change business be constructed on a vacant parcel located between Roper Boulevard and Caspian Lane on the west side of US Highway 27; be granted subject to the following conditions:

SECTION 1: GENERAL CONDITIONS

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



CITY OF CLERMONT
RESOLUTION NO. 2023-039R

3. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.
4. The Fire Inspector shall provide building inspections for life safety requirements and all fire code regulations must be in compliance prior to the issuance of any Building Certificate of Occupancy.
5. The Building Inspector shall inspect all structures and building for compliance and any building code violations shall be corrected before the issuance of the Certificate of Occupancy.
6. The Conditional Use Permit must be executed and processed through the office of the City Clerk within 90 days of its date of approval by the City Council or the permit shall become null and void.
7. The Applicant shall record in the Public Records of Lake County within 90 days of its date of approval by the City Council, a short-form version of this Conditional Use Permit as provided by the City or a form acceptable to the City, to provide notice to all interested parties, the assigns, successors and heirs of the developer/applicant and all future owners of the above-referenced property that the real property described above is subject to the terms and conditions of the Conditional Use Permit.
8. If any of the stated conditions are violated, the applicant understands and agrees that the City Council may open the Conditional Use Permit for further conditions or revoke this Conditional Use Permit by Resolution.
9. No business can occupy any portion of the building(s) after construction and final Certificate of Occupancy unless the proposed business has applied for and obtained a Local Business Tax Receipt from the Clermont Development Services Department.
10. Should approved uses cease operation for more than 180 days, a new Conditional Use Permit shall be required for the same or similar operations.
11. All redevelopment and/or changes to the subject property must submit for site plan approval by the Site Review Committee prior to the issuance of a zoning clearance or other development permits. The presentation site plan submitted with the Conditional Use Permit application is not the approved and final construction plan.
12. The property shall be developed in substantial accordance with the Conditional Use Site Plan, prepared by Sloan Engineering Group, Exhibit A. All new development and/or changes to the subject property must submit for site plan approval by the Site Review Committee prior to the issuance of a zoning clearance or other development permits. The presentation site plan submitted with the Conditional Use Permit application is not the approved and final construction plan.



CITY OF CLERMONT
RESOLUTION NO. 2023-039R

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

SECTION 2: LAND USE

1. This Conditional Use Permit is to allow for an automotive quick lube and oil change service facility to be constructed on a vacant parcel located between Roper Boulevard and Caspian Lane on the west side of US Highway 27. The site may also be used for any other permitted uses in the C-2 General Commercial zoning district.
2. The quick lube and oil change business is proposing the construction of an automotive service building with three service bays at this facility. All automotive services will be performed inside the service bays.
3. The development of the site must comply with the Clermont Land Development Regulations and adopted construction standards. The site shall be similar in design to the Conceptual Plan Layout, Exhibit A.
4. The building shall be designed in a manner that complies with the City of Clermont's Architectural Design Standards as represented in the Conceptual Building Elevations, Exhibit B.
5. The project includes a waiver to allow the existing billboard on the south side of the property to remain in place for the duration of the current lease agreement with Lamar Outdoor Advertising. The billboard shall be removed no later than July 15, 2043.

SECTION 3: CONFLICT

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

SECTION 4: SEVERABILITY

If any portion of this Resolution is declared invalid, the invalidated portion shall be severed from the remainder of the Resolution, and the remainder of the Resolution shall continue in full force and effect as if enacted without the invalidated portion, except in cases where such continued validity of the remainder would clearly and without doubt contradict or frustrate the intent of the Resolution as a whole.

SECTION 5: ADMINISTRATIVE CORRECTION

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

SECTION 6: PUBLICATION AND EFFECTIVE DATE

This Resolution shall take effect immediately upon its adoption.



CITY OF CLERMONT
RESOLUTION NO. 2023-039R

DONE AND RESOLVED by the Mayor of the City Council of the City of Clermont, Lake County, Florida, this 24th day of October 2023.

