



**CITY OF CLERMONT
PLANNING AND ZONING COMMISSION AGENDA
LOCATION: CLERMONT CITY HALL
685 WEST MONTROSE STREET
6:30 PM, Tuesday, February 6, 2024**

**CALL TO ORDER
PLEDGE OF ALLEGIANCE
REPORTS**

Welcome New Commissioner Bain and Returning Commissioners Colby and Niemiec

MINUTES

Approval of the January 4, 2024 Minutes

NEW BUSINESS

Item No. 1 - Ordinance No. 2023-030
Waterbrooke Phase 7 SSCPA

Consider a small scale comprehensive plan amendment (SSCPA) for 23.95+/- acres located adjacent to Waterbrooke Phase 6, east of Ray Goodgame Parkway, from Lake County Rural to City of Clermont Low Density Residential future land use.

Item No. 2 - Ordinance No. 2023-031
Waterbrooke Phase 7 Rezoning

Consider a request to rezone 23.95+/- acres from Urban Estate to PUD for incorporation into the Waterbrooke PUD located east of Ray Goodgame Parkway, adjacent to Phase 6.

Item 3 - Resolution No. 2024-003R
JSI European Auto Repair CUP

Consider a request for a Conditional Use Permit (CUP) to allow for a remodel of the existing building in the C-1 zoning district for property located at 611 West Highway 50.

Item 4 - Ordinance No. 2024-010
Hooks Street Self-Storage Facility SSCPA

Consider a request for a small scale comprehensive plan amendment to change the land use from Lake County Regional Commercial to Clermont Commercial for a vacant parcel located at 13119 Hooks Street.

Item 5 - Ordinance No. 2024-011
Hooks Street Self-Storage Facility Rezoning

Consider a request for rezoning from Lake County R-6 Urban Residential to Clermont C-2 General Commercial district for a vacant parcel located at 13119 Hooks Street.

Item 6 - Resolution No. 2024-004R
Hooks Street Self Storage Facility CUP

Consider a request for a Conditional Use Permit (CUP) to allow for a self-storage facility to occupy more than

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Item 7 - Ordinance No. 2024-012
LDC Change - Section 125-527

20,000 square feet of floor space in the C-2 General Commercial zoning district for vacant parcel located at 13119 Hooks Street.

Staff initiated Land Development Code change to incorporate procedures for Senate Bill 102, known as the "Live Local Act."

Item 8 - Ordinance No. 2024-013
Comprehensive Plan Text Amendment - Density

Staff initiated text amendment to modify language within the Future Land Use Element to reduce density within the Commercial, Master Planned Development, and Downtown Mixed-Use Categories.

**ELECTION OF CHAIR AND VICE-CHAIR
DISCUSSION OF NON-AGENDA ITEMS
ADJOURN**

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

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

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

City of Clermont
MINUTES
PLANNING AND ZONING COMMISSION
January 4, 2024

CALL TO ORDER

Chair Krzyminski called the meeting of the Planning and Zoning Commission to order on Thursday, January 4, 2024 at 6:32 p.m.

MEMBERS PRESENT: Chairman Krzyminski, Vice-Chair Niemiec, Member Colby, Member Grube, Member Guerrero, Member McAllister, and Member Norton

MEMBER ABSENT: None

ALSO PRESENT: City Attorney Mantzaris, Development Services Director Henschel, Planning Manager Kruse, Senior Planner McGruder, and Planning Coordinator Heard

PLEDGE OF ALLEGIANCE

MINUTES

MOTION TO APPROVE the December 5, 2023 minutes of the Planning and Zoning Commission made by Commissioner Grube, seconded by Commissioner Niemiec. Motion passed 7-0.

REPORTS FROM THE COMMISSION

Vice-Chair Niemiec wished all a Happy New Year and welcomed the Chairman back.

Chairman Krzyminski said he appreciates all the work city staff and the folks do behind the scenes; and further, he hopes this year will bring great progress for the city.

NEW BUSINESS

Item 1 Resolution No. 2024-002R Patio Food Truck Park CUP

Senior Planner McGruder presented as follows:

The applicant is requesting a Conditional Use Permit for a patio food truck park business in the Planned Unit Development (PUD) with C-2 General Commercial permitted uses. Currently the Land Development Codes (LDC) does not allow this type of requested use. Section 125-337 of the LDC requires this type of use only through a Conditional Use Permit. The property is located at 2531 South US Highway 27, and is part of the Clermont Crossing Master Development Plan. The vacant parcel is approximately 2.45 acres. The applicant is proposing an open air food truck park business with up to sixteen (16) food trucks, outdoor seating, a bar and live entertainment. The proposed business will be open seven (7) days a week with various operation hours. The applicant has not identified any variance requests and will develop the site to meet the City's Architectural Standards and Land Development Codes.

The property current zoning is Planned Unit Development with C-2 General Commercial permitted uses. The intent of the C-2 General Commercial is to allow retail, office and indoor restaurant permitted uses. Although the outdoor food truck concept is very unique and popular in other jurisdictions. The code requires all uses must be conducted within a completely enclosed building. Staff finds the use may not be a good fit at the proposed location because of parking

issues. The applicant is proposing a total of 76 spaces, which includes 15 existing spaces. Because the food truck park is not a permitted use, the parking code does not provide a parking formula for this type of business. Therefore, staff researched other local jurisdictions and found the proposed parking formula requires 5 spaces per 1,000 square feet. The 17,775 square foot would require a minimum of 89 spaces to be comparable to other local jurisdictions which allow this type of use.

Staff has reviewed the application as submitted, and determined the proposed use will be detrimental to the health, safety or general welfare of persons residing or working in the vicinity. Therefore, staff recommends denial of the request for an open air food truck park establishment in the C-2 General Commercial zoning district.

Dustin Culver, PE, *Culver Engineering, 2064 Farnham Drive, Ocoee*, explained he has researched similar projects where their parking is 40 spaces for eight (8) food trucks. He further explained and showed pictures of the proposed plans for the food truck park, and stated they believe the 76 parking spaces are adequate for the 16 food trucks.

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

Commissioner Guerrero said he likes the concept, but is concerned about the open space and parking spaces. He asked what they propose the foot traffic would be like. **Mr. Culver** explained the parking around the perimeter controls the pedestrian traffic keeping visitors safe in the interior park. He added they are contemplating installing some fencing.

Vice-Chair Niemiec shared his concern of people parking in the BJ's parking lot and walking over and what a hazard that could be. He asked what the outdoor music might entail.

Nicoletta Buonaccordo, *Applicant, 735 Oakdale St., Windermere*, explained there will be a stage for live music, but anticipates having activities for all ages; and further stated it will be family oriented.

Vice-Chair Niemiec inquired if there will be any lighting systems. **Ms. Buonaccordo** replied maybe for movie night. **Vice-Chair Niemiec** asked if that would be a visible distraction for US Highway 27. **Senior Planner McGruder** explained there currently is a lighting ordinance.

Commissioner Colby asked staff if there are any concerns for safety besides the limited parking, and further asked for more clarification on the limited parking. **Senior Planner McGruder** explained the parking formula came from the City of Orlando which is five (5) spaces per 1,000 square feet. The total area is 17,775 square feet, which requires approximately 89 parking spaces. **Commissioner Colby** said he likes the concept and renderings and would like to see this open space be put to good use.

Vice-Chair Niemiec asked for clarification on the parking requirements and further inquired if there are any concerns with the stage. **Senior Planner McGruder** stated this proposed plan is unique with the open air concept, but the parking requirements should be met. **Development Services Director Henschel** stated the stage will not be seen from US Highway 27. **Vice-Chair Niemiec** stated his concern is with regard to the stage lighting distracting traffic on US Highway 27. **Development Services Director Henschel** said staff can address the stage lighting in the resolution.

Commissioner Grube asked if there would be onsite supervision. **Ms. Buonaccordo** answered in the affirmative. **Commissioner Grube** stated three restroom stalls are inadequate.

Commissioner McAllister stated she thinks this is a great concept and would like to see that parcel put to good use, but does not think this project is the right one for this parcel. She believes it is unfair to the adjacent restaurants.

Commissioner Norton asked staff if this project is detrimental to surrounding businesses as far as parking and food service. **Senior Planner McGruder** answered she is unable to answer that. **Commissioner Norton** stated he believes this might be a good fit for the surrounding businesses and understands parking is an issue. He further asked the applicant how they intend to bring in customers because of the location. **Ms. Buonaccordo** said they have a marketing plan and marketing manager who will promote the business and events.

Chairman Krzyminski said this is a unique concept and does not think it would be detrimental to the neighboring businesses. He is more concerned with the parking. He asked staff about the applicant applying for a cross-access agreement with BJ's to utilize their parking lot as an overflow parking lot. **Senior Planner McGruder** indicated getting a cross-access agreement would be a legal process. **Chairman Krzyminski** asked if shipping containers are allowed for restrooms. **Senior Planner McGruder** explained shipping containers are not in the City's code and would require a variance.

Chairman Krzyminski asked the applicant where the waste from the site will be going and whether the trucks are semi-permanent. **Mr. Culver** said existing utilities will be utilized; however, the trucks and grease traps will be determined at a later point. **Ms. Buonaccordo** stated they will be renting the spaces to the food trucks for a minimum of six (6) months.

City Attorney Mantzaris asked staff for clarification on the resolution as it states recommendation of approval of eight (8) food trucks in the resolution. **Senior Planner McGruder** explained staff does recommend approval for eight (8) food trucks, because it would meet the parking requirements and be more manageable. *Discussion ensued regarding the recommendation.*

MOTION TO RECOMMEND APPROVAL of Resolution No. 2024-002R Patio Food Truck Park CUP with a stipulation that the project shall meet the parking formula; Moved by Commissioner Grube, Seconded by Commissioner Norton. Motion passed 5-2 with Commissioner McAllister and Vice-Chair Niemiec opposing.

Item 2 - Ordinance No. 2024-002 Palm Plaza Development SSCPA

Item 3 - Ordinance No. 2024-003 Plaza Development Rezoning

Item 4 - Resolution No. 2024-001R Palm Plaza Development CUP

Planning Manager Kruse presented as follows:

Small-Scale CPA Development

The applicant, Clermont Hotels LLC, is requesting a Small Scale Comprehensive Plan Amendment of approximately four (4) acres for property located northwest and northeast of SR 50 and Omar Street. The property currently has a Future Land Use Designation of Lake County

Regional Commercial and City of Clermont Residential/Professional. The applicant is requesting an amendment to change to the City of Clermont Commercial Future Land Use Designation. The applicant is proposing a commercial development consisting of a hotel and restaurant. The property fronts on SR 50, which consists of commercial uses along this corridor. The property consists of a few older residential homes, a law office, and vacant property. These uses will be discontinued.

Policy 1.9.3 within the Future Land Use Element of the City's Comprehensive Plan allows a hotel with a conditional use within the Commercial Future Land Use and shall be limited to a maximum intensity of 3.0 Floor Area Ratio (FAR). The applicant has applied for a Conditional Use Permit along with this application to be considered for a hotel. The proposed Commercial Future Land Use is compatible with the existing adjoining Commercial future land use and similar to Lake County's Regional Commercial. Staff recommends approval of Ordinance 2024-002.

Rezoning

The applicant, Clermont Hotels LLC, is requesting a rezoning of approximately 4.07 acres for property located northwest and northeast of SR 50 and Omar Street. The property is currently zoned Urban Estate Low Density Residential UE (through the annexation)/R-3 Residential/Professional District and a portion of the north is already zoned C-2 General Commercial. The applicant is requesting the entire site to have the C-2 General Commercial zoning in order to develop the site with a 112 room hotel and sit-down restaurant. The current zoning of Urban Estate and R-3 Residential/Professional does not allow this type of use. Section 125-336 C-2 General Commercial of the Land Development Code lists restaurants and hotels as a permitted use. The applicant will be required to follow all the requirements of the C-2 General Commercial zoning district such as setbacks, height, and impervious surface coverage. Due to the hotel's building square footage of over 20,000 square feet, a conditional use permit will be required.

Majority of the zoning along the SR 50 corridor is C-2 General Commercial, which is expected along an arterial highway. The property to the west is currently undeveloped and has Urban Estate zoning. Once a development proposal is sought, this property will more than likely request a rezoning to C-2 General Commercial as well. The C-2 General Commercial zoning and the Commercial future land use are compatible. Staff recommends approval of Ordinance 2024-003.

Conditional Use Permit (CUP)

The applicant, Clermont Hotels LLC, is requesting a Conditional Use Permit (CUP) to allow a hotel, Towneplace Suites by Marriott, to occupy more than 20,000 square feet of total floor space within the C-2 General Commercial zoning district. The applicant is proposing up to a 70,000 square foot, four-story hotel with associated parking within the 4.07 +/- acre site. The hotel will include 112 rooms and outdoor amenities. The applicant has requested one variance to the Land Development Code as part of this project. They are requesting to allow up to 12 parking spaces and then a landscape island instead of the required 10 spaces and a landscape island. This is being requested in order to ensure enough parking is available for the hotel and restaurant use along with providing a single row of parking fronting the hotel building.

The proposed hotel is consistent with the surrounding area as a whole. The property is in close proximity of the South Lake Hospital, National Training Center and Lake-Sumter State College Campus. There are four (4) hotels within a mile of the site; which include Fairfield Inn, Holiday Inn, Home2Suites and Hampton Inn. The square footage and height of the proposed hotel would be very similar to the recently approved Staybridge Suites and the existing Hampton Inn Suites and Home2Suites.

Staff has reviewed the CUP application in accordance to Sec. 101-212 of the Land Development Code. The proposed intensity, character and type of development is in compliance with the City's comprehensive plan for Commercial future land use. The location of the hotel along the SR 50 corridor is acceptable based upon several other hotels along SR 50 within the C-2 General Commercial zoning district. A traffic impact study has been performed for the project and it has been determined that the site is estimated to generate 50 A.M. peak hour two-way trips and 74 P.M. peak hour two-way trips at buildout, which would be considered a "de minimis" impact on the transportation network under Lake-Sumter MPO guidelines. The project will be required to provide a cross-access connection to the east that will allow traffic to enter and exit at Oakley Seaver and SR 50 signalized intersection. Staff recommends approval of Resolution 2024-001R.

Rick McCoy, *Applicant, McCoy & Associates, 106 S. Palm Ave., Howey-in-the-Hills*, introduced himself and said this is a great location for a hotel, and stated he is happy to answer any questions.

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

Commissioner Norton asked for clarification on the project's location in relation to the law office. **Mr. McCoy** explained this project will demolish the existing law office and further pointed out the pedestrian access from the proposed hotel to the adjacent restaurant.

Commissioner McAllister said she likes this project, and an additional hotel is needed.

Commissioner Grube stated he has no issues and thinks this is a great idea.

Commissioner Colby likes this project and asked what, if anything, will be done to minimize the impact to the adjacent residential neighborhood in the back. **Mr. McCoy** explained the heavily wooded steep grade between the proposed hotel and the adjacent residential neighborhood in the back of the parcel; and further stated retaining walls and a berm will be going in along with landscape buffering.

Vice-Chair Niemiec inquired whether outdoor entertaining will be happening at the tiki bar. **Mr. McCoy** stated the owner was unable to attend to answer this; however, the tiki bar is adjacent to hotel rooms. He expressed the tiki bar is more of an entertainment area to sit down and eat/drink by the pool, which will be enclosed between the 10 foot retaining wall and the hotel. He does not feel this will disturb the neighbors which are approximately 30 feet higher in elevation from the property line.

Vice-Chair Niemiec asked staff whether there is language in the resolution prohibiting a PA system. He further shared he likes this project, but he gets very concerned when there may be bright lights and loud music interfering with an adjacent residential area.

City Attorney Mantzaris explained the resolution contains language with regard to lighting, and language can be added with regard to outdoor amplified music.

Commissioner Guerrero stated he has no concerns, and believes a buffer between the hotel and the adjacent neighbors is warranted.

Chairman Krzyminski asked how far back the adjacent neighbors are and whether or not they will see the top of the hotel. **Mr. McCoy** stated they may see the top of the hotel. **Chairman Krzyminski** asked if the neighbors will be notified prior to this going to City Council, because this type of situation has been a problem in the past. He further stated this is a good project, and the hotel can certainly be used.

MOTION TO RECOMMEND APPROVAL of Ordinance No. 2024-002 Palm Plaza Development SSCPA; Moved by Commissioner McAllister, Seconded by Commissioner Colby. Motion passed 7-0.

MOTION TO RECOMMEND APPROVAL of Ordinance No. 2024-003 Palm Plaza Development Rezoning; Moved by Commissioner Grube, Seconded by Commissioner McAllister. Motion passed 7-0.

MOTION TO RECOMMEND APPROVAL of Resolution No. 2024-001R Palm Plaza Development CUP with a condition to add language in the resolution prohibiting outside speaker systems, sound amplifications systems and/or broadcasting devices within the outdoor tiki bar and pool deck area; Moved by Commissioner Grube, Seconded by Commissioner McAllister. Motion passed 7-0.

Item 5 - Ordinance No. 2023-025 Lennar Swap PUD Rezoning

Planning Manager Kruse presented as follows:

The applicant, VHB, is requesting a rezoning to a Planned Unit Development (PUD) and requesting up to 699 dwelling units and up to 229,000 square feet of non-residential uses, in which a portion will be a new elementary school site. The property is within the Wellness Way Area Plan. The subject site is 247 +/- acres in size and is located just east of US Hwy 27 and 1.5 miles south of Hartwood Marsh Road. The property has historically been used for agricultural purposes.

The project was reviewed under the Wellness Way Comprehensive Plan Goal, Objectives and Policies along with the Wellness Way Design Guidelines. The residential portion of the project has a base density of 605 dwelling units. The applicant has the ability to enter into a Community Benefit Agreement (CBA) for offsite improvements and to seek additional units. Under Policy 2.3.2, the applicant can receive up to a 20% increase in density over the original Wellness Way Area Plan designation. The applicant has agreed to contribute \$15,000 per dwelling unit at 86 additional units for a total of \$1,290,000 to be used for offsite improvements designated by the City of Clermont. The Community Benefit Agreement will memorialize the terms and conditions of the contribution. In addition, the applicant is donating right-of-way for the Hancock Road improvements and will also receive an additional eight (8) units. The total dwelling unit count will be limited to 699 dwelling units. The residential portion is planned to be a gated, active adult community, 55 plus.

The PUD Site Plan, prepared by VHB with a revised date of December 14, 2023, was also reviewed under the Wellness Way Guidelines and Standards. The property has the future land use designation of Wellness Way Neighborhood District and Multi Use W District. The applicant has elected to use Policy 2.3.4.1 in the City's Comprehensive Plan that allows the development to reallocate land uses within the boundary of the PUD. The required 30% for Open Space shall be maintained within the project. The applicant is proposing 10 acres of Green Space and 59 acres of Wellness Space, which meets the requirement of 69 acres of open space. On Sheet C-8, Park Plan of the Swap PUD Plan, it is demonstrated through the park service area boundary that the proposed amenities will meet the requirements of Close-to-Home parks. These open spaces are owned and maintained by an HOA or other non-City entity.

The non-residential portion of the project will consist of a 15 acre elementary school site and the remaining acreage in commercial uses. Lake County School Board is under contract for the elementary school site, and is also in early discussions with the land owner of the western portion of the site to possibly be used as a portion of a future high school site. Establishment of public schools in this area is significant. In addition, as part of this development Lake County and the developer are working towards a Development Agreement to complete Hancock Road to the north, Segment E, in order to complete the connection of Hancock Road from Hartwood Marsh to Wellness Way.

The applicant is requesting two waivers to the Land Development Code. These consist of (1) private streets with gates and (2) cut/fill to exceed ten (10) feet up to 17.2% (42.5 acres) of the site. The area of cut/fill will be in the residential portion of the site, east of Hancock Road. Staff has no objections to the waiver requests.

Staff has reviewed the application and proposed project in regards to Section 125-486 Review Criteria for a Planned Unit Development. The proposed project is in conformance with the Neighborhood and Multi Use W Future Land Use of the Wellness Way Goal, Objectives and Policies in the City's Comprehensive Plan. The project meets the requirements of the Wellness Way Guidelines and Standards in the City's Land Development Code. The project has the necessary percentages of Commercial, Residential, and Open Space incorporated into the project. The City's water and sewer service will be required in order to develop the property, and capacity is available to serve the project. The developer is offering a Community Benefit Agreement for offsite improvements that will be used by the City for public facilities within the Wellness Way area. The project will have the mix of uses and residential types that are envisioned in the Wellness Way Area and is in conformance of the code. Staff is able to support the request and recommends approval of Ordinance 2023-025.

Erika Hughes, Applicant, VHB, 225 E. Robinson, Orlando, explained the comprehensive plan amendment was approved a few months back by the City Council; and further, as required by the Wellness Way Comp Plan, rezoning to PUD is required. She expressed they have worked very hard to get to this point and thanked staff for their assistance. She advised her team is present for any questions.

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

Vice-Chair Niemiec inquired about the lot sizes and the breakdowns. **Ms. Hughes** stated because they are in the early zoning stages, a complete breakdown is not available; however, it may be close to a 50/50 split including the villas.

Vice-Chair Niemiec asked staff whether Hancock Road will be a one-lane road in each direction. **Planning Manager Kruse** stated within the Wellness Way design standards there are different cross-sections; however, this has to be worked out with Lake County.

Lane Register, Lennar, stated they are currently in discussions with Lake County with Segment E & F. He further explained they are in negotiations to complete the additional two lanes of Segment F, four lanes south to Segment E and transition back to a two-lane design to where Lake County will have the opportunity and right-of-way to build the inside two lanes in the future.

Commissioner Colby confirmed that there will be gates at this community and asked whether the roads will be public or private. **Planning Manager Kruse** answered the roads will be private.

Commissioner McAllister commented that she finds it amusing that they are constructing a 55 plus community next to an elementary school.

Chairman Krzyminski commented that he likes the addition of several things such as the \$1.29 million dollars going towards the fire station. He stated the HOA will be responsible for the maintenance of the streetlights. He asked who will be responsible for the costs of the traffic signal. **Planning Manager Kruse** stated that is a proportionate share to the developer. **Chairman Krzyminski** asked if irrigation will be installed. **Mr. Register** stated there are no reclaim water facilities in the surrounding area; and further, they are working on a well system to irrigate the residential and common areas.

MOTION TO RECOMMEND APPROVAL of Ordinance No. 2023-025 Lennar Swap PUD Rezoning; Moved by Commissioner McAllister, Seconded by Vice-Chair Niemiec. Motion passed 7-0.

(Recess from 7:57 pm – 8:01 pm)

UNFINISHED BUSINESS

Item 6 - Resolution No. 2023-041R Plaza Collina PUD Amendment Conditional Use Permit (CUP)

Senior Planner McGruder presented as follows:

The applicant, KPM Franklin, is requesting to amend the Plaza Collina Planned Unit Development (Resolution 2015-08) to allow for internal shared drive isles and reduced landscape buffers for parcels identified as Pods F and H within the parent parcel. The property is located on the north side of State Road 50 and east of Magnolia Pointe Boulevard, west of Lake Boulevard.

The proposed site is a vacant portion within the Plaza Collina Mixed Use project that consists of C-2 General Commercial uses. The Land Development Code requires an amendment to the

Planned Unit Development for any uses or site changes not identified in the Master Development Plan or permitted by the land development regulations for the C-2 General Commercial zoning district. The site is proposing restaurants, offices and other commercial uses. The applicant indicates the shared driveways will allow interconnectivity to the maximum extent feasible and decrease the number of driveway cuts along the north frontage road.

When evaluating a request for a Conditional Use Permit, the Land Development Code, Section 101-212 requires specific development standards that are required 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. 2023-041R.

Jonathan Huels, Esq., *Lowndes Law, Applicant, 215 N. Eola Drive, Orlando*, stated he is present with the development team, they concur with staff's recommendation, and he is happy to answer any questions.

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

Chairman Krzyminski stated his concern is safety with the traffic flow. **Senior Planner McGruder** explained this proposed CUP is utilizing an internal driveway and shared landscape buffers. **Mr. Huels** stated this proposal creates a more efficient traffic flow within the outparcels.

MOTION TO RECOMMEND APPROVAL of Resolution 2023-041R Conditional Use Permit (CUP) to the Plaza Collina PUD Amendment; Moved by Commissioner Colby, Seconded by Commissioner Niemiec. Motion passed 7-0.

Item 7 - Resolution No. 2023-042R 7th Street Commercial Conditional Use Permit (CUP)

Development Services Director Henschel presented as follows:

The applicant, Nexbiz LLC, is requesting a Conditional Use Permit to allow for construction of a 4,950 square foot retail and restaurant building in the Central Business District (CBD). The Land Development Code, Section 125-370, requires a Conditional Use Permit for any structure occupying more than 3,000 square feet of floor space. The total site area is 0.217+/- acres. The Land Use designation is Downtown Mixed-Use. The proposed building shall be designed to comply with Clermont Architectural Design Standards, and the site shall be developed in accordance with the provisions of the Land Development Regulations.

Staff has reviewed the application and finds that the proposed use will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, and the use will be in compliance with the regulations and conditions specified. Therefore, staff recommends approval of the Conditional Use Permit to allow for a restaurant and commercial building occupying more than 3,000 square feet to be permitted in the CBD with the conditions contained in Resolution No. 2023-042R.

Jayson Stringfellow, *Applicant, 1455 West Lakeshore Drive*, explained the only difference with this application is he submitted one elevation instead of two. He further stated he is present to answer any questions.

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

Commissioner Guerrero stated he saw some parking was taken away. **Development Services Director Henschel** explained there is a parking agreement that states no additional parking is needed.

Vice-Chair Niemiec asked about the parking agreement. **Development Services Director Henschel** explained the City bought the adjacent parking lot, and the settlement agreement allows the applicant to use those spaces.

Chairman Krzyminski asked staff if the building will be 5,500 square feet. **Development Services Director Henschel** explained the max is 5,500 square feet.

Discussion ensued regarding parking in the downtown area.

MOTION TO RECOMMEND APPROVAL of Resolution No. 2023-042R 7th Street Commercial CUP; Moved by Commissioner McAllister, Seconded by Commissioner Grube. Motion passed 6-1 with Commissioner Niemiec opposing.

Item 5 – Ordinance No. 2023-032 Land Development Code Amendment (LDC) – Tree Removal & Replacement

Development Services Director Henschel presented as follows:

Staff is proposing an amendment to the landscape code, Section 123-102. Currently, the mediation plan for heavily wooded property allows the owner to pay the City for trees that are not able to be replanted on the site. The City can then use these funds to plant trees on public properties around the city. This amendment will allow the City to include landscape materials (plants, shrubs and associated materials) to these projects throughout the city.

The proposed amendment is to read as follows (note: underlined indicates added):

Sec. 123-102. - Issuance; criteria for tree removal; tree replacement standards.

(6) Replacement trees shall, if practicable, be planted on the development site. If not practicable, ~~replacement trees may be donated, or~~ a fee in lieu of replacement may be paid to the city for purposes of planting trees and landscaping on public property. The fee in lieu of replacement shall be based on the average retail cost of purchasing the requisite size and number of replacement trees.

Vice-Chair Niemiec asked what the allocation of funds may be. **Development Services Director Henschel** surmised maybe 80 percent.

Chairman Krzyminski asked what specifically is “associated materials”. **Development Services Director Henschel** stated planting material related to landscaping projects.

Chairman Krzyminski asked the attorney whether there may be better terminology instead of “associated materials” so that the City stays within the guidelines of this ordinance. **City Attorney Mantzaris** explained the intent of this ordinance is to replace the permanent vegetation that is taken out of the ground. In order to be consistent with this ordinance, the City would need to use the funds on living, breathing vegetation.

Discussion ensued regarding the term “associated materials” and what is deemed as such.

The floor was opened for public comments.

Otis Taylor, 3686 Caladesi, expressed the board is discussing some good points, and stated the language should be clarified with line-by-line items.

The floor was closed for public comments.

MOTION TO RECOMMEND APPROVAL of Ordinance No. 2023-032 Land Development Code Amendment (LDC) – Tree Removal & Replacement with the condition that “associated materials” is revised to say “associated materials necessary for the health of planting live material”; Moved by Commissioner Norton, Seconded by Commissioner Colby. Motion passed 7-0.

DISCUSSION OF NON-AGENDA ITEMS - None

ADJOURNMENT – 8:33 pm

Max Krzyminski, Chair

ATTEST:

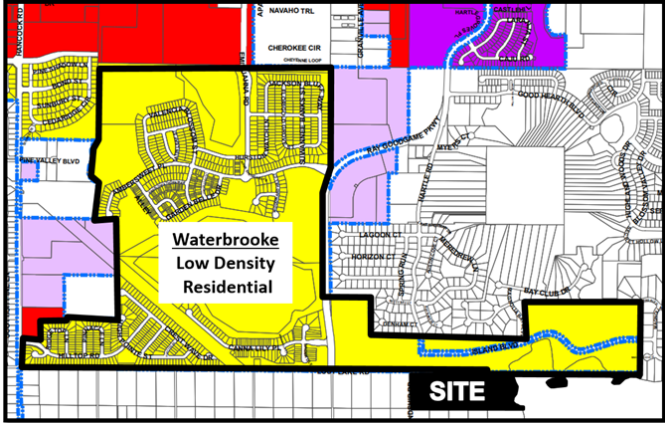
Kathy Heard, Planning Coordinator



CITY OF CLERMONT

AGENDA ITEM

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Meeting Date		
Tuesday, February 6, 2024		
Agenda Item Name		
Ordinance No. 2023-030 Waterbrooke Phase 7 SSCPA		
Requested Action		
Recommend approval of Ordinance No. 2023-030		
Staff Report		
<i>This item was tabled at the January 4, 2024 Planning and Zoning Commission meeting.</i> The applicant, Mattamy Orlando LLC, is requesting a Small Scale Comprehensive Plan Amendment (SSCPA) for approximately 23.95 +/- acres adjacent to the Waterbrooke subdivision. The property is currently in Lake County with a future land use of Rural. The applicant is requesting a future land use map change from Rural to Low Density Residential once it is annexed into the City of Clermont. Low Density Residential allows up to three dwelling units per acre. The applicant is proposing an additional phase, Phase 7, to the existing Waterbrooke subdivision. The Low Density Residential future land use is consistent with the existing future land use for the entire Waterbrooke PUD. The property will be accessed from within the existing Waterbrooke development, and an amendment to the existing PUD is being sought. The development proposal for this parcel does not conflict with the Low Density Residential future land use within the City's Comprehensive Plan. Staff recommends approval of Ord. 2023-030.		
		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Ord. 2023-030	Ord. 2023-030.pdf	
2. Waterbrooke Ph 7 Maps	Waterbrooke Ph 7 Maps.pdf	
3. 2030 - 30 Before	2030 - 30 Before.pdf	
4. 2023 - 30 After	2023 - 30 After.pdf	
5. 1 - Bound Applications	1 - Bound Applications.pdf	
6. Ad_SSCPA Feb PZ	Ad_SSCPA Feb PZ.pdf	



CITY OF CLERMONT
ORDINANCE NO. 2023-030

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

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

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

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

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

SECTION 1:

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

LEGAL DESCRIPTION

THE NORTH HALF (N 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4); THE NORTH QUARTER (N 1/4) OF GOVERNMENT LOT 2; ALL IN SECTION 35, TOWNSHIP 22 SOUTH, RANGE 26 EAST OF THE TALLAHASSEE MERIDIAN.

ALSO: BEGIN AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 35, TOWNSHIP 22 SOUTH, RANGE 26 EAST, RUN THENCE WEST ALONG THE MID-SECTION LINE 1304.75 FEET, THENCE NORTH 8.3 FEET, THENCE EAST TO A POINT 50.25 FEET NORTH OF THE POINT OF BEGINNING, THENCE SOUTH TO THE POINT OF BEGINNING.

CONTAINING 23.955 ACRES, MORE OR LESS, TO THE SAFE UPLAND LINE AND BEING SUBJECT TO ANY EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD.

CITY OF CLERMONT
ORDINANCE NO. 2023-030

LOCATION

Vacant parcel located southeast of the Friendship Road and Lost Lake Road intersection
Alternate Key 1412021
23.96 +/- Acres



FUTURE LAND USE MAP CHANGE

FROM: LAKE COUNTY RURAL
TO: CITY OF CLERMONT LOW DENSITY RESIDENTIAL

SECTION 2: CONFLICT

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

SECTION 3: SEVERABILITY

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



CITY OF CLERMONT
ORDINANCE NO. 2023-030

SECTION 4: ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR

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

SECTION 5: PUBLICATION AND EFFECTIVE DATE

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



CITY OF CLERMONT
ORDINANCE NO. 2023-030

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, this 13th day of February, 2024.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

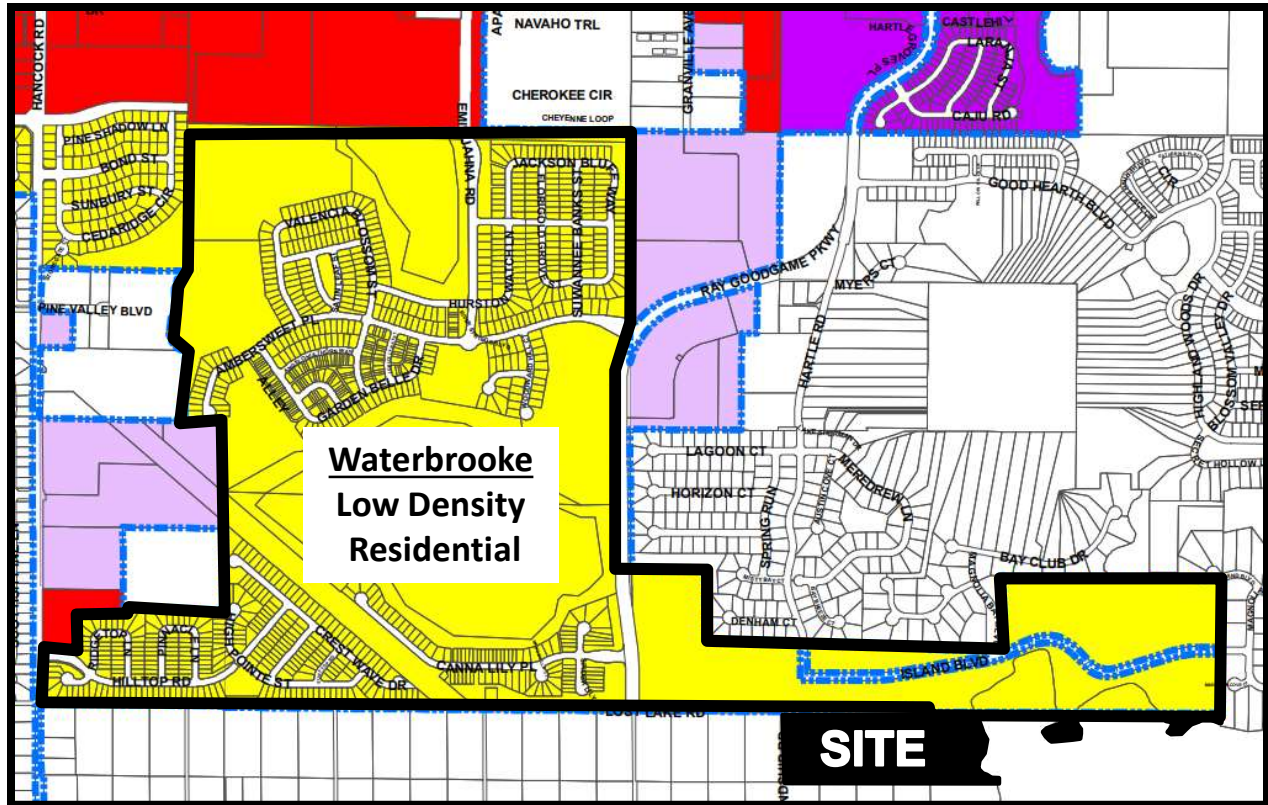
Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Exhibit - Location Map – Waterbrooke Phase 7



Exhibit – Future Land Use Map – Waterbrooke Phase 7



Before
2023 - 30

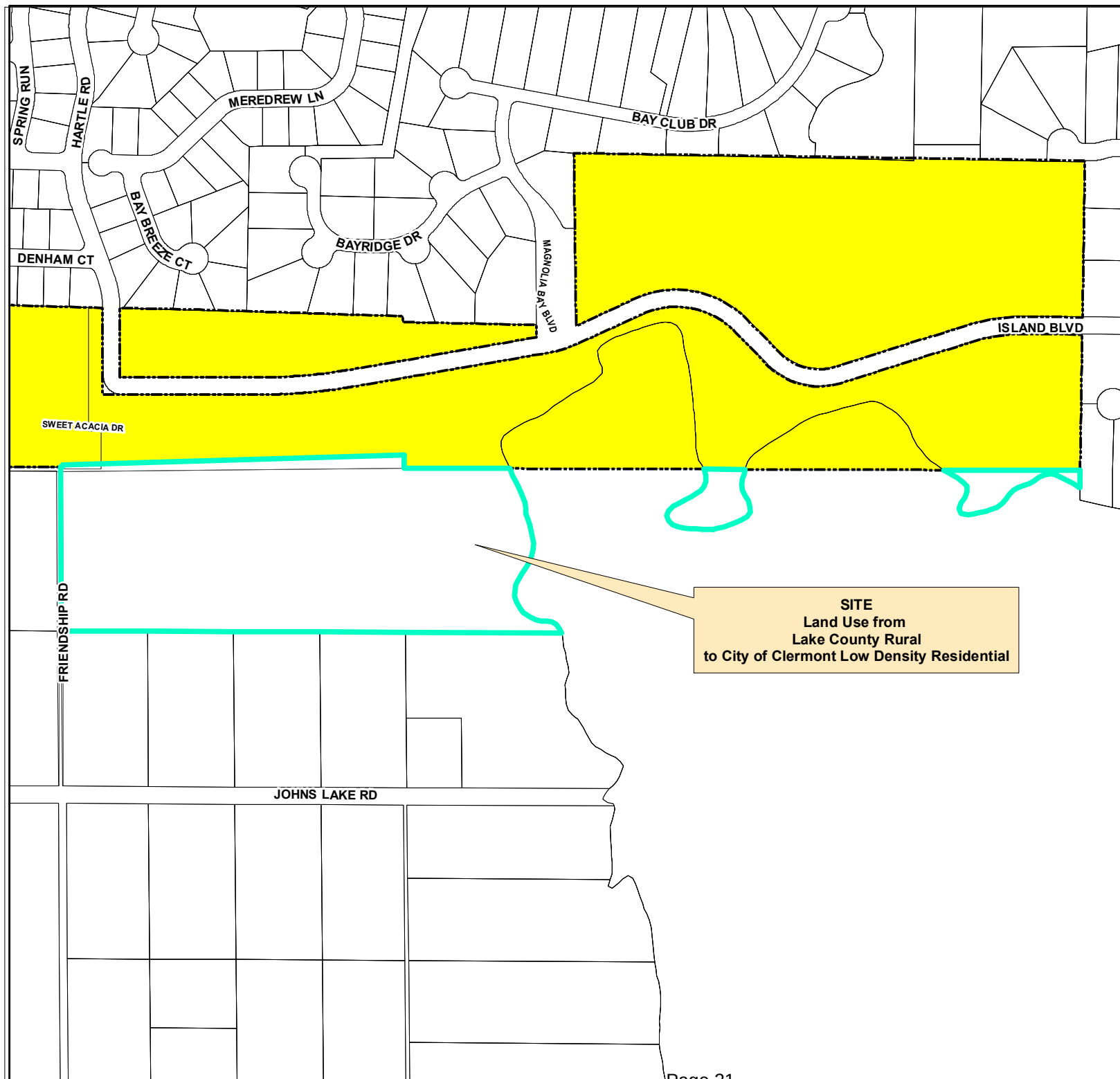
Legend

 City Limits

Clermont FLU

Land Use

-  Commercial
-  Conservation
-  Downtown MU
-  High Density Residential
-  Industrial
-  Low Density Residential
-  Master Planned Development
-  Medium Density Residential
-  Office
-  Parks
-  Public Fac/Institutional
-  Residential/Office



After
2023 - 30

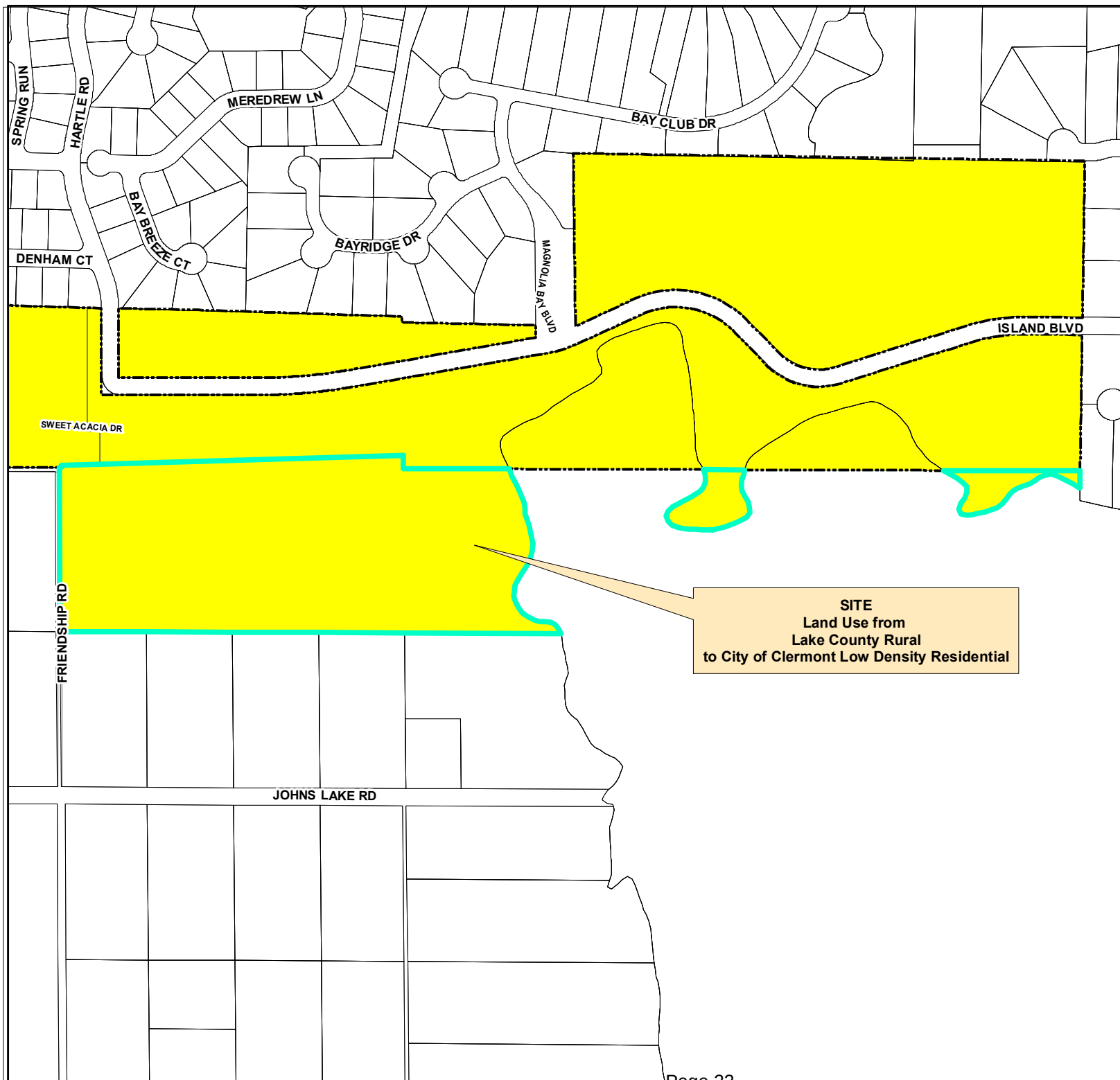
Legend

 City Limits

Clermont FLU

Land Use

-  Commercial
-  Conservation
-  Downtown MU
-  High Density Residential
-  Industrial
-  Low Density Residential
-  Master Planned Development
-  Medium Density Residential
-  Office
-  Parks
-  Public Fac/Institutional
-  Residential/Office





CITY OF CLERMONT REZONING FILING INSTRUCTIONS

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

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

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

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



CITY OF CLERMONT
REZONING
APPLICATION

DATE		FEE: \$542.00 + cost of advertisement + cost of traffic review, if necessary	
Project Name (if applicable) Waterbrooke Phase 7			
Applicant Mattamy Orlando, LLC			
Contact Person Jonathan D. Droor, PE, Assistant Vice President			
Address 2450 Maitland Center Parkway, Suite 300		City Maitland	State FL Zip 32751
Telephone 407-215-6264		Fax	
Email Jon.Droor@mattamycorp.com			
OWNER INFORMATION			
Owner's Name Friendship Capital Group, LLC			
Owner Address 103 Commerce Street, Suite 160		City Lake Mary	State FL Zip 32746
Telephone 407-548-6201		Email sidjaffer@yahoo.com	
PROPERTY INFORMATION			
Address of Subject Property Friendship Road		City Clermont	State FL Zip 34711
Legal Description (include copy of survey) See attached survey with legal description.			
Acreage ±23.955		Land Use (City verification required) Rural (County) / Low Density Residential (City-requested under separate application)	
Present Zoning (City verification required) A (County)		Proposed Zoning PUD (City)	



CITY OF CLERMONT REZONING APPLICATION

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

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

Mattamy Orlando, LLC (Mattamy) is under contract to purchase approximately 24 acres of land in unincorporated Lake County adjacent to the previously approved ±569-acre Waterbrooke PUD. Since the property is contiguous to the City limits, Mattamy is filing, on behalf of the Owner, Applications for Annexation, Comprehensive Plan Amendment and Rezoning in order to add the subject property to the Waterbrooke PUD and increase the number of residential units within the Waterbrooke PUD to 1,200.