CITY OF CLERMONT

Tim Murry, Mayor

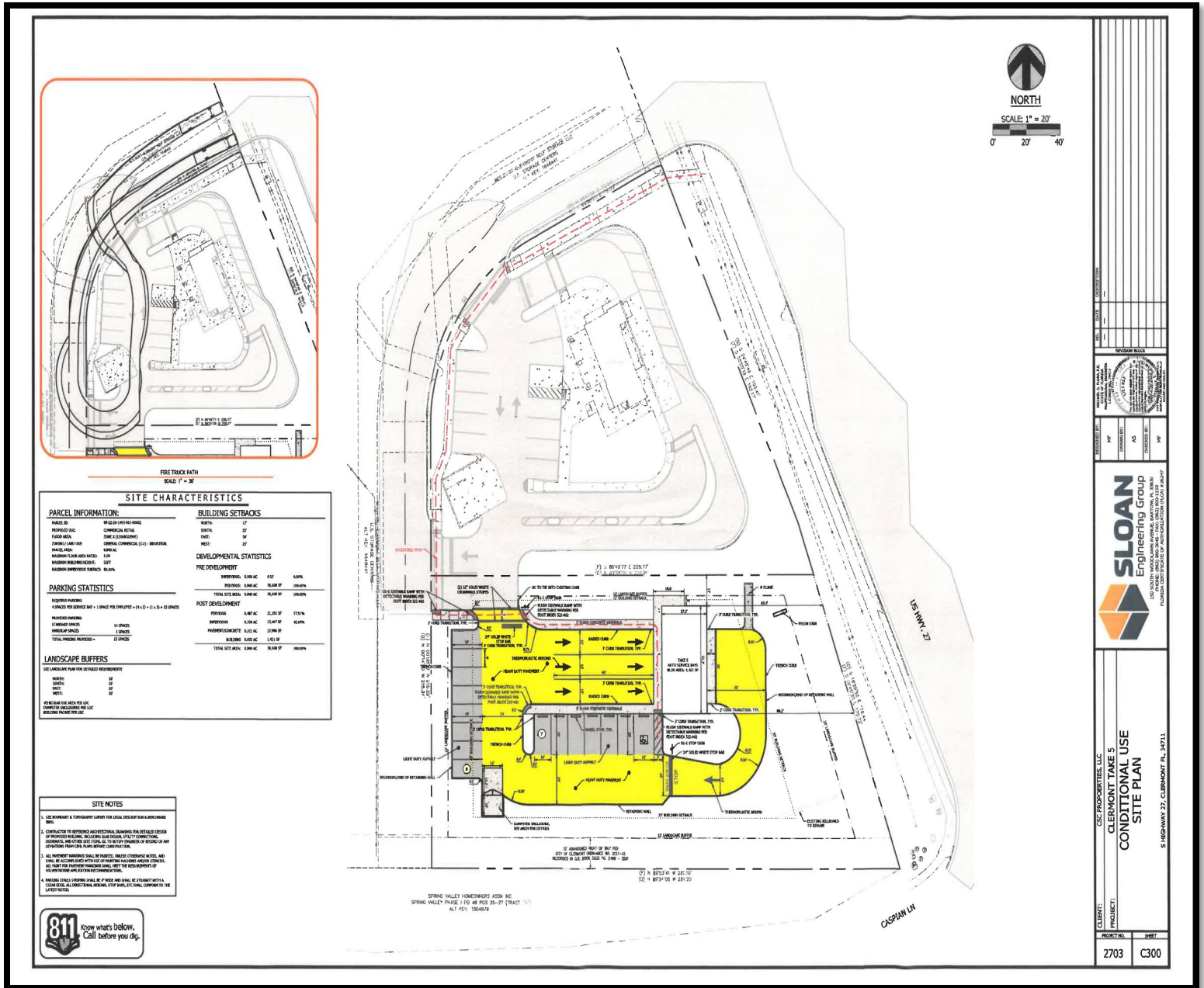
ATTEST:

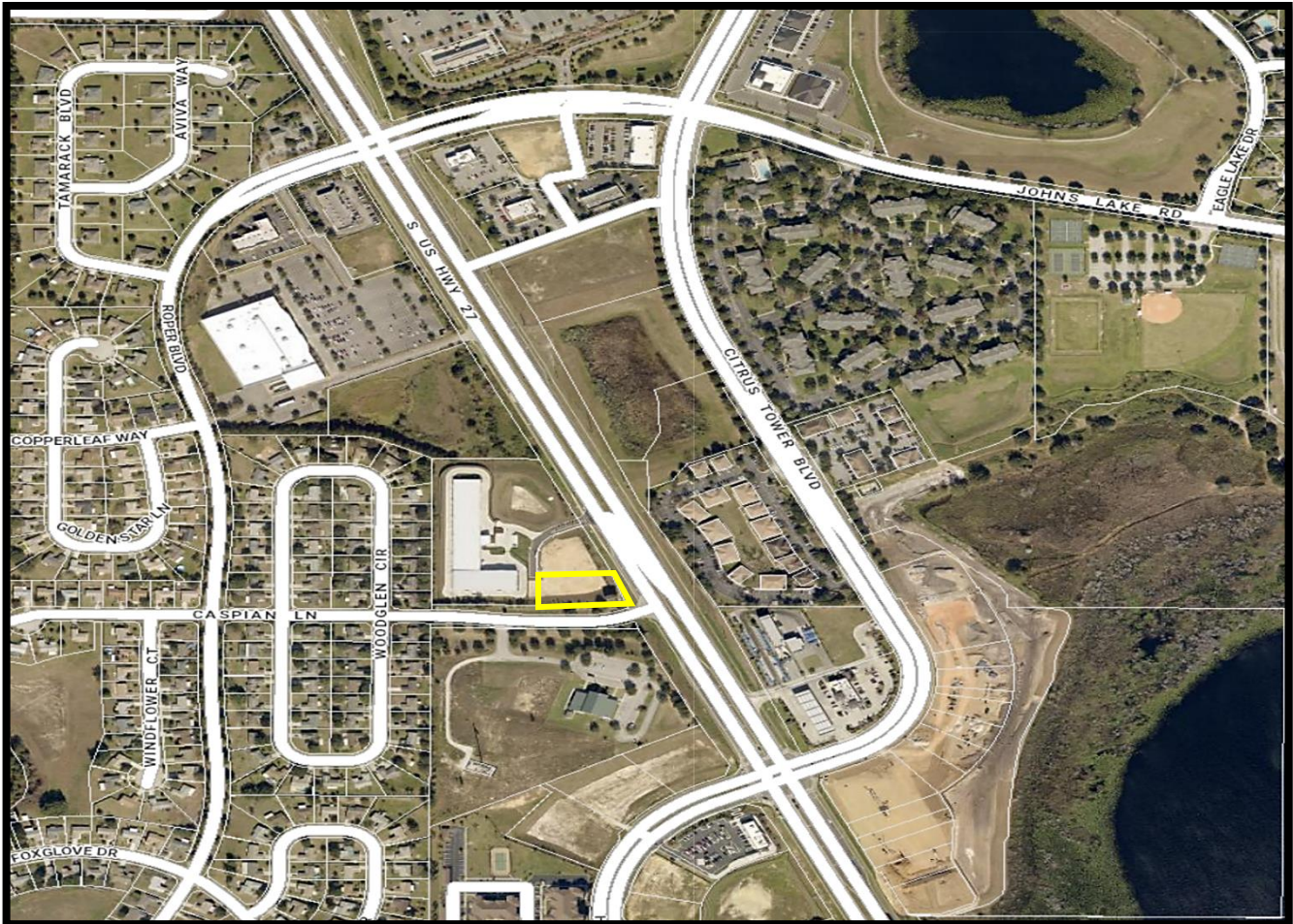
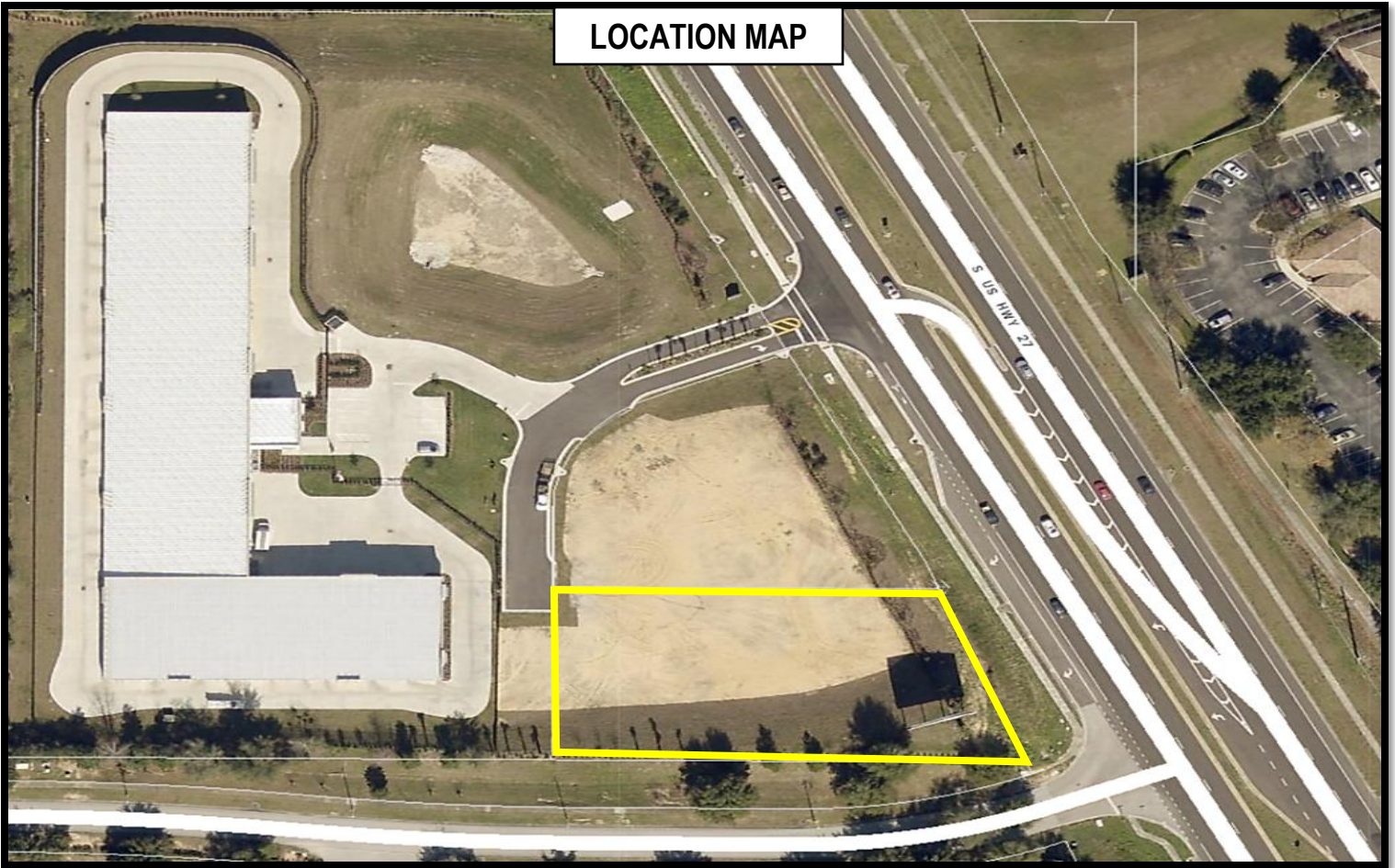
Tracy Ackroyd Howe, MMC
City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Exhibit A – Conceptual Site Plan





**PARCEL INFORMATION:**

PARCEL ID:	09-22-26-1405-061-00002
PROPOSED USE:	COMMERCIAL RETAIL
FLOOD AREA:	ZONE X (1204AC2590E)
ZONING / LAND USE:	GENERAL COMMERCIAL (C-2) - INDUSTRIAL
PARCEL AREA:	8,910 AC
MAXIMUM FLOOR AREA RATIO:	1.00
MAXIMUM BUILDING HEIGHT:	SSFT
MAXIMUM IMPERVIOUS SURFACE:	80.00%

BUILDING SETBACKS

NORTH:	12'
SOUTH:	25'
EAST:	58'
WEST:	25'