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

Jonathan D. Droor, PE, Asst. VP

Applicant Name (print)

x

Applicant Name (signature)

Sadique Jaffer, Managing Member

Owner Name (print)

x

Owner Name (signature)

City of Clermont

Development Services Department

685 W. Montrose St.

P.O. Box 120219

Clermont, FL 34712-0219

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

5/22/2020



CITY OF CLERMONT
COMPREHENSIVE PLAN AMENDMENT
Application Instructions

APPLICATION FEE:

- **Large Scale Comprehensive Plan Amendment** - \$2,325 plus cost of advertisement
Includes text amendments that impact the Goals, Objectives and Policies of the comprehensive plan; Future Land Use Map or map series amendment over 10 acres
- **Small Scale Comprehensive Plan Amendment** - \$755.00 plus cost of advertisement
Includes Future Land Use Map amendments of less than 10 acres, with no impact to the Goals, Objectives and Policies.
- **Development of Regional Impact (DRI)** - \$10,000 escrow plus actual costs of advertising for a DRI amendment.

APPLICATION PROCESS:

Applicants must schedule a pre-application meeting with the City's Site Review Committee prior to submitting a completed application. Once an application has been completed, please call a staff planner, (352) 394-4083, to schedule the pre-application meeting.

After the Site Review Committee meeting, and after any requests for additional information have been met by the applicant, the City's planning staff will prepare the amendment with its supporting data and analysis and schedule the Planning & Zoning Commission hearing. The Planning & Zoning Commission meets the first Tuesday of the month, and will make a recommendation on the proposed amendment to the City Council. The Council will then review the proposed amendment at a public hearing and may vote to approve (small scale amendment) or to transmit it (large scale amendment) to the Florida Department of Economic Opportunity (DEO) and all reviewing agencies.

DEO will review the amendment within 60 days and notify the City of any concerns. Other public agencies may file objections separately.

AMENDMENT TIME FRAME:

- *Small Scale Amendments and Large Scale Amendments* – may take up to three months to process depending on meeting schedules, review time frames, staff preparation time, etc. The City does try to consolidate amendments as much as possible to help save on advertising costs. Applicants must have attended a pre-application meeting prior to submitting applications for the deadlines. Please note that all hearing dates are tentative and subject to change.



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

Application Information Required

A complete application includes the items below in addition to the attached application:

- Completed application. - Include all signatures
- Proof of ownership – (i.e. Lake County Property record card, tax receipt, deed, or tax receipt)
- Complete legal description in Word (not all caps) emailed to planning@clermontfl.org
- Current survey and location map (acreage included)
- Signed owner affidavit (unless power of attorney or notarized letter authorizing the applicant to act as the duly authorized agent for the owner is submitted with the application)
- Signed Applicant affidavit
- Application fee

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



CITY OF CLERMONT
COMPREHENSIVE PLAN AMENDMENT
Application

DATE: _____

FEE: _____

Project Name (if applicable): Waterbrooke Phase 7

Applicant: Mattamy Orlando, LLC

Contact Person: Jonathan D. Droor, PE, Assistant Vice President

Address: 2450 Maitland Center Parkway, Suite 300

City: Maitland **State:** FL **Zip:** 32751

Phone: 407-215-6264 **Fax:** _____

E-Mail: Jon.Droor@mattamycorp.com

OWNER: Friendship Capital Group, LLC

Address: 103 Commerce Street, Suite 160

City: Lake Mary **State:** FL **Zip:** 32746

Phone: 321-624-3126 **Fax:** _____

E-Mail: sidjaffer@yahoo.com

General Location: East side of Friendship Road, South of Lost Lake Road

Legal Description (include copy of survey): See attached - Alt Key #1412021

Property size (in acres or square feet): 23.955 ac.

Flood hazard area (yes) ☒ and approx. acreage 3.5 ac. (no) ☐

Existing (Actual) Land Use: Vacant Undeveloped

Existing Zoning: A (County)

Existing Future Land Use: Rural - Max 1 DU/5 Net Acres (County)

Proposed Future Land Use: Low Density Residential (City)

Type of development proposed: Single Family Residential



1.9 dwelling units/gross acre across

Proposed density (dwelling units/acre) or intensity: entire Waterbrooke PUD

Proposed Zoning District: PUD

Summary of the proposed amendment content and effect that describes any changed conditions that would justify the proposed amendment, and why there is a need for the proposed amendment (use additional sheets if necessary).

Mattamy Orlando, LLC (Mattamy) is under contract to purchase approximately 24 acres of land in unincorporated Lake County adjacent to the previously approved Waterbrooke PUD. Since the property is contiguous to the City limits, Mattamy is filing, on behalf of the Owner, an Application for Annexation, which requires that the City's Comprehensive Plan be amended to provide a City Future Land Use designation. Mattamy is also filing an Application for Rezoning in order to add the subject property to Waterbrooke PUD. Mattamy is requesting a City Future Land Use designation of Low Density Residential, which is consistent with the Future Land Use of the Waterbrooke PUD and compatible with the surrounding Lake County Future Land Use designations.

The City of Clermont may require additional information to justify, clarify or explain the necessity of the requested Comprehensive Plan Amendment which may include the following:

- Information regarding the compatibility of the proposed land use amendment(s) with the Goals, Objectives and Policies of the Future Land Use Element and any other affected comprehensive plan elements.
- A description of how the proposed amendment(s) will result in an orderly and logical development pattern with existing and proposed land use(s) of the area.
- A description of the present availability of, and estimated demand on the following public facilities: potable water, sanitary sewer, transportation system and recreation, as appropriate.

******* 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



APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Jonathan D. Droor, PE, Assistant Vice President, Mattamy Orlando, LLC, who being

by me first duly sworn on oath, deposes and says:

1. That he (she) affirms and certifies that he (she) understands and will comply with all ordinances, regulations and policies of Lake County, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his (her) knowledge and belief, and further, that this application and attachments shall become part of the official records of the City of Clermont, Florida, and are not returnable.
2. That he (she) desires a Future Land Use Amendment from Rural (County) _____ to Low Density Residential (City) _____ for the property legally described on the attachment of this application.
3. That the submittal requirements for the application have been completed and attached hereto as part of the application.

Jonathan D. Droor, PE, Assistant Vice President

Affiant - Applicant Name (print)

X

Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 15th day of DECEMBER, 2022.



X Gillian T. Chung-Miller
Notary Public, State of Florida at Large

My Commission Expires: 02/26/2023



OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Sadique Jaffer, Managing Member, Friendship Capital Group, LLC, who being

by me first duly sworn on oath, deposes and says:

1. That he (she) is the fee-simple owner of the property legally described on the attachment of this application.
2. That he (she) desires a Future Land Use Amendment from
Rural (County) to Low Density Residential (City) for the
property legally described on the attachment of this application.
3. That the owner of said property has appointed Jonathan D. Droor, PE, Asst. VP
Mattamy Orlando, LLC to act as agent
on his (her) behalf to accomplish the above. The owner is required to complete the
APPLICANT'S AFFIDAVIT of this application if no agent is appointed to act in his
(her) stead.

Sadique Jaffer, Managing Member

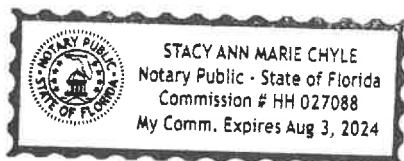
Affiant - Applicant Name (print)

X

[Signature]
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 9 day of December, 2022



X

[Signature]
Notary Public, State of Florida at Large

My Commission Expires: 8/3/24



CHECK LIST & FILING INSTRUCTIONS

The following required information shall be submitted when applying for an **ANNEXATION**.

1. ☒ Application & Petition by the landowners for Annexation (pages 3 and 4).
2. ☒ General application form (page 5).
3. ☒ Authorization for agent/owner representation (page 6)
4. ☒ LEGAL DESCRIPTION: Email legal description typed in Word (not all capitalized) to planning@clermontfl.org. Include a copy of the latest TAX RECEIPT or recorded WARRANTY DEED showing the current fee simple owner.
5. ☒ Map showing general area of site for which Annexation is being requested.
6. ☒ Submit original application along with \$155.00 filing fee. (Price for advertisement will be invoiced once the cost has been received)

NOTE: All territory annexed into the City of Clermont is automatically zoned Urban Estate Residential (UE) Zoning District. A separate application for a Land Use Plan Amendment & Rezoning is required. Applicable fees shall apply.

PROCEDURES:

1. The proposed use of the property must be assessed to determine if there will be an increase in demand on the water or wastewater systems prior to submittal of the application. Any increase in demand on the water or wastewater systems will be subject to impact fees.
2. Any person requesting an Annexation shall file a complete application in the Development Services Department on or before the 1st day of the Month. Complete applications will then be scheduled for Public Hearing on the 4th Tuesday of the following month for the City Council meeting. All applications must be complete, to include applicable site plans and/or other pertinent descriptive materials in order to be processed. A pre-application meeting may be required prior to submission of an application. Dependent upon the scope and/or magnitude of a particular project, scheduling of one or more City Council Workshop(s) may also be necessary and additional time may be required prior to being scheduled for public hearing.
3. Upon receipt of a complete application, the Development Services Department shall proceed with the request for a public hearing in accordance with the following:
 - A: The owners of all property lying within one hundred fifty (150) feet of the property requested to be annexed shall be notified by mail.
 - B. A legal advertisement of the request shall be advertised in a local newspaper prior to the meeting date.
4. Failure to provide an accurate and complete application will result in automatic rejection and return of the application and delay of the hearing date.



APPLICATION & PETITION

DATE: _____

FEE: \$155.⁰⁰
+ cost of advertising

Please type or print – use black pen/ink only.

PROJECT NAME (if applicable): Waterbrooke Phase 7

APPLICANT: Mattamy Orlando, LLC - Jonathan D. Droor, PE, Assistant Vice President

Address: 2450 Maitland Center Parkway, Suite 300

City: Maitland State: FL Zip: 32751

Phone: 407-215-6264 Fax: _____

Applicant is: Owner: ☐ Agent: ☐ Purchaser: ☒ Lessee: ☐ Optionee: ☐

OWNER: Friendship Capital Group, LLC - Sadique Jaffer, Managing Member

Address: 103 Commerce Street, Suite 160

City: Lake Mary State: FL Zip: 32746

Phone: 407-548-6201 Fax: _____

AGENT NAME (Affidavit required): Mattamy Orlando, LLC - Jonathan D. Droor, PE, Asst. VP

Address: 2450 Maitland Center Parkway, Suite 300

City: Maitland State: FL Zip: 32751

Phone: 407-215-6264 Fax: _____

E-Mail: Jon.Droor@mattamycorp.com

Property address and/or general location: Friendship Road, Clermont, FL 34711

Alt Key #1412021

Area of property: 23.955 +/- acres, and/or 1,043,480 +/- sq. ft.

The property is PRESENTLY used for: Vacant Undeveloped

The property is PROPOSED to be used for: Low Density Residential



Existing Lake County Land Use* : Rural

Existing Lake County Zoning* : A

*** NOTE: All property annexed into the City of Clermont is automatically zoned Urban Estate Residential (UE) Zoning District. A separate application for a Land Use Plan Amendment & Rezoning is required. Applicable fees shall apply.**

Number of existing structures on the property and their present use: None

State the reason or basis for this request: _____

Planned Residential Development / Expansion of Waterbrooke PUD

EXACT LEGAL DESCRIPTION as shown on the Tax Receipt or Warrant Deed.
(attach copy).

Section 35, Township 22, Range 26

See attached boundary survey with legal description.

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



**PETITION OF LANDOWNER(S) FOR ANNEXATION
OF CERTAIN PROPERTY TO THE CITY OF CLERMONT**

WE, the undersigned landowner(s) pursuant to the provisions of Chapter 59-1497 (Senate Bill No. 912), Laws of Florida, Regular Session 1959, entitled

AN ACT TO AMEND CHAPTER 9820, LAWS OF FLORIDA, SPECIAL ACT OF 1923, AS AMENDED, BEING THE CHARTER OF THE CITY OF CLERMONT, FLORIDA, TO PROVIDE ENABLING LEGISLATION FOR THE FUTURE ANNEXATION OF CONTIGUOUS TERRITORY BY PETITION AND CONSENT OF THE LANDOWNER(S) IN THE AREA SOUGHT TO BE ANNEXED: PROVIDING THAT SAID PROVISIONS SHALL BE CUMULATIVE: PROVIDING THAT THE PROPERTY ANNEXED SHALL BE LIABLE FOR ITS PROPORTIONATE SHARE OF THE EXISTING AND FUTURE INDEBTEDNESS OF SAID CITY, AND PROVIDING THAT SUCH ANNEXED TERRITORY SHALL BE SUBJECT TO ALL LAWS AND ORDINANCES OF SAID CITY AS IF ALL OF SUCH TERRITORY HAD BEEN A PART OF THE CITY OF CLERMONT AT THE TIME OF THE PASSAGE AND APPROVAL OF SAID LAWS AND ORDINANCES, AND FIXING EFFECTIVE DATE,

hereby petition that the hereinafter described real estate be annexed to, and become a part of the city limits of the City of Clermont, a municipal corporation in Lake County, Florida, created and existing pursuant to Chapter 9820, Laws of Florida, Special Acts of 1923, and amendatory and supplementary acts thereto, and we, jointly and severally, consent to such annexation of such area to said City of Clermont and upon annexation sought by this petition, all of the property, real and personal, within such area, and the inhabitants thereof, shall be subject to the government, jurisdiction, powers, franchises, duties and privileges of said City of Clermont, Florida and the said property shall be liable, proportionally, for all the present outstanding and existing, as well as future, indebtedness of the said City of Clermont; that all of the ordinances of the City of Clermont and all laws heretofore passed by the Legislature of the State of Florida, relating to and which now or hereafter constitute its Charter shall apply to have the same force and effect in such territory as may be annexed under the provisions hereof as if all of such territory had been part of the City of Clermont at the time of the passage and approval of said laws and ordinances.

IN WITNESS WHEREOF, we, the undersigned landowners, as petitioners, have hereunto set our hands and seals as of the 15TH day of DECEMBER, 2022.

Legal description of the property: (Type, print in black ink, or attach a copy of the warranty deed or current tax receipt).

Jonathan D. Droor, PE, Assistant Vice President

Landowner (Petitioner)

12/15/2022

Date

Gillian T. Chung-Miller
Notary Public

02/26/2023

My Commission Expires





OWNER / AGENT AFFIDAVIT (ANNEXATION)

Date: _____

Before me, the undersigned authority personally appeared Sadique Jaffer, Managing Member
Friendship Capital Group, LLC (owner(s) name), who being by me duly sworn on oath,
deposes and says:

1. That said authority is the fee-simple owner of the property legally described in this application.
2. That said authority desires an ANNEXATION to allow:
Planned Residential Development
3. That said authority (owner) has appointed (agent's name) Jonathan D. Droor, PE,
Assistant Vice President, Mattamy Orlando, LLC to act in its behalf to accomplish the above, and
before me the undersigned authorized agent personally appeared and being by me duly
sworn on oath, deposes and says:

A. That he/she affirms and certifies that he/she understands and will comply with all Ordinances, Regulations, and Provisions of the City of Clermont, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his/her knowledge and belief, and further, that this application and attachments shall become part of the Official Records of the City of Clermont, Florida, and are not returnable.

B. That the Submittal requirements for the application have been completed and attached hereto as part of that application.

X _____ X _____
Owner (signature) Agent's (signature)

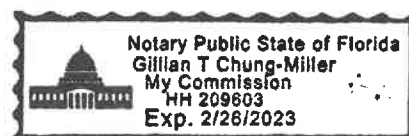
Sworn to and subscribed before
me this 9 day of December,
2022.

Stacy Ann Marie Chyle
Notary Public, State of FL
My commission expires: 8/3/24

Sworn to and subscribed before
me this 15th day of DECEMBER,
2022.

Gillian T. Chung-Miller
Notary Public, State of FL
My commission expires: 02/26/2023

***Note:** Owner must sign affidavit. When agent is representing case, both agent and owner must sign affidavit.



CITY OF CLERMONT NOTICE OF PROPOSED LAND USE CHANGE Small Scale Comprehensive Plan Amendment ORDINANCE NO. 2023-030

The Clermont Planning and Zoning Commission will hold a public hearing on Tuesday, February 6, 2024 at 6:30 PM to consider a proposed change to the City's Future Land Use Map. The map amendment would change the Future Land Use designation for the 23.96 +/- acre parcel below from Lake County Rural to Clermont Low Density Residential Land Use Designation. (Parcel Alternate Key #1412021).



Location:

Vacant parcel located southeast of the Friendship Road and
Lost Lake Road intersection
Alternate Key 1412021
23.96 +/- Acres

ORDINANCE NO. 2023-030

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

The public hearings are held in the Council Chambers of City Hall, located at 685 W. Montrose Street, and are open to public comment. Please call (352) 394-4083, ext. 3 if you have any questions. All interested parties shall be given an opportunity to express their views on this matter.

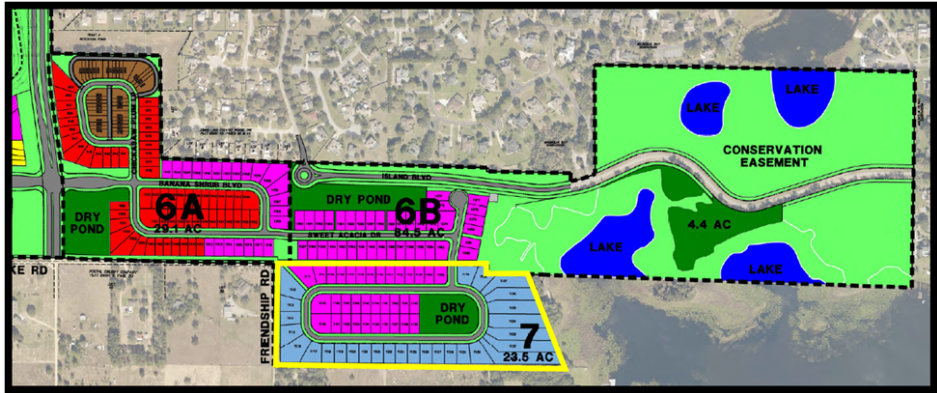
The proposed amendment may be inspected at the City's Development Services Department (1st floor, City Hall) between 8 a.m. and 5 p.m. Monday-Friday.

Please be advised that under state law, any person deciding to appeal a decision made at the public hearings will need a record of the proceedings and may need to ensure 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 meetings.

Tracy Ackroyd Howe, MMC
City Clerk

AGENDA ITEM

Meeting Date	
Tuesday, February 6, 2024	
Agenda Item Name	
Ordinance No. 2023-031 <i>Waterbrooke Phase 7 Rezoning</i>	
Requested Action	
Recommend approval of Ordinance No. 2023-031	
Staff Report	
<i>This item was tabled at the January 4, 2024 Planning and Zoning Commission meeting.</i> The applicant, Mattamy Orlando LLC, is requesting to add 23.95 +/- acres to the existing residential subdivision, Waterbrooke, through a Planned Unit Development (PUD) Amendment. The property is located at the southeast corner of the approved subdivision, adjacent to Phase 6B. The property is currently in Lake County with a future land use of Rural and Agriculture zoning. The applicant is requesting annexation, small scale comprehensive plan amendment and a rezoning to allow 62 additional single family homes within this parcel. The internal lots will be a minimum of 60 feet in width and 75 feet on the perimeter. The Waterbrooke subdivision was annexed by the City in 2016. The project was approved by Lake County in 2006 for a residential development consisting of 894 age-restricted single family homes. The PUD has been amended several times prior to being annexed.	
	
With the additional acreage added to the Waterbrooke subdivision, the applicant is requesting an increase from 1100 units to 1165 units on a total of 592.7 acres, which equates to 1.97 units per acre overall. The only permitted site access will be from within the existing Phase 6, which connects to Ray Goodgame Parkway. There will be no access from Island Boulevard or any other access point. All the conditions in the existing PUD ordinance have conveyed with the exception of a change in an increase of the total number of units, an updated location map to show the additional acreage within the overall project and an updated master site plan. The applicant originally requested townhomes and higher density in this phase, but staff was unable to support the request since it was not consistent with the approved development in Phase 6.	
Staff has reviewed the applicant's request for a rezoning from Urban Estate (default zoning upon annexation) to be included in the Waterbrooke PUD. Staff has reviewed the project according to Section 125-486, Review Criteria for a PUD. The proposed parcel is adjacent to public utilities, and the access point is within the existing subdivision. The property is adjacent to the City limits, and the City is able to provide services in this area. The density is similar to what is existing within Phase 6 and larger lots (75 feet wide) are on the perimeter of this phase. Staff recommends approval of Ordinance 2023-031.	

Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Ord 2023-031	Ord 2023-031 .pdf	
2. Waterbrooke Ph 7 Maps	Waterbrooke Ph 7 Maps.pdf	
3. Master Site Aerial with all the lots	Master Site Aerial with all the lots.pdf	
4. 4 - Waterbrooke Concept 16	4 - Waterbrooke Concept 16.pdf	
5. 1 - Bound Applications	1 - Bound Applications.pdf	
6. Ad_REZ Feb PZ	Ad_REZ Feb PZ.pdf	



CITY OF CLERMONT
ORDINANCE NO. 2023-031

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

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

SECTION 1:

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

LEGAL DESCRIPTION

NOLA LAND COMPANY PARCEL:

PARCEL 1:

THE EAST 3/4 OF THE SOUTH 1/2 OF SECTION 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST;

AND

PARCEL 2:

THE NORTH 1/2 OF SECTION 34, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LESS AND EXCEPT THE WEST 1660 FEET THEREOF;

AND

PARCEL 3:

U.S. GOVERNMENT LOT 1, LESS AND EXCEPT THE NORTH 660 FEET OF THE WEST 660 FEET, LYING IN SECTION 35, TOWNSHIP 22 SOUTH, RANGE 26 EAST;

AND

PARCEL 4:

THE NW 1/4 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 35, TOWNSHIP 22 SOUTH, RANGE 26 EAST;

AND

PARCEL 5:

BEGIN 50.25 FEET NORTH OF THE SOUTHEAST CORNER OF THE NW 1/4 OF SECTION 35, TOWNSHIP 22 SOUTH, RANGE 26 EAST; THENCE RUN WEST 1305 FEET; THENCE RUN SOUTH 8.3 FEET; THENCE RUN WEST TO THE SOUTHWEST CORNER OF THE NW 1/4 OF SAID SECTION 35; THENCE NORTH TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 35; THENCE EAST TO THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SE 1/4 OF THE NW 1/4; THENCE SOUTH TO THE POINT OF BEGINNING;

AND



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PARCEL 6:

THAT PART OF SECTION 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LOT 5, PINE VALLEY INDUSTRIAL PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 29, PAGE 70, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE N00°55'27"E ALONG THE EAST LINE OF SAID LOT 5, FOR A DISTANCE OF 701.16 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE S89°03'05"E ALONG SAID NORTH LINE, 16.98 FEET TO THE WEST LINE OF THE EAST 3/4 OF THE SOUTH 1/2 OF SAID SECTION 27; THENCE S00°24'50"W ALONG SAID WEST LINE, 710.74 FEET TO THE NORTH LINE OF THE SOUTH 610.00 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE DEPARTING SAID WEST LINE RUN N75°03'48"W, 39.92 FEET TO THE SOUTH LINE OF SAID LOT 5; THENCE S88°41'58"E ALONG SAID SOUTH LINE, 15.41 FEET TO THE POINT OF BEGINNING.

AND

PARCEL 7:

THAT PART OF LOT 5, PINE VALLEY INDUSTRIAL PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 29, PAGE 70, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 5; THENCE N00°55'27"E ALONG THE EAST LINE OF SAID LOT 5 FOR A DISTANCE OF 696.49 FEET; THENCE DEPARTING SAID EAST LINE RUN S53°23'08"W, 100.90 FEET; THENCE S08°50'46"W, 57.13 FEET; THENCE S33°38'56"W, 31.61 FEET; THENCE S04°49'02"E, 40.96 FEET; THENCE S02°58'52"E, 93.11 FEET; THENCE S08°48'35"W, 60.57 FEET; THENCE S20°20'22"W, 82.37 FEET; THENCE S05°30'28"W, 59.91 FEET; THENCE S10°59'05"W, 70.76 FEET; THENCE S18°19'44"E, 68.63 FEET; THENCE S32°06'31"E, 46.35 FEET; THENCE S44°29'07"E, 31.79 FEET; THENCE S61°25'49"E, 40.03 FEET; THENCE S75°03'48"E, 26.77 FEET TO THE SOUTH LINE OF SAID LOT 5; THENCE S88°41'58"E ALONG SAID SOUTH LINE, 15.41 FEET TO THE POINT OF BEGINNING.

EASEMENT PARCEL A:

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS TO STATE ROAD 50 OVER THE ENTIRE STRETCH OF ASPHALT ROAD THE CENTER LINE OF WHICH BEGINS 174.60 FEET WEST OF THE NORTHEAST CORNER OF THE SW 1/4 OF THE NE 1/4 OF SECTION 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST, AND RUN SOUTH 0°10' WEST THROUGH THE ENTIRE SW 1/4 OF THE NE 1/4 OF SECTION 27, WHICH EASEMENT SHALL BE 60 FEET IN WIDTH;

ALL OF THE ABOVE LYING AND BEING IN LAKE COUNTY, FLORIDA.

LESS AND EXCEPT FROM PARCELS 1 THROUGH 7 ABOVE:

THE EAST 150.00 FEET OF THE FOLLOWING DESCRIBED PROPERTY (MAGNOLIA BAY BOULEVARD ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGES 47 THROUGH 49, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA):

BEGIN AT AN IRON ROD AND CAP MARKED "RLS 4264" AT THE SOUTHEAST CORNER OF THE NORTH 660.00 FEET OF THE WEST 660.00 FEET OF GOVERNMENT LOT 1, SECTION 35, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA; THENCE RUN N88°47'56"W ALONG THE SOUTH LINE OF SAID NORTH



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660.00 FEET OF THE WEST 660.00 FEET OF GOVERNMENT LOT 1 FOR A DISTANCE OF 545.00 FEET; THENCE RUN S01°12'04"W FOR A DISTANCE OF 124.51 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF HARTLE ROAD; THENCE RUN N80°06'21"E ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR A DISTANCE OF 433.09 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 467.00 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 121.09 FEET THROUGH A CENTRAL ANGLE OF 14°51'22" TO THE END OF SAID CURVE; THENCE RUN N65°14'58"E ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR A DISTANCE OF 6.13 FEET TO A POINT ON THE EAST LINE OF SAID WEST 660.00 FEET OF GOVERNMENT LOT 1; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE RUN N00°29'39"W ALONG AID EAST LINE FOR A DISTANCE OF 0.12 FEET TO THE POINT OF BEGINNING; AND FURTHER LESS AND EXCEPT FROM PARCELS 1 THROUGH 7 ABOVE:

A STRIP OF LAND FOR ROAD RIGHT OF WAY PURPOSES 66.00 FEET WIDE LYING IN SECTION 35, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 35, TOWNSHIP 22 SOUTH, RANGE 26 EAST, RUN S00°30'48"E ALONG WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 35, FOR A DISTANCE OF 1856.75 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35; THENCE LEAVING SAID WEST LINE RUN S88°23'30"E ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35, FOR A DISTANCE OF 1531.02 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID NORTH LINE RUN S00°00'09"E FOR A DISTANCE OF 298.67 FEET TO A POINT DESIGNATED AS POINT A; THENCE RUN S89°59'51"W FOR A DISTANCE OF 58.00 FEET TO A POINT OF TERMINATION A OF THIS CENTERLINE; BEGIN AGAIN AT AFORESAID POINT A; THENCE RUN N89°59'51"E FOR A DISTANCE OF 573.66 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 2000.00 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 345.29 FEET, THROUGH A CENTRAL ANGLE OF 09°53'30" TO THE END OF SAID CURVE; THENCE RUN N80°06'21"E FOR A DISTANCE OF 753.88 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 500.00 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 129.64 FEET, THROUGH A CENTRAL ANGLE OF 14°51'22" TO THE END OF SAID CURVE; THENCE RUN N65°14'59"E FOR A DISTANCE OF 252.91 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 350.00 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 431.07 FEET, THROUGH A CENTRAL CURVE (SIC) OF 70°34'02" TO THE END OF SAID CURVE; THENCE RUN S44°11'00"E FOR A DISTANCE OF 169.91 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 250.00 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 276.31 FEET, THROUGH A CENTRAL ANGLE OF 63°19'35" TO THE END OF SAID CURVE; THENCE RUN N72°29'25"E FOR A DISTANCE OF 514.79 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 750.00 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 240.51



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FEET THROUGH A CENTRAL ANGLE OF 18°22'24" TO THE END OF SAID CURVE; THENCE RUN S89°08'11"E FOR A DISTANCE OF 203.12 FEET TO THE EAST LINE OF GOVERNMENT LOT 1, SAID SECTION 35 AND THE POINT OF TERMINATION B OF THE AFORESAID CENTERLINE.

EXCLUDING THAT PORTION OF JOHNS LAKE SOUTH OF ISLAND BLVD. LYING WATER WARD OF THE SAFE UPLAND LINE (ELEVATION 98.0 NGVD 29).

AND FURTHER LESS AND EXCEPT FROM PARCELS 1 THROUGH 7 ABOVE:

THAT PART OF SECTION 35, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST 1/4 CORNER OF SAID SECTION 35, SAID CORNER MARKED BY A 4"X4" CONCRETE MONUMENT (NO IDENTIFICATION) (CERTIFIED CORNER RECORD NO. 38693); THENCE S88°00'40"E ALONG THE EAST-WEST CENTER OF SECTION LINE OF SAID SECTION 35, A DISTANCE OF 857.52 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID CENTER OF SECTION LINE S88°00'40"E, A DISTANCE OF 481.86 FEET TO A POINT ON THE EAST LINE OF THE PLATTED PORTION OF POSTAL COLONY COMPANY, AS RECORDED IN PLAT BOOK 9, PAGE 65, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, SAID POINT LYING N88°00'40"W, A DISTANCE OF 3891.93 FEET FROM THE EAST 1/4 CORNER OF SAID SECTION 35, SAID EAST 1/4 CORNER BEING MARKED BY A 3" DIAMETER IRON PIPE (NO IDENTIFICATION) (CERTIFIED CORNER RECORD NO. 38386); THENCE DEPARTING SAID CENTER OF SECTION LINE, RUN N00°07'48"W ALONG SAID EAST LINE, A DISTANCE OF 12.98 FEET TO THE NORTHEAST CORNER OF SAID PLATTED PORTION OF POSTAL COLONY COMPANY; THENCE DEPARTING SAID EAST LINE, RUN N89°33'17"W ALONG THE NORTH LINE OF SAID POSTAL COLONY COMPANY, A DISTANCE OF 481.55 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

LADD DEVELOPMENT PARCEL:

PARCEL 1:

LOT 2, MANLOW PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 50, PAGES 86 AND 87, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PARCEL 2:

THE SOUTH 1/2 OF TRACT C, MANLOW PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 50, PAGES 86 AND 87, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PARCEL 3:

THAT PORTION OF THE SOUTH 1575.00 FEET OF THE WEST 1660.00 FEET OF THE NORTH 1/2 OF SECTION 34, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LESS THE NORTH 726.00 FEET OF THE EAST 900.00 FEET THEREOF, LYING EAST OF LOT 2 AND TRACT C, MANLOW PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 50, PAGES 86 AND 87, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND THAT IS LYING SOUTH OF EASTERLY EXTENSION OF THE CENTERLINE OF TRACT C, MANLOW PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 50, PAGES 86 AND 87, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

LESS ROAD RIGHT-OF-WAY FOR LOST LAKE ROAD.

TOGETHER WITH:

CLERMONT STORAGE MATTAMY PURCHASE PARCEL:

THAT PART OF SECTION 34, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY,



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FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

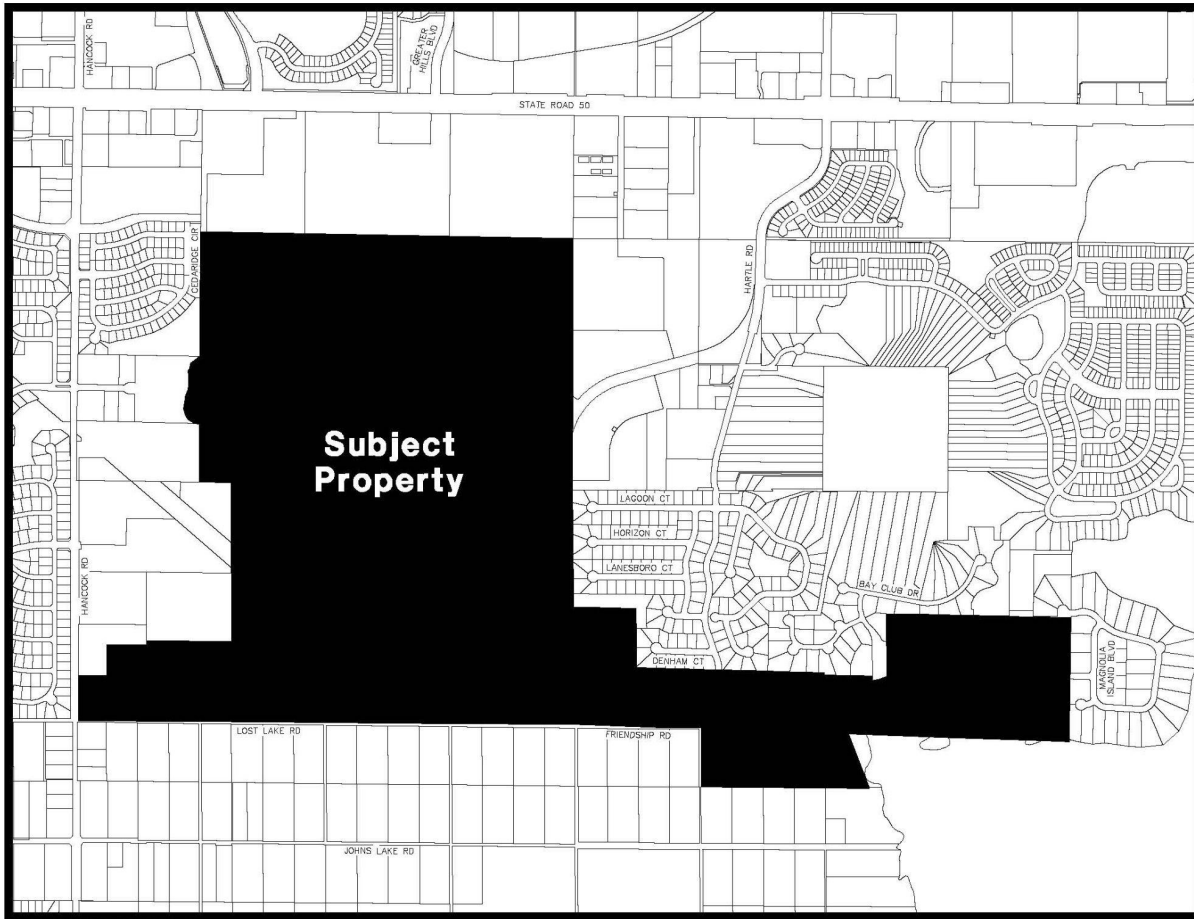
COMMENCE AT THE WEST 1/4 CORNER OF SECTION 34, TOWNSHIP 22 SOUTH, RANGE 26 EAST, THENCE RUN N00°05'36"W ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 34, A DISTANCE OF 475.28 FEET TO THE INTERSECTION OF THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 34 AND THE WESTERLY EXTENSION OF THE CENTERLINE OF TRACT C, MANLOW PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 50, PAGES 86 AND 87, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA (VACATED IN OFFICIAL RECORDS BOOK 4749, PAGE 1398, OF SAID PUBLIC RECORDS); THENCE DEPARTING SAID WEST LINE RUN N89°54'28"E ALONG SAID CENTERLINE OF TRACT C AND THE EASTERLY EXTENSION THEREOF, 340.00 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID CENTERLINE OF TRACT C AND THE EASTERLY EXTENSION RUN N00°05'36"W, 328.50 FEET; THENCE RUN S89°33'02"E, 419.99 FEET TO THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF TRACT A OF AFOREMENTIONED MANLOW PARK PLAT; THENCE RUN N00°05'36"W ALONG SAID SOUTHERLY EXTENSION AND SAID EASTERLY LINE, 42.11 FEET TO THE SOUTHWEST CORNER OF THE NORTH 726.00 FEET OF THE EAST 900.00 FEET OF THE WEST 1660.00 FEET OF THE SOUTH 1575.00 FEET OF THE NORTH 1/2 OF SAID SECTION 34; THENCE RUN S89°33'20"E ALONG THE SOUTH LINE OF SAID NORTH 726.00 FEET OF THE EAST 900.00 FEET OF THE WEST 1660.00 FEET OF THE SOUTH 1575.00 FEET OF THE NORTH 1/2 OF SAID SECTION 34, A DISTANCE OF 900.07 FEET TO SOUTHEAST CORNER OF THE NORTH 726.00 FEET OF THE EAST 900.00 FEET OF THE WEST 1660.00 FEET OF THE SOUTH 1575.00 FEET OF THE NORTH 1/2 OF SAID SECTION 34; THENCE RUN S00°05'36"E ALONG THE EAST LINE OF THE WEST 1660.00 FEET OF THE NORTH 1/2 OF SAID SECTION 34, A DISTANCE OF 358.20 FEET TO THE INTERSECTION OF THE EASTERLY EXTENSION OF AFOREMENTIONED CENTERLINE OF TRACT C AND THE EAST LINE OF THE WEST 1660.00 FEET OF SAID SECTION 34; THENCE DEPARTING SAID EAST LINE RUN S89°54'28"W ALONG SAID EASTERLY EXTENSION, 1320.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH PHASE 7:

THE NORTH HALF (N 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4); THE NORTH QUARTER (N 1/4) OF GOVERNMENT LOT 2; ALL IN SECTION 35, TOWNSHIP 22 SOUTH, RANGE 26 EAST OF THE TALLAHASSEE MERIDIAN.