DEVELOPMENTAL STATISTICS

PRE DEVELOPMENT			
PERVIOUS:	0.000 AC	0 SF	0.00%
PERVIOUS:	0.040 AC	36,608 SF	100.00%
TOTAL SITE AREA:		0.040 AC	36,608 SF 100.00%
POST DEVELOPMENT			
PERVIOUS:	0.487 AC	21,281 SF	57.91%
PERVIOUS:	0.254 AC	15,407 SF	42.09%
PAVEMENT/CONCRETE	0.221 AC	13,986 SF	
BUILDING	0.033 AC	1,421 SF	
TOTAL SITE AREA:		0.940 AC	36,608 SF 100.00%

PARKING STATISTICS

REQUIRED PARKING:
4 SPACES PER SERVICE BAY + 1 SPACE PER EMPLOYEE = (4 X 3) + (1 X 3) = 15 SPACES

PROVIDED PARKING:

STANDARD SPACES	14 SPACES
HANDICAP SPACES	1 SPACES
TOTAL PARKING PROVIDED =	15 SPACES

LANDSCAPE BUFFERS

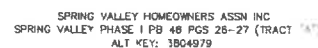
SEE LANDSCAPE PLAN FOR DETAILED REQUIREMENTS:

NORTH:	10'
SOUTH:	15'
EAST:	20'
WEST:	20'

VEHICULAR USE AREA PER LDC
DUMPSTER ENCLOSURES PER LDC
BUILDING FACADE PER LDC

SITE NOTES

1. SEE BOUNDARY & TOPOGRAPHY SURVEY FOR LEGAL DESCRIPTION & BENCHMARK BIRDS.
2. CONTRACTOR TO REFERENCE ARCHITECTURAL DRAWINGS FOR DETAILED DESIGN OF PROPOSED BUILDING, INCLUDING GLASS DESIGN, UTILITY CONNECTIONS, DOORWAYS, AND OTHER SITE ITEMS. GC TO NOTIFY ENGINEER OF RECORD OF ANY DEVIATIONS FROM CIVIL PLANS BEFORE CONSTRUCTION.
3. ALL PAYMENT MARKINGS SHALL BE PAINTED, UNLESS OTHERWISE NOTED, AND SHALL BE ACCOMPLISHED WITH USE OF PAINTING MACHINES AND/OR STENCILS. ALL PAINT FOR PAYMENT MARKINGS SHALL MEET THE REQUIREMENTS OF SOLVENT-BASED APPLICATION RECOMMENDATIONS.
4. PARKING STRIPS STRIPING SHALL BE 4' WIDE AND SHALL BE STRAIGHT WITH A 15' CLEAR RADIUS FOR ALL DIRECTIONAL ARROWS, STOP MARKS, ETC. SHALL CONFORM TO THE LATEST MUTCD.



SCALE: 1" = 20'

CLIENT:	CSC PROPERTIES, LLC
PROJECT:	CLERMONT TAKE 5 CONDITIONAL USE SITE PLAN
PROJECT NO.	2703
SHEET	C300



SLOAN
Engineering Group

191 SOUTH WOODLAWN AVENUE, BARTOW, FL 33830
PH: 888.345.2222
FLORIDA CERTIFICATE OF AUTHORIZATION (FLCA) # 26247

DESIGNED BY:	NO.	DATE	DESCRIPTION
MF	—	—	—
DRAWN BY:			
AS			
CHECKED BY:			
MF			



REVISION BLOCK



REVISIONS	BY

OLIVERI ARCHITECTS
AIA 000291
Member of the American Institute of Architects
1004 Indiana Avenue, Suite 100
P.O. Box 100
Pittsburgh, PA 15206
Phone: 412.737.7811 Fax: 412.737.7825
www.oliveriarchitects.com



**DESIGN
DEVELOPMENT
SCHEME 'A'**



**New Free Standing
Take 5 Oil Change**
US Highway 27 and Caplan Lane
Clermont, Florida

Date:	06. 02. 23
Scale:	AS NOTED
Project Mgr:	DG
Drawn:	GPM
Job:	23-115
Sheet	

A3

4

3

2

1

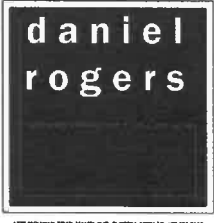
LANDSCAPE NOTES

1. NEWLY INSTALLED "CANOPY" TREES SHALL HAVE THEIR CALIPER MEASURED 6" ABOVE THE TOP OF THE ROOT BALL. ALL NEWLY INSTALLED "UNDERSTORY" TREES SHALL HAVE THEIR CALIPER MEASURED 6" ABOVE THE TOP OF THE ROOT BALL.
2. ALL PLANT MATERIAL SHALL MEET OR EXCEED THE STANDARDS OF FLORIDA NO 1 AS GIVEN IN "GRADES AND STANDARDS FOR NURSERY PLANTS 2015," STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE, TALLAHASSEE, AND ANY AMENDMENTS THERETO.
3. THE LANDSCAPE ARCHITECT MAY REJECT ANY PLANT MATERIAL BROUGHT TO THE SITE WHICH HE DEEMS TO BE OF INFERIOR QUALITY OR APPEARANCE.
4. ALL PLANT BEDS SHALL BE TOP DRESSED WITH A MINIMUM OF 3" DEPTH PINE BARK MULCH. MAINTAIN A 4" CLEAR SPACE BETWEEN MULCH AND THE PLANT STEM.
5. ALL TREES SHALL HAVE ALL SYNTHETIC BURLAP REMOVED FROM THE ENTIRE ROOT BALL. JUTE BURLAP SHALL BE REMOVED FROM THE TOP ONE-THIRD OF THE ROOT BALL. THE TOP THREE ROWS OF SQUARES ON ALL CAGES AROUND THE ROOT BALLS SHALL BE CUPPED OFF AND REMOVED.
6. THE CONTRACTOR SHALL READ AND ADHERE TO ALL WRITTEN SPECIFICATIONS TO BE PROVIDED AS PART OF CONSTRUCTION DOCUMENTS.
7. THE CONTRACTOR SHALL VISUALLY INSPECT THE SOILS CONDITION OF THE SITE. HE SHALL DIG A MINIMUM OF 12 TEST HOLES 3 FOOT DEEP RANDOMLY AROUND THE SITE. HE SHALL PERFORM PERCOLATION TESTS IN THESE HOLES FOR A PERIOD OF ONE HOUR EACH. THE HOLES SHALL BE FILLED WITH WATER AND IF THE HOLES HOLD MORE THAN 6" OF WATER AFTER ONE HOUR, THE LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF THE PROBLEM. THE CONTRACTOR SHALL RECOMMEND SUBSTITUTIONS OF PLANT MATERIAL AND PLANTING INSTALLATION TO ACCOMMODATE POOR DRAINING SOILS.
8. THE CONTRACTOR SHALL PROVIDE A SOIL TEST IN FOUR LOCATIONS AND PROVIDE RECOMMENDATIONS FOR AMENDMENTS BASED ON THE RESULTS. IMPROPER SOIL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL RECTIFY ALL INCURRED DAMAGES AT NO ADDITIONAL COST TO THE OWNER.
9. THE CONTRACTOR SHALL REVIEW THE SOILS REPORT ON FILE WITH THE OWNER.
10. THE INSTALLATION OF PLANT MATERIAL SHALL BE VIEWED AS ACCEPTANCE BY THE CONTRACTOR OF EXISTING GRADES AS GIVEN TO HIM. THE CONTRACTOR SHALL PROVIDE TO THE LANDSCAPE ARCHITECT A WRITTEN LETTER OF ACCEPTABILITY OF GRADES. FAILURE TO DO SO WILL BE VIEWED AS AN ACCEPTANCE OF EXISTING GRADES BY THE CONTRACTOR.
11. THE CONTRACTOR SHALL BERM ALL PARKING LOT ISLANDS 12" ABOVE TOP OF CURB ELEVATION WITHOUT EXCEEDING A 4:1 SLOPE (TYPICAL).
12. WHERE LIGHT POLES AND TREES BOTH OCCUR IN A PARKING LOT ISLANDS, THE TREE SHALL BE SPACED AN ADEQUATE DISTANCE FROM THE POLE.
13. THE CONTRACTOR WILL BE REQUIRED TO SAND AREAS OF SOD THAT ARE NOT SMOOTHLY APPLIED TO ELIMINATE SMALL IRREGULARITIES IN GRADES. LARGE IRREGULARITIES IN GRADE WILL REQUIRE REGRADING & RESODDING.
14. THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF THE SITE INCLUDING ALL MOWING, EDGING, TRIMMING, PRUNING & SPRAYING OF PESTICIDES & FUNGICIDES UNTIL THE TIME OF FINAL ACCEPTANCE BY THE OWNER.

PLANT SCHEDULE - CODE LEVEL

LANDSCAPE BUFFER - CANOPY TREES			CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	DROUGHT TOLERANT	SPACING
			LTB	3	Liriodendron tulipifera	Tulip Poplar	3" Cal. / 12" Ht. x 6" Sprd. / 65 gal. Min.	Yes	Yes	AS
			QSB	4	Quercus shumardii	Shumard Oak	3" Cal. / 12" Ht. x 6" Sprd. / 65 gal. Min.	Yes	Yes	AS
			QVB	5	Quercus virginiana	Southern Live Oak	3" Cal. / 12" Ht. x 6" Sprd. / 65 gal. Min.	Yes	Yes	AS
			UAB	3	Ulmus alata	Winged Elm	3" Cal. / 12" Ht. x 6" Sprd. / 65 gal. Min.	Yes	Yes	AS
LANDSCAPE BUFFER - UNDERSTORY TREES			CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	DROUGHT TOLERANT	SPACING
			LIB	5	Lagerstroemia indica	Crape Myrtle	8" Ht. x 4" Spd.	Yes	Yes	AS
			MCB	6	Myrica cerifera	Wax Myrtle	8" Ht. x 4" Spd.	Yes	Yes	AS
VIA LANDSCAPING - TREES			CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	DROUGHT TOLERANT	SPACING
			MLV	2	Magnolia grandiflora 'Little Gem'	Little Gem Dwarf Southern Magnolia	3" Cal. / 12" Ht. x 6" Sprd. / 65 gal. Min.	Yes	Yes	AS
			QVV	3	Quercus virginiana	Southern Live Oak	3" Cal. / 12" Ht. x 6" Sprd. / 65 gal. Min.	Yes	Yes	AS
			SSV	3	Sabal palmetto	Cabbage Palmetto	12" CT., Matched	Yes	Yes	AS
COMMERCIAL LANDSCAPE BUFFER			CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	DROUGHT TOLERANT	SPACING
			VOC	84	Viburnum obovatum	Walter's Viburnum	3" Ht. Min.	Yes	Yes	30" O.C.
			VOB	145	Viburnum obovatum	Walter's Viburnum	3" Ht. Min.	Yes	Yes	30" O.C.
LANDSCAPE BUFFER - SHRUBS			CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	DROUGHT TOLERANT	SPACING
			POM	16	Podocarpus macrophyllus	Podocarpus	3" Ht. Min.	Yes	Yes	30" O.C.
WALL & DUMPSTER ENCLOSURE - SHRUBS			CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	DROUGHT TOLERANT	SPACING
SHRUB AREAS			CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	DROUGHT TOLERANT	
			MJC	168	Muhlenbergia capillaris	Pink Muhly Grass	3 gal.	Yes	Yes	
			NEP	33	Nephrolepis biserrata	Macho Fern	3 gal.	Yes	Yes	
			ZAP	17	Zamia pumila	Coontie Cycad	3 gal.	Yes	Yes	
GROUND COVERS			CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	DROUGHT TOLERANT	
			ARA	536 sf	Arachis glabrata	Perennial Peanut	16t	No	Yes	
MULCH			CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	DROUGHT TOLERANT	
			STONE	89 sf	River Jack Mulch Mulch		3" - 4" / 3" Depth w Filter Fabric	NA	NA	
SOD/SEED			CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	DROUGHT TOLERANT	
			PAS	14,837 sf	Paspalum notatum 'Argentine'	Argentine Bahiagrass	sod	No	Yes	