ALSO: BEGIN AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 35, TOWNSHIP 22 SOUTH, RANGE 26 EAST, RUN THENCE WEST ALONG THE MID-SECTION LINE 1304.75 FEET, THENCE NORTH 8.3 FEET, THENCE EAST TO A POINT 50.25 FEET NORTH OF THE POINT OF BEGINNING, THENCE SOUTH TO THE POINT OF BEGINNING.

CONTAINING 592.7 ACRES MORE OR LESS, TO THE SAFE UPLAND LINE AND BEING SUBJECT TO ANY EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD.



South of SR 50, West of the Hartle Road, East of Hancock Road,
and North and South of Island Blvd, WaterBrooke (Jahna) PUD
(Alternate Keys 1095972, 3882911, 1095964, 2717874,
2899191, 3823388, 3840014, 3840012, and 1412021)

FROM: UE Urban Estate
TO: Planned Unit Development

SECTION 2: LAND USES

1. Residential
 - a. A total of 1165 residential dwelling units, composed of single-family dwelling units, duplexes, and multifamily dwelling units (townhouses).
 - b. Phasing of Development: The project may be developed in one or more phases.
 - c. Development Standards: Development standards for the development of the residential dwelling units, shall be based on the size of the lot, as indicated in the table below:



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Design item	Multifamily Dwelling Units (townhouses)		Single Family Detached			Single Family Attached Duplexes
	Rear Load (feet)	Front Load (feet)	Rear Load (feet)	Front Load (feet)	Front Load (feet) (80 feet and Greater)	Front Load and Rear Load
Minimum Lot Area	1,600	1,800	2,400	4,400	9,600	2,400
Minimum Living Area	1,000	1,000	1,400	1,500	1,500	1,200
Minimum Lot Width	20	20	30	40	80	24
Minimum Lot Depth	80	90	80	110	120	100
Minimum Front Building Setback	15	15	15	15	15	15
Minimum Front Porch Setback	10	10	10	10	10	10
Minimum Front Garage Setback	-	20	-	20	20	20
Minimum Rear Garage Setback	20	-	20	-	-	20
Minimum Side Yard Setback ¹	5	5	5	5	5	5
Phase 7 - Minimum Side Yard Setback	NA	NA	NA	7.5	7.5	NA
Setback From Side Street	15	15	15	15	15	15
Minimum Rear Yard Setback	20	20	20	20	20	20
Minimum Building Separation	10	10	10	10	10	10
Phase 7 – Minimum Building Separation	NA	NA	NA	15	15	NA

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Minimum Rear Yard Setback for Pools, Patios, Decks or Ancillary Structures	5	5	5	5	5	5
Maximum Impervious Surface Ratio (JSR) *** (See Note) ²	0.85	0.85	0.75	0.75	0.75	0.85
Maximum Building Height	40	40	40	40	40	40
Setback from Ordinary High Water Line, Mean High Water Line, or Jurisdictional Wetland Line	50	50	50	50	50	50
Minimum Front Yard Utility Easement	10	10	10	10	10	10
Minimum Side and Rear Yard Drainage and Utility Easement	5 ¹	5 ¹	5	5	5	5 ¹
Phase 7 – Minimum Side Yard Drainage and Utility Easement	NA	NA	NA	7.5	7.5	NA

¹Does not apply to interior side yards of attached townhomes and/or duplexes.

²The maximum allowable ISR for the overall PUD development shall be 0.60 individual lot ISR may exceed 0.60 as shown in the table above as long as overall maximum is not exceeded.

SECTION 3: OPEN SPACE

Open Space: A minimum of 25% of the net buildable area of the Planned Unit Development shall be provided as open space in accordance with the Comprehensive Plan and Land Development Code (LDC), as amended. A waiver to Section 122-316(b)(4) of the Land Development Code has been granted to allow individual phases of the Planned Unit Development to exceed the overall density of the Planned Unit Development and to allow individual phases of the Planned Unit Development to be developed without providing common open space in proportion to that contained within the entire Planned Unit Development.

SECTION 4: LANDSCAPING, BUFFERING, AND SCREENING

1. A 40-foot wide natural buffer with a six-foot high wall shall be provided along a portion of the northern boundary of Tract N-7 from the entrance to Magnolia Bay subdivision, west to the existing Hartle Road.
2. A 50-foot landscaped buffer shall be provided along the boundary common with the Hills of Clermont subdivision.
3. No landscaping buffer is required along the perimeter of the Planned Unit Development adjacent to wetlands, open water and conservation areas.

4. A waiver to Section 118-71(1) of the Land Development Code is granted in order to allow street trees within the right-of-way along the frontage of a residential lot to count toward the minimum number of required trees on the lot and to allow such trees to be less than six feet from curbs and sidewalks as long as a minimum of five feet of clearance is provided between the tree and any public potable water, wastewater or reclaimed water main.
5. All other landscaping, buffering, and screening requirements shall be in accordance with the Land Development Code, as amended. Existing trees may be used to meet the landscape buffer requirements in accordance with the Land Development Code, as amended.

SECTION 5: ENVIRONMENTAL

1. An environmental assessment addressing habitat and species shall be submitted to the City during the construction plans approval stage of each phase of the project. Applicable permits for any gopher tortoises and associated burrow commensal species or other threatened or endangered species found on the property must be received from the appropriate regulatory agencies prior to the initiation of development activity.
2. Wetlands onsite have been placed in a conservation easement. Areas placed in a perpetual conservation easement are shown in the Corrective Conservation Easement, which has been recorded in Lake County Official Records Book 4531, Pages 2401-2408. There are two existing borrow pits on the property that exist as a result of the former mining operation. The two borrow pits shall be utilized for stormwater management and are not required to meet any additional surface water and/or wetland requirements, including, but not limited to setbacks and buffers.
3. Site Grading/Mine Reclamation Master Site Grading and Mine Reclamation for the project has been completed in accordance with the Mass Grading Plan dated December 14, 2005, submitted to and approved by the Lake County Water Resources Management Division. The site grading was completed pursuant to Florida Department of Environmental Protection (FDEP) Permit No 0139060-002, issued on January 18, 2011. All grading in accordance with Mass Grading Plan has been completed and has been accepted in lieu of reclamation of the mining site. Mass Grading Plan was approved on August 6, 2014. Approval of Ordinance 2014-80, therefore revoked and released the property from the September 28, 1990, vesting of the Jahna Clermont East Mine (Tracking #90/10/5), which was to be reclaimed through the proposed mass grading, Ordinance 2006-30 (Tracking #110-05-PUD). All further grading for the project must be in accordance with City standards.

SECTION 6: ENVIRONMENTAL SERVICES

1. The developer shall connect to the existing City system at connection point or points approved by the City.
2. The route of any off-site lines shall be according to engineering plans produced by the developer and approved by the City.



CITY OF CLERMONT
ORDINANCE NO. 2023-031

3. Any proposed City-maintained utilities that are not located within a City-maintained right-of-way shall be placed in a utility easement dedicated to the City. Easements shall be provided at no expense to the City. Utilities are allowed to be placed within the County build out right-of-way along Hartle Road.
4. The developer shall be responsible for all costs of on-site and off-site improvements, including, but not limited to design, material, permitting and installation of sufficient size lines, lift stations and other appurtenances necessary to allow the City to serve the property.
5. Any existing utilities must stay in service throughout construction. If the construction requires that the utilities be relocated or altered, the developer shall prepare plans, permit the project and construct the modification at the developer's expense.
6. No building permits shall be issued until water and sewer are provided to the site or until a bond or letter of credit, acceptable to the City, is in place to guarantee completion of off-site improvements. No Certificate of Occupancy shall be issued until water and sewer extensions have been completed and accepted by the City.
7. In the event the City chooses to oversize the lines or appurtenances, the City shall provide to the developer specifications regarding sizes to be included in the final improvement plans.
8. The City shall be responsible for the difference in cost of materials to oversize the line if the City chooses to oversize based on plans and cost estimates provided by the developer to the City and approved in advance by the City.
9. The developer shall provide to the City a cost estimate for materials for the minimum size lines and appurtenances and a cost estimate for materials for the approved oversize. Cost estimates shall be contractors' bid as certified by developer's project engineer. The City shall review and either approve or reject the costs.
10. The developer and City shall agree on the cost difference, which will be the responsibility of the City, prior to commencement of construction.
11. Reimbursement for the difference in costs as determined in Section 8 and 9 from the City shall be in the form of Impact Fee Credits.
12. The Impact Fee Credits shall be established subject to Sections 8 and 9 and at the time of issuance of each building permit by applying the then current impact fee, which shall be deducted from the Impact Fee Credit balance until credit is used.
13. Impact Fee Credits may not be transferred outside of the property, but may be assignable to any heirs, assigns or successors in interest or title to part or all of said property.
14. The developer shall be responsible for all applicable fees, including, but not limited to impact fees, connection fees and permitting fees.
15. The City may require a looped system to provide reliability and redundancy to the property.

CITY OF CLERMONT
ORDINANCE NO. 2023-031

16. Central water and sewer connection shall be provided in accordance with the comprehensive plan and Land Development Code, as amended.
17. The project shall be plumbed for reuse water with purple piping to irrigate single family lots. Irrigation of common areas shall be from a well.
18. A master lift station shall be designed and constructed on a 50-foot-by-50-foot lot dedicated to the City. Lift station shall be designed to allow for the connection of the existing force main on Hartle Road. A 20-inch force main shall be constructed from the master lift station to the existing 30-inch force main located on CW Harrell Road.
19. A minimum eight-inch potable water main (east-west main) shall be constructed from the western project boundary to Hartle Road at such location that allows for the future extension of Hartle Road and a minimum eight-inch potable water main (north-south main) shall be constructed from State Road 50 to the proposed east-west main.
20. A 12-inch potable water main shall be constructed from the proposed terminus of a 12-inch potable water main on Hartle Road, which is to be constructed in conjunction with Lake County Fire Station #90/Clermont Fire Station #104, south to the existing potable water main on Lost Lake Road.
21. A 16-inch reuse main shall be constructed from the eastern property line along the build out Hartle Road right-of-way to the existing 30-inch reuse main located on CW Harrell Road.
22. All utilities shall be designed and installed as per the City's specifications and approved by City staff.
23. Drainage/Stormwater Management: The developer shall submit drainage calculations and a stormwater management plan when filing for final engineering approval. The Homeowners Association (HOA) shall be responsible for maintenance of all stormwater ponds and drainage systems for private streets.
24. Easements shall be provided on any existing and proposed utilities that the City will own and maintain at no expense to the City.
25. Fiber optic conduit and pull boxes may be required to be installed by the developer in the easements to extend the City's fiber optic network.
26. The developer reserves its rights, pursuant to Section 2-267 - Credits, of the City Code, to enter into an impact fee agreement with the City which shall provide for the establishment of credits and payment of impact fees in a specified manner and time. The terms and conditions of an impact fee agreement between the developer and the City may replace or supersede the conditions contained in the Planned Unit Development approved for development.

SECTION 7: TRANSPORTATION IMPROVEMENTS/ACCESS MANAGEMENT

1. The development shall comply with all applicable City, County and Florida Department of Transportation access management requirements. Prior to the issuance of the first Certificate of Occupancy, a secondary entrance shall be constructed off Hartle Road for the residents of the development.
2. The developer shall dedicate on the final plat a 120-foot right-of-way for Hartle Road, necessary to accommodate permanent construction plus additional slope easements (not to exceed 100 feet in total width), in accordance with the preferred route outlined within Lake County's PD&E study for the realignment of Hartle Road. The slope easement shall be identified at preliminary plat and shown on the final plat. The developer shall coordinate with the County and City on alignment and grading of Hartle Road. The slope easement width will be adjusted with design plans approved by Lake County and the City.

In the alternative, the land within the slope easement area may be graded by the developer for future roadway alignment. With County approval of the grading plan and completion of grading work by the developer, the slope easement requirement may be deemed complete.

A waiver to Section 94-195(b)(3) of the Land Development Code is granted to allow cuts and fills of up to 'twenty (20) feet for the construction of Hartle Road to accommodate required road grades in consideration of the existing topography in the road right-of-way.

3. By virtue of the transportation system needs for the project, the developer shall dedicate on the Final Plat a 100-foot right-of-way for Hooks Street within the project boundary, from the northwest corner, along the north property line, to northeast corner of the project boundary. In addition to this 100-foot right-of-way, additional land necessary to accommodate temporary construction easements, not to exceed 100 feet in width, shall be provided. The slope easement shall be identified at Preliminary Plat and shown on the Final Plat. The developer shall coordinate with the County and City on alignment and grading of Hooks Street. The slope easement width will be adjusted with design plans approved by the County and the City.
4. At the developer's option and approval by Lake County, the developer may construct Hartle Road a distance of approximately 4,365 feet from its proposed terminus, which is to be constructed in conjunction with Lake County Fire Station #90/Clermont Fire Station #104, to approximately 315 feet north of the southern project boundary. If the developer constructs Hartle Road, a developer's agreement between the County and the developer shall be executed for the construction of Hartle Road and for the allocation of transportation impact fee credits associated with the construction.

CITY OF CLERMONT
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5. The developer shall accommodate stormwater retention capacity sufficient for Hartle Road and Hooks Street drainage requirements based on stormwater permitting requirements in place at the time of approval of this Planned Unit Development within the limits of drainage basin along the route alignments. The developer intends to utilize on-site ponds as an amenity and desires for the runoff to be treated to remove roadway debris collected. Therefore, the County shall provide pre-treatment of the water for debris, such as a skimmer, at the latest terminus before the runoff water enters the water body. At time of Hartle Road and Hooks Street final design, the County shall coordinate with the developer for final configuration of Hooks Street and Hartle Road roadway stormwater system connection to the on-site drainage system acceptable to both the County and the developer. The County shall bear the cost of the roadway drainage connection to the on-site stormwater system. The Hartle Road and Hooks Street stormwater sewer shall be separate from the Planned Unit Development stormwater system, unless a coordinate system design is provided by the developer. It shall be located within a drainage easement to Lake County having a straight alignment, direct access from County right-of-way and storm pipe not shared with developer's system. The County shall also have an easement over the shared stormwater ponds. The developer shall coordinate with the County on pretreatment design and construction.
6. A public hearing shall be required for the Island Boulevard right-of-way vacation. The developer will be responsible to submit and pay for the vacation petition request. The relocation of Island Boulevard shall not occur until the County has granted approval for the vacation through a public hearing. Approval of the road vacation is not guaranteed. Paved access shall be maintained to the existing developments along the current Island Boulevard. Before Island Boulevard right-of-way is vacated, new right-of-way must be dedicated and new road must be constructed and accepted by the County as a public roadway. The right-of- way vacation may be conditioned upon the new road alignment of Island Boulevard being constructed, open to traffic, and accepted by the County.
7. The developer, at its expense, shall be required to improve Emil Jahna Road from its project entrance north to State Road 50 and shall pay to modify the existing traffic signal, as needed, to accommodate turning movements from Emil Jahna Road onto State Road 50. Emil Jahna Road shall be improved to facilitate safe and efficient traffic flow from the project entrance to and including the intersection at State Road 50.

The improvements will consist of the following:

- a. Reconstructing the roadway to meet current standards,
- b. Turn lane improvements and any associated signal modifications at the intersection of Emil Jahna Road and State Road 50 as determined to be necessary by a transportation analysis to be approved by the applicable governmental agencies, the City, the County and/or Florida Department of Transportation,
- c. The reconfiguration of the westbound left-turn lane on State Road 50 to provide dual turning movements (removing the current striping to open the additional left-turn lane) as warranted by the traffic impact study, and



CITY OF CLERMONT
ORDINANCE NO. 2023-031

- d. A waiver to Section 110-194(3) and (4) of the Land Development Code is granted to allow construction of a 10-foot wide concrete sidewalk along only the west side of Emil Jahna Road to serve as a multipurpose path for both pedestrians and cyclists in lieu of in-street bikeways and five-foot wide sidewalks on both sides due to the constrained right-of-way width.
8. Sidewalks/Streets
 - a. Sidewalks to be constructed on both sides of residential and commercial streets.
 - b. Streets shall have F-type curb and street pavement must be a minimum 24 feet wide.
 - c. Right-of-way width for residential streets must be a minimum 60 feet.
 - d. A waiver to Section 110-192(1) of the Land Development Code is granted to allow private streets with gates. Streets within the development will be gated and will be maintained by the developer or Homeowners Association.
 - e. A waiver to Section 110-195(b) of the Land Development Code is granted to allow construction of 20-foot-wide, one-way alleys with 12 feet of pavement as long as 20 feet of unobstructed emergency access is maintained, unless greater distances are warranted by fire code.
9. Roadway Lighting: The developer shall arrange with the power utility provider for installation of street lights along Emil Jahna Road. The cost of installation shall be paid by the developer, and the ongoing rental of lights shall be paid by the developer or WaterBrooke's Homeowner's Association.

SECTION 8: SCHOOLS

School concurrency shall be met before final plat approval in accordance with the Comprehensive Plan and Land Development Code.

SECTION 9: LIGHTING

Exterior lighting shall be in accordance with the Land Development Code, as amended.

SECTION 10: FIRE PROTECTION AND EMERGENCY SERVICES ACCESS

Fire Protection and Emergency Services: Access and fire safety requirements of the development shall be provided in accordance with the Florida Fire Prevention Code and Land Development Code, as amended. A secondary emergency access approved by the City's fire marshal shall be designated and constructed prior to the issuance of the first building permit.

SECTION 11: CONCURRENCY MANAGEMENT REQUIREMENTS

Concurrency Management Requirements: Any development shall comply with the Lake County and the City of Clermont Concurrency Management System, as amended.



CITY OF CLERMONT
ORDINANCE NO. 2023-031

SECTION 12: DEVELOPMENT REVIEW AND APPROVAL

1. Prior to the issuance of permits, the developer shall be required to submit a Preliminary Plat, Construction Plans, and Final Plat generally consistent with Exhibit "A" – Overall Site Plan, prepared by Donald W McIntosh Associates, Inc., dated September 28, 2023 for review and approval in accordance with the Comprehensive Plan and Land Development Code, as amended.
2. Planned Unit Development Expiration: Pursuant to Exhibit B4 of the Stipulated Settlement Agreement between the County and Nola Land Company, Inc., which was executed by the last party (Lake County) on July 26, 2011, the development described in Ordinance 2006-30 is vested for a period of 12 years from execution of the agreement. Accordingly, physical development of the Planned Unit Development shall commence by July 26, 2023. Failure to commence construction by July 26, 2023 shall cause the automatic revocation of this Ordinance. **[COMPLETED]**

SECTION 13: FUTURE AMENDMENTS TO STATUTES, CODE, PLANS, AND/OR REGULATIONS

The specific references in this Planned Unit Development to the Florida Statutes, Florida Administrative Code, City Comprehensive Plan, and City Land Development Code shall include any future amendments to the statutes, code, plans, and/or regulations.

SECTION 14: ADDITIONAL CONDITIONS

1. After establishment of the facilities as provided herein, the aforementioned property shall only be used for the purposes named in this Planned Unit Development. Any other proposed use must be specifically authorized by the Clermont City Council.
2. No person, firm, or corporation shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building structure, add other uses, or alter the land in any manner within the boundaries of the above described land without first obtaining the necessary approvals in accordance with the Clermont Code of Ordinances, as amended, and obtaining the permits required from the other appropriate governmental agencies.
3. This Planned Unit Development shall endure to the benefit of, and shall constitute a covenant running with the land and the terms, conditions, and provisions hereof, and shall be binding upon the present owner and any successor, and shall be subject to each and every condition herein set out.
4. Construction and operation of the proposed use shall at all times comply with the regulations of this and other governmental permitting agencies.



CITY OF CLERMONT
ORDINANCE NO. 2023-031

5. The transfer of ownership or lease of any or all of the property described in this Planned Unit Development shall be included in the transfer or lease agreement, a provision that the purchaser or lessee is made good and aware of the conditions established by this Planned Unit Development and agrees to be bound by these conditions. The purchaser or lessee may request a change from the existing plans and conditions by following procedures contained in the Land Development Code, as amended.

SECTION 15: CONFLICT

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

SECTION 16: SEVERABILITY

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

SECTION 17: ADMINISTRATIVE CORRECTION

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

SECTION 18: RECORDING

This Ordinance shall be recorded in the Public Records of Lake County, Florida.

SECTION 19: PUBLICATION AND EFFECTIVE DATE

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



CITY OF CLERMONT
ORDINANCE NO. 2023-031

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, on this 13th day of February, 2024.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

CITY OF CLERMONT
ORDINANCE NO. 2023-031

Exhibit A – Overall Site Plan

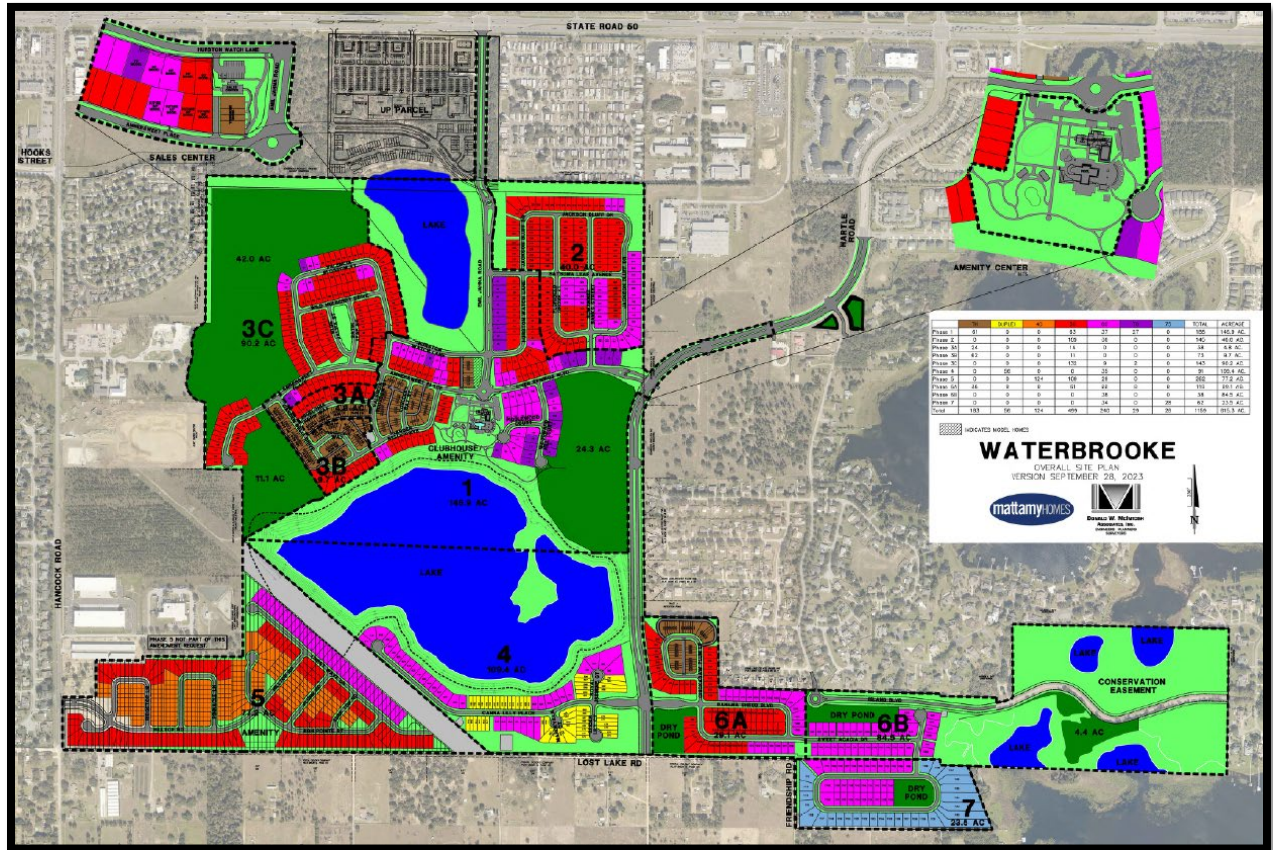
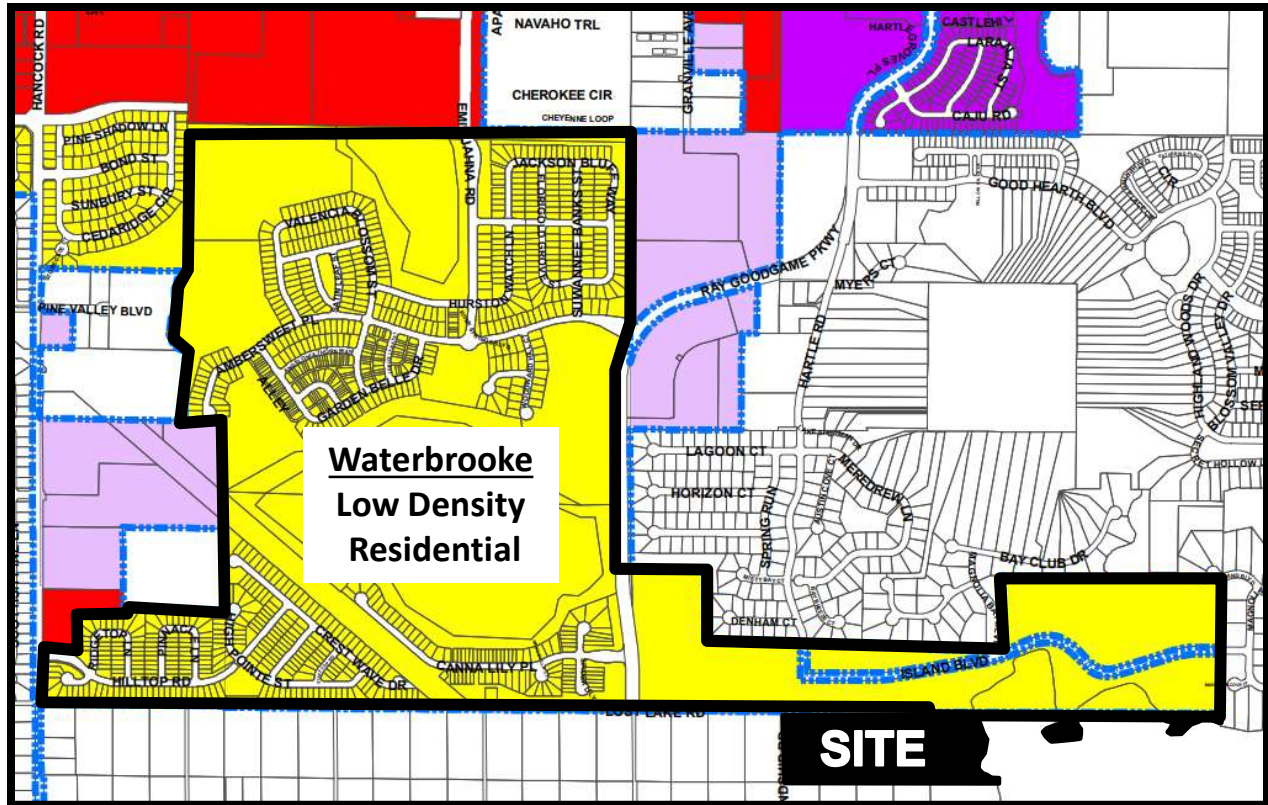
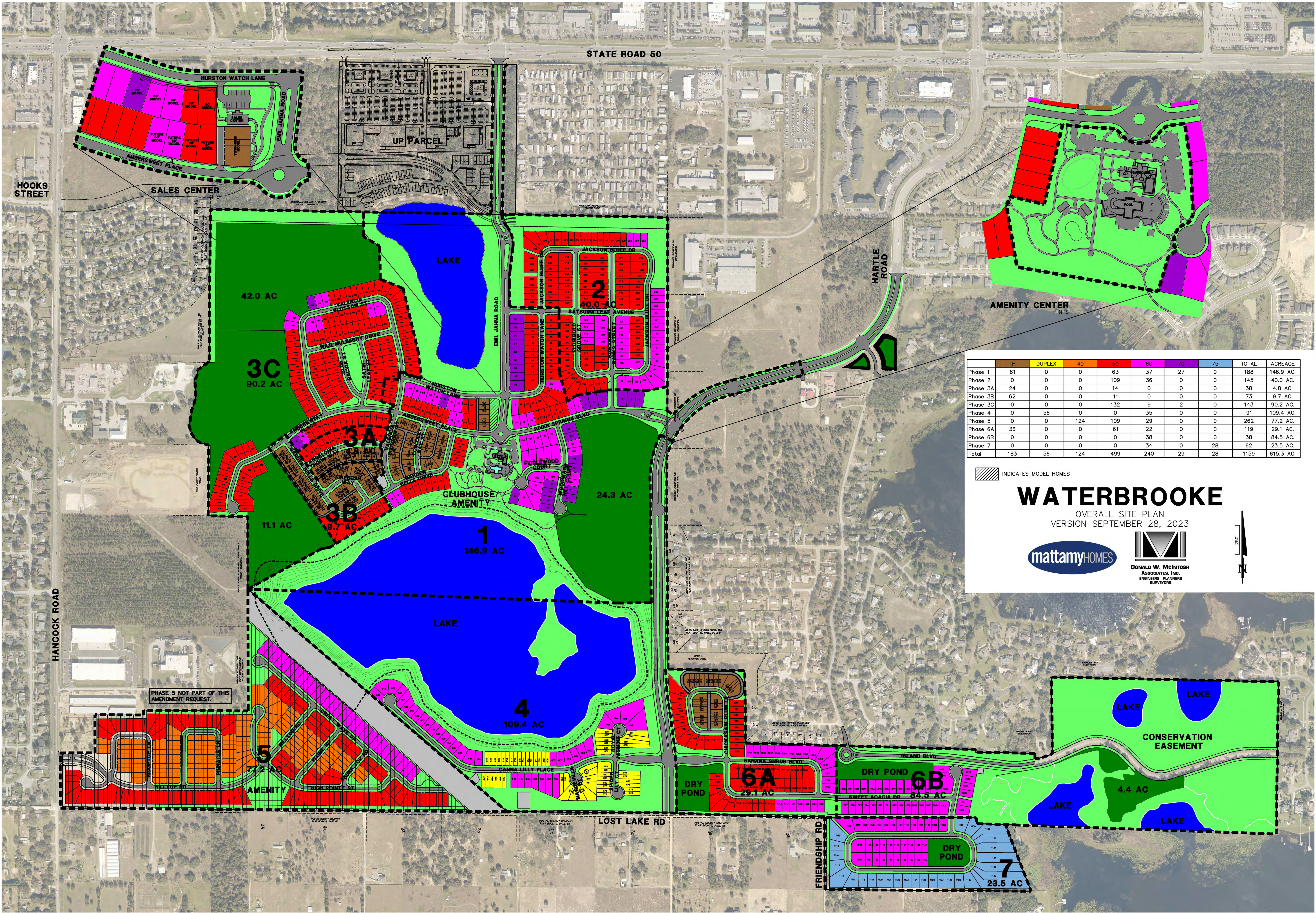


Exhibit - Location Map – Waterbrooke Phase 7



Exhibit – Future Land Use Map – Waterbrooke Phase 7



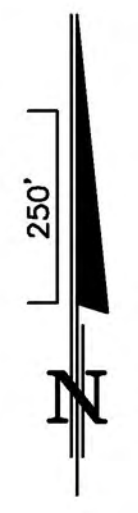


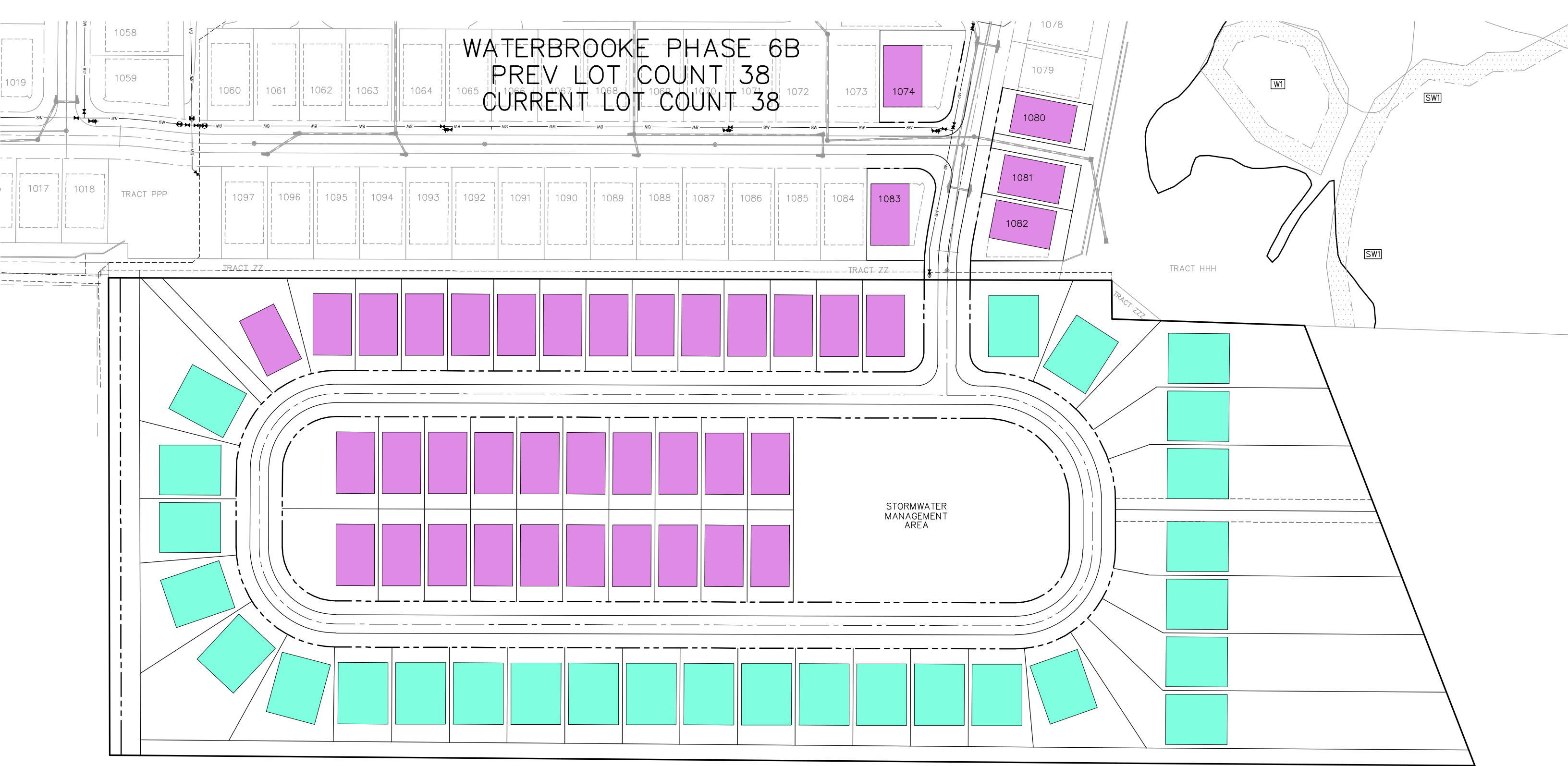
	TH	DUPLEX	40	50	60	70	75	TOTAL	ACREAGE	
Phase 1	61	0	0	0	63	37	27	0	188	146.9 AC.
Phase 2	0	0	0	0	109	36	0	0	145	40.0 AC.
Phase 3A	24	0	0	0	14	0	0	0	38	4.8 AC.
Phase 3B	62	0	0	0	11	0	0	0	73	9.7 AC.
Phase 3C	0	0	0	0	132	9	2	0	143	90.2 AC.
Phase 4	0	56	0	0	35	0	0	0	91	109.4 AC.
Phase 5	0	0	124	109	29	0	0	0	262	77.2 AC.
Phase 6A	36	0	0	61	22	0	0	0	119	29.1 AC.
Phase 6B	0	0	0	0	38	0	0	0	38	84.5 AC.
Phase 7	0	0	0	0	34	0	28	62	23.5 AC.	
Total	183	56	124	499	240	29	28	1159	615.3 AC.	

INDICATES MODEL HOMES

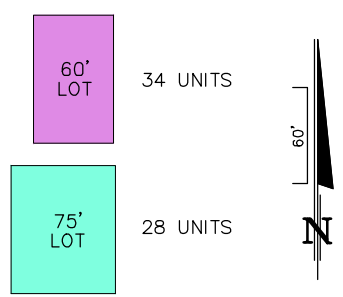
WATERBROOKE

OVERALL SITE PLAN
VERSION SEPTEMBER 28, 2023





WATERBROOKE PHASE 7
62 UNITS (62 NET)
CONCEPT 16





CITY OF CLERMONT REZONING FILING INSTRUCTIONS

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

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

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

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



**CITY OF CLERMONT
REZONING
APPLICATION**

DATE		FEE: \$542.00 + cost of advertisement + cost of traffic review, if necessary	
Project Name (if applicable) Waterbrooke Phase 7			
Applicant Mattamy Orlando, LLC			
Contact Person Jonathan D. Droor, PE, Assistant Vice President			
Address 2450 Maitland Center Parkway, Suite 300		City Maitland	State FL Zip 32751
Telephone 407-215-6264		Fax	
Email Jon.Droor@mattamycorp.com			
OWNER INFORMATION			
Owner's Name Friendship Capital Group, LLC			
Owner Address 103 Commerce Street, Suite 160		City Lake Mary	State FL Zip 32746
Telephone 407-548-6201		Email sidjaffer@yahoo.com	
PROPERTY INFORMATION			
Address of Subject Property Friendship Road		City Clermont	State FL Zip 34711
Legal Description (include copy of survey) See attached survey with legal description.			
Acreage ±23.955		Land Use (City verification required) Rural (County) / Low Density Residential (City-requested under separate application)	
Present Zoning (City verification required) A (County)		Proposed Zoning PUD (City)	



CITY OF CLERMONT REZONING APPLICATION

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

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

Mattamy Orlando, LLC (Mattamy) is under contract to purchase approximately 24 acres of land in unincorporated Lake County adjacent to the previously approved ±569-acre Waterbrooke PUD. Since the property is contiguous to the City limits, Mattamy is filing, on behalf of the Owner, Applications for Annexation, Comprehensive Plan Amendment and Rezoning in order to add the subject property to the Waterbrooke PUD and increase the number of residential units within the Waterbrooke PUD to 1,200.

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

Jonathan D. Droor, PE, Asst. VP

Applicant Name (print)

x

Applicant Name (signature)

Sadique Jaffer, Managing Member

Owner Name (print)

x

Owner Name (signature)

City of Clermont

Development Services Department

685 W. Montrose St.

P.O. Box 120219

Clermont, FL 34712-0219

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

5/22/2020



CITY OF CLERMONT
COMPREHENSIVE PLAN AMENDMENT
Application Instructions

APPLICATION FEE:

- **Large Scale Comprehensive Plan Amendment** - \$2,325 plus cost of advertisement
Includes text amendments that impact the Goals, Objectives and Policies of the comprehensive plan; Future Land Use Map or map series amendment over 10 acres
- **Small Scale Comprehensive Plan Amendment** - \$755.00 plus cost of advertisement
Includes Future Land Use Map amendments of less than 10 acres, with no impact to the Goals, Objectives and Policies.
- **Development of Regional Impact (DRI)** - \$10,000 escrow plus actual costs of advertising for a DRI amendment.