SHEET KEY & NOTES:



Digitally signed by Daniel A Rogers
Date: 2023.08.24 17:14:24 -04'00'
Permit Documents

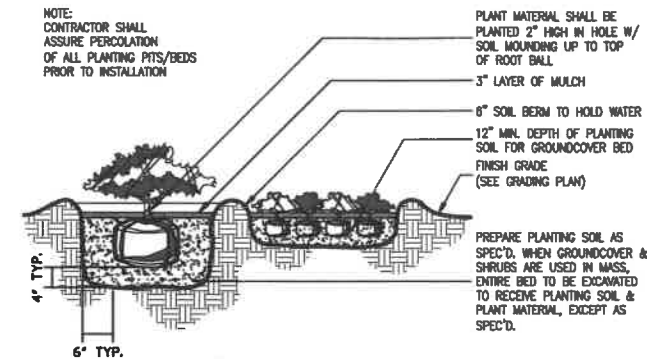
PROJECT NAME
Clermont Groves
Take5 Oil Change
S Highway 27, Clermont, FL 34711

SHEET NAME
LANDSCAPE
SCHEDULE & NOTES

SCALE
AS SHOWN
DATE
08.25.2023
DRAWN
LZ
SHEET NUMBER

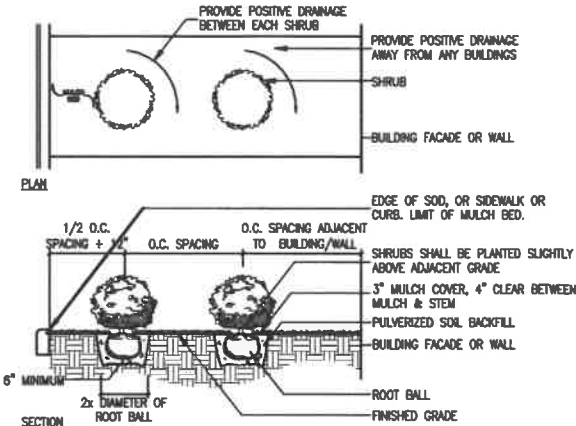
L-110

SHEET KEY & NOTES:



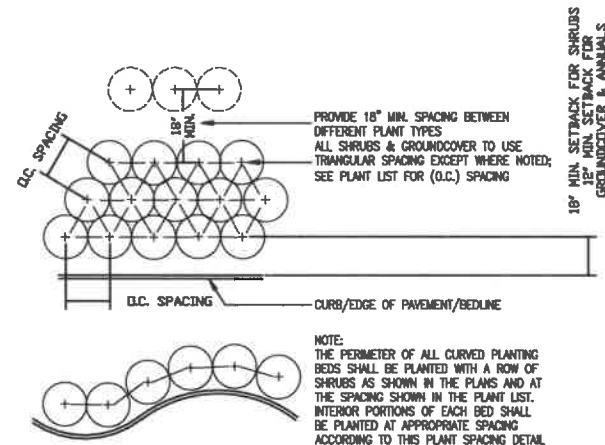
SHRUB PLANTING DETAIL
SCALE: NTS

1
L111



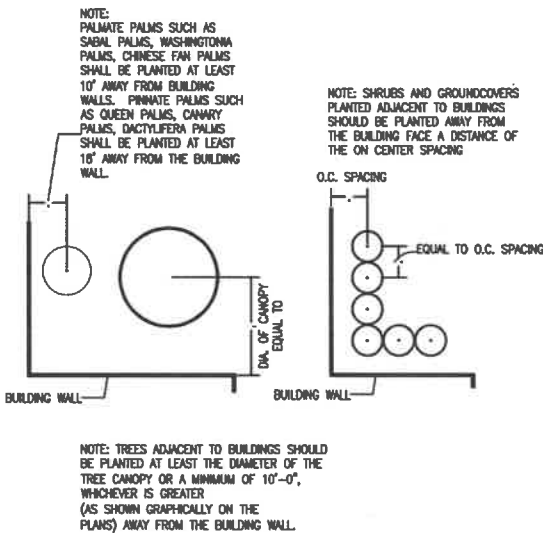
SHRUB PLANTING DETAIL
SCALE: NTS

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L111



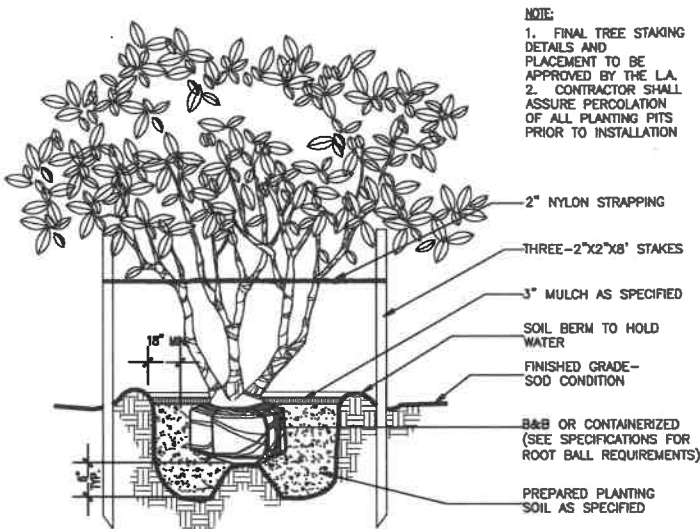
SHRUB & GROUNDCOVER PLANTING DETAIL
SCALE: NTS

3
L111



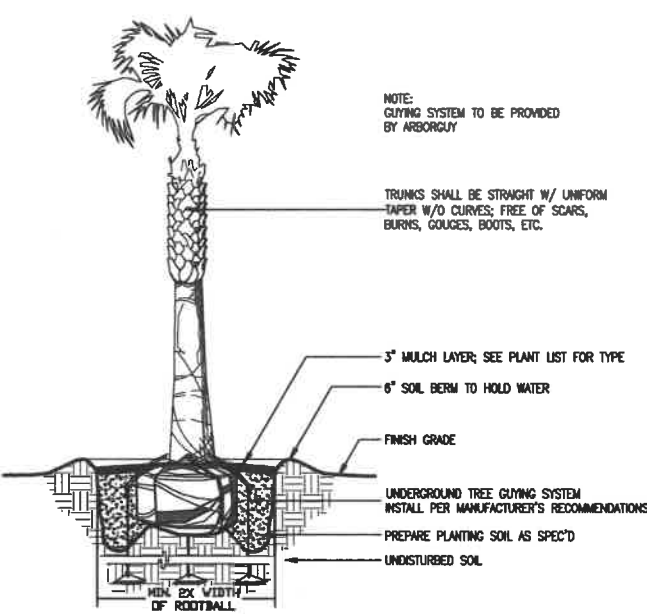
SHRUB PLANTING DETAIL ADJ. TO BUILDING
SCALE: NTS

4
L111



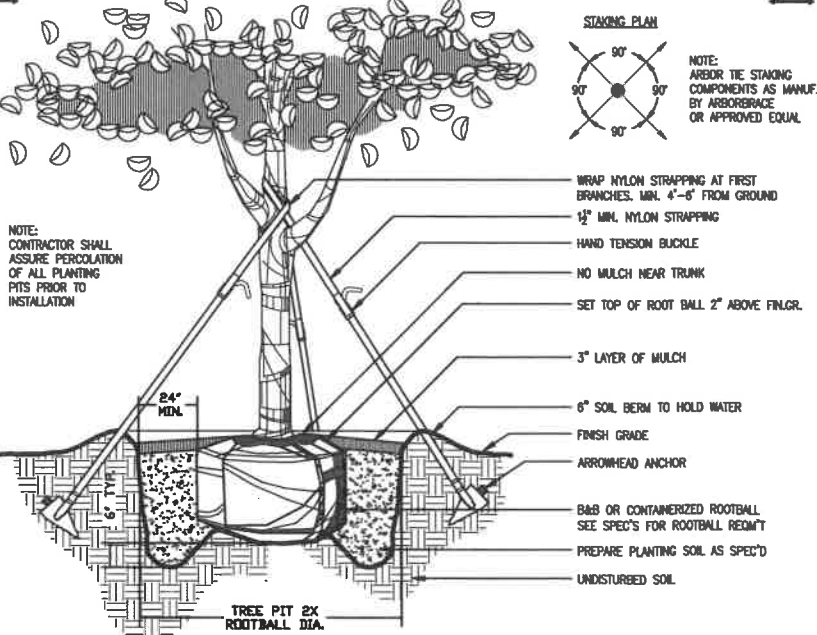
UNDERSTORY TREE PLANTING DETAIL
SCALE: NTS

5
L111



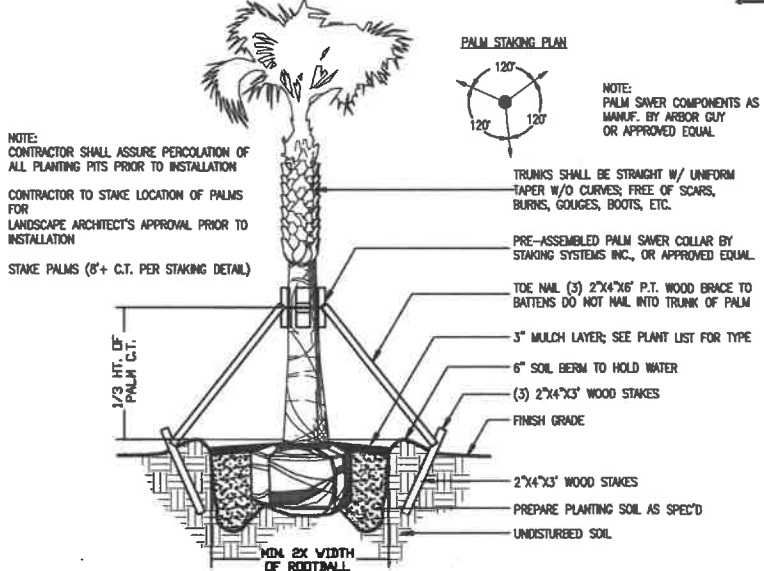
PALM PLANTING DETAIL
SCALE: NTS

6
L111



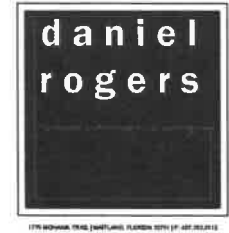
CANOPY TREE PLANTING DETAIL
SCALE: NTS

7
L111



PALM PLANTING DETAIL
SCALE: NTS

8
L111



1778 S. W. 10th Ave., Suite 100, Ft. Lauderdale, FL 33304
Digitally signed by Daniel A Rogers
Date: 2023.08.24 17:14:38 -04'00'