APPLICATION PROCESS:

Applicants must schedule a pre-application meeting with the City's Site Review Committee prior to submitting a completed application. Once an application has been completed, please call a staff planner, (352) 394-4083, to schedule the pre-application meeting.

After the Site Review Committee meeting, and after any requests for additional information have been met by the applicant, the City's planning staff will prepare the amendment with its supporting data and analysis and schedule the Planning & Zoning Commission hearing. The Planning & Zoning Commission meets the first Tuesday of the month, and will make a recommendation on the proposed amendment to the City Council. The Council will then review the proposed amendment at a public hearing and may vote to approve (small scale amendment) or to transmit it (large scale amendment) to the Florida Department of Economic Opportunity (DEO) and all reviewing agencies.

DEO will review the amendment within 60 days and notify the City of any concerns. Other public agencies may file objections separately.

AMENDMENT TIME FRAME:

- *Small Scale Amendments and Large Scale Amendments* – may take up to three months to process depending on meeting schedules, review time frames, staff preparation time, etc. The City does try to consolidate amendments as much as possible to help save on advertising costs. Applicants must have attended a pre-application meeting prior to submitting applications for the deadlines. Please note that all hearing dates are tentative and subject to change.



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

Application Information Required

A complete application includes the items below in addition to the attached application:

- Completed application. - Include all signatures
- Proof of ownership – (i.e. Lake County Property record card, tax receipt, deed, or tax receipt)
- Complete legal description in Word (not all caps) emailed to planning@clermontfl.org
- Current survey and location map (acreage included)
- Signed owner affidavit (unless power of attorney or notarized letter authorizing the applicant to act as the duly authorized agent for the owner is submitted with the application)
- Signed Applicant affidavit
- Application fee

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



CITY OF CLERMONT
COMPREHENSIVE PLAN AMENDMENT
Application

DATE: _____

FEE: _____

Project Name (if applicable): Waterbrooke Phase 7

Applicant: Mattamy Orlando, LLC

Contact Person: Jonathan D. Droor, PE, Assistant Vice President

Address: 2450 Maitland Center Parkway, Suite 300

City: Maitland **State:** FL **Zip:** 32751

Phone: 407-215-6264 **Fax:** _____

E-Mail: Jon.Droor@mattamycorp.com

OWNER: Friendship Capital Group, LLC

Address: 103 Commerce Street, Suite 160

City: Lake Mary **State:** FL **Zip:** 32746

Phone: 321-624-3126 **Fax:** _____

E-Mail: sidjaffer@yahoo.com

General Location: East side of Friendship Road, South of Lost Lake Road

Legal Description (include copy of survey): See attached - Alt Key #1412021

Property size (in acres or square feet): 23.955 ac.

Flood hazard area (yes) ☒ and approx. acreage 3.5 ac. (no) ☐

Existing (Actual) Land Use: Vacant Undeveloped

Existing Zoning: A (County)

Existing Future Land Use: Rural - Max 1 DU/5 Net Acres (County)

Proposed Future Land Use: Low Density Residential (City)

Type of development proposed: Single Family Residential



1.9 dwelling units/gross acre across

Proposed density (dwelling units/acre) or intensity: entire Waterbrooke PUD

Proposed Zoning District: PUD

Summary of the proposed amendment content and effect that describes any changed conditions that would justify the proposed amendment, and why there is a need for the proposed amendment (use additional sheets if necessary).

Mattamy Orlando, LLC (Mattamy) is under contract to purchase approximately 24 acres of land in unincorporated Lake County adjacent to the previously approved Waterbrooke PUD. Since the property is contiguous to the City limits, Mattamy is filing, on behalf of the Owner, an Application for Annexation, which requires that the City's Comprehensive Plan be amended to provide a City Future Land Use designation. Mattamy is also filing an Application for Rezoning in order to add the subject property to Waterbrooke PUD. Mattamy is requesting a City Future Land Use designation of Low Density Residential, which is consistent with the Future Land Use of the Waterbrooke PUD and compatible with the surrounding Lake County Future Land Use designations.

The City of Clermont may require additional information to justify, clarify or explain the necessity of the requested Comprehensive Plan Amendment which may include the following:

- Information regarding the compatibility of the proposed land use amendment(s) with the Goals, Objectives and Policies of the Future Land Use Element and any other affected comprehensive plan elements.
- A description of how the proposed amendment(s) will result in an orderly and logical development pattern with existing and proposed land use(s) of the area.
- A description of the present availability of, and estimated demand on the following public facilities: potable water, sanitary sewer, transportation system and recreation, as appropriate.

******* 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



APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Jonathan D. Droor, PE, Assistant Vice President, Mattamy Orlando, LLC, who being

by me first duly sworn on oath, deposes and says:

1. That he (she) affirms and certifies that he (she) understands and will comply with all ordinances, regulations and policies of Lake County, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his (her) knowledge and belief, and further, that this application and attachments shall become part of the official records of the City of Clermont, Florida, and are not returnable.
2. That he (she) desires a Future Land Use Amendment from Rural (County) _____ to Low Density Residential (City) _____ for the property legally described on the attachment of this application.
3. That the submittal requirements for the application have been completed and attached hereto as part of the application.

Jonathan D. Droor, PE, Assistant Vice President

Affiant - Applicant Name (print)

X

Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 15th day of DECEMBER, 2022.



X Gillian T. Chung-Miller

Notary Public, State of Florida at Large

My Commission Expires: 02/26/2023



OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Sadique Jaffer, Managing Member, Friendship Capital Group, LLC, who being

by me first duly sworn on oath, deposes and says:

1. That he (she) is the fee-simple owner of the property legally described on the attachment of this application.
2. That he (she) desires a Future Land Use Amendment from
Rural (County) to Low Density Residential (City) for the
property legally described on the attachment of this application.
3. That the owner of said property has appointed Jonathan D. Droor, PE, Asst. VP
Mattamy Orlando, LLC to act as agent
on his (her) behalf to accomplish the above. The owner is required to complete the
APPLICANT'S AFFIDAVIT of this application if no agent is appointed to act in his
(her) stead.

Sadique Jaffer, Managing Member

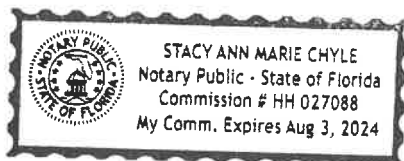
Affiant - Applicant Name (print)

X

[Signature]
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 9 day of December, 2022



X

[Signature]
Notary Public, State of Florida at Large

My Commission Expires: 8/3/24



CHECK LIST & FILING INSTRUCTIONS

The following required information shall be submitted when applying for an **ANNEXATION**.

1. ☒ Application & Petition by the landowners for Annexation (pages 3 and 4).
2. ☒ General application form (page 5).
3. ☒ Authorization for agent/owner representation (page 6)
4. ☒ LEGAL DESCRIPTION: Email legal description typed in Word (not all capitalized) to planning@clermontfl.org. Include a copy of the latest TAX RECEIPT or recorded WARRANTY DEED showing the current fee simple owner.
5. ☒ Map showing general area of site for which Annexation is being requested.
6. ☒ Submit original application along with \$155.00 filing fee. (Price for advertisement will be invoiced once the cost has been received)

NOTE: All territory annexed into the City of Clermont is automatically zoned Urban Estate Residential (UE) Zoning District. A separate application for a Land Use Plan Amendment & Rezoning is required. Applicable fees shall apply.

PROCEDURES:

1. The proposed use of the property must be assessed to determine if there will be an increase in demand on the water or wastewater systems prior to submittal of the application. Any increase in demand on the water or wastewater systems will be subject to impact fees.
2. Any person requesting an Annexation shall file a complete application in the Development Services Department on or before the 1st day of the Month. Complete applications will then be scheduled for Public Hearing on the 4th Tuesday of the following month for the City Council meeting. All applications must be complete, to include applicable site plans and/or other pertinent descriptive materials in order to be processed. A pre-application meeting may be required prior to submission of an application. Dependent upon the scope and/or magnitude of a particular project, scheduling of one or more City Council Workshop(s) may also be necessary and additional time may be required prior to being scheduled for public hearing.
3. Upon receipt of a complete application, the Development Services Department shall proceed with the request for a public hearing in accordance with the following:
 - A: The owners of all property lying within one hundred fifty (150) feet of the property requested to be annexed shall be notified by mail.
 - B. A legal advertisement of the request shall be advertised in a local newspaper prior to the meeting date.
4. Failure to provide an accurate and complete application will result in automatic rejection and return of the application and delay of the hearing date.



APPLICATION & PETITION

DATE: _____

FEE: \$155.⁰⁰
+ cost of advertising

Please type or print – use black pen/ink only.

PROJECT NAME (if applicable): Waterbrooke Phase 7

APPLICANT: Mattamy Orlando, LLC - Jonathan D. Droor, PE, Assistant Vice President

Address: 2450 Maitland Center Parkway, Suite 300

City: Maitland State: FL Zip: 32751

Phone: 407-215-6264 Fax: _____

Applicant is: Owner: ☐ Agent: ☐ Purchaser: ☒ Lessee: ☐ Optionee: ☐

OWNER: Friendship Capital Group, LLC - Sadique Jaffer, Managing Member

Address: 103 Commerce Street, Suite 160

City: Lake Mary State: FL Zip: 32746

Phone: 407-548-6201 Fax: _____

AGENT NAME (Affidavit required): Mattamy Orlando, LLC - Jonathan D. Droor, PE, Asst. VP

Address: 2450 Maitland Center Parkway, Suite 300

City: Maitland State: FL Zip: 32751

Phone: 407-215-6264 Fax: _____

E-Mail: Jon.Droor@mattamycorp.com

Property address and/or general location: Friendship Road, Clermont, FL 34711

Alt Key #1412021

Area of property: 23.955 +/- acres, and/or 1,043,480 +/- sq. ft.

The property is PRESENTLY used for: Vacant Undeveloped

The property is PROPOSED to be used for: Low Density Residential



Existing Lake County Land Use* : Rural

Existing Lake County Zoning* : A

*** NOTE: All property annexed into the City of Clermont is automatically zoned Urban Estate Residential (UE) Zoning District. A separate application for a Land Use Plan Amendment & Rezoning is required. Applicable fees shall apply.**

Number of existing structures on the property and their present use: None

State the reason or basis for this request: _____

Planned Residential Development / Expansion of Waterbrooke PUD

EXACT LEGAL DESCRIPTION as shown on the Tax Receipt or Warrant Deed.
(attach copy).

Section 35, Township 22, Range 26

See attached boundary survey with legal description.

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



**PETITION OF LANDOWNER(S) FOR ANNEXATION
OF CERTAIN PROPERTY TO THE CITY OF CLERMONT**

WE, the undersigned landowner(s) pursuant to the provisions of Chapter 59-1497 (Senate Bill No. 912), Laws of Florida, Regular Session 1959, entitled

AN ACT TO AMEND CHAPTER 9820, LAWS OF FLORIDA, SPECIAL ACT OF 1923, AS AMENDED, BEING THE CHARTER OF THE CITY OF CLERMONT, FLORIDA, TO PROVIDE ENABLING LEGISLATION FOR THE FUTURE ANNEXATION OF CONTIGUOUS TERRITORY BY PETITION AND CONSENT OF THE LANDOWNER(S) IN THE AREA SOUGHT TO BE ANNEXED: PROVIDING THAT SAID PROVISIONS SHALL BE CUMULATIVE: PROVIDING THAT THE PROPERTY ANNEXED SHALL BE LIABLE FOR ITS PROPORTIONATE SHARE OF THE EXISTING AND FUTURE INDEBTEDNESS OF SAID CITY, AND PROVIDING THAT SUCH ANNEXED TERRITORY SHALL BE SUBJECT TO ALL LAWS AND ORDINANCES OF SAID CITY AS IF ALL OF SUCH TERRITORY HAD BEEN A PART OF THE CITY OF CLERMONT AT THE TIME OF THE PASSAGE AND APPROVAL OF SAID LAWS AND ORDINANCES, AND FIXING EFFECTIVE DATE,

hereby petition that the hereinafter described real estate be annexed to, and become a part of the city limits of the City of Clermont, a municipal corporation in Lake County, Florida, created and existing pursuant to Chapter 9820, Laws of Florida, Special Acts of 1923, and amendatory and supplementary acts thereto, and we, jointly and severally, consent to such annexation of such area to said City of Clermont and upon annexation sought by this petition, all of the property, real and personal, within such area, and the inhabitants thereof, shall be subject to the government, jurisdiction, powers, franchises, duties and privileges of said City of Clermont, Florida and the said property shall be liable, proportionally, for all the present outstanding and existing, as well as future, indebtedness of the said City of Clermont; that all of the ordinances of the City of Clermont and all laws heretofore passed by the Legislature of the State of Florida, relating to and which now or hereafter constitute its Charter shall apply to have the same force and effect in such territory as may be annexed under the provisions hereof as if all of such territory had been part of the City of Clermont at the time of the passage and approval of said laws and ordinances.

IN WITNESS WHEREOF, we, the undersigned landowners, as petitioners, have hereunto set our hands and seals as of the 15TH day of DECEMBER, 2022.

Legal description of the property: (Type, print in black ink, or attach a copy of the warranty deed or current tax receipt).

Jonathan D. Droor, PE, Assistant Vice President

Landowner (Petitioner)

12/15/2022

Date

Gillian T. Chung-Miller
Notary Public

02/26/2023

My Commission Expires





OWNER / AGENT AFFIDAVIT (ANNEXATION)

Date: _____

Before me, the undersigned authority personally appeared Sadique Jaffer, Managing Member
Friendship Capital Group, LLC (owner(s) name), who being by me duly sworn on oath,
deposes and says:

1. That said authority is the fee-simple owner of the property legally described in this application.
2. That said authority desires an ANNEXATION to allow:
Planned Residential Development
3. That said authority (owner) has appointed (agent's name) Jonathan D. Droor, PE,
Assistant Vice President, Mattamy Orlando, LLC to act in its behalf to accomplish the above, and
before me the undersigned authorized agent personally appeared and being by me duly
sworn on oath, deposes and says:

A. That he/she affirms and certifies that he/she understands and will comply with all Ordinances, Regulations, and Provisions of the City of Clermont, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his/her knowledge and belief, and further, that this application and attachments shall become part of the Official Records of the City of Clermont, Florida, and are not returnable.

B. That the Submittal requirements for the application have been completed and attached hereto as part of that application.

X _____ X _____
Owner (signature) Agent's (signature)

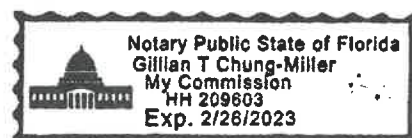
Sworn to and subscribed before
me this 9 day of December,
2022.

Stacy Ann Marie Chyle
Notary Public, State of FL
My commission expires: 8/3/24

Sworn to and subscribed before
me this 15th day of DECEMBER,
2022.

Gillian T. Chung-Miller
Notary Public, State of FL
My commission expires: 02/26/2023

***Note:** Owner must sign affidavit. When agent is representing case, both agent and owner must sign affidavit.



LEGAL NOTICE

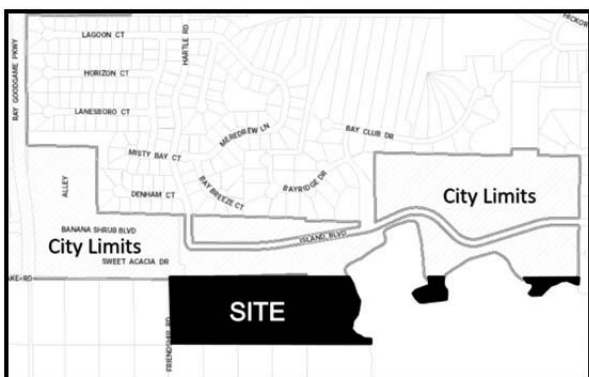
On Tuesday, February 6, 2024 at 6:30 PM, the Clermont Planning & Zoning Commission will consider the enactment of the following proposed ordinance at a public hearing.

ORDINANCE NO. 2023-031

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

LOCATION

Vacant parcel located southeast
of the Friendship Road and Lost Lake Road intersection
Alternate Key 1412021
23.96 +/- Acres



LEGAL DESCRIPTION

THE NORTH HALF (N 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4); THE NORTH QUARTER (N 1/4) OF GOVERNMENT LOT 2; ALL IN SECTION 35, TOWNSHIP 22 SOUTH, RANGE 26 EAST OF THE TALLAHASSEE MERIDIAN.

ALSO: BEGIN AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 35, TOWNSHIP 22 SOUTH, RANGE 26 EAST, RUN THENCE WEST ALONG THE MID-SECTION LINE 1304.75 FEET, THENCE NORTH 8.3 FEET, THENCE EAST TO A POINT 50.25 FEET NORTH OF THE POINT OF BEGINNING, THENCE SOUTH TO THE POINT OF BEGINNING.

CONTAINING 23.955 ACRES, MORE OR LESS, TO THE SAFE UPLAND LINE AND BEING SUBJECT TO ANY EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD.

PROPERTY REZONING

**From: Urban Estate Low Density Residential UE
To: Planned Unit Development PUD**

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

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

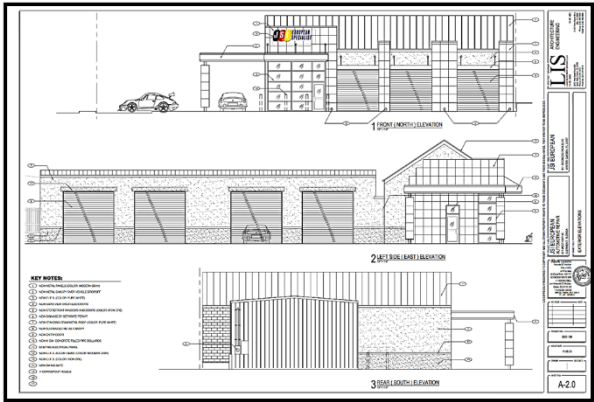
All interested parties shall be given an opportunity to express their views on this matter.

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
January 22, 2024

AGENDA ITEM

Meeting Date		
Tuesday, February 6, 2024		
Agenda Item Name		
Resolution No. 2024-003R <i>JSI European Auto Repair CUP</i>		
Requested Action		
Recommend approval of Resolution No. 2024-003R.		
Staff Report		
The applicant is requesting to amend a Conditional Use Permit (Resolution No. 2010-08) to allow for a covered drop-off and remodel of the existing automotive repair and detail business. The property is located in the C-1 Light Commercial zoning district with a Commercial Future Land Use designation. The Land Development Code, Section 125-313, requires a Conditional Use Permit for any automotive services business in the C-1 zoning district.  The building was constructed in 1961, when the code requirements were different and any improvements or changes would require compliance with the current codes. The applicant is proposing to add a covered vehicle drop off area and remodel the existing facade, which is considered an enhancement to the existing site and will be designed with decorative architectural features that are compatible with the existing development pattern to provide a more positive visual ambiance that promotes quality commercial development. When evaluating a request for a Conditional Use Permit, the Land Development Code, Section 101-212 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. 2024-003R.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		

1.	2024-003R	2024-003R.pdf
2.	LOCATION MAP	LOCATION MAP.pdf
3.	Survey	Survey.pdf
4.	Site Plan	Site Plan.pdf
5.	JSI European - Existing Conditions	JSI European - Existing Conditions.pdf
6.	Exterior Conditions	Exterior Conditions.pdf
7.	Application	Application.pdf
8.	Legal Ad	Legal Ad.pdf



CITY OF CLERMONT
RESOLUTION NO. 2024-003R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR THE EXPANSION AND REMODEL OF AN EXISTING AUTOMOTIVE SERVICE AND REPAIR SHOP BUILDING IN THE C-1 LIGHT COMMERCIAL ZONING 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 on February 6, 2024 recommended approval of this Conditional Use Permit to allow for the expansion and remodel with a covered pick up and drop off area for the existing automotive repair building and service center, at the following location:

LOCATION:
611 West Highway 50
(Alternate Key 1613728)

WHEREAS, from the evidence presented at the public hearing and after consideration of the factors set forth in Sec. 101-212 (c) 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 the expansion and remodel with a covered drop off and pick up area for the existing automotive service repair shop in the C-1 Light Commercial zoning district, be granted subject to the following conditions:

SECTION 1: GENERAL CONDITIONS

1. The conditions as set forth in this Conditional Use Permit shall be legally binding upon any heirs, assigns and successors in title or interest.
2. Upon approval of the resolution the aforementioned property shall only be used for the purposes described herein. No further expansion of the use or additions to this project shall be permitted except as approved by another Conditional Use Permit. Any other proposed use shall be specifically authorized by amendment and approval of the City of Clermont City Council.



CITY OF CLERMONT
RESOLUTION NO. 2024-003R

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. Prior to the issuance of any permits, the applicant shall be required to submit formal site plans for review and approval by the City of Clermont Site Review Committee. The site plans shall meet all submittal requirements and comply with the conditions of this Resolution, applicable City Codes, Regulations, Ordinances, and provide compliance with the adopted City Comprehensive Plan, as amended.
5. No business can occupy any portion of the building unless the proposed business has applied for and obtained a Local Business Tax Receipt from the Development Services Department.
6. The Conditional Use Permit must be executed and processed through the office of the City Clerk within 90 days of its date of grant by the City Council or the permit shall become null and void.
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. The structure shall be inspected by the Fire Marshal for life safety requirements. All requirements must be met prior to any Certificate of Occupancy being issued.
9. The structure shall be inspected by the City Building Inspector and all building code violations must be corrected prior to a Certificate of Occupancy being issued.
10. If any of the stated conditions are violated, the applicant understands and agrees that the City Council may revoke this Conditional Use Permit by resolution.
11. This permit shall become null and void if substantial construction work has not begun within two (2) years of the date of this Conditional Use Permit is executed and signed by the permittee. "Substantial construction work" means the commencement and continuous prosecution of construction of required improvements ultimately finalized at completion.



CITY OF CLERMONT
RESOLUTION NO. 2024-003R

SECTION 2: LAND USES AND SPECIFIC CONDITIONS

1. This Conditional Use Permit is to allow for the expansion and remodel of the existing building with a covered pick up and drop off area for the automotive service repair shop in the C-1 Light Commercial zoning district.
2. The property shall be developed in substantial accordance with the Preliminary Conceptual Site Plan prepared by Land Development Services, LLC, and dated 11/02/2023 (Exhibit A). The conceptual plan submitted with the Conditional Use Permit application is not an approved site plan. Formal construction plans incorporating all conditions stated in this Permit shall be submitted for review and approved by the Site Review Committee prior to the issuance of a Zoning Clearance or other development permits. The site will be developed to meet the City's Architectural Standards and Land Development Codes.
3. The site may also be used for any permitted use in the C-1 Light Commercial zoning district. All uses must adhere to the requirements of the Land Development Code.
4. No outside storage will be allowed. Any outside storage shall be completely enclosed and screened from public view and any public streets. All enclosures shall be designed to be compatible and complement the architecture color and materials of the primary building.
5. In the event the operation of the use as authorized herein results in three (3) documented violations of City Code Chapter 34, Article II, "Noise" as may be amended or revised, in any thirty (30) consecutive- day period as verified by staff, this conditional use permit shall be presented to the City Council for consideration of further conditions or revocation of this conditional use permit.
6. The use as authorized herein shall be limited to operation Monday thru Sunday during the hours of 7:00 a.m. to 7:00 p.m.

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.



CITY OF CLERMONT
RESOLUTION NO. 2024-003R

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. 2024-003R

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 27th day of February, 2024.

CITY OF CLERMONT

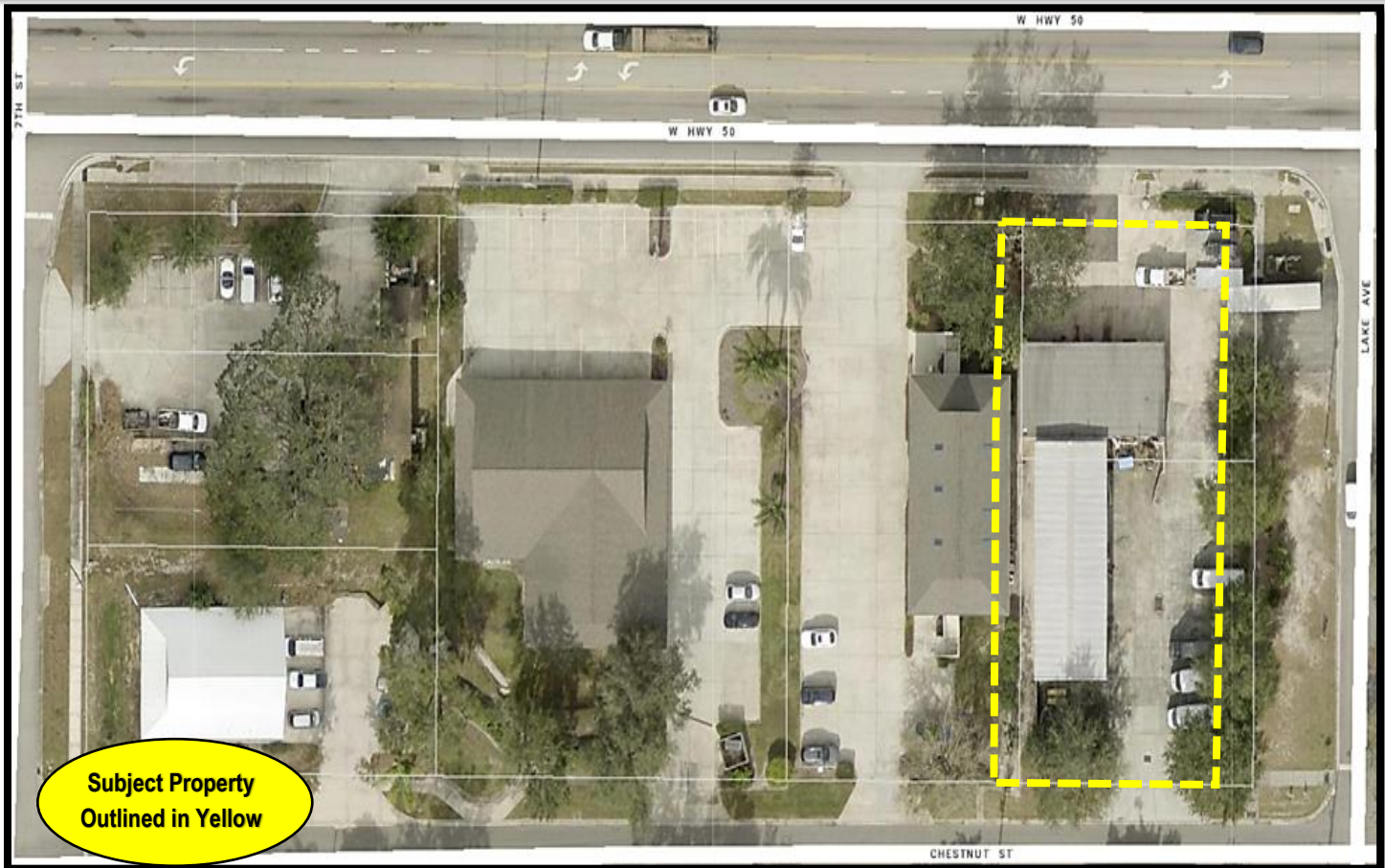
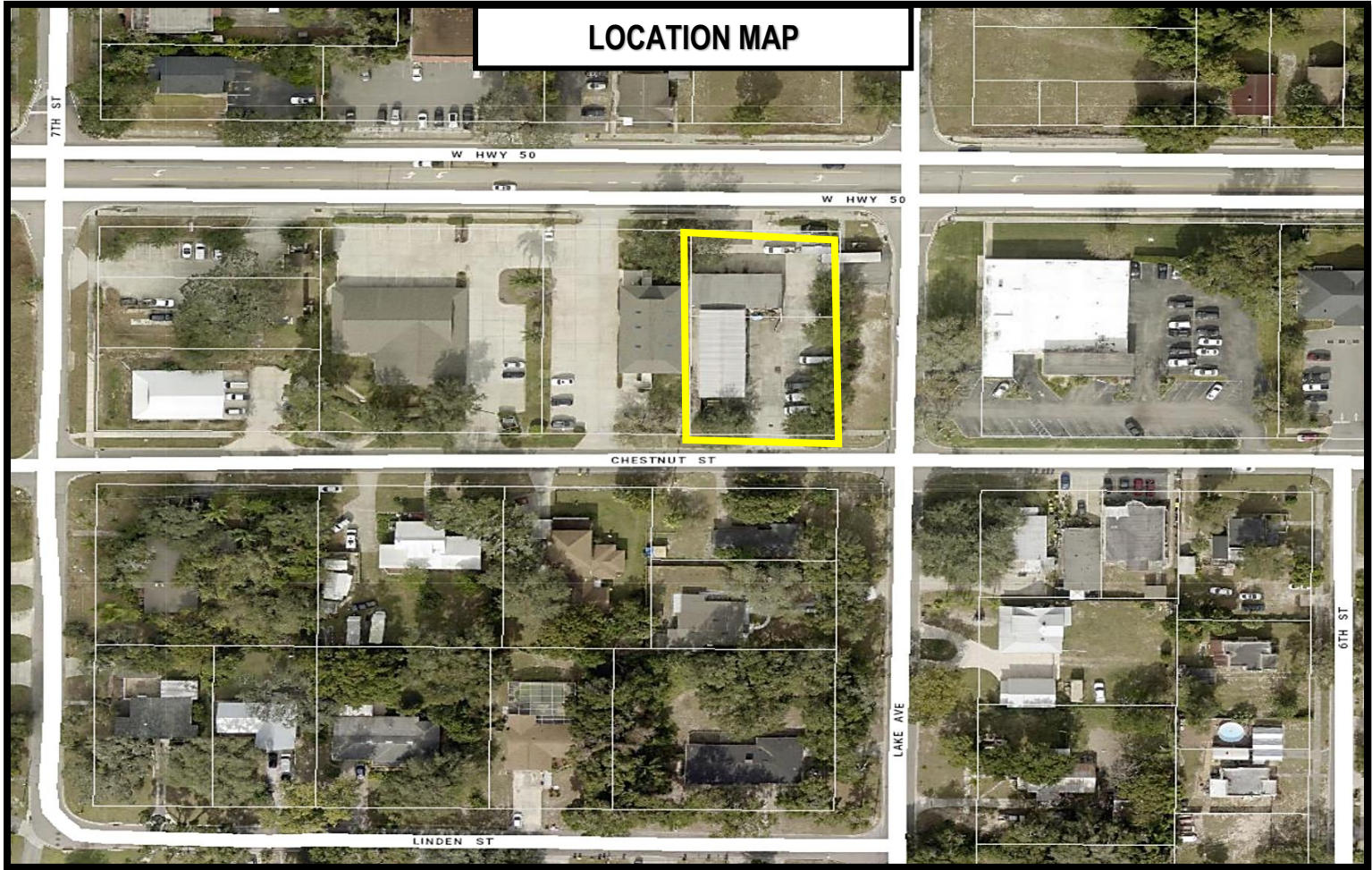
Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney



Boundary Survey

CHESTNUT STREET

LAKE AVENUE

(R/W VARIES)

ASPHALT

(60' R/W)

ASPHALT

S 89°57'17" W 100.01'[M]
S 90°00'00" W 100.00'[D]

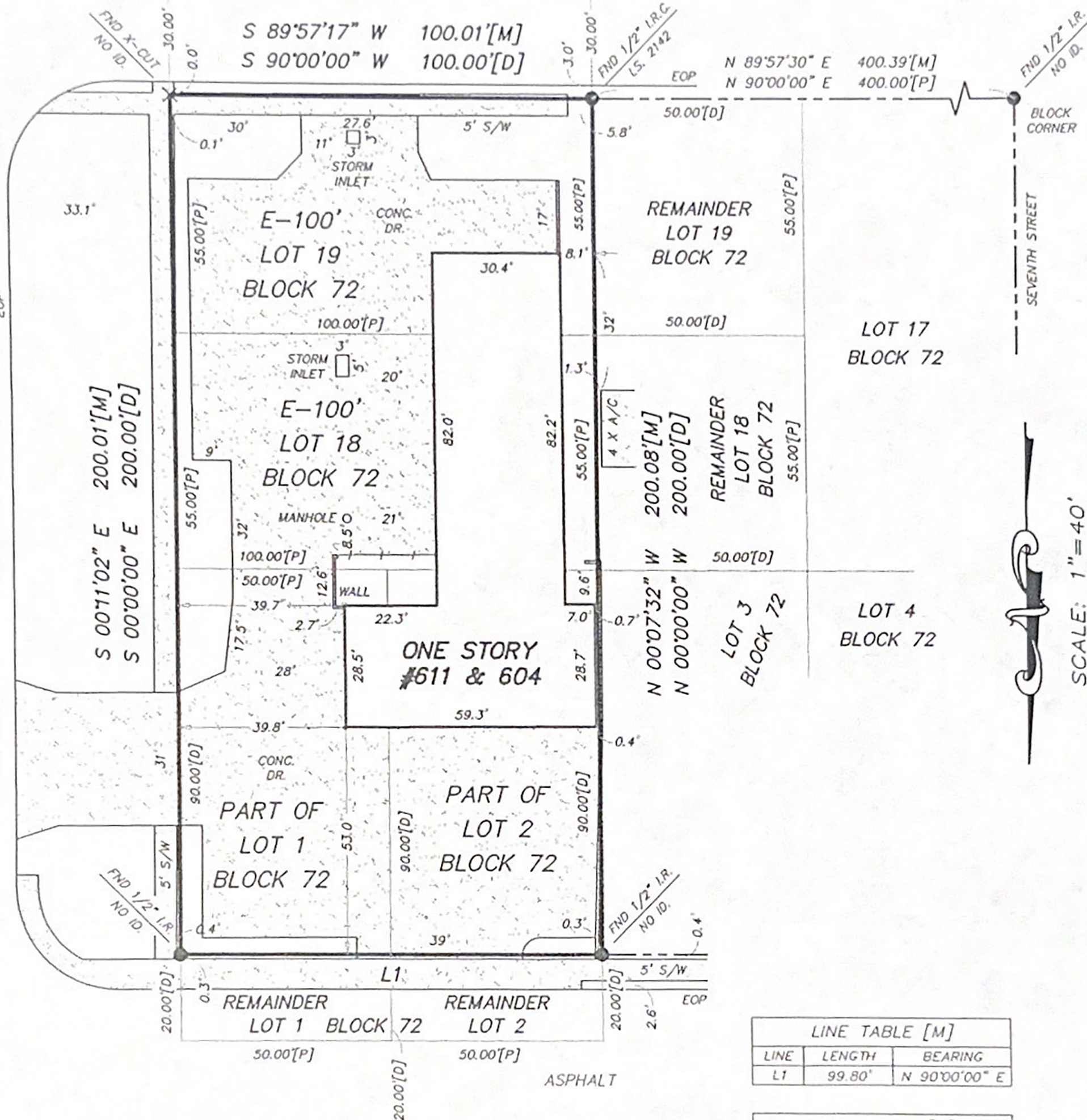
N 89°57'30" E 400.39'[M]
N 90°00'00" E 400.00'[P]

FND 1/2" I.R.
NO ID.

BLOCK CORNER

SEVENTH STREET

SCALE: 1"=40'

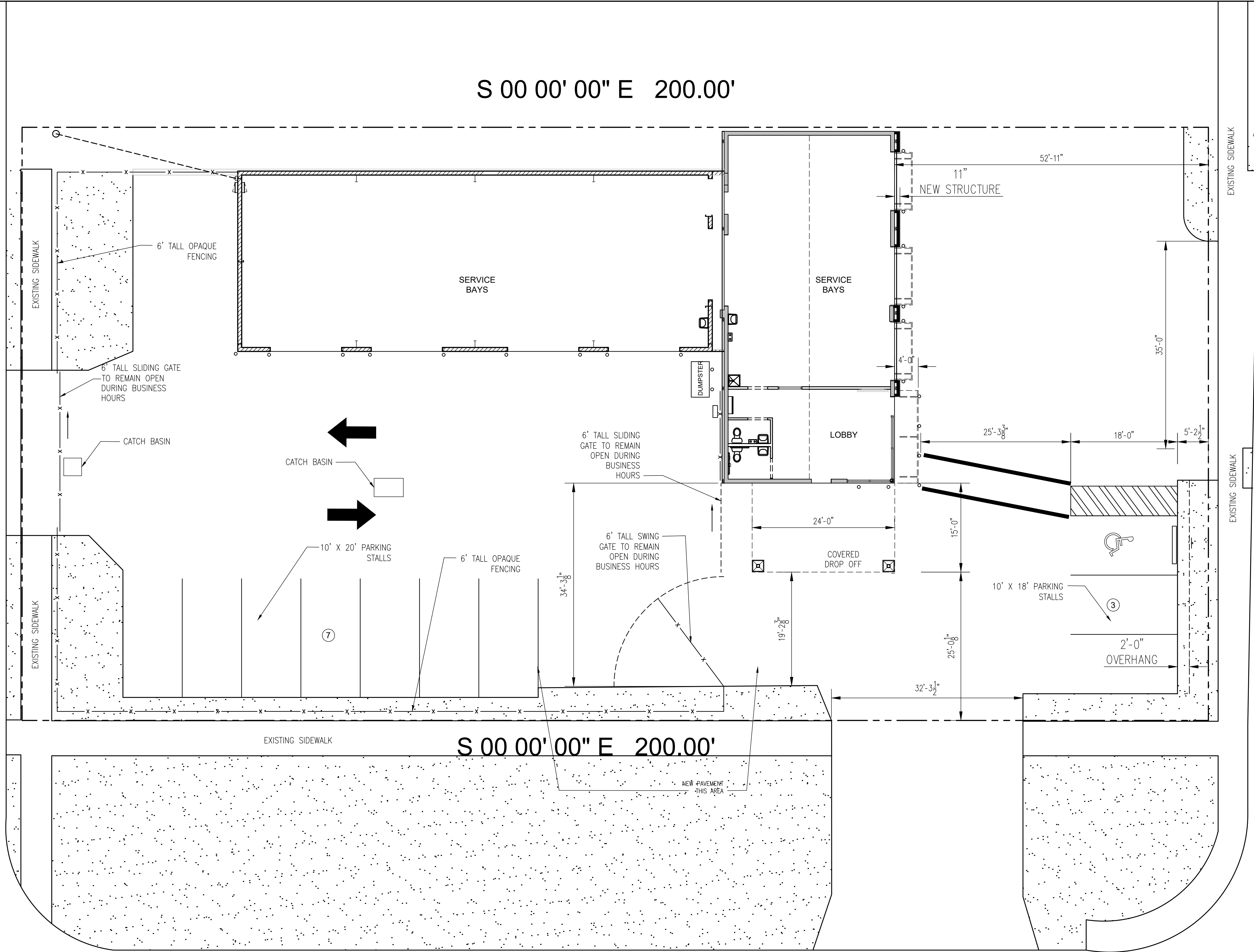


LINE TABLE [M]		
LINE	LENGTH	BEARING
L1	99.80'	N 90°00'00" E

LINE TABLE [D]		
LINE	LENGTH	BEARING
L1	100.00'	N 90°00'00" E

WEST HIGHWAY 50

(R/W VARIES)



1 ARCHITECTURAL SITE PLAN
1/8" = 1'-0"

ARCHITECT / ENGINEER
LIS
LAND INVESTMENT SERVICES, LLC
CA NO. 20005
2572 West State Road, 405
Suite 200
Palm Beach, FL 33409
Phone: (321) 244-0402
Facsimile: (321) 244-9419

CA NO. 6853
21430 Palm Beach Blvd
Suite 100
Palm Beach, FL 33409
Phone: (321) 693-5244
Facsimile: (321) 693-5828

PROJECT NAME
JSI EUROPEAN
AUTOMOTIVE REPAIR
CLERMONT, FLORIDA

CLIENT NAME
JSI EUROPEAN
611 BUSINESS PARK BLVD.
WINTER GARDEN, FL 34787

SEAL
Digitally signed by
Harold D Hutter
DN: c=US, o=Florida,
dnQualifier=A01410
D000001847C49F11
40006D8B2,
cn=Harold D Hutter
Date: 2023.11.02
'14:17:23 -04'00
HAROLD DANIEL HUTTER III
FL LIC: AR98913

SHEET TITLE
SITE PLAN

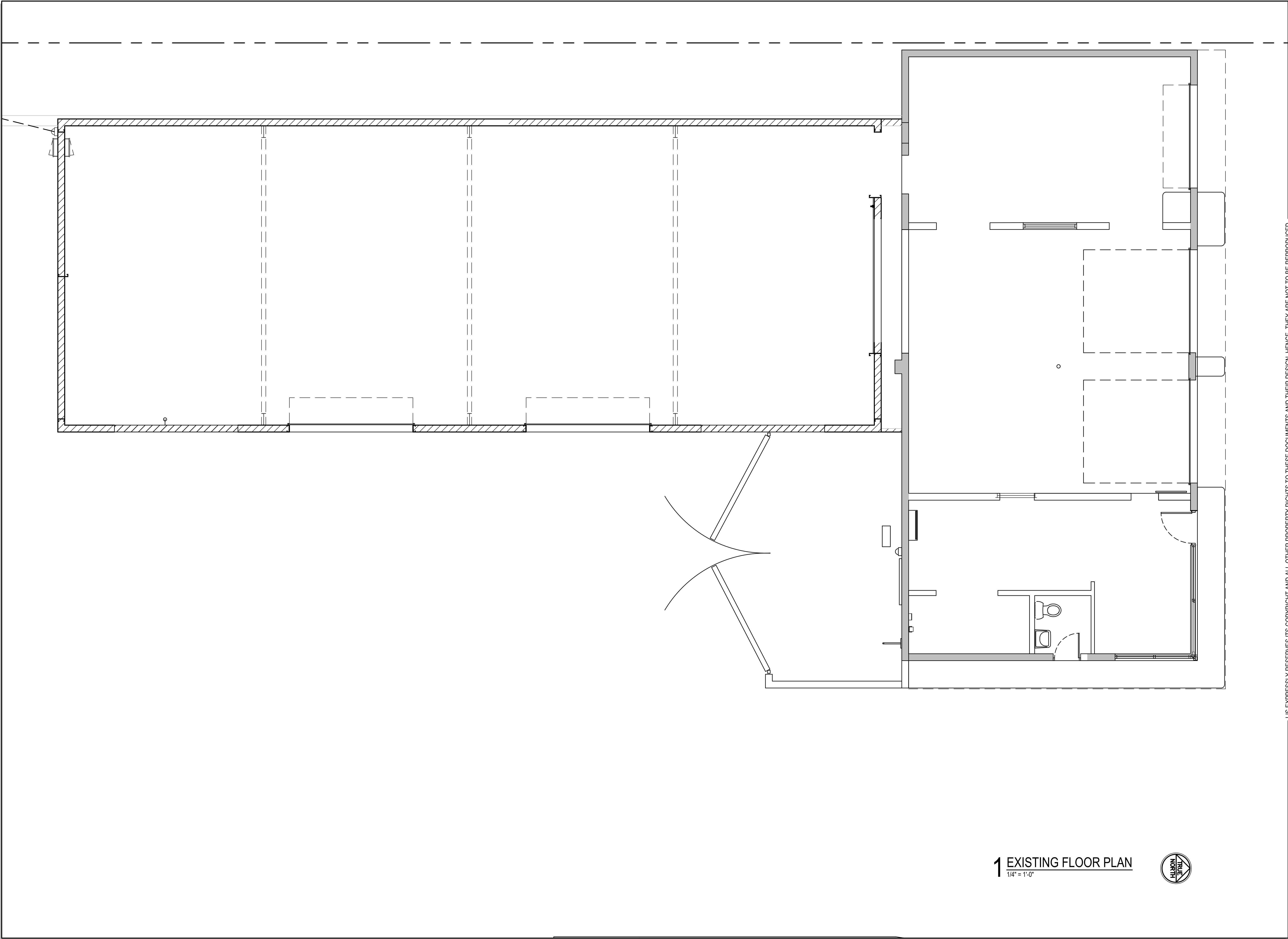
RELEASE _____ DATE _____

PROJECT NO. _____
2023-138

ISSUE DATE _____
11-06-23

DRAWN _____ CHECKED _____

SHEET NO. _____
SP-1



ARCHITECT / ENGINEER

LIS

ARCHITECTURE
ENGINEERING

CA NO. 20005
LAND INVESTMENT SERVICES, LLC
2572 West State Road, 405
Suite 204, Ocala, FL 32765
Phone: (352) 244-0402
Facsimile: (352) 244-9419

CA NO. 6853
21430 Palm Beach Blvd
Palm Beach, FL 33409
Phone: (239) 693-5244
Facsimile: (239) 693-5829

PROJECT NAME

JSI EUROPEAN
AUTOMOTIVE REPAIR
611 WEST HWY 50
CLERMONT, FLORIDA

CLIENT NAME

JSI EUROPEAN
611 BUSINESS PARK BLVD.
WINTER GARDEN, FL 34787

SHEET TITLE

EXISTING FLOOR PLAN

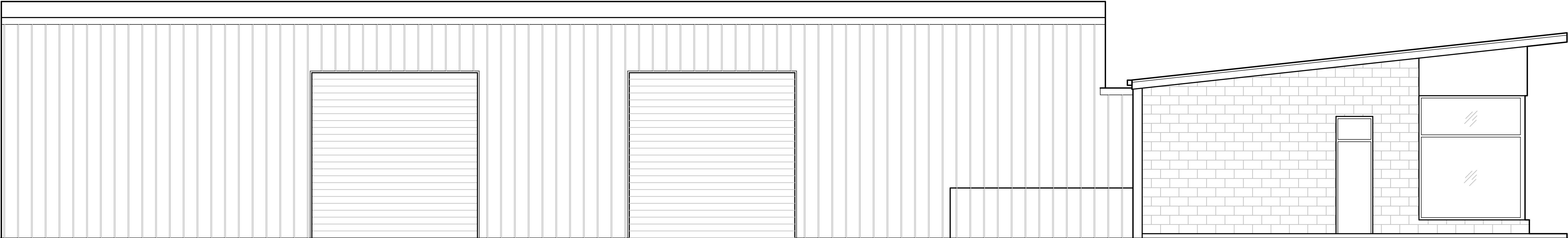
SEAL

Digitally signed by
Harold D Hutter
DN: c=US, o=Florida,
dnQualifier=A01410
D000001847C49F11
40006D8B2,
cn=Harold D Hutter
Date: 2023.11.02
'14:29:06 -04'00
HAROLD DANIEL HUTTER III
FL LIC: AR98913

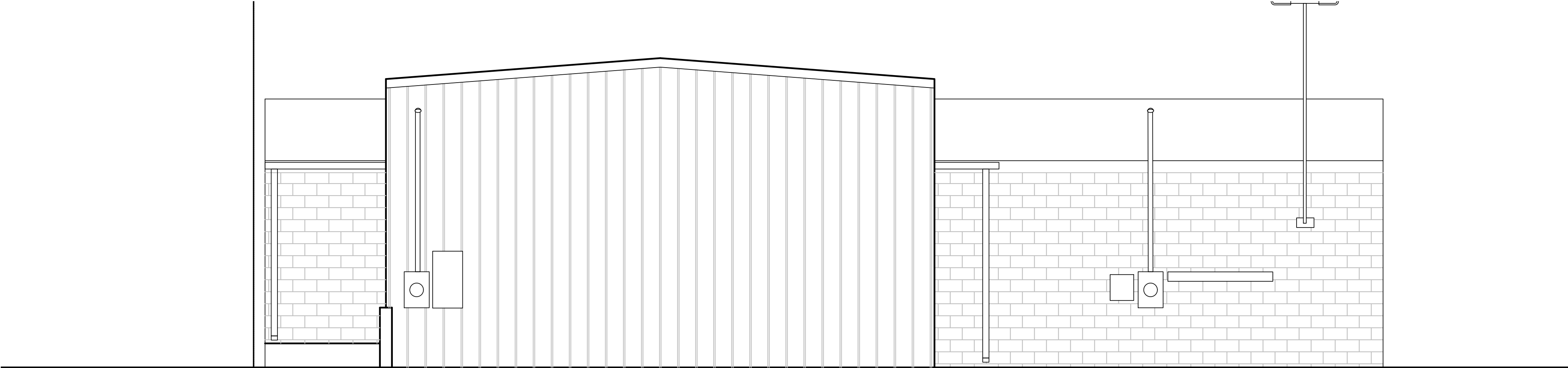
RELEASE	DATE
PROJECT NO. 2023-138	
ISSUE DATE 11-06-23	
DRAWN	CHECKED
SHEET NO. EX-1	



1 FRONT (NORTH) ELEVATION
1/4" = 1'-0"



2 LEFT SIDE (EAST) ELEVATION
1/4" = 1'-0"



3 REAR (SOUTH) ELEVATION
1/4" = 1'-0"

ARCHITECT / ENGINEER

LIS

ARCHITECTURE
ENGINEERING

CA NO. 6853
21430 Palm Beach Blvd
Palm Beach, FL 33480
Phone: (239) 693-9244
Facsimile: (239) 693-9829

PROJECT NAME

JSI EUROPEAN

CLIENT NAME

JSI EUROPEAN

611 BUSINESS PARK BLVD.
WINTER GARDEN, FL 34787

PROJECT NAME

JSI EUROPEAN

AUTOMOTIVE REPAIR

611 WEST HWY 50
CLERMONT, FLORIDA

SEAL

Digitally signed by
Harold D Hutter
DN: c=US, o=Florida,
dnQualifier=A01410
D000001847C49F11
40006D8B2,
cn=Harold D Hutter
Date: 2023.11.02
'14:29:30 -04'00
HAROLD DANIEL HUTTER III
FL LIC: AR98913

STATE OF FLORIDA
REGISTERED ARCHITECT
158913

RELEASE

DATE

PROJECT NO.

2023-138

ISSUE DATE

11-06-23

DRAWN

CHECKED

SHEET NO.

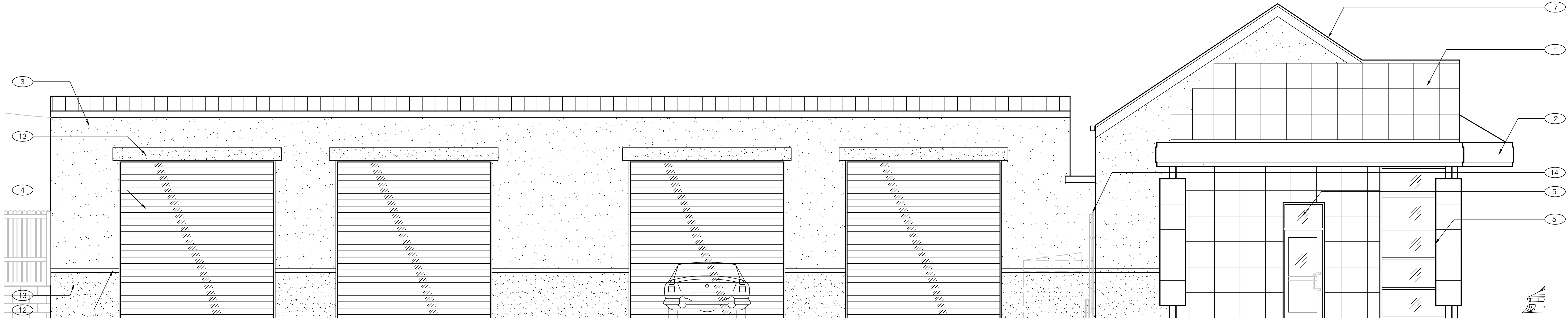
EX-2

LIS EXPRESSLY RESERVES ITS COPYRIGHT AND ALL OTHER PROPERTY RIGHTS TO THESE DOCUMENTS AND THEIR DESIGN. HENCE, THEY ARE NOT TO BE REPRODUCED.

EXISTING EXTERIOR ELEVATIONS



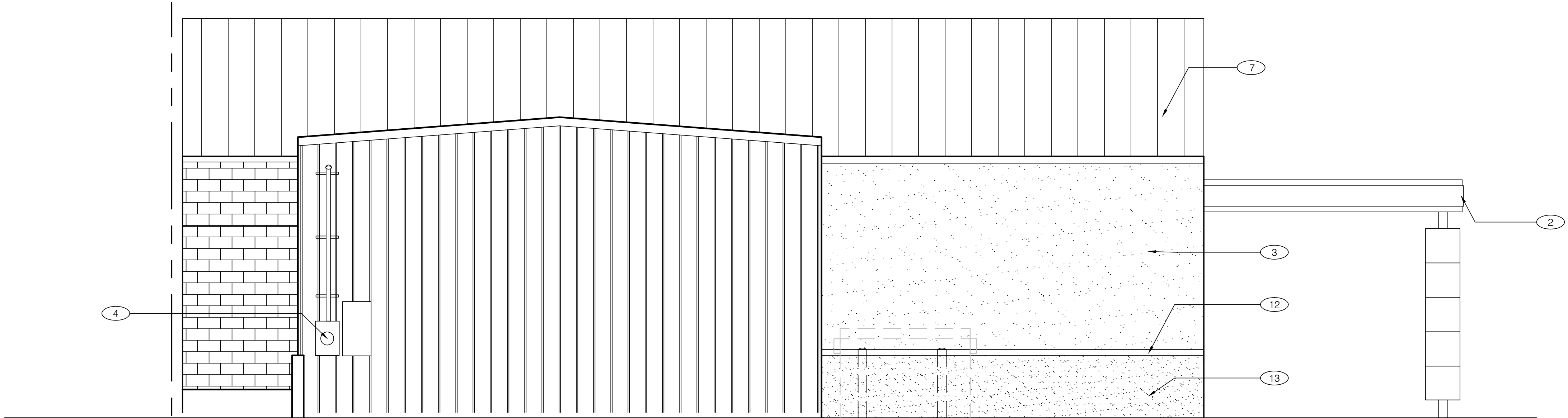
1 FRONT (NORTH) ELEVATION
1/4" = 1'-0"



2 LEFT SIDE (EAST) ELEVATION
1/4" = 1'-0"

KEY NOTES:

- 1 NEW METAL PANELS (COLOR: MODERN GRAY)
- 2 NEW METAL CANOPY OVER VEHICLE DROPOFF
- 3 NEW E.I.F.S. (COLOR: PURE WHITE)
- 4 NEW RAPID VIEW OVER HEAD DOORS
- 5 NEW STOREFRONT WINDOWS AND DOORS (COLOR: IRON ORE)
- 6 NEW SIGNAGE BY SEPARATE PERMIT
- 7 NEW STANDING SEAM METAL ROOF (COLOR: PURE WHITE)
- 8 NEW SUSPENDE METAL CANOPY
- 9 NEW ENTRY DOOR
- 10 NEW 6" DIA. CONCRETE FILLED PIPE BOLLARDS
- 11 EXISTING ELECTRICAL PANEL
- 12 NEW E.I.F.S. ACCENT BAND (COLOR: MODERN GRAY)
- 13 NEW E.I.F.S. (COLOR: IRON ORE)
- 14 NEW SWING GATE
- 15 4" DOWNSPOUT NOZZLE
- 16
- 17



3 REAR (SOUTH) ELEVATION
1/4" = 1'-0"



CITY OF CLERMONT
**CONDITIONAL USE PERMIT
 APPLICATION**

Date 11/02/2023		FEE: \$845 + cost of advertisement + cost of traffic review (if necessary)	
Project Name (if applicable) JSI European Auto Repair Shop			
Applicant LIS, LLC			
Contact Person Jonay Moffett			
Address 2572 W. State Rd 426, Ste 2064		City Oviedo	State FL Zip 32765
Telephone 321-244-0402		Fax 321-244-9419	
Email permitting@lis-ae.com			
OWNER INFORMATION ☐ (Check box if owner information is same as applicant)			
Owner's Name JSI Managing Group LLC			
Owner Address 611 BUSINESSPARK BLVD # 106		City Winter Garden	State FL Zip 34787
Telephone 954-594-7224		Fax	
PROPERTY INFORMATION			
Address of Subject Property 611 W. Hwy 50		City Clermont	State FL Zip 34711
General Location Hwy 50 and Lake Ave			
*****NOTICE*****			
Legal Description & Alternate Key (include copy of survey) CLERMONT LOTS 1, 2, BLK 72 PB 8 PG 17 ORB 6191 PG 493			
Land Use (City verification required) Auto Repair Shop			
Zoning (City verification required) Commercial C-1			



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.

To revise the existing CUP and add a covered drop-off.

Jonay Moffett

Applicant Name (print)

x Jonay Moffett
Applicant Name (signature)

Jovany Delgado

Owner Name (print)

x [Signature]
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

Order Confirmation

Not an Invoice

Account Number:	526733
Customer Name:	City Of Clermont-Legals
Customer Address:	City Of Clermont-Legals P.O. BOX 120219 CLERMONT FL 34712
Contact Name:	Christina Perry
Contact Phone:	
Contact Email:	cperry@clermontfl.org
PO Number:	2024-003R

Date:	01/16/2024
Order Number:	9745116
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	51.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	2	01/22/2024 - 01/29/2024	Govt Public Notices
LEE dailycommercial.com	2	01/22/2024 - 01/29/2024	Govt Public Notices

As an incentive for customers, we provide a discount off the total order cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and save!

Total Cash Order Confirmation Amount Due	\$158.92
Service Fee 3.99%	\$6.34
Cash/Check/ACH Discount	-\$6.34
Payment Amount by Cash/Check/ACH	\$158.92
Payment Amount by Credit Card	\$165.26

Order Confirmation Amount

\$158.92

Ad Preview

LEGAL NOTICE

On Tuesday, February 6, 2024 at 6:30 PM, the Clermont Planning & Zoning Commission will consider a request for a Conditional Use Permit (2024-003R), to amend the CUP to allow for a covered drop-off and remodel of the existing automotive repair and detail business in the C-1 Light Commercial zoning district. The final public hearing for the proposed request will be heard by the Clermont City Council on Tuesday, February 13, 2024 at 6:30 PM.

LOCATION

611 West Highway 50
(Alternate Key – 1613728)

A complete legal description may be obtained in the Development Services Department located at 685 W. Montrose Street, Clermont, FL 34711.

All public meetings are held at the Clermont City Hall, Council Chambers located at 685 West Montrose Street, Clermont, FL.

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

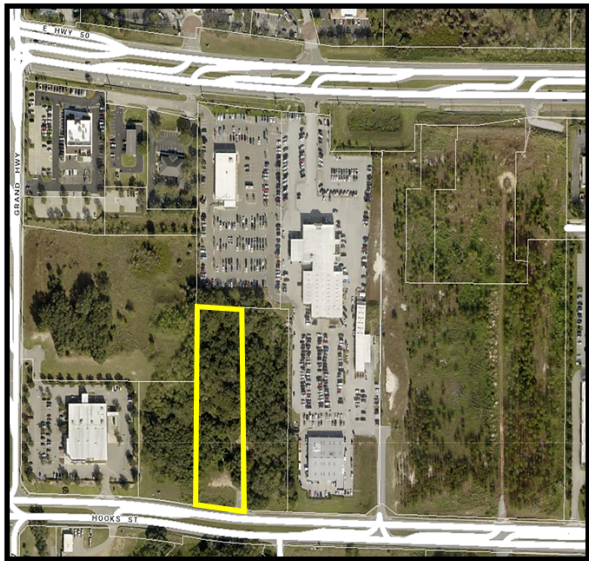
#9745116 1/22,1/29/24



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date		
Tuesday, February 6, 2024		
Agenda Item Name		
Ordinance No. 2024-010 <i>Hooks Street Self-Storage Facility SSCPA</i>		
Requested Action		
Recommend approval of Ordinance No. 2024-010		
Staff Report		
The applicant is requesting a voluntary annexation, small scale comprehensive plan amendment, rezoning and Conditional Use Permit for a vacant parcel located east of US Highway 27 and north of Hooks Street. The subject property is contiguous to the City of Clermont boundaries and is approximately 2.29 +/- acres, which is located within the City's utility service area, ISBA, and JPA. 		
The small scale comprehensive plan amendment would change the Future Land Use designation from Lake County's Regional Commercial to City Commercial. The proposed development is consistent with the comprehensive plan goals, objective and policies and the intent of the Commercial Land Use Category. The Future Land Use Policy 1.9.5 indicates, Residential Self-Storage Facilities shall be allowed as a Conditional Use Permit and shall be limited to 1.00 Floor Area Ratio. This shall not include the storage of manufactured or commercial products. The commercial land use category is established to assure the availability of sufficient office and commercial sites to serve the needs of the existing and projected population. Staff recommends approval of Ordinance 2024-010 to change the future land use designation from Lake County Regional Commercial to City Commercial.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount

Exhibits Attached (copies of original agreements)		
1.	Ordinance 2024-010 - CPA (1.30.2024)	2024-010 - Hooks St. Mini Warehouse CPA (1.30.2024).pdf
2.	Location MAP	Location.pdf
3.	Aerial MAP	Aerial.pdf
4.	Existing FLU	Existing FLU.pdf
5.	Proposed FLU	Prop FLU.pdf
6.	executive summary_08-29-23_SDL	executive summary_08-29-23_SDL.pdf
7.	Application	Application.pdf
8.	Legal Ad - SSCPA	Legal Ad - SSCPA.pdf



CITY OF CLERMONT
ORDINANCE NO. 2024-010

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

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

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

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

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

SECTION 1:

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

LEGAL DESCRIPTION:

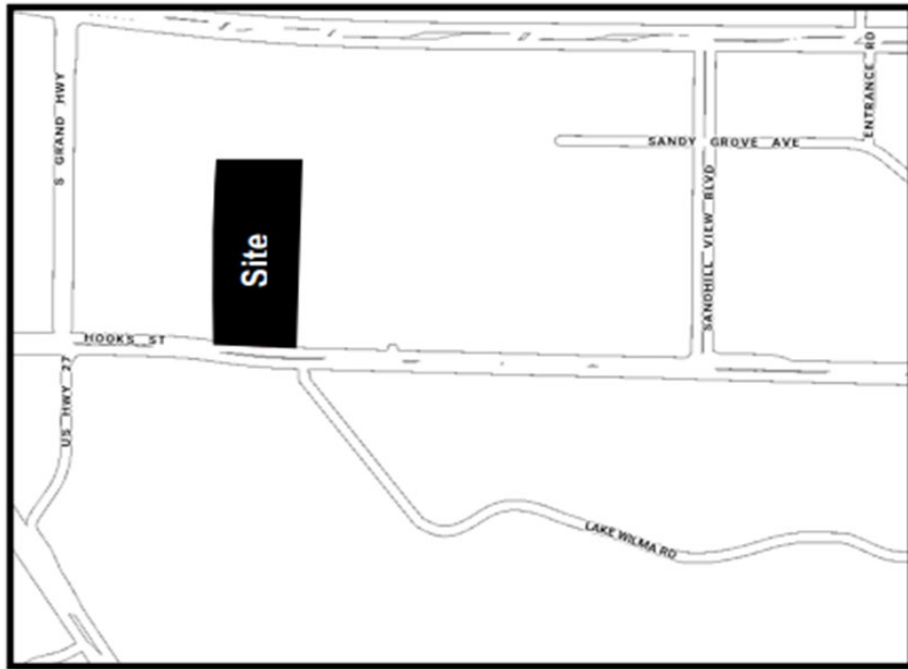
WEST ¼ OF TRACT 26 IN SECTION 29, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE HIGHLANDS COMPANY, AS REPRESENTED ON THE MAP THEREOF DULY FILED AND RECORDED IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. LESS – ADDITIONAL RIGHT OF WAY DESCRIPTION:
COMMENCING FROM THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 29, RUN SOUTH 88°26'37" EAST, 661.52 FEET, THENCE RUN NORTH 00°26'43" EAST 15.00 FEET TO THE NORTH RIGHT OF WAY LINE OF HOOKS STREET FOR THE POINT OF BEGINNING; CONTINUE NORTH 00°26'43" EAST 48.76 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 2033.00

CITY OF CLERMONT
ORDINANCE NO. 2024-010

FEET, THENCE EASTERLY 166.10 FEET ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 04°40'53", HAVING A CHORD BEARING OF SOUTH 84°06'31" EAST AND A CHORD DISTANCE OF 166.06 FEET, THENCE RUN SOUTH 00°25'46" WEST, 36.21 FEET TO SAID NORTH LINE OF HOOKS STREET, THENCE RUN NORTH 88°26'37" WEST, 165.35 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING FOR ADDITIONAL ROAD RIGHT OF WAY.

LOCATION:

13119 Hooks Street, Clermont, FL
Vacant parcel located east of US Highway 27 and
North of Hooks Street
(Alternate Key 2518332)



CHANGE THE FUTURE LAND USE CLASSIFICATION:

FROM: LAKE COUNTY REGIONAL COMMERCIAL
TO: CITY OF CLERMONT COMMERCIAL



CITY OF CLERMONT
ORDINANCE NO. 2024-010

SECTION 2: CONFLICT

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

SECTION 3: SEVERABILITY

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

SECTION 4: ADMINISTRATIVE CORRECTION

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

SECTION 5: PUBLICATION AND EFFECTIVE DATE

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



CITY OF CLERMONT
ORDINANCE NO. 2024-010

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, this 27th day of February, 2024.

CITY OF CLERMONT

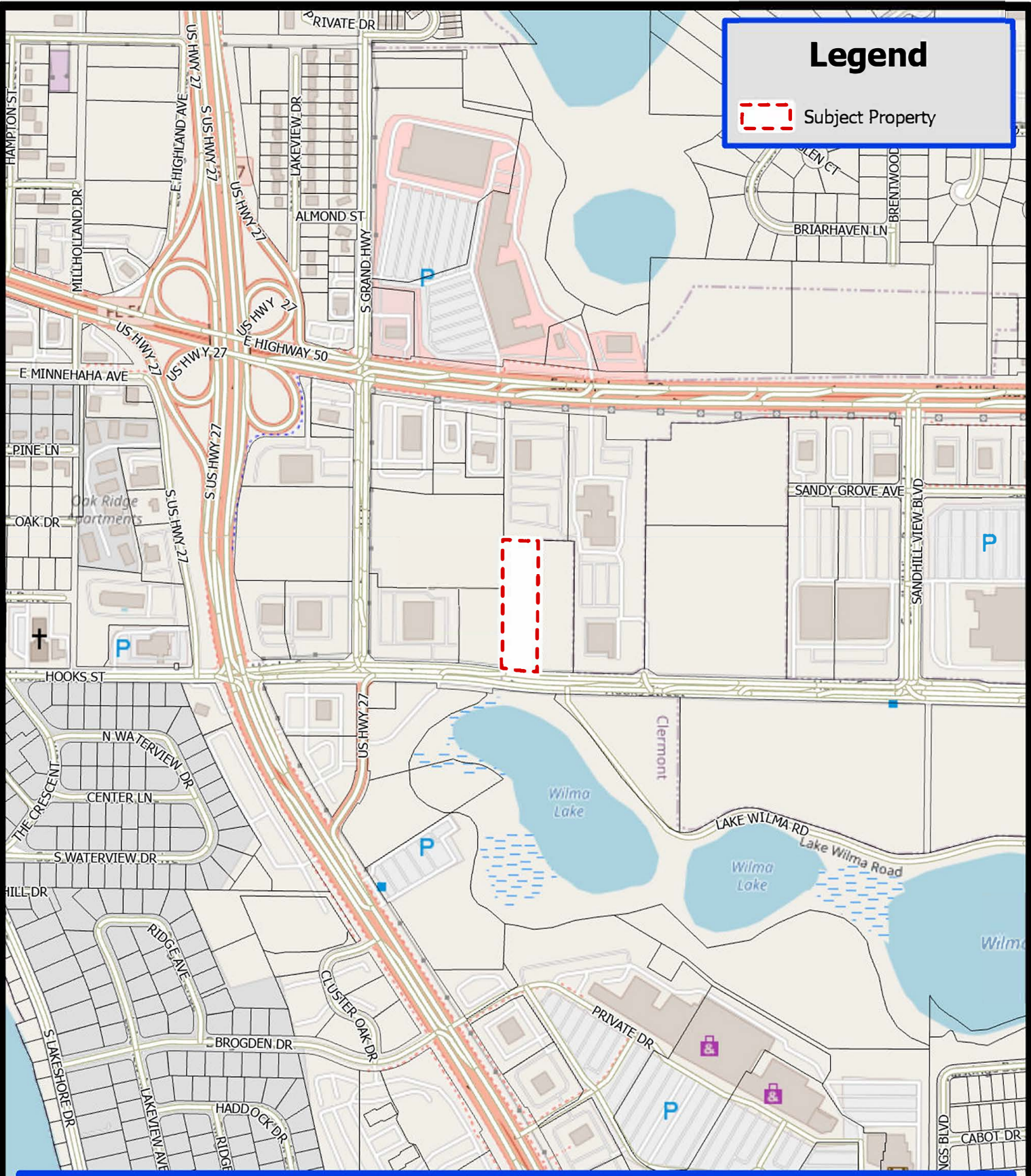
Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney



Legend

 Subject Property





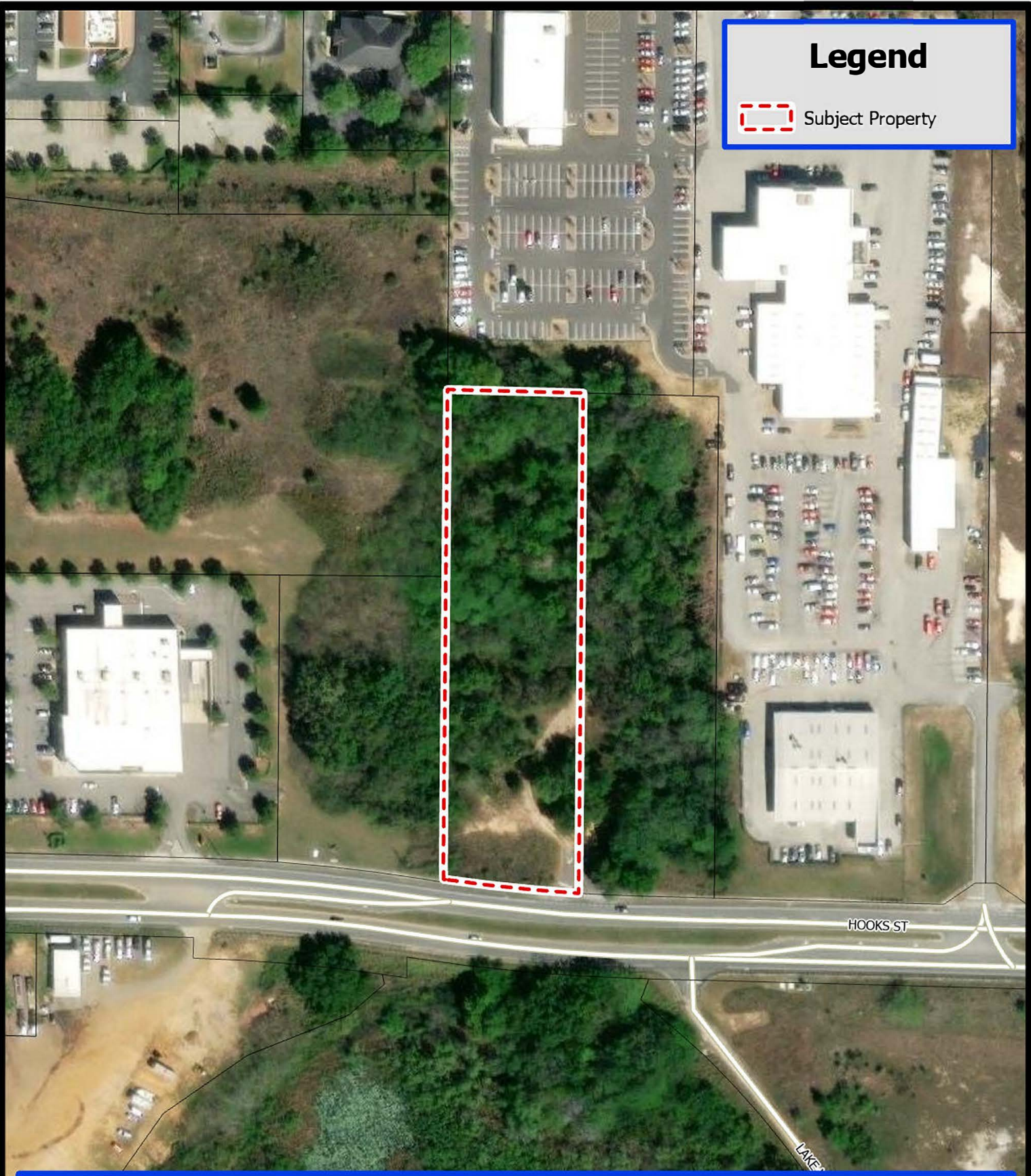
0 240 480 Feet

CEIO CRE Investments, LLC
Location
Lake County, FL

Project: EC COM
Project #: 2071-1
File: Location
PM: Sherie Lindh
Date: August 22nd, 2023
Created By: C.Manno



LPG Urban & Regional Planners, LLC.
1162 Camp Avenue, Mount Dora, Florida 32757
Office: (352) 385-1940 / Fax: (352) 383-4824



Legend

 Subject Property



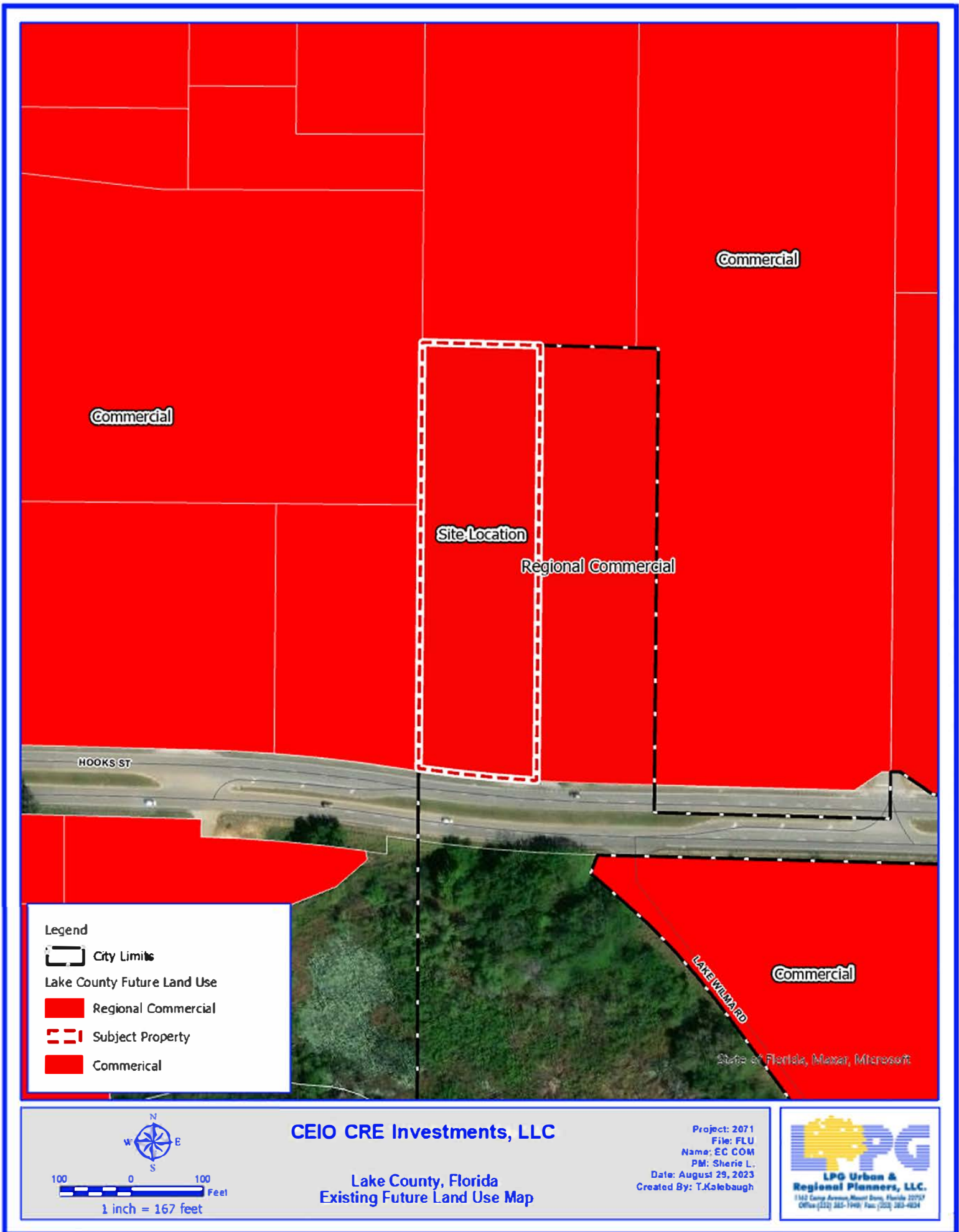
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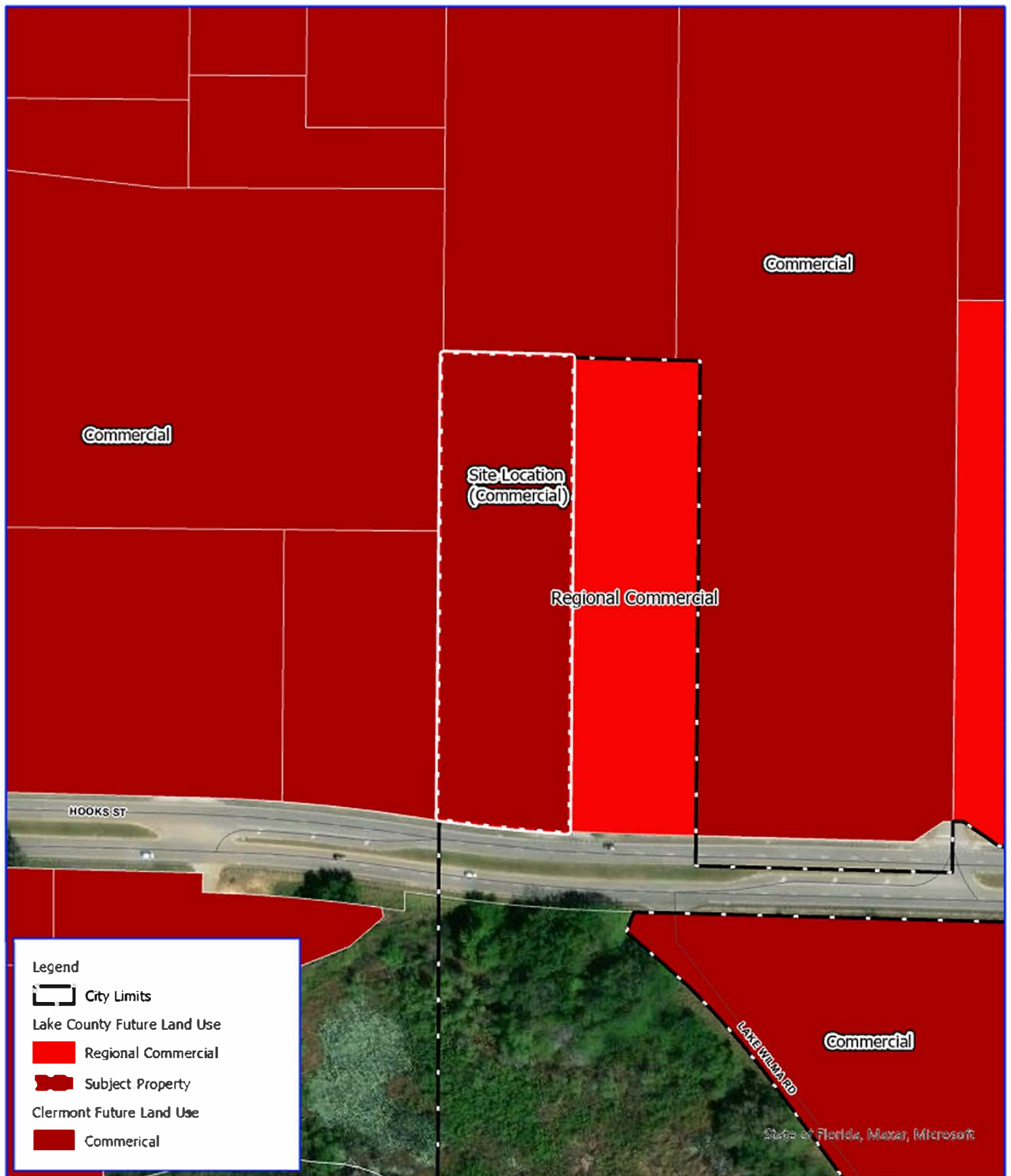
CEIO CRE Investments, LLC
Aerial

Lake County, FL

Project: EC COM
Project #: 2071-1
File: Aerial
PM: Sherie Lindh
Date: August 22nd, 2023
Created By: C.Manno









**CEIO CRE INVESTMENTS, LLC
SMALL SCALE COMPREHENSIVE PLAN AMENDMENT
DECEMBER 2023**

Prepared By:

LPG Urban & Regional Planners, LLC
1162 Camp Avenue
Mt. Dora, Florida 32757
(352) 385-1940

Small Scale Comprehensive Plan Amendment CEIO CRE Investments, LLC

Executive Summary

The proposed small scale comprehensive plan amendment consists of 2.29 ± acres and is located north of Hooks Street and east of US Highway 27 (Figures 1 and 2). The subject site is within the City of Clermont's utility service area and should be considered infill development.

The site is designated as Regional Commercial on the Lake County Future Land Use Map (Figure 3) and it is proposed to designate the site as City of Clermont Commercial (Figure 4). The Lake County Regional Commercial category allows for a floor area ratio (FAR) of 3.0 and an impervious surface ratio (ISR) of 0.75 per Lake County FLU Policy 1-1.3.7. This category allows for a variety of commercial uses, office and limited light industrial uses which occur within an enclosed building. Multi-family is allowed at 1 MF du per 10,000 SF of commercial space. Under this category the maximum development scenario results in 299,257 square feet of commercial and a maximum multi-family residential of 30 units (Table 1).

Under the proposed City of Clermont Commercial land use (Figure 4) the property could be developed at a maximum development scenario of 0.25 FAR and a maximum multi-family residential of 12 units/per acre per FLU Policy 1.9.2. Under this category the maximum development scenario results in 24,938 SF of commercial and a maximum multi-family residential of 27 units (Table 1). The amendment would result in a decrease of 274,319 SF of commercial and a decrease of residential by 3 units (Table 1). It should be noted that maximum densities and intensities will not be achieved in all cases. Compatibility standards and other LDR regulations including those regulating the interaction between land use districts, as related to each specific site's unique characteristics, will determine actual achievable densities and intensities.

The properties to the north and west of the subject site are within the City of Clermont and are designated as Commercial (Figure 4). Properties to the east and south are designated as Lake County Regional Commercial and are undeveloped. The general area is developed with retail sales to the west, office and convenience store with gas pumps to the southwest, auto repair to the north and car sales to the east.

The proposed amendment is compatible with the exiting adjacent land uses and would result in a logical extension of those land uses. Further, the subject site is within the City of Clermont Interlocal Service Boundary Agreement (ISBA) and within the City of Clermont Utility Service Area. Lake County Policy 1-1.1.3 directs growth to urban areas where public facilities are available.

School Impact Analysis

The school impact analysis for comprehensive plan purposes is outlined below. The proposed land use results in no net change to the number of students generated. There is sufficient capacity available.

Existing County Land Use Residential Units: 30 MF units
Proposed Development Residential Units: 27 MF units

The anticipated number of students generated by the existing land use is shown in Table 2.

Lake County Student Generation Rates	
Multi- Family	
Type	Student Multipliers per Dwelling Unit
High School	0.064
Middle School	0.059
Elementary School	0.145
Total	0.268

TABLE 2
STUDENTS GENERATED BASED ON EXISTING DEVELOPMENT

SCHOOL	SF Units	STUDENT GENERATION RATE	STUDENTS GENERATED	MF UNITS	STUDENT GENERATION RATE	STUDENTS GENERATED	GRAND TOTAL
ELEMENTARY	0	0.140	0	30	0.145	4	4
MIDDLE	0	0.072	0	30	0.059	2	2
HIGH	0	0.100	0	30	0.064	2	2
GRAND TOTAL							8

The anticipated number of students generated by the proposed land use is shown in Table 3.

TABLE 3
STUDENTS GENERATED BASED ON PROPOSED DEVELOPMENT

SCHOOL	SF Units	STUDENT GENERATION RATE	STUDENTS GENERATED	MF UNITS	STUDENT GENERATION RATE	STUDENTS GENERATED	GRAND TOTAL
ELEMENTARY	0	0.140	0	27	0.145	4	4
MIDDLE	0	0.072	0	27	0.059	2	2
HIGH	0	0.100	0	27	0.064	2	2
GRAND TOTAL							8

Potable Water Analysis

The subject property is located within the City of Clermont Utility Service Area. The City of Clermont currently owns, operates and maintains a central potable water treatment and distribution system. The maximum pumping capacity of these facilities is limited by the City's Consumptive Use Permit (CUP 2478-13) as issued by the St. Johns River Water Management District (SJRWMD). The permit allows for an annual withdrawal from the upper Floridian Aquifer and lower Floridian Aquifer of 9.66 mgpd (annual average). The City currently utilizes approximately 9.66 mgpd and is currently at or near capacity. The subject amendment is anticipated to generate 0.007 mgpd (Table 2). The City of Clermont has a 12" water line within the northern right of way of Hooks Street along the southern property boundary as provided by the City of Clermont Public Works Department.

The City is in the process of renewing the existing CUP to increase the capacity consistent with Potable Water Policy 1.2.1. Pursuant to FLU Policy 1.12.2 prior to the issuance of a building permit, the City shall verify that adequate water supplies will be available to serve the development no later than the anticipated date of issuance of the certificate of occupancy.

Sanitary Sewer Analysis

The City of Clermont currently owns, operates, and maintains a central sanitary sewer system within the eastern service area. The City's central sanitary system is comprised of one (1) wastewater treatment plant (WWTP) with a permitted capacity is 2.4 mgpd. The City currently utilizes approximately 2.4 mgpd and is current at or near capacity. The subject amendment is anticipated to generate 0.006 mgpd (Table 3). The City of Clermont has an 8" sanitary sewer line within the southern right of way of Hooks Street as provided by the City of Clermont Public Works Department. There is also a 12" force main along the northern right of way of Hooks Street, just west of the subject site

The City is in the process of renewing the permit to increase capacity. Pursuant to FLU Policy 1.12.2 prior to the issuance of a building permit, the City shall verify that adequate wastewater will be available to serve the development no later than the anticipated date of issuance of the certificate of occupancy.

Solid Waste Analysis

The City of Clermont solid waste level of service is 6.63 pounds per capita per day. It is anticipated that the amendment would produce approximately 484 pounds per day. The proposed amendment will not cause a deficiency in the LOS.

Parks and Recreation Analysis

The 2022 estimated BEBR population for the City of Clermont is 44,812. The LOS for parks is 10 acres per 1,000. Based on the recreation LOS the required park acreage for the city is 448 acres. The subject amendment's estimated population is 73 (27 x 2.70 pph) thus the proposed amendment would not cause a deficiency in the LOS. Further, pursuant to the City's adopted LDRs (LDR Chapter 119, Article IV, Division 1, Section 119-201) all new subdivisions are required

to provide park or recreation space. Based on the maximum residential development scenario, development would be required to provide approximately 0.625 acres of onsite park or recreation space.

Transportation Impact Analysis

A trip generation analysis was conducted on the amendment utilizing the 11th Edition of ITE. The proposed amendment will decrease the potential traffic generated based on maximum development potential. The amendment will not cause a LOS deficiency in roadways.

TRIP GENERATION ANALYSIS

Proposed Land Use Program

Land Use	Size/Unit	ITE Code	Daily Trips	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
Multi-Family	27 units	220	182	14	9	5
Retail < 40 K	24.93 KSF	822	1,357	164	82	82
TOTAL GROSS TRIPS (PROPOSED)			1,539	178	91	87

Existing Land Use Program

Land Use	Size/Unit	ITE Code	Daily Trips	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
Multi-Family	30 units	220	202	15	10	5
Retail > 40 K	299.25 KSF	821	21,662	2,070	994	1,076
TOTAL GROSS TRIPS (EXISTING)			21,864	2,085	1,004	1,081

Net Difference (Proposed Net Trip Generation Minus Existing Net Trip Generation)

Land Use	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
TOTAL NET TRIPS (PROPOSED – EXISTING)	-1,907	-910	-994

Environmental Analysis

Please see the Environmental Analysis performed by Stillwater Environmental (Appendix A). There are no wetlands or flood areas onsite (Figure 5). According to the soils map, a portion of the site was a former borrow pit (Figure 6). The topography ranges from 140' NGVD within the northern portion of the site to 100' NGVD along the southern property boundary, adjacent to Hooks Street. No protected species were observed onsite. Should protected species occur prior to development, appropriate regulatory permits will be required.

Fire Services

The City of Clermont has an existing agreement with Lake County regarding fire services. The closest fire station is City of Clermont Fire Station #3 which is located approximately 1.5 miles northeast of the subject site.

Cultural Resources

Review of the Florida master file search indicates that there are not historical or cultural resources on the subject site (Appendix B).

Comprehensive Plan Compliance

In accordance with Chapter 101, Article V, Section 101-284, Land Development Regulations, application of a proposed amendment to the comprehensive plan, the local planning agency and the city commission shall consider:

1. Consistent with Comprehensive Plan

Consistency with the comprehensive plan, or, in the case of plan amendment, consistency with the remainder of the plan and its goals, objective and policies.

The proposed amendment is consistent with the Comprehensive Plan. The analysis presented above demonstrates compliance. The amendment is consistent with future land use policies, among others, as indicated below:

Future Land Use

FLU Policy 1.1.3: Infill Development

Future land use designations of the properties within the City limits fronting on Hooks Street are designated as Commercial. Lake County properties are designated Regional Commercial. The requested Commercial land use designation provides a consistent development pattern and is considered infill development.

FLU Policy 1.2.1: Compatibility of adjacent land uses

The Commercial future land use designation is consistent with other land use designations along the Hooks Street corridor because it is intended to provide for commercial development that has a character and scale that promotes compatibility with adjacent or nearby residential areas. The Commercial uses would provide commercial support for previously approved residential development in the general area.

FLU Policy 1.2.4: Future Land Use Categories

FLU Policy 1.9.1: Commercial Land Use Category

FLU Policy 1.9.2: Maximum Intensity and Density

The proposed Commercial designation is consistent with the above policies which limit development to a floor area ratio of 0.25 and a maximum residential density of 12 units/acre.

FLU Policy 1.12.3: Voluntary Annexation

The applicant wishes to annex the property into the City of Clermont. Assignment of a City of Clermont future land use designation is required. Upon annexation, the subject property will have a full array of municipal services, including central water and wastewater. These changed conditions warrant a change in the land use designation.

The amendment will further the City's goals in providing commercial development to meet the commercial needs through the planning period.

FLU Policy 1.12.4 Encourage the Development of Undeveloped Pockets

The subject development would be considered infill development and is located within an area of existing development and would utilize existing facilities efficiently.

2. Consistency with applicable sections of the Land Development Code:

The general purpose of the LDC is to establish procedures and standards for development of land within the corporate limits and the planning area of the city. These standards provide for and promote the public health, safety and welfare and implement the city's adopted comprehensive plan.

The Commercial future land use designation will provide for orderly growth and development at a scale and character consistent with the Hooks Street corridor and consistent with the comprehensive plan planning principles and land development code.

The proposed amendment is not in conflict with the Land Development Code. At the time of development, there will be further review for compliance.

Table 1 – Maximum Development Analysis

Ordinance #	Acres	Existing Land Use	Existing Intensity of Development	Proposed City Land Use	Proposed Maximum Development	Net Change in Development Potential
CEIO CRE Investments, LLC	2.29	County Regional Commercial (3.0 FAR) (1 MF unit per 10,000 SF of commercial)	30 MF Units 299,257 SF	Commercial (12 units/acre) (0.25 FAR)	27 MF Units 24,938 SF	-3 MF Units -204,319 SF
TOTAL	2.29		30 MF Units 229,257 SF	27 MF Units 24,938 SF		-3 MF Units -204,319 SF

Existing Lake County Regional Commercial - Max. Density- 1 MF unit per 10,000 SF commercial and 3.0 FAR per FLU Policy 1.1.3.7

Proposed City of Clermont Commercial – Max. Density –12 units/acre and 0.25 FAR per FLU Policy 1.9.2

Table 2 – Water Analysis

Ordinance #	Acres	Existing County Land Use	Proposed Land Use	Maximum Development	Water Demand (gross) (mgpd)	Capacity or Deficit (mgpd)
Current Capacity						0.0
CEIO CRE Investments, LLC	2.29	County Regional Commercial (3.0 FAR) (1 MF unit per 10,000 SF of commercial)	Commercial (0.25 FAR/12 units/acre)	27 MF Units 24,938 SF	0.006 0.001	- 0.007

Water demand was calculated at 220 gallons per day per capita pursuant to City of Clermont LOS standard (PW Policy 1.1.1)

Estimated population – 2.70pph x 27 = 73

Commercial calculated at 850 gallons per acre

Table 3 – Wastewater Analysis

Ordinance #	Acres	Existing County Land Use	Proposed Land Use	Maximum Development	WasteWater Demand (gross) (mgpd)	Capacity or Deficit (mgpd)
Current Capacity						0.0
CEIO CRE Investments, LLC	2.29	County Regional Commercial (3.0 FAR) (1 MF unit per 10,000 SF of commercial)	Commercial (0.25 FAR/12 units/acre)	27 Units 24,938 SF	0.005 0.001	-0.006

Wastewater demand was calculated at 70 gallons per day per capita pursuant to City of Clermont LOS standard (SS Policy 1.1.1)
 Estimated population – 2.70pph x 27 = 73
 Commercial calculated at 850 gallons per acre

Figure 1



Figure 2

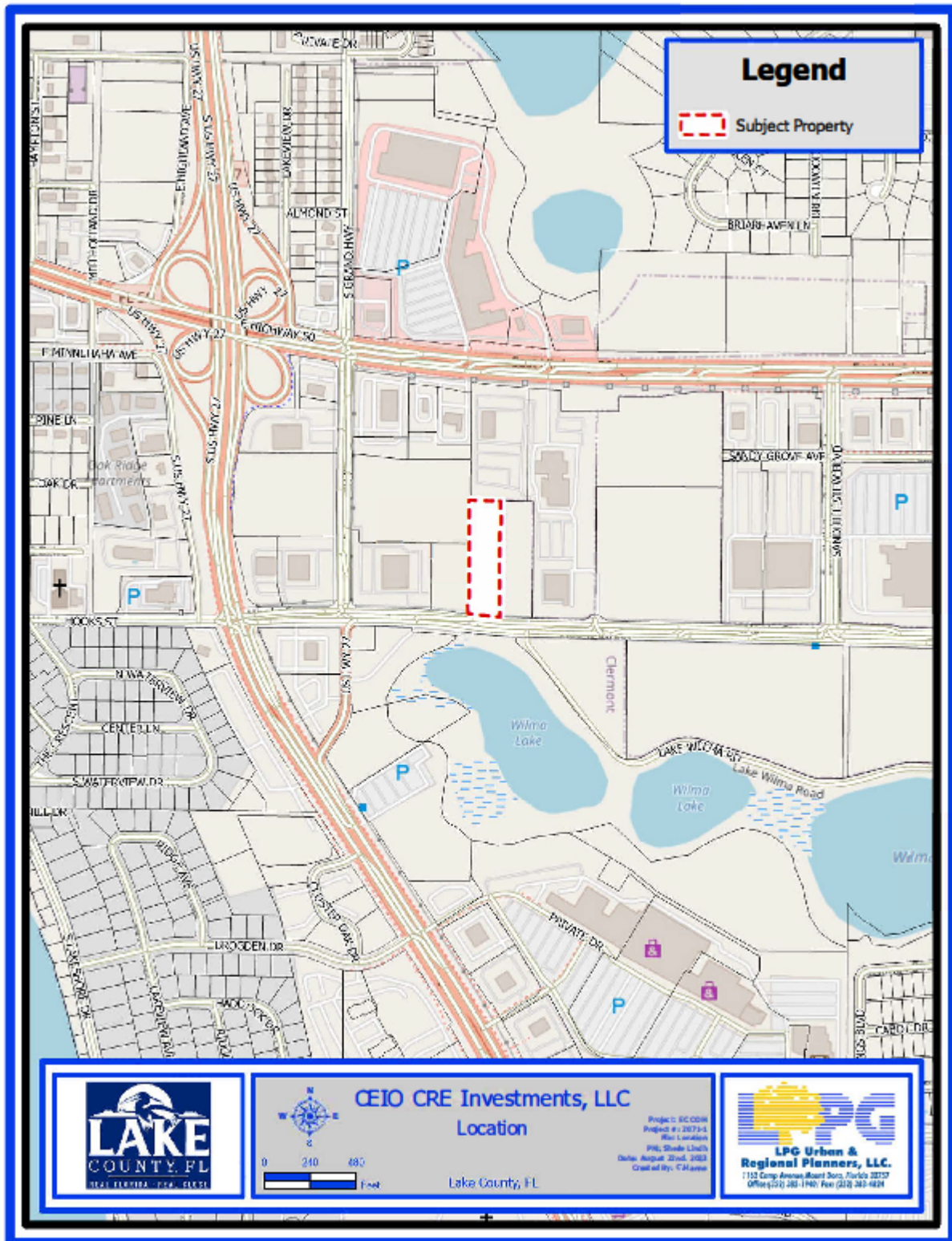


Figure 3

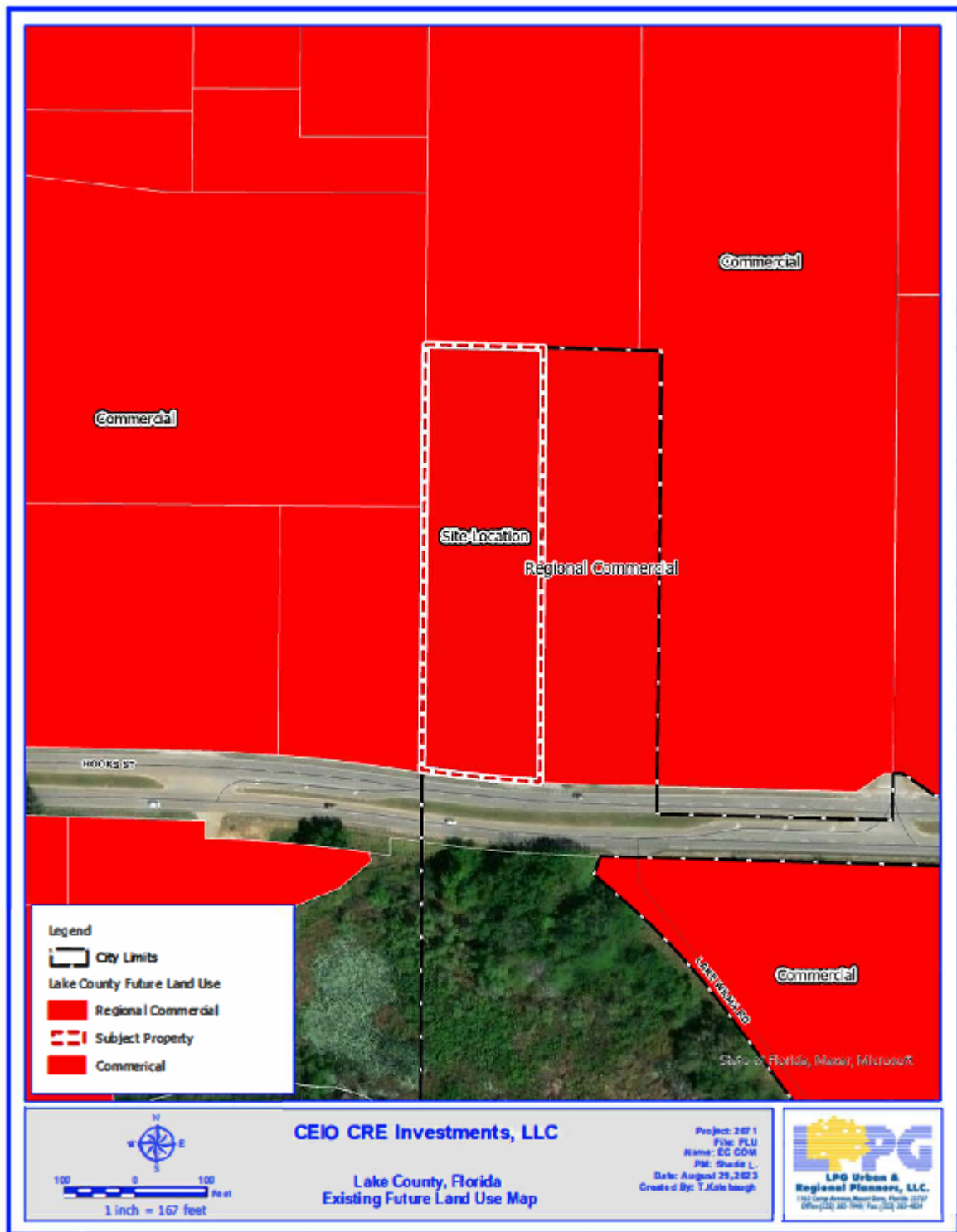


Figure 4

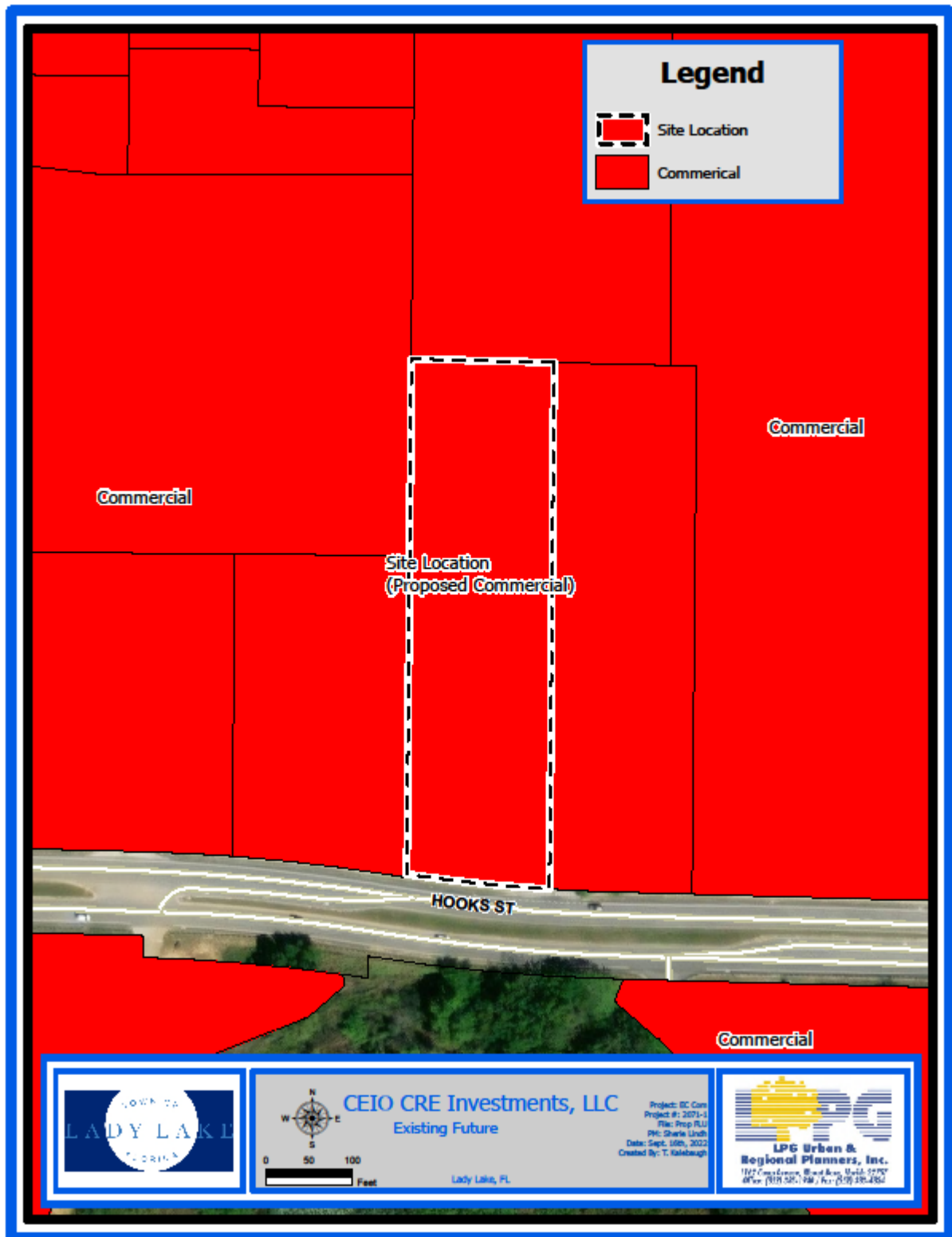


Figure 5



Figure 6



Figure 7



APPENDIX A
(See attached Environmental Assessment)

APPENDIX B

From: [Vovsi, Eman M.](#)
To: [Sherie Lindh](#)
Subject: RE: Master File Search
Date: Friday, September 1, 2023 9:52:38 AM
Attachments: [Template_102.pdf](#)

Completed; no cultural resources detected

From: Sherie Lindh <sherie@lpgurp.com>
Sent: Thursday, August 31, 2023 2:01 PM
To: Vovsi, Eman M. <Eman.Vovsi@DOS.MyFlorida.com>
Cc: Michael <MichaelR@lpgurp.com>; Eduardo Bontempo <ebontempo@gmail.com>; Ofli Guimaraes <oflicampos@gmail.com>
Subject: Master File Search

EMAIL RECEIVED FROM EXTERNAL SOURCE

The attachments/links in this message have been scanned by Proofpoint.

Good afternoon,

Can you please conduct a search of the master file. The subject property is located within Section 29, Township 22 South, Range 26 East, Lake County, Florida (Alt Key 2518332). I have attached the property record card and aerial.
Should you have any questions, please contact me.

Thanks,
Sherie





CITY OF CLERMONT
COMPREHENSIVE PLAN AMENDMENT
Application Instructions

APPLICATION FEE:

- **Large Scale Comprehensive Plan Amendment** - \$2,325 plus cost of advertisement
Includes text amendments that impact the Goals, Objectives and Policies of the comprehensive plan; Future Land Use Map or map series amendment over 10 acres
- **Small Scale Comprehensive Plan Amendment** - \$755.00 plus cost of advertisement
Includes Future Land Use Map amendments of less than 10 acres, with no impact to the Goals, Objectives and Policies.
- **Development of Regional Impact (DRI)** - \$10,000 escrow plus actual costs of advertising for a DRI amendment.

APPLICATION PROCESS:

Applicants must schedule a pre-application meeting with the City's Site Review Committee prior to submitting a completed application. Once an application has been completed, please call a staff planner, (352) 394-4083, to schedule the pre-application meeting.

After the Site Review Committee meeting, and after any requests for additional information have been met by the applicant, the City's planning staff will prepare the amendment with its supporting data and analysis and schedule the Planning & Zoning Commission hearing. The Planning & Zoning Commission meets the first Tuesday of the month, and will make a recommendation on the proposed amendment to the City Council. The Council will then review the proposed amendment at a public hearing and may vote to approve (small scale amendment) or to transmit it (large scale amendment) to the Florida Department of Economic Opportunity (DEO) and all reviewing agencies.

DEO will review the amendment within 60 days and notify the City of any concerns. Other public agencies may file objections separately.

AMENDMENT TIME FRAME:

- *Small Scale Amendments* and *Large Scale Amendments* – may take up to three months to process depending on meeting schedules, review time frames, staff preparation time, etc. The City does try to consolidate amendments as much as possible to help save on advertising costs. Applicants must have attended a pre-application meeting prior to submitting applications for the deadlines. Please note that all hearing dates are tentative and subject to change.



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

Application Information Required

A complete application includes the items below in addition to the attached application:

- Completed application. - Include all signatures
- Proof of ownership – (i.e. Lake County Property record card, tax receipt, deed, or tax receipt)
- Complete legal description in Word (not all caps) emailed to planning@clermontfl.org
- Current survey and location map (acreage included)
- Signed owner affidavit (unless power of attorney or notarized letter authorizing the applicant to act as the duly authorized agent for the owner is submitted with the application)
- Signed Applicant affidavit
- Application fee

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



CITY OF CLERMONT
COMPREHENSIVE PLAN AMENDMENT
Application

DATE: August 23, 2023

FEE: _____

Project Name (if applicable): CEIO CRE Investments, LLC

Applicant: LPG Urban & Regional Planners, LLC

Contact Person: Michael Rankin

Address: 1162 Camp Ave.

City: Mount Dora State: FL Zip: 32757

Phone: 352-385-1940 Fax: 352-383-4824

E-Mail: MichaelR@lpgurp.com

OWNER: CEIO CRE Investments LLC, Eduardo Luna Bontempo, Manager

Address: 8336 Boyla Ct.

City: Windermere State: FL Zip: 34786

Phone: 352-988-7316 Fax: N/A

E-Mail: Ebontempo@gmail.com

General Location: 13119 Hooks Street (West of US Hwy. 27 and north of Hooks Street)

Legal Description (include copy of survey): See attached

Property size (in acres or square feet): 2.29 acres

Flood hazard area (yes) _____ and approx. acreage _____ (no)^x _____

Existing (Actual) Land Use: Undeveloped Commercial

Existing Zoning: Urban Residential District (R-6)

Existing Future Land Use: Lake County Regional Commercial

Proposed Future Land Use: Commercial

Type of development proposed: Mini-storage facility



Proposed density (dwelling units/acre) or intensity: 1.0 FAR

Proposed Zoning District: General Commercial (C-2)

Summary of the proposed amendment content and effect that describes any changed conditions that would justify the proposed amendment, and why there is a need for the proposed amendment (use additional sheets if necessary).

See attached executive summary

The City of Clermont may require additional information to justify, clarify or explain the necessity of the requested Comprehensive Plan Amendment which may include the following:

- Information regarding the compatibility of the proposed land use amendment(s) with the Goals, Objectives and Policies of the Future Land Use Element and any other affected comprehensive plan elements.
- A description of how the proposed amendment(s) will result in an orderly and logical development pattern with existing and proposed land use(s) of the area.
- A description of the present availability of, and estimated demand on the following public facilities: potable water, sanitary sewer, transportation system and recreation, as appropriate.

******* 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
--



APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Michael Rankin

, who being

by me first duly sworn on oath, deposes and says:

1. That he (she) affirms and certifies that he (she) understands and will comply with all ordinances, regulations and policies of Lake County, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his (her) knowledge and belief, and further, that this application and attachments shall become part of the official records of the City of Clermont, Florida, and are not returnable.
2. That he (she) desires a Future Land Use Amendment from
Regional Commercial to Commercial for the
property legally described on the attachment of this application.
3. That the submittal requirements for the application have been completed and attached hereto as part of the application.

Michael Rankin

Affiant - Applicant Name (print)

X

Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 5 day of December, 2023.



X

Notary Public, State of Florida at Large

My Commission Expires:

1/27/2025



OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared
Eduardo Luna Bontempo

_____, who being

by me first duly sworn on oath, deposes and says:

1. That he (she) is the fee-simple owner of the property legally described on the attachment of this application.
2. That he (she) desires a Future Land Use Amendment from
Regional Commercial to Commercial for the
property legally described on the attachment of this application.
3. That the owner of said property has appointed Michael Rankin to act as agent
on his (her) behalf to accomplish the above. The owner is required to complete the
APPLICANT'S AFFIDAVIT of this application if no agent is appointed to act in his
(her) stead.

Eduardo Luna Bontempo

Affiant - Applicant Name (print)

X _____
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 28 day of November, 2023



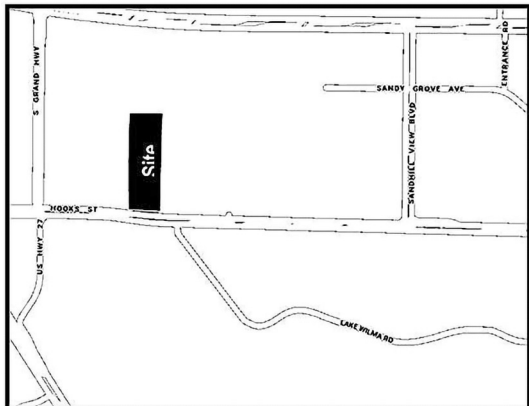
RACHEL CHIN
Commission # MH 264109
Expires September 12, 2026

X _____
Notary Public, State of Florida at Large

My Commission Expires: 09/12/2026

CITY OF CLERMONT
NOTICE OF PROPOSED LAND USE CHANGE
Small-Scale Comprehensive Plan Amendment
ORDINANCE NO. 2024-010

The Clermont Planning and Zoning Commission will hold a public hearing on Tuesday, February 6, 2024 at 6:30 PM, and a public hearing will be held before the Clermont City Council on Tuesday, February 27, 2024 at 6:30 PM to consider a change to the City's Future Land Use Map. The map amendment would change the Future Land Use designation for the 2.29 +/- acre parcel below from Lake County Regional Commercial to City of Clermont Commercial.



Location:

13119 Hooks Street

Vacant parcel located west of Highway 27 and north of Hooks Street
(Alternate Key #2518332)

ORDINANCE NO. 2024-010

AN ORDINANCE OF THE CITY OF CLERMONT, FLORIDA, ADOPTING THE SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT FOR THE CITY OF CLERMONT, FLORIDA, PURSUANT TO THE LOCAL GOVERNMENT COMPREHENSIVE PLANNING ACT, CHAPTER 163, PART II, FLORIDA STATUTES; SETTING FORTH THE AUTHORITY FOR ADOPTION OF THE SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT; SETTING FORTH THE PURPOSE AND INTENT OF THE SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT; PROVIDING FOR THE ADOPTION OF THE SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT; ESTABLISHING THE LEGAL STATUS OF THE SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

The public hearings are held in the Council Chambers of City Hall, located at 685 W. Montrose Street, and are open to public comment. Please call (352) 394-4083, ext. 3 if you have any questions. All interested parties shall be given an opportunity to express their views on this matter.

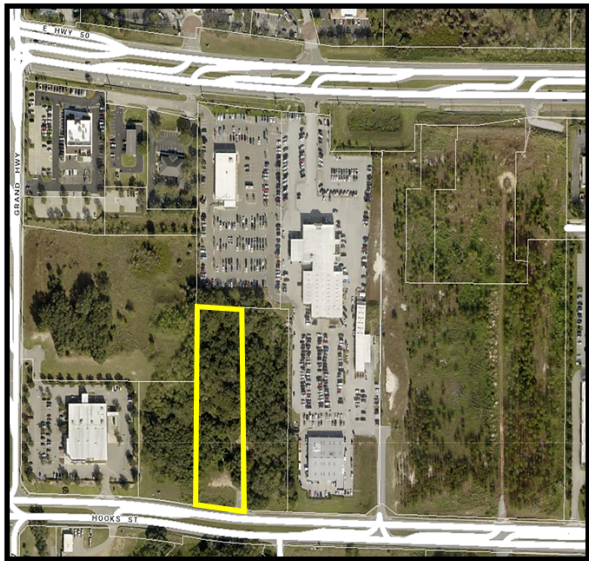
The proposed amendment may be inspected at the City's Development Services Department (1st floor, City Hall) between 8 a.m. and 5 p.m. Monday-Friday.

Please be advised that under state law, any person deciding to appeal a decision made at the public hearings will need a record of the proceedings and may need to ensure 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 meetings.

Tracy Ackroyd Howe, MMC
City Clerk

AGENDA ITEM

Meeting Date	
Tuesday, February 6, 2024	
Agenda Item Name	
Ordinance No. 2024-011 <i>Hooks Street Self-Storage Facility Rezoning</i>	
Requested Action	
Recommend approval of Ordinance No. 2024-011	
Staff Report	
The applicant is requesting a voluntary annexation, small scale comprehensive plan amendment, rezoning and Conditional Use Permit for the vacant parcel located east of US Highway 27 and north of Hooks Street. The subject property is contiguous to the City of Clermont boundaries and is approximately 2.29 +/- acres, which is located within the City's utility service area, ISBA, and JPA.	
	
The proposed rezoning request would change the current zoning from Lake County R-6 Urban Residential District to City C-2 General Commercial zoning. The C-2 Commercial zoning category is compatible with the uses and improvements of the surrounding area, and is consistent with the City's Comprehensive Plan goals, objectives and policies. The applicant proposes the rezoning to allow for a self-storage facility with a Conditional Use Permit. The project will be compatible with the surrounding development pattern and not out of character with the adjacent properties. The adjacent parcel zoning located to the north is Planned Unit Development (PUD) with C-2 General Commercial permitted uses, and R-6 Urban Residential. The project will be required to meet all the land development regulations, and any buildings must be designed to comply with the Clermont Architectural Design Standards.	
Staff recommends approval of Ordinance 2024-011 to change the zoning from Lake County R-6 Urban Residential District to City C-2 General Commercial zoning.	
Additional Analysis	
Fiscal Impact Summary	

Fiscal Impact		Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)			
1.	2024-011 - Hooks St Mini Warehouse Rezoning (1.30.2024)	2024-011 - Hooks St Mini Warehouse Rezoning (1.30.2024).pdf	
2.	Location	Location.pdf	
3.	Aerial	Aerial.pdf	
4.	Existing Zoning	Existing Zoning.pdf	
5.	Proposed Zoning	Proposed Zoning.pdf	
6.	Signed Sealed Survey	Signed Sealed Survey.pdf	
7.	2071-1 Concept Plan 12-4-23-Layout1	2071-1 Concept Plan 12-4-23-Layout1.pdf	
8.	Project Narrative_08-31-2023_SDL	Project Narrative_08-31-2023_SDL.pdf	
9.	Application	Application.pdf	
10.	Legal Ad - REZ	Legal Ad - REZ.pdf	



CITY OF CLERMONT
ORDINANCE NO. 2024-011

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

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

SECTION 1:

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

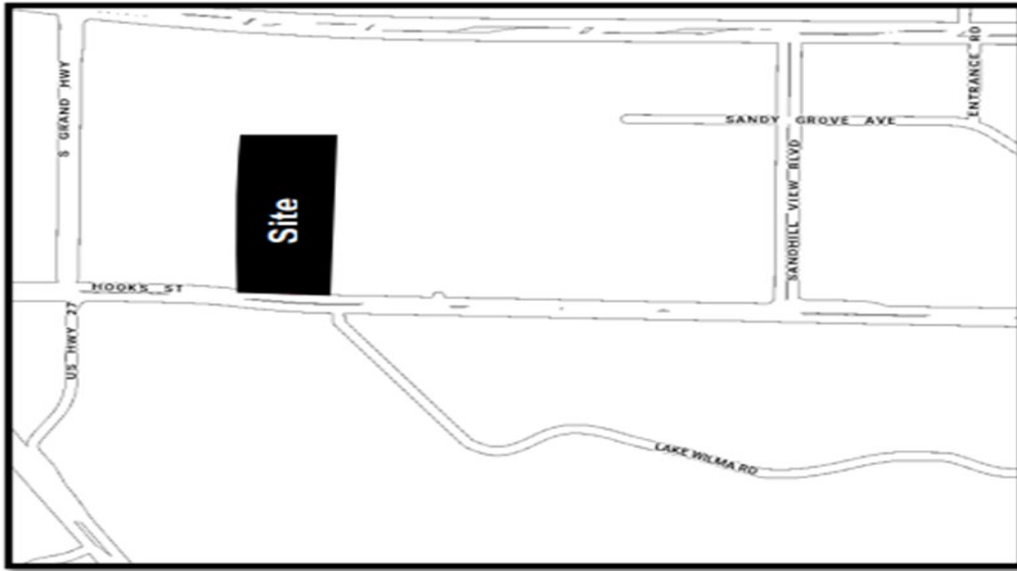
LEGAL DESCRIPTION

WEST ¼ OF TRACT 26 IN SECTION 29, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE HIGHLANDS COMPANY, AS REPRESENTED ON THE MAP THEREOF DULY FILED AND RECORDED IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. LESS – ADDITIONAL RIGHT OF WAY DESCRIPTION:

COMMENCING FROM THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 29, RUN SOUTH 88°26'37" EAST, 661.52 FEET, THENCE RUN NORTH 00°26'43" EAST 15.00 FEET TO THE NORTH RIGHT OF WAY LINE OF HOOKS STREET FOR THE POINT OF BEGINNING; CONTINUE NORTH 00°26'43" EAST 48.76 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 2033.00 FEET, THENCE EASTERLY 166.10 FEET ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 04°40'53", HAVING A CHORD BEARING OF SOUTH 84°06'31" EAST AND A CHORD DISTANCE OF 166.06 FEET, THENCE RUN SOUTH 00°25'46" WEST, 36.21 FEET TO SAID NORTH LINE OF HOOKS STREET, THENCE RUN NORTH 88°26'37" WEST, 165.35 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING FOR ADDITIONAL ROAD RIGHT OF WAY.

LOCATION:

13119 Hooks Street, Clermont, FL
Vacant parcel located east of Highway 27 and north of Hooks Street
(Alternate Key 2518332)



PROPERTY REZONING
FROM: Lake County R-6 Urban Residential District
TO: C-2 General Commercial District

SECTION 2: CONFLICT

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

SECTION 3: SEVERABILITY

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

SECTION 4: ADMINISTRATIVE CORRECTION

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



CITY OF CLERMONT
ORDINANCE NO. 2024-011

SECTION 5: RECORDING

This Ordinance shall be recorded in the Public Records of Lake County, Florida.

SECTION 6: PUBLICATION AND EFFECTIVE DATE

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



CITY OF CLERMONT
ORDINANCE NO. 2024-011

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 27th day of February, 2024.

CITY OF CLERMONT

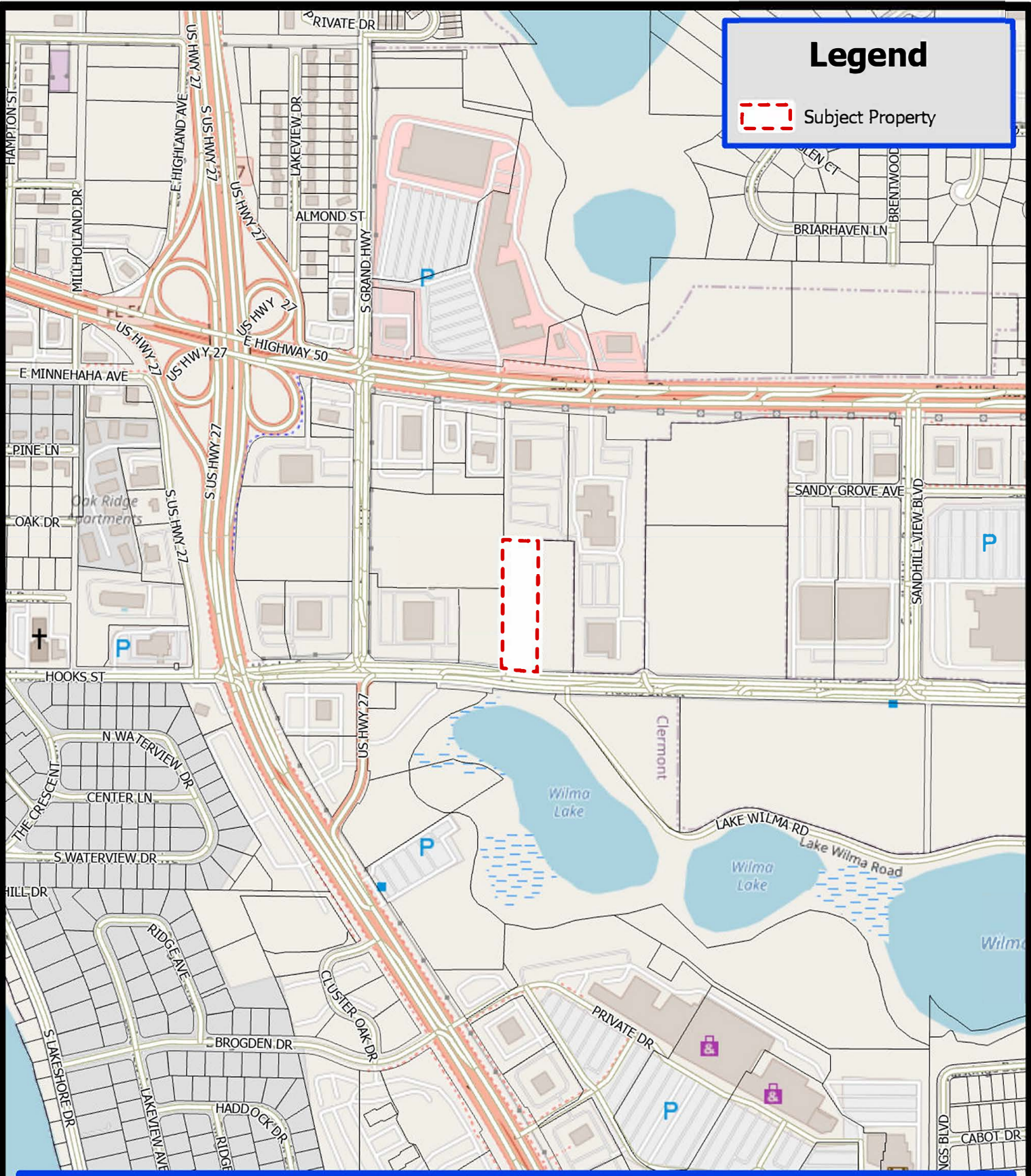
Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney



Legend

 Subject Property



LAKE
COUNTY, FL
REAL FLORIDA • REAL CLOSE



0 240 480
Feet

CEIO CRE Investments, LLC

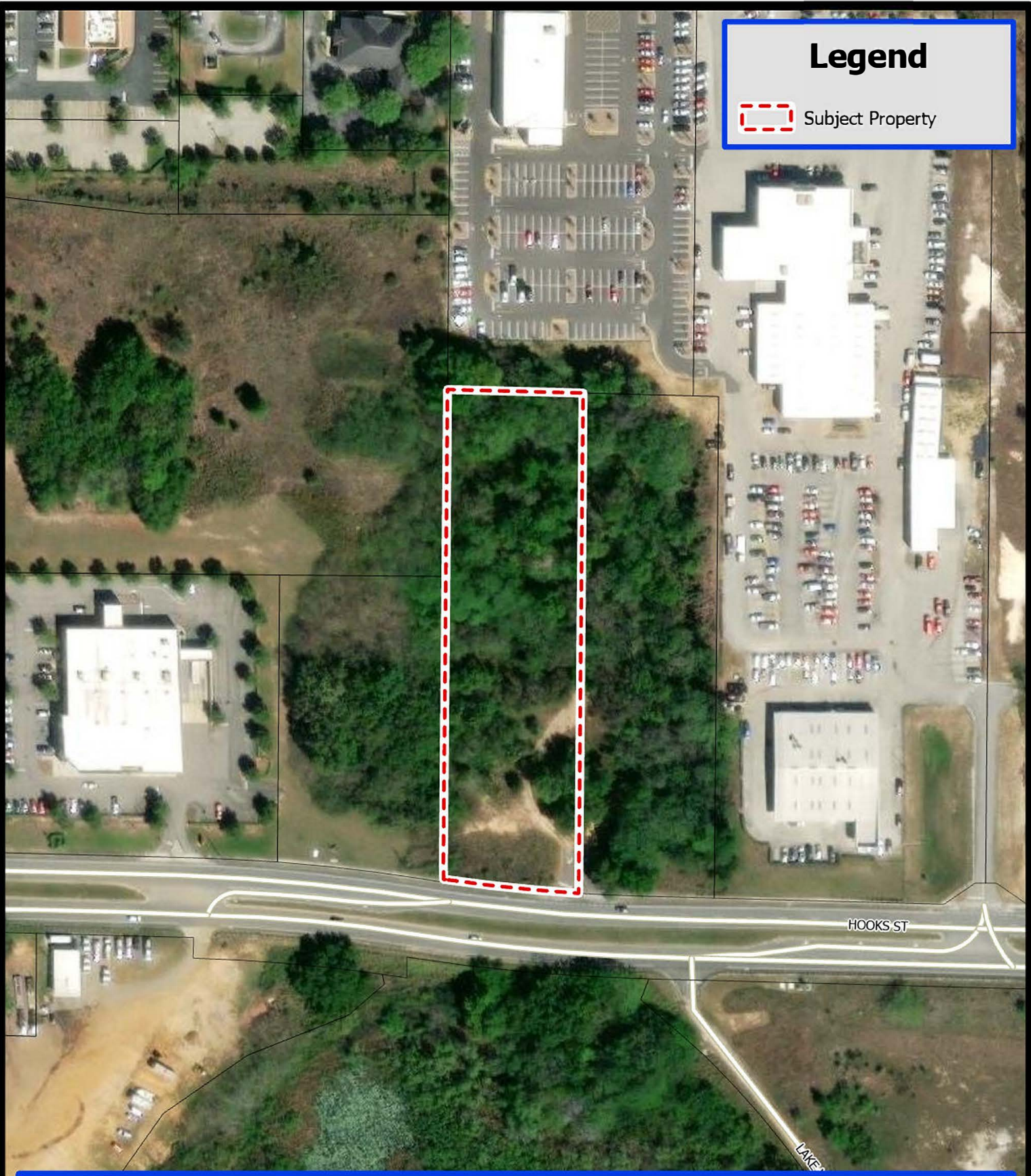
Location

Lake County, FL

Project: EC COM
Project #: 2071-1
File: Location
PM: Sherie Lindh
Date: August 22nd, 2023
Created By: C.Manno



LPG Urban & Regional Planners, LLC.
1162 Camp Avenue, Mount Dora, Florida 32757
Office: (352) 385-1940 / Fax: (352) 383-4824



Legend

 Subject Property



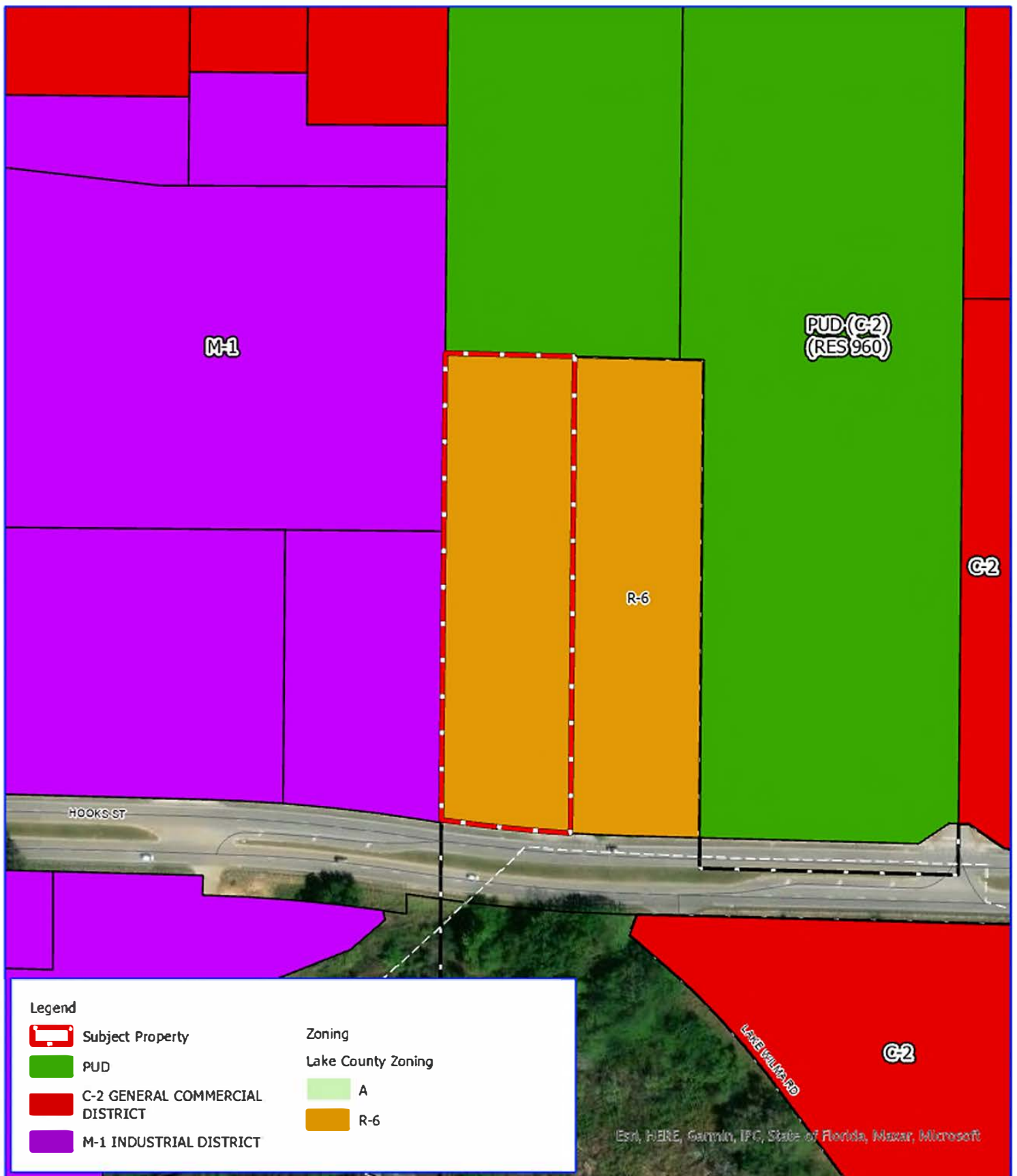
0 60 120
 Feet

CEIO CRE Investments, LLC
Aerial

Lake County, FL

Project: EC COM
Project #: 2071-1
File: Aerial
PM: Sherie Lindh
Date: August 22nd, 2023
Created By: C.Manno





CEIO CRE Investments, LLC

Lake County, Florida
Zoning Map

Project: 2071-1
File: Zoning
Name: EC COM
PM: S. Lindh
Date: September 14, 2023
Created By: T. Kalebaugh



Legend

Lake County Zoning

A

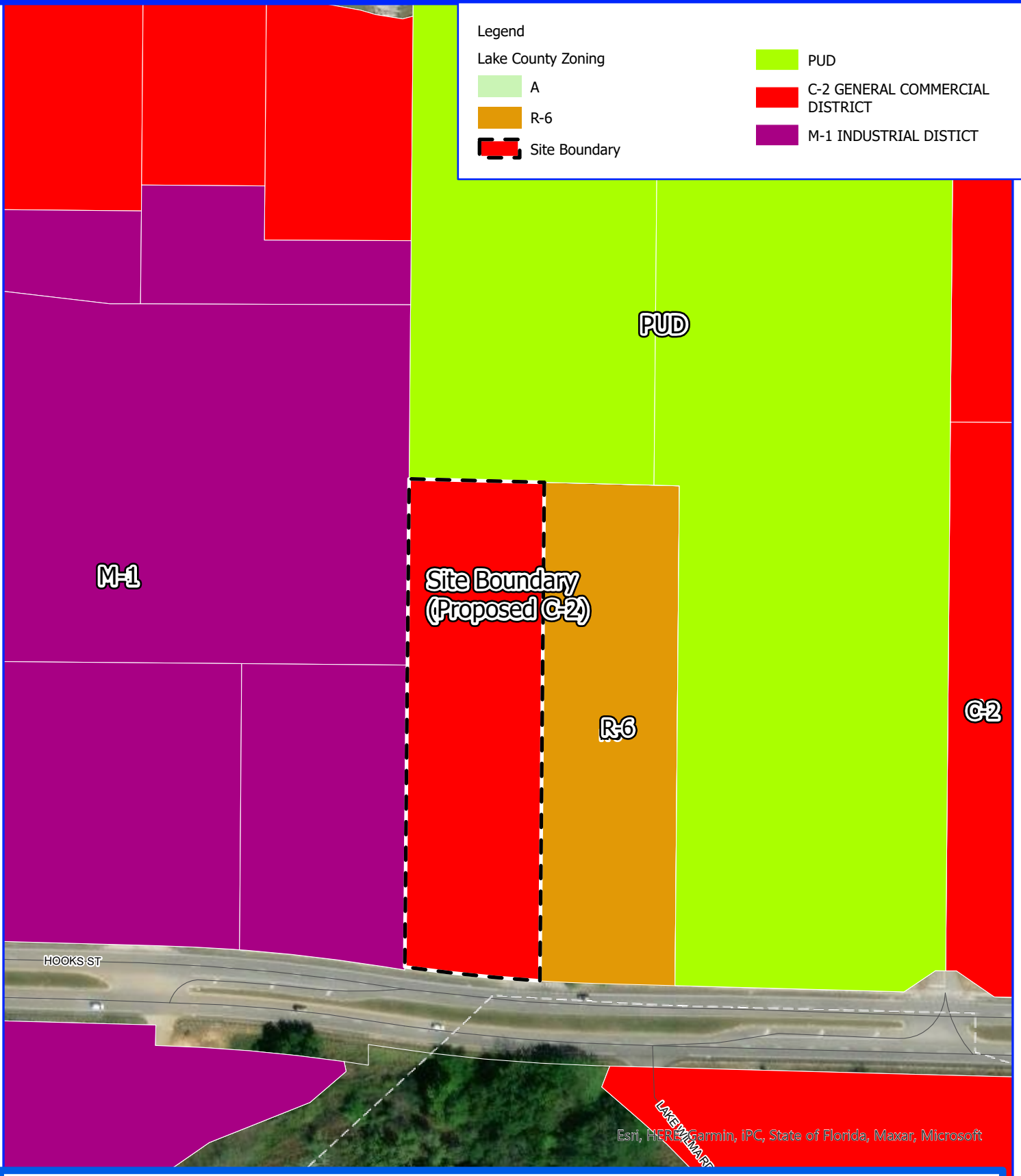
R-6

Site Boundary

PUD

C-2 GENERAL COMMERCIAL DISTRICT

M-1 INDUSTRIAL DISTRICT



0 62.5 125
Feet

CEIO CRE Investments, LLC

Proposed Zoning Clermont

Lake County, Florida

Project: EC Com
Project #: 2071-1
File: Prop Zoning
PM: Sherie Lindh
Date: Sept. 16th, 2022
Created By: T. Kalebaugh



LPG Urban & Regional Planners, LLC.
1162 Camp Avenue, Mount Dora, Florida 32757
Office: (352) 385-1940 / Fax: (352) 383-4824

Boundary
Survey

LEGAL DESCRIPTION (AS PROVIDED):

WEST 1/4 OF TRACT 26 IN SECTION 29,
TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE
HIGHLANDS COMPANY, AS REPRESENTED ON THE
MAP THEREOF DULY FILED AND RECORDED IN
THE PUBLIC RECORDS OF LAKE COUNTY,
FLORIDA.

LESS - ADDITIONAL RIGHT OF WAY DESCRIPTION:

COMMENCING FROM THE SOUTHWEST CORNER
OF THE NORTHWEST QUARTER OF SECTION 29,
RUN SOUTH 88°26'37" EAST, 661.52 FEET, THENCE
RUN NORTH 00°26'43" EAST 15.00 FEET TO THE
NORTH RIGHT OF WAY LINE OF HOOKS STREET
FOR THE POINT OF BEGINNING; CONTINUE NORTH
00°26'43" EAST 48.76 FEET TO A POINT ON A
CURVE CONCAVE TO THE NORTH, HAVING A
RADIUS OF 2033.00 FEET, THENCE EASTERLY
166.10 FEET ALONG THE ARC OF SAID CURVE,
THRU A CENTRAL ANGLE OF 04°40'53", HAVING A
CHORD BEARING OF SOUTH 84°06'31" EAST AND A
CHORD DISTANCE OF 166.06 FEET, THENCE RUN
SOUTH 00°25'46" WEST, 36.21 FEET TO SAID
NORTH LINE OF HOOKS STREET, THENCE RUN
NORTH 88°26'37" WEST, 165.35 FEET ALONG SAID
NORTH LINE TO THE POINT OF BEGINNING FOR
ADDITIONAL ROAD RIGHT OF WAY.

OWNER: CLERMONT AUTOMOTIVE
MANAGEMENT, LLC
PARCEL I.D. #09-22-26-1305-023-00000

LOT 1A
OAK HILL COMMONS
UNIT II, REPLAT
PB 64, PG. 101

LOT 1C
OAK HILL COMMONS
UNIT II, REPLAT
PB 64, PG. 101

WEST 1/4 OF
TRACT 26

VACANT
WOODED

OWNER: DELORES A. FREEMAN
PARCEL I.D. #09-22-26-1300-026-00000

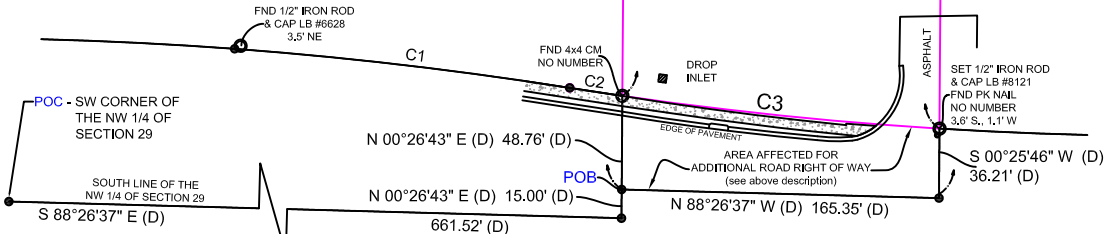
C1 (P)
R=2133.00'
CHB=S 83°04'41" E (C)
CHD=203.45' (C)
Δ=04°43'17"
L=175.77'

C2 (P)
R=2033.00'
CHB=S 81°22'37" E (C)
CHD=27.75' (C)
Δ=00°46'55"
L=27.75'

C1 (M)
R=2133.00'
CHB=S 82°43'03" E
CHD=172.82'
Δ=04°38'37"
L=172.87'

C3 (C)
R=2033.00'
CHB=N 84°06'31" W
CHD=166.06'
Δ=04°40'53"
L=166.10'

C3 R/W (D)
R=2033.00'
CHB=S 84°06'31" E
CHD=166.06'
Δ=04°40'53"
L=166.10'



HOOKS STREET
100' PLATTED RIGHT-OF-WAY
ASPHALT ROADWAY

ADDRESS

13119 HOOKS STREET
CLERMONT, FLORIDA 34711

LEGAL DESCRIPTION: (AS FURNISHED)

SEE ABOVE

BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF OAK HILL COMMONS, UNIT II, REPLAT, BEING N 00°26'33" E, PER PLAT.

LIST OF POSSIBLE ENCROACHMENTS: NONE OBSERVED

DLS #: 23-08-0048
CLIENT #:
FIELD DATE: 08/28/23
DRAFTER: CDK
APPROVED: BHH

CERTIFIED TO: (AS FURNISHED)
OFLI GUIMARAES

NOTES

1. Abutting properties have not been researched for gaps, overlaps, and/or status.
2. Compliance with F.A.C. 61G17-6.0031-4-E, If location of easements or rights-of-way of record, other than those on recorded plats, is required, this information must be furnished to the surveyor and mapper.
3. Fence ownership is not determined.
4. No underground improvements or structures were located by this survey, unless otherwise noted.
5. This survey should not be used for construction purposes.
6. Any septic tank or drainfield locations (if found) are approximate.
7. Property lines and/or improvements shown were physically located by field survey.
8. Monuments found or set are shown.
9. Calculated lines and information are noted by (C).
10. Computations of lines and/or data not found are shown as (C).
11. Prior to survey, information obtained was legal description provided by client or from publicly published county tax collector site, recorded plats and/or section corner records, if applicable.
12. If only a digital survey copy is required, a survey report will be placed in file. The digital survey is not full and complete without the survey report file.

THIS SURVEY IS PREPARED FOR THE EXCLUSIVE
USE AND BENEFIT OF THE PARTIES LISTED HEREON.
LIABILITY TO THIRD PARTIES MAY NOT BE
TRANSFERRED OR ASSIGNED.

LEGEND



- Air Conditioner
- Calculated
- Centerline
- Concrete Block
- Concrete Monument
- Concrete
- Covered
- Description
- Drainage Easement
- Drainage & Utility Esmt
- Driveway
- Easement
- Finished Floor Elevation
- Found
- Iron Pipe
- Length (Arc)
- Measured
- Nail & Disk
- Non-Radial
- Overhead Utility Line
- Official Records Book

- (P) - Plat
- PB - Plat Book
- PC - Point of Curvature
- PI - Point of Intersection
- POB - Point of Beginning
- POC - Point of Commencement
- LP - Light Pole
- PRC - Point of Reverse Curvature
- PRM - Permanent Reference Monument
- CHB - Chord Bearing
- CHD - Chord Distance
- R - Radius
- (RAD) - Radial
- R&C - Rebar & Cap
- RFD - Roofed
- UE - Utility Easement
- WM - Water Meter
- Δ - Delta (Central Angle)
- - Wood/PVC Fence
- - Metal Fence
- - Change In Direction

FLOOD ZONE INFORMATION
(FOR INFORMATIONAL PURPOSES ONLY)

SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN
FLOOD ZONE X, OUTSIDE SPECIAL FLOOD HAZARD AREA, PER
F.I.R.M. PANEL NUMBER 12069C 0590E, LAST REVISION DATE 12/18/12.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SKETCH OF SURVEY WAS MADE UNDER MY
RESPONSIBLE CHARGE AND TO THE BEST OF MY KNOWLEDGE AND BELIEF. SAID
SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD
OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 472.027 FLORIDA ADMINISTRATIVE
CODE. FURTHER, THIS DOCUMENT IS ELECTRONICALLY SIGNED AND SEALED
PURSUANT TO THE FLORIDA STATUTES SECTION FJ-17.062.2 AND FJ-17.062.3 OF THE
FLORIDA ADMINISTRATIVE CODE.

DATE SIGNED: 09/11/2023

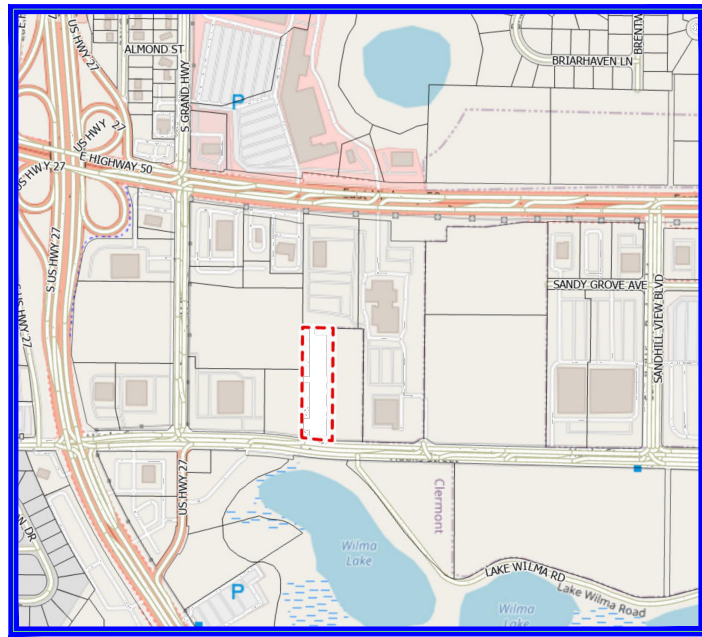
THE SEAL APPEARING ON THIS DOCUMENT
WAS AUTHORIZED BY THOMAS C. LITTLE, PSM 6107,
ON THIS DATE 09/11/2023
SURVEYOR'S NAME: THOMAS C. LITTLE PSM 6107



DEAL LAND SURVEYING, LLC LB 8121

NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE
AND AUTHENTICATED ELECTRONIC SEAL

DATE	REVISION	DATE	REVISION



Location

Notes:

Total Acreage: 2.2 +- Acres (99,681 sf)
Zoning of Parcel: R-6
Proposed Zoning: C-2
FLU of Parcel: REGIONAL COMMERCIAL
Proposed FLU: COMMERCIAL

Front setback - 25'
Side setback - 12' or 25' if adjacent to property that is zoned or used for residential
Rear setback - 25'

Parking - 1 space per 50 units
Parking Required: 8
Parking Proposed: 10

Max floor area ratio (FAR) - 1.0
Proposed Floor Area Ratio - 0.74

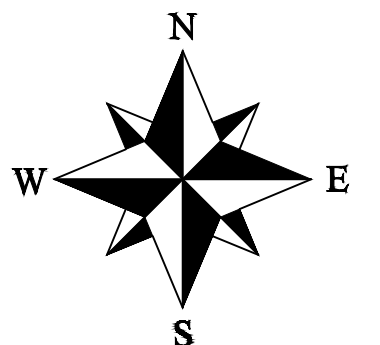
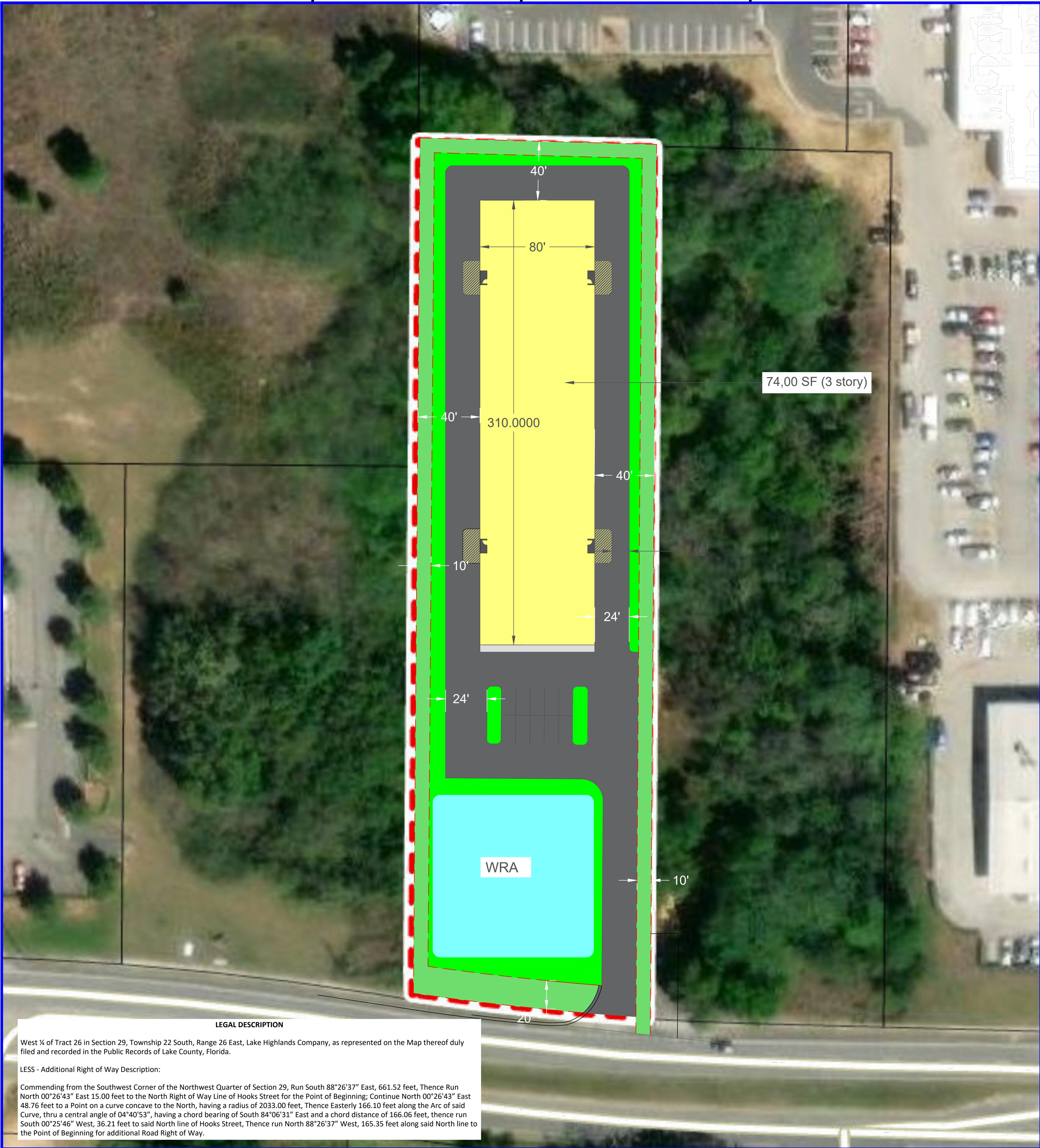
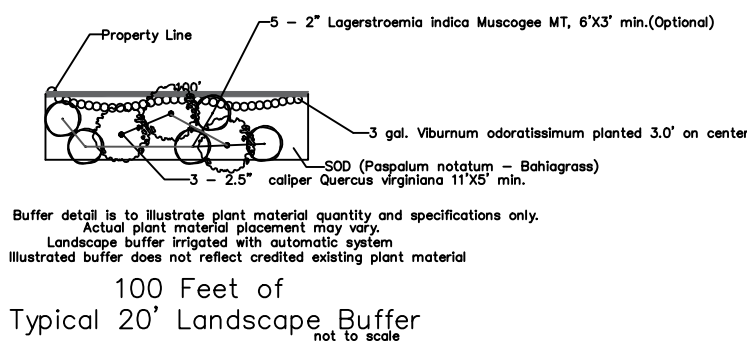
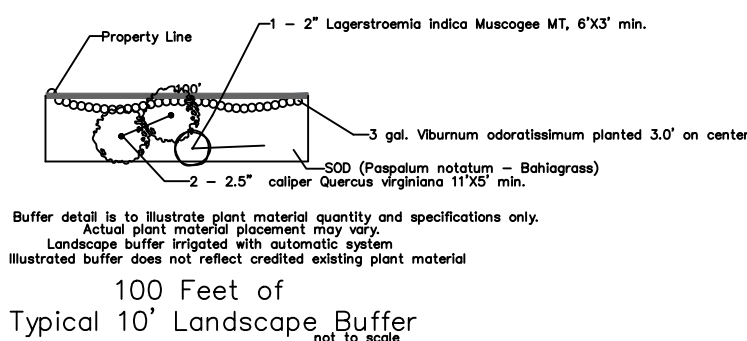
Max ISR - 80%
Proposed ISR - 70%

Buffers

Buffers - Side and Rear -
10' consisting of 2 canopy, 1 subcanopy, shrubs-
3' high landscape screen - per 100 linear feet

Buffers - Front -
20' - 3 canopy trees, 5 understory trees, shrubs and groundcover
shall comprise 50% of the buffer area - per 100 linear feet:

Maximum allowable building height is 35'.
Utilities, water, sewer and fire protection will be provided by the City of Clermont.
Stormwater mangement will be through a system of swales and retention ponds as required.
Existing vegetation to be utilized in landscape buffers wherever possible.
*This plan is conceptual in nature and is subject to change due to engineering and other influences.



Scale: 1:100

CEIO CRE Investments, LLC
Conceptual Master Plan
Lake County, FL

LPG Urban & Regional Planners, LLC.
1162 Camp Avenue, Mount Dora, Florida 32757
Office: (352) 385-1940 / Fax: (352) 383-4824
Project #: 2071-1
Alt Key #: 2518332
October 10th, 2023



CEIO CRE Investments, LLC Project Narrative

The property consists of 2.29 ± acres and is currently zoned Lake County Urban Residential District (R-6) which is inconsistent with the future land use map designation of Regional Commercial (Alternate Key # 2518332). The subject property is located on the north side of Hooks Street and east of Grand Highway (Figures 1 and 2). The surrounding area in general is developed as commercial.

Figure 1. Project Location

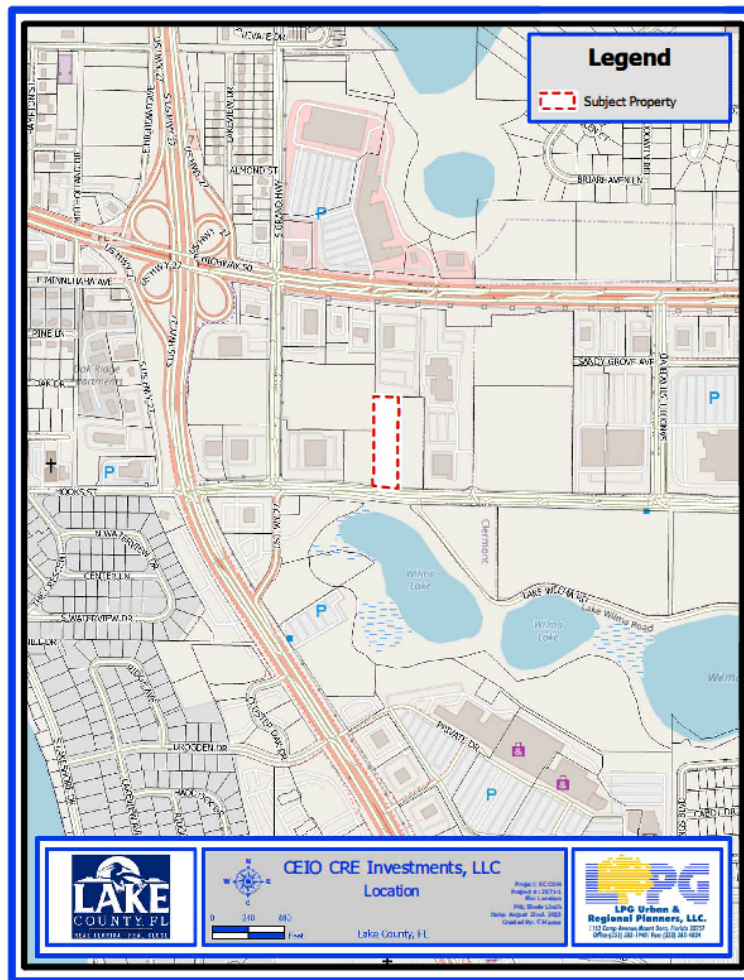


Figure 2. Project Aerial



Rezoning Request

The request is to rezone the parcel from Lake County Urban Residential District (R-6) to City of Clermont General Commercial (C-2) (Figure 3). A companion annexation, small scale comprehensive plan map amendment from Lake County Regional Commercial to City of Clermont Commercial, and a Conditional Use Permit for mini-warehouse storage has been requested. The property is in an area of existing commercial development. The proposed rezoning is a logical and compact extension of commercial uses.

The surrounding properties to the north are zoned Planned Unit Development (PUD), General Commercial (C-2) and Medium Density Residential (R-2), south of the site, across Hooks Street are zoned R-6.

The proposed rezoning is consistent with all applicable provisions of the code. The proposed rezoning to C-2 is compatible to the surrounding area. Ten-foot (10') landscape buffers are proposed along the north, east and west property boundaries. A twenty-foot (20) buffer is proposed along the southern property boundary, adjacent to Hooks Street. The proposed buffers are consistent with LDR Article II, Section 123-43.

The rezoning to C-2 is consistent with the Comprehensive Plan land use designation of Commercial. The request is consistent with FLU Policies 1.1.1, 1.4.6, 1.5.14, Policy 1.6.4, and 1.6.7, among others.

The proposed C-2 is a logical extension of the existing development patterns in the area and would provide additional commercial services to meet the projected 2035 needs.

Figure 2. Existing Zoning

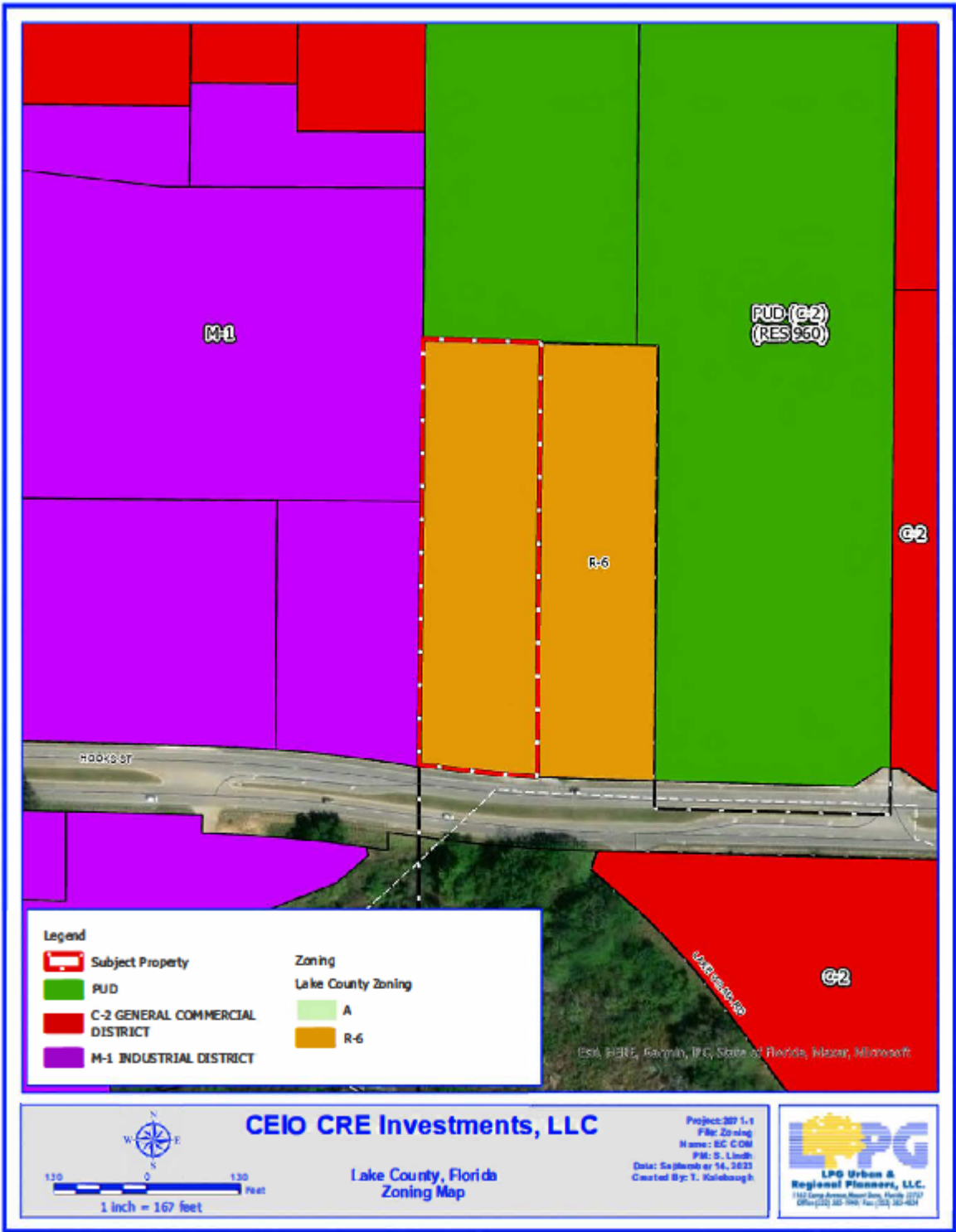
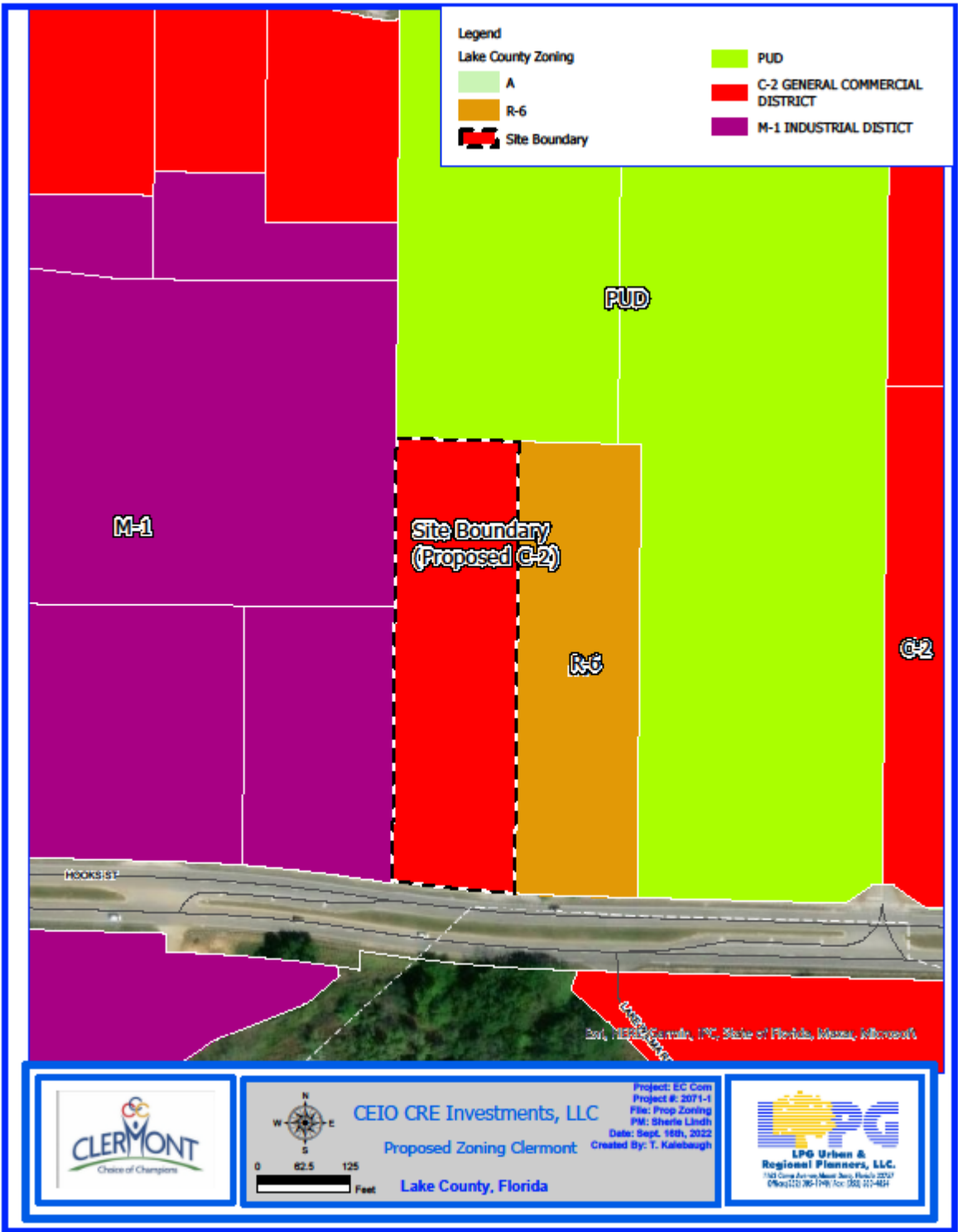


Figure 3. Proposed Zoning



Traffic Impact Analysis

A request for an exemption to a Tier I Traffic Impact Analysis by Walsh Engineering is provided (Appendix A). The proposed project is projected to generate 108 daily trips, of which 11 trips occur during the PM Peak Hour.

Environmental Assessment

An environmental assessment was conducted by Stillwater Environmental (Appendix B). Results of the assessment indicate that no protected species were observed onsite and none of the property is designed as wetlands or within the 100-year flood zone.



CITY OF CLERMONT REZONING FILING INSTRUCTIONS

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

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

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

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



CITY OF CLERMONT
REZONING
APPLICATION

DATE August 23, 2023		FEE: \$542.00 + cost of advertisement + cost of traffic review, if necessary	
Project Name (if applicable) CEIO CRE Investments, LLC			
Applicant LPG Urban & Regional Planners, LLC			
Contact Person Michael Rankin			
Address 1162 Camp Ave.		City Mount Dora	State FL Zip 32757
Telephone 352-385-1940		Fax 352-383-4824	
Email MichaelR@lpgurp.com			
OWNER INFORMATION			
Owner's Name CEIO CRE Investments LLC, Eduardo Luna Bontempo, Manager			
Owner Address 8336 Boyla Ct.		City Windermere	State FL Zip 34786
Telephone 352-988-7316		Email Ebontempo@gmail.com	
PROPERTY INFORMATION			
Address of Subject Property 13119 Hooks Street		City Clermont	State FL Zip 34711
Legal Description (include copy of survey) See attached			
Acreage 2.29		Land Use (City verification required) Lake County Regional Commercial	
Present Zoning (City verification required) Lake County Urban Residential District (R-6)		Proposed Zoning General Commercial (C-2)	



CITY OF CLERMONT REZONING APPLICATION

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

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

Rezoning is requested for compliance with land use designation request of City of Clermont Commercial which would be consistent with the comprehensive plan and adjacent properties.

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

Michael Rankin

Applicant Name (print)

x 
Applicant Name (signature)

Eduardo Luna Bontempo

Owner Name (print)

x 
Owner Name (signature)

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

5/22/2020

LEGAL NOTICE

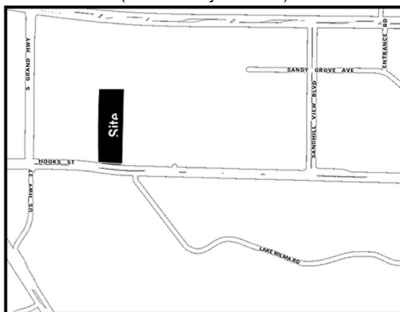
On Tuesday, February 6, 2024 at 6:30 PM, the Clermont Planning & Zoning Commission will consider the enactment of the following proposed ordinance, and on Tuesday, February 27, 2024 at 6:30 PM at a public hearing the request will be held before the City Council for Final Adoption.

ORDINANCE NO. 2024-011

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

LOCATION

13119 Hooks Street, Clermont, FL
Vacant parcel located west of Highway 27 and north of Hooks Street
(Alternate Key 2518332)



LEGAL DESCRIPTION

WEST ¼ OF TRACT 26 IN SECTION 29, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE HIGHLANDS COMPANY, AS REPRESENTED ON THE MAP THEREOF DULY FILED AND RECORDED IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. LESS – ADDITIONAL RIGHT OF WAY DESCRIPTION:

COMMENCING FROM THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 29, RUN SOUTH 88°26'37" EAST, 661.52 FEET, THENCE RUN NORTH 00°26'43" EAST 15.00 FEET TO THE NORTH RIGHT OF WAY LINE OF HOOKS STREET FOR THE POINT OF BEGINNING; CONTINUE NORTH 00°26'43" EAST 48.76 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 2033.00 FEET, THENCE EASTERLY 166.10 FEET ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 04°40'53", HAVING A CHORD BEARING OF SOUTH 84°06'31" EAST AND A CHORD DISTANCE OF 166.06 FEET, THENCE RUN SOUTH 00°25'46" WEST, 36.21 FEET TO SAID NORTH LINE OF HOOKS STREET, THENCE RUN NORTH 88°26'37" WEST, 165.35 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING FOR ADDITIONAL ROAD RIGHT OF WAY.

PROPERTY REZONING

**FROM: Lake County R-6 Urban Residential District
TO: C-2 General Commercial District**

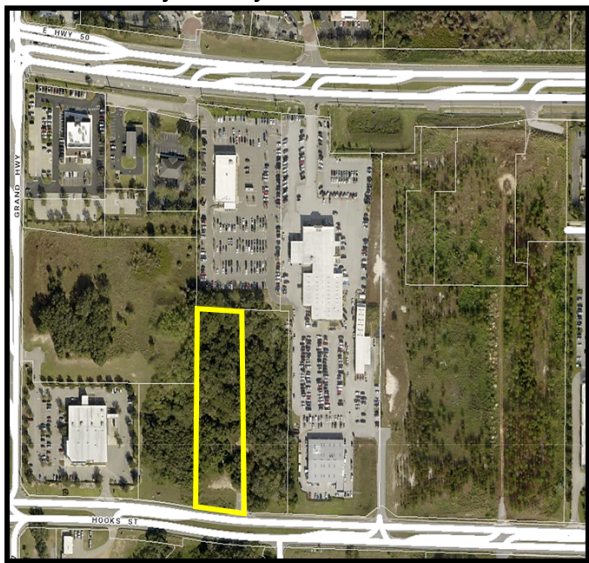
All public meetings are held in the Clermont City Hall, Council Chambers located at 685 W. Montrose Street, Clermont, FL 34711.

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

AGENDA ITEM

Meeting Date	
Tuesday, February 6, 2024	
Agenda Item Name	
Resolution No. 2024-004R <i>Hooks Street Self-Storage Facility CUP</i>	
Requested Action	
Recommend approval of Resolution No. 2024-004R.	
Staff Report	
The applicant is requesting a voluntary annexation, small scale comprehensive plan amendment, rezoning and Conditional Use Permit for the vacant parcel located east of US Highway 27 and north of Hooks Street. The subject property is contiguous to the City of Clermont boundaries and is approximately 2.29 +/- acres, which is located within the City's utility service area, ISBA, and JPA.  The applicant is also requesting a conditional use permit (CUP) to allow for a self-storage facility with more than 20,000 square feet of floor space. The Land Development Code, Section 125-337 requires a conditional use permit for any building structure that occupies more than 20,000 square feet and to allow for residential storage facilities in the C-2 General Commercial zoning district. The applicant has requested an exemption to a Tier 1 Traffic Impact Analysis Report by Walsh Engineering indicating the proposed self-storage facility is projected to generate 108 daily trips, of which 11 trips will occur during the PM Peak Hour. The proposed development will provide an enclosed three-story building that will be up to 74,400 square feet with 453 units. The building will be designed to comply with the Clermont Architectural Design Standards. The proposed self-storage facility will be gated and secured. Any fencing along or adjacent to roadways shall be ornamental metal or decorative vinyl/pvc. No outside storage will be allowed. Staff has reviewed the CUP application and believes that the proposed use will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity and the proposed use will comply with the regulations and conditions specified. Therefore, staff recommends approval of the Conditional Use Permit for a self-storage facility over 20,000 square feet in the C-2 zoning district with the conditions contained in Resolution No. 2024-004R.	

Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	2024-004R - Hooks St Mini Warehouse CUP (1.29.2024)	2024-004R - Hooks St Mini Warehouse CUP (1.29.2024).pdf
2.	Location	Location.pdf
3.	Aerial	Aerial.pdf
4.	2071-1 Concept Plan 12-4-23-Layout1	2071-1 Concept Plan 12-4-23-Layout1.pdf
5.	Project Narrative_08-31-2023_SDL	Project Narrative_08-31-2023_SDL.pdf
6.	CUP Support Document_09-06-2023_SDL	CUP Support Document_09-06-2023_SDL.pdf
7.	Residential Properties With-In 1 Mile	Residential Properties With-In 1 Mile.pdf
8.	10056-Clermont Self Storage Parking Analysis Memo-12-4-23-S&S	10056-Clermont Self Storage Parking Analysis Memo-12-4-23-S&S.pdf
9.	ENVIRONMENTAL	ENV.pdf
10.	Existing Storage Facilities	Existing Storage Facilities.pdf
11.	Application	Application.pdf
12.	Legal Ad - CUP	Legal Ad - CUP.pdf



CITY OF CLERMONT
RESOLUTION NO. 2024-004R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR A SELF-STORAGE FACILITY OCCUPYING MORE THAN 20,000 SQUARE FEET OF FLOOR SPACE IN THE C-2 GENERAL COMMERCIAL ZONING 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 on February 6, 2024 recommended approval of this Conditional Use Permit to allow for a self-storage facility occupying more than 20,000 square feet, at the following location:

LOCATION:

13119 Hooks Street, Clermont, FL
Vacant parcel located east of Highway 27 and on the north side of Hooks Street
(Alternate Key - 2518332)

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

WHEREAS, the applicant has applied for a Conditional Use Permit to allow for a self-storage facility occupying more than 20,000 square feet be located in the C-2 General Commercial Zoning District, The City Council deems it advisable in the interest of the general welfare of the City of Clermont, Lake County, Florida to grant this Conditional Use Permit.

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

This application for a Conditional Use Permit to allow for a self-storage/warehouse facility with up to 74,500 square feet with 453 units in the C-2 General Commercial zoning district, be granted subject to the following conditions:

SECTION 1: GENERAL CONDITIONS

1. The conditions as set forth in this Conditional Use Permit shall be legally binding upon any heirs, assigns and successors in title or interest.
2. Upon approval of the resolution the aforementioned property shall only be used for the purposes described herein. No further expansion of the use or additions to this project shall be permitted except as approved by another Conditional Use Permit. Any other proposed use shall be specifically authorized by amendment and approval of the City of Clermont City Council.



CITY OF CLERMONT
RESOLUTION NO. 2024-004R

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. Prior to the issuance of any permits, the applicant shall be required to submit formal site plans for review and approval by the City of Clermont Site Review Committee. The site plans shall meet all submittal requirements and comply with the conditions of this Resolution, applicable City Codes, Regulations, Ordinances, and provide compliance with the adopted City Comprehensive Plan, as amended.
5. No business can occupy any portion of the building unless the proposed business has applied for and obtained a Local Business Tax Receipt from the Development Services Department.
6. The Conditional Use Permit must be executed and processed through the office of the City Clerk within 90 days of its date of grant by the City Council or the permit shall become null and void.
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. The structure shall be inspected by the Fire Marshal for life safety requirements. All requirements must be met prior to any Certificate of Occupancy being issued.
9. The structure shall be inspected by the City Building Inspector and all building code violations must be corrected prior to a Certificate of Occupancy being issued.
10. If any of the stated conditions are violated, the applicant understands and agrees that the City Council may revoke this Conditional Use Permit by resolution.
11. This permit shall become null and void if substantial work has not begun within two (2) years of the date of issuance of this Conditional Use Permit.

SECTION 2: LAND USES AND SPECIFIC CONDITIONS

1. This Conditional Use Permit is for a residential self-storage facility occupying up to 74,500 square feet with 453 units be allowed in the C-2 General Commercial zoning district.



CITY OF CLERMONT
RESOLUTION NO. 2024-004R

2. The property shall be developed in substantial accordance with the Preliminary Conceptual Site Plan prepared by LPG Urban & Regional Planners, LLC; and Identified as (Exhibit A). The conceptual plan submitted with the Conditional Use Permit application is not an approved site plan. Formal construction plans incorporating all conditions stated in this Permit shall be submitted for review and approved by the Site Review Committee prior to the issuance of a Zoning Clearance or other development permits. The site will be developed to meet the City's Architectural Standards and Land Development Regulations.
3. The site may also be used for any permitted use in the C-2 General Commercial zoning district. All uses must adhere to the requirements of the Land Development Code.
4. No outside storage will be allowed. Any outside storage shall be completely enclosed and screened from public view and public streets. All enclosures shall be designed to be compatible and complement the architecture color and materials of the primary building.
5. The self-storage facility shall be gated and secured from the General Public. Any fencing shall be ornamental metal or decorative PVC/vinyl. All walls constructed must comply with Clermont Codes.
6. Interior lightening on the site shall be directed downward onto the site and not spill over onto the adjacent properties.

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. 2024-004R

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 27th day of February, 2024.

CITY OF CLERMONT

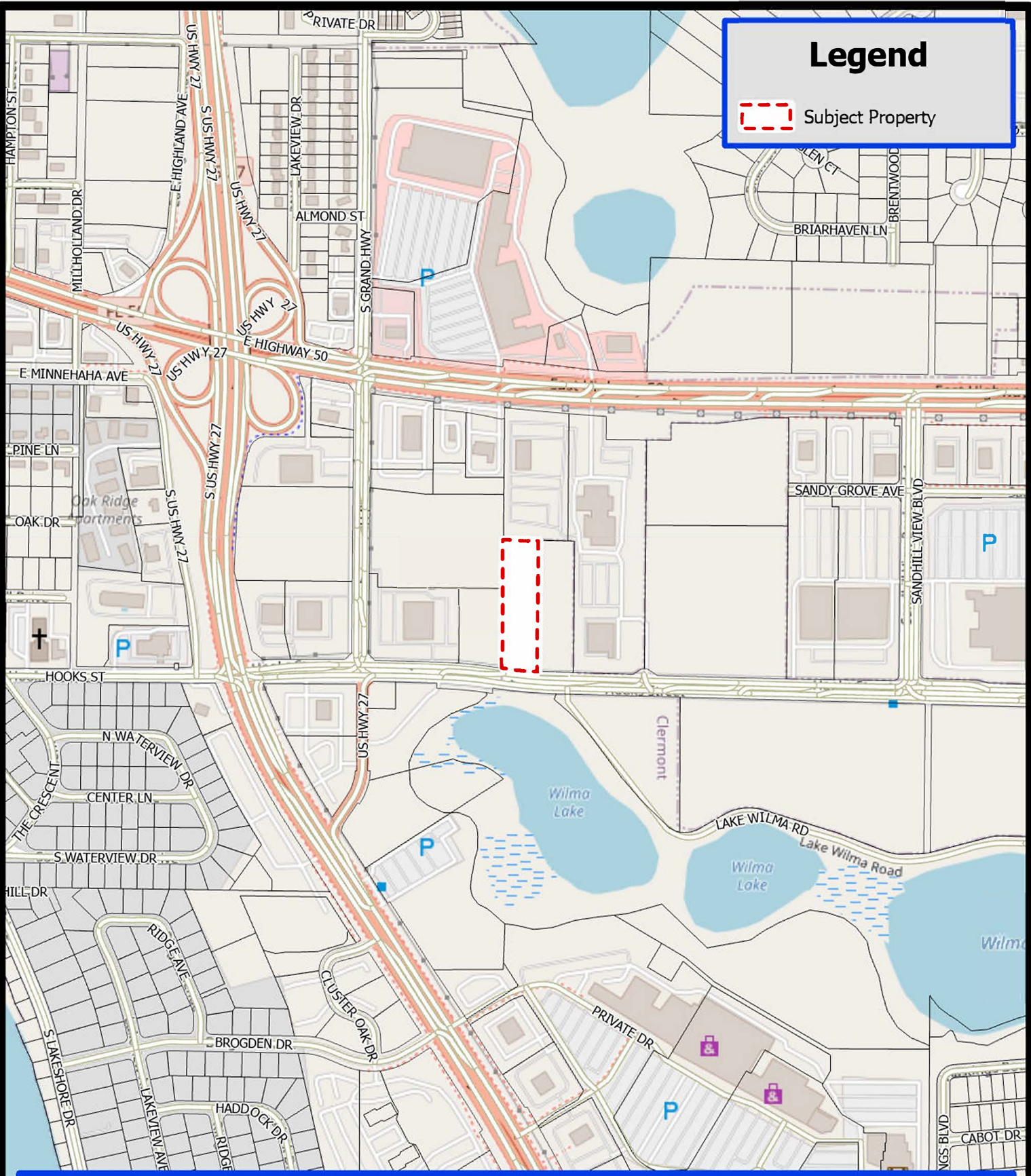
Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney



Legend

Subject Property

0 240 480 Feet

CEIO CRE Investments, LLC

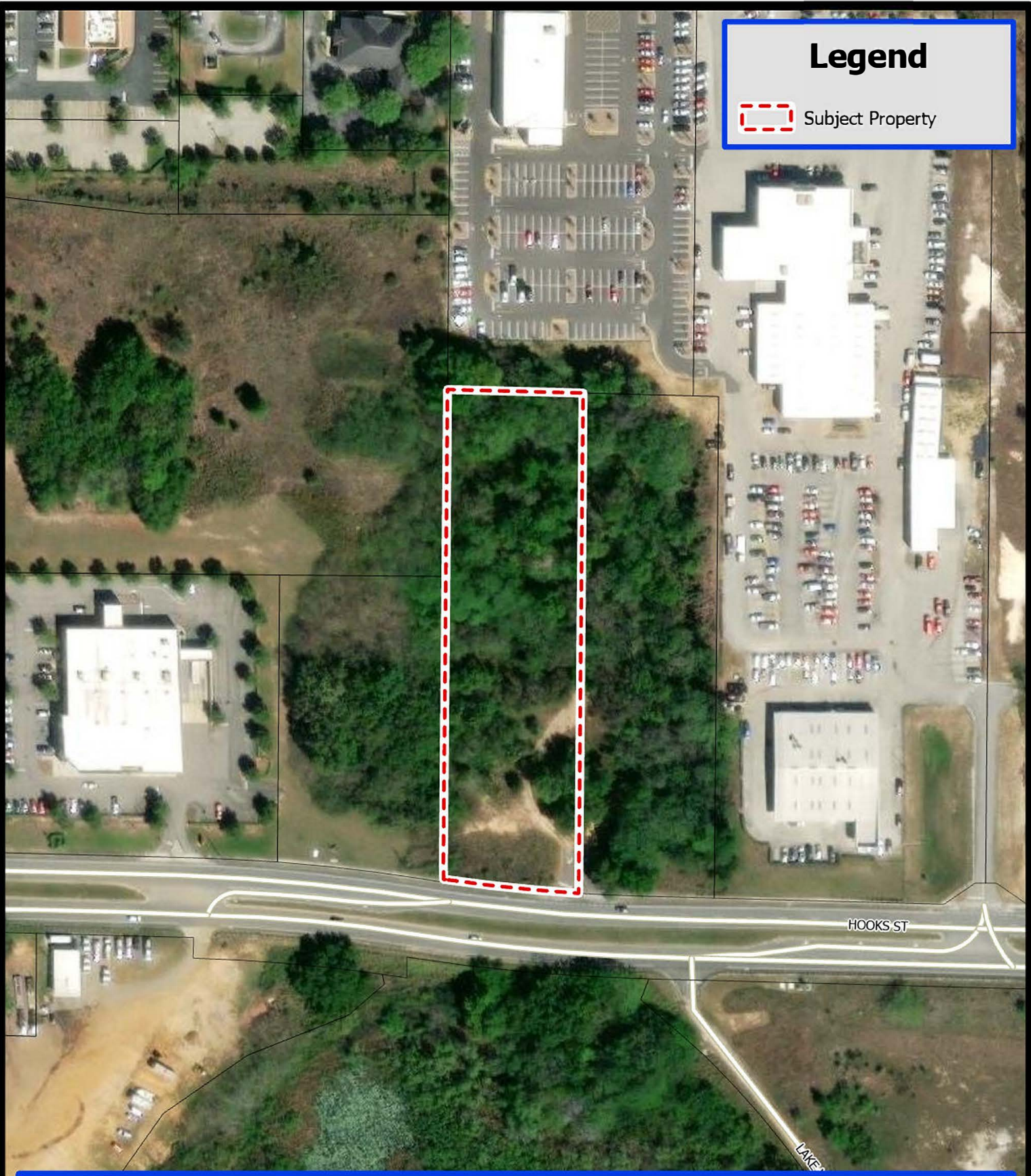
Location

Lake County, FL

Project: EC COM
Project #: 2071-1
File: Location
PM: Sherie Lindh
Date: August 22nd, 2023
Created By: C.Manno

LPG Urban & Regional Planners, LLC

1162 Camp Avenue, Mount Dora, Florida 32757
Office: (352) 385-1940 / Fax: (352) 383-4824



Legend

 Subject Property



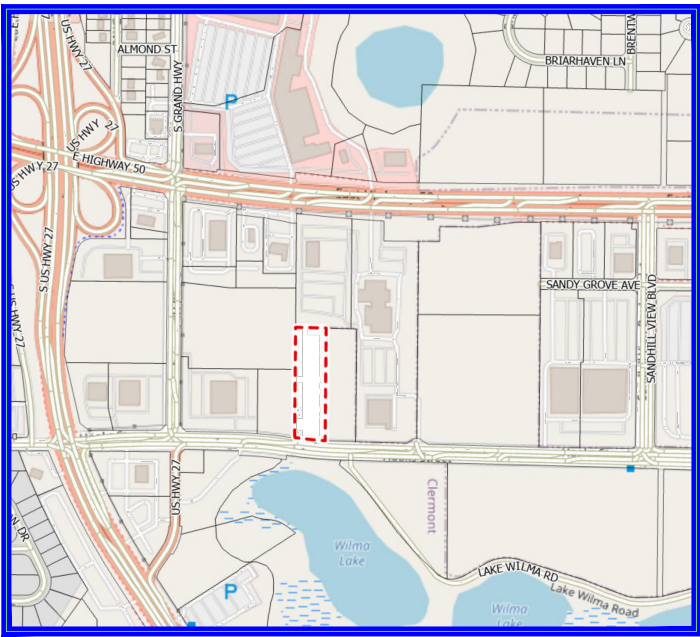
0 60 120
 Feet

CEIO CRE Investments, LLC
Aerial

Lake County, FL

Project: EC COM
Project #: 2071-1
File: Aerial
PM: Sherie Lindh
Date: August 22nd, 2023
Created By: C.Manno





Location

Notes:

Total Acreage: 2.2 +- Acres (99,681 sf)
Zoning of Parcel: R-6
Proposed Zoning: C-2
FLU of Parcel: REGIONAL COMMERCIAL
Proposed FLU: COMMERCIAL

Front setback - 25'
Side setback - 12' or 25' if adjacent to property that is zoned or used for residential
Rear setback - 25'

Parking - 1 space per 50 units
Parking Required: 8
Parking Proposed: 10

Max floor area ratio (FAR) - 1.0
Proposed Floor Area Ratio - 0.74

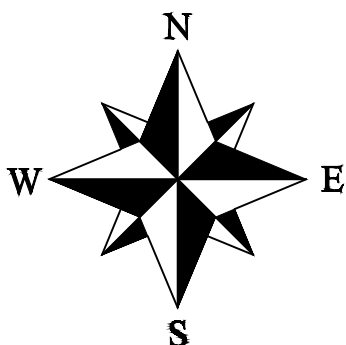
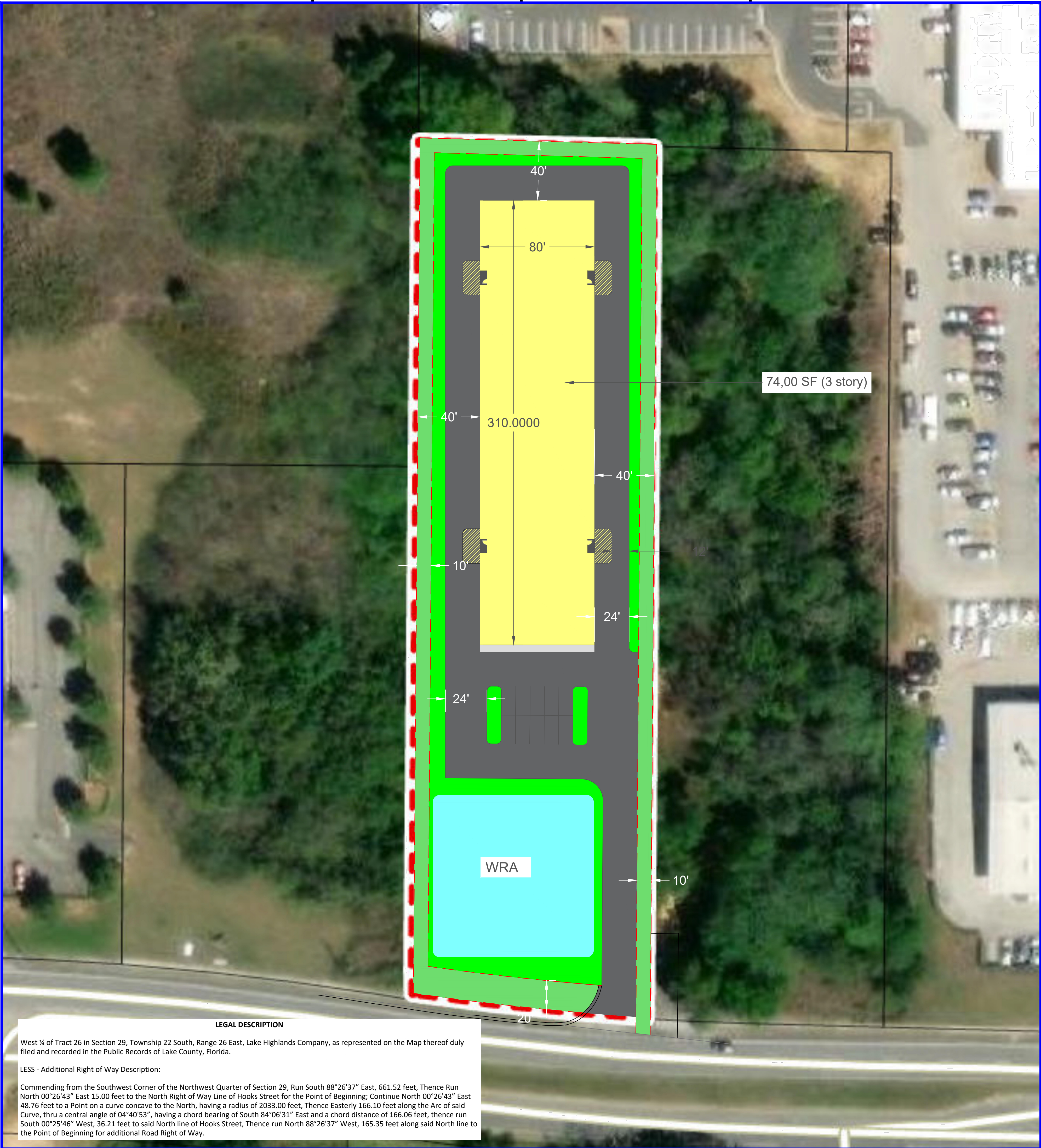
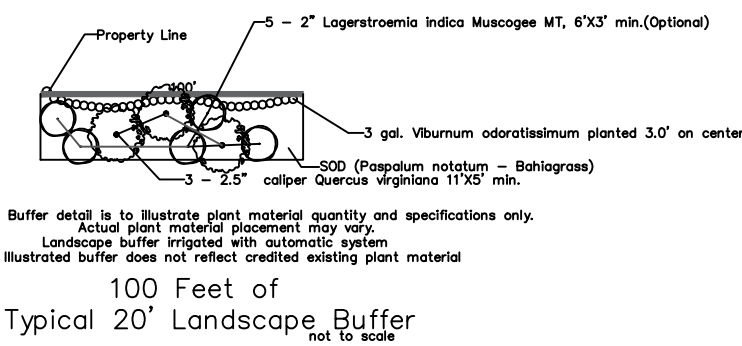
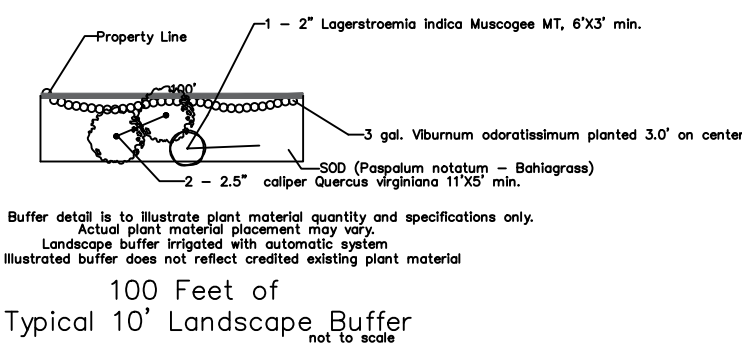
Max ISR - 80%
Proposed ISR - 70%

Buffers

Buffers - Side and Rear -
10' consisting of 2 canopy, 1 subcanopy, shrubs-
3' high landscape screen - per 100 linear feet

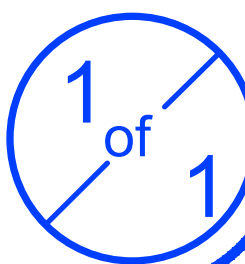
Buffers - Front -
20' - 3 canopy trees, 5 understory trees, shrubs and groundcover
shall comprise 50% of the buffer area - per 100 linear feet:

Maximum allowable building height is 35'.
Utilities, water, sewer and fire protection will be provided by the City of Clermont.
Stormwater mangement will be through a system of swales and retention ponds as required.
Existing vegetation to be utilized in landscape buffers wherever possible.
*This plan is conceptual in nature and is subject to change due to engineering and other influences.



Scale: 1:100

CEIO CRE Investments, LLC
Conceptual Master Plan
Lake County, FL





CEIO CRE Investments, LLC Project Narrative

The property consists of 2.29 ± acres and is currently zoned Lake County Urban Residential District (R-6) which is inconsistent with the future land use map designation of Regional Commercial (Alternate Key # 2518332). The subject property is located on the north side of Hooks Street and east of Grand Highway (Figures 1 and 2). The surrounding area in general is developed as commercial.

Figure 1. Project Location

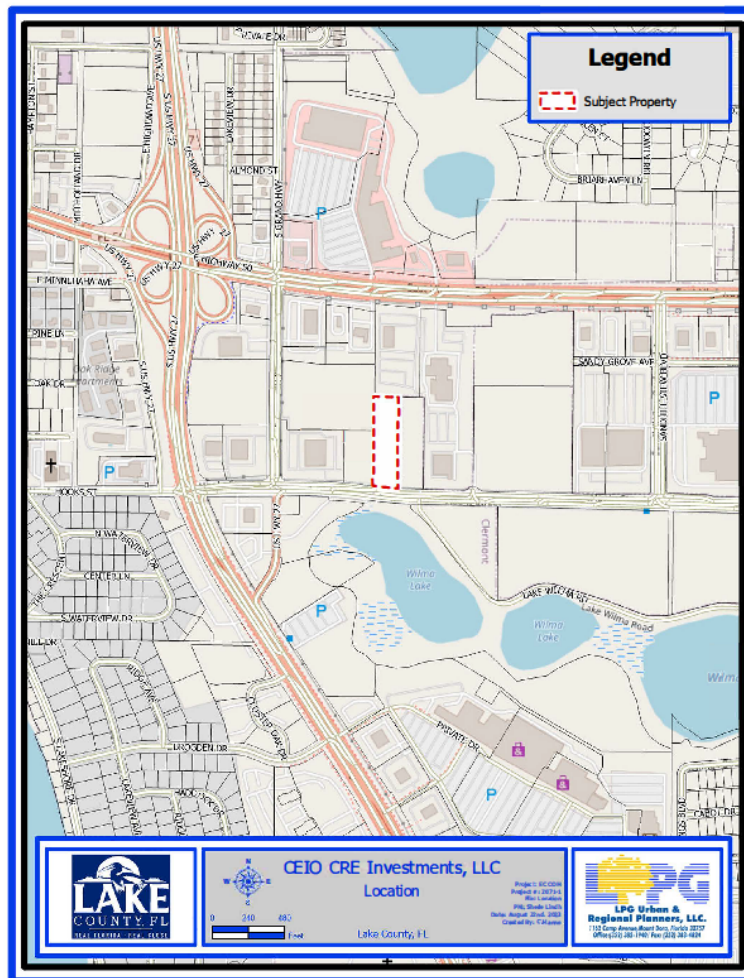


Figure 2. Project Aerial



Rezoning Request

The request is to rezone the parcel from Lake County Urban Residential District (R-6) to City of Clermont General Commercial (C-2) (Figure 3). A companion annexation, small scale comprehensive plan map amendment from Lake County Regional Commercial to City of Clermont Commercial, and a Conditional Use Permit for mini-warehouse storage has been requested. The property is in an area of existing commercial development. The proposed rezoning is a logical and compact extension of commercial uses.

The surrounding properties to the north are zoned Planned Unit Development (PUD), General Commercial (C-2) and Medium Density Residential (R-2), south of the site, across Hooks Street are zoned R-6.

The proposed rezoning is consistent with all applicable provisions of the code. The proposed rezoning to C-2 is compatible to the surrounding area. Ten-foot (10') landscape buffers are proposed along the north, east and west property boundaries. A twenty-foot (20) buffer is proposed along the southern property boundary, adjacent to Hooks Street. The proposed buffers are consistent with LDR Article II, Section 123-43.

The rezoning to C-2 is consistent with the Comprehensive Plan land use designation of Commercial. The request is consistent with FLU Policies 1.1.1, 1.4.6, 1.5.14, Policy 1.6.4, and 1.6.7, among others.

The proposed C-2 is a logical extension of the existing development patterns in the area and would provide additional commercial services to meet the projected 2035 needs.

Figure 2. Existing Zoning

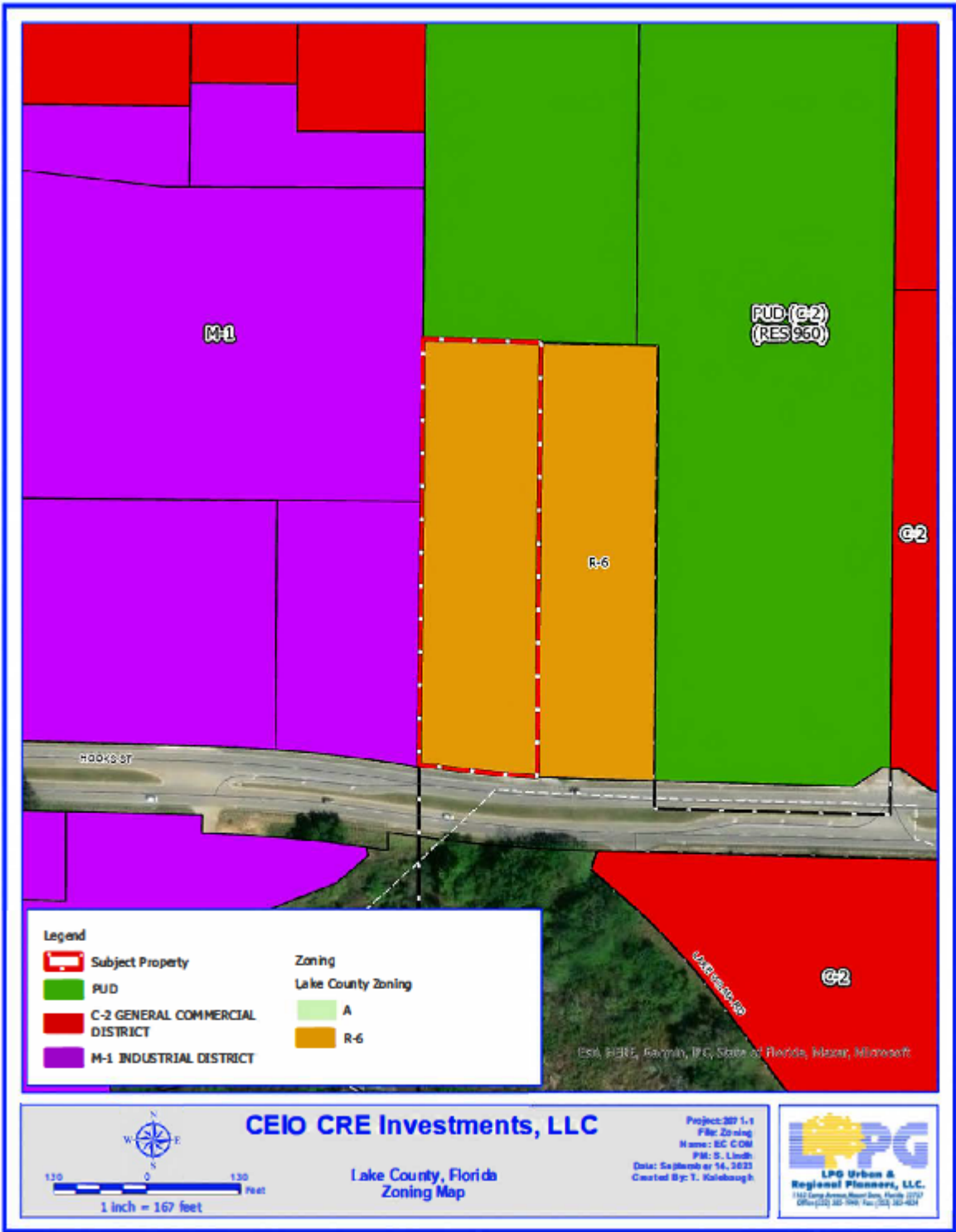