Permit Documents
PROJECT NAME
Clermont Groves
Take5 Oil Change
S Highway 27, Clermont, FL 34711
SHEET NAME
LANDSCAPE DETAILS

SCALE
AS SHOWN
DATE
08.25.2023
DRAWN
LZ
SHEET NUMBER

L-111



CITY OF CLERMONT
**CONDITIONAL USE PERMIT
 APPLICATION**

Date 08/30/2023		FEE: \$845 + cost of advertisement + cost of traffic review (if necessary)	
Project Name (if applicable) Clermont Take 5			
Applicant CSC Properties, LLC			
Contact Person Scott Ciocca			
Address 5795 Ulmerton Road #200		City Clearwater	State Florida Zip 33760
Telephone 727-446-3444		Fax	
Email Scott@cscproperties.com			
OWNER INFORMATION ☐ (Check box if owner information is same as applicant)			
Owner's Name CVP-Clermont Groves FL LLC			
Owner Address 2188 SW Park Place Ste 100		City Portland	State OR Zip 97205
Telephone		Fax	
PROPERTY INFORMATION			
Address of Subject Property S Highway 27		City Clermont	State Florida Zip 34711
General Location Located between Roper Blvd and Caspian Lane on the west side of US 27.			
Legal Description & Alternate Key (include copy of survey) See attached Legal Description Parcel 3909643 - Parcel ID 09-22-26-1405-061-00002			
Land Use (City verification required) Industrial			
Zoning (City verification required) C-2 General Commercial			



CITY OF CLERMONT
**CONDITIONAL USE PERMIT
APPLICATION**

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

Request to allow a automobile service use within the C-2 zoning district for a quick service oil change facility. The proposed use is compatible with the adjacent residential storage warehouse on the master-planned development. The oil change facility will provide local residents a convenient location for these services.

Santos Medina III

Applicant Name (print)

x

Applicant Name (signature)

Owner Name (print)

x

Owner Name (signature)

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

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

City of Clermont

Development Services Department

685 W. Montrose St.

P.O. Box 120219

Clermont, FL 34712-0219

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

5/26/2020

Subject: Agent Authorization
Project: Dutch Bros Coffee
Parcel Id: 092226140506100002

To whom It may Concern:

I, John Zachary Borsell, ^{Manager of} CLP - Clement Games LLC hereby designate and authorize Sloan Engineering Group to act on behalf of Owner, as the authorized agent, applicant, and representative in the processing and furnishing of supplemental information in support of the zoning, building and site development permit applications to the governing entities for the subject project.

Owner's Signature

3-14-23
Date

2188 SW Park Place, Ste 100, Portland OR 97205
Address

918-934-0288
Phone Number

zach.borsell@clpgames.com
E-mail address

State of OREGON
County of MULTNOMAH

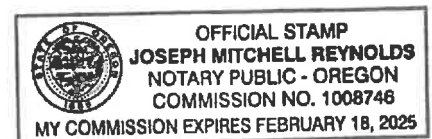
The foregoing instrument was acknowledged before me this 14 day of MARCH 2023

by John Zachary Borsell who is personally known to me or who has produced
Driver's License as identification.

Joseph Mitchell Reynolds
(Notary Signature)

Notary Stamp

My Commission expires: 2-18-2025



Account Number:	526733
Customer Name:	City Of Clermont-Legals
Customer Address:	City Of Clermont-Legals P.O. BOX 120219 CLERMONT FL 34712
Contact Name:	Christina Perry
Contact Phone:	
Contact Email:	cperry@clermontfl.org
PO Number:	

Date:	09/20/2023
Order Number:	9304440
Prepayment Amount:	\$ 0.00

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

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	2	09/26/2023 - 10/17/2023	Govt Public Notices
LEE dailycommercial.com	2	09/26/2023 - 10/17/2023	Govt Public Notices

Order Confirmation Amount	\$161.84
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Ad Preview

LEGAL NOTICE

On Tuesday, October 3, 2023 at 6:30 PM, the Clermont Planning & Zoning Commission will consider a request for a Conditional Use Permit (2023-039R), to allow for an Automotive Quick Lube and Oil Change Business in the C-2 General Commercial zoning district. The final public hearing for the proposed request will be heard by the Clermont City Council on Tuesday, October 24, 2023 at 6:30 PM.

LOCATION

Located between Roper
Boulevard and Caspian Lane
on the west side of US Highway 27
(Alternate Key # 3909643)

All public meetings will be held in the Clermont City Hall, 1st floor Council Chambers located at 685 W. Montrose Street, Clermont, FL 34711.

This application is available for public inspection in the Development Services Department, Monday through Friday between the hours of 8:00 AM and 5:00 PM.

All interested parties 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 will need a record of the proceedings, and may need to ensure that a verbatim record is made. Persons with disabilities who need assistance should contact the City Clerk's office, (352) 241-7330, at least 48 hours prior to the public hearings.

Tracy Ackroyd Howe, MMC
City Clerk

Daily Commercial
September 26 & October 17, 2023
9304440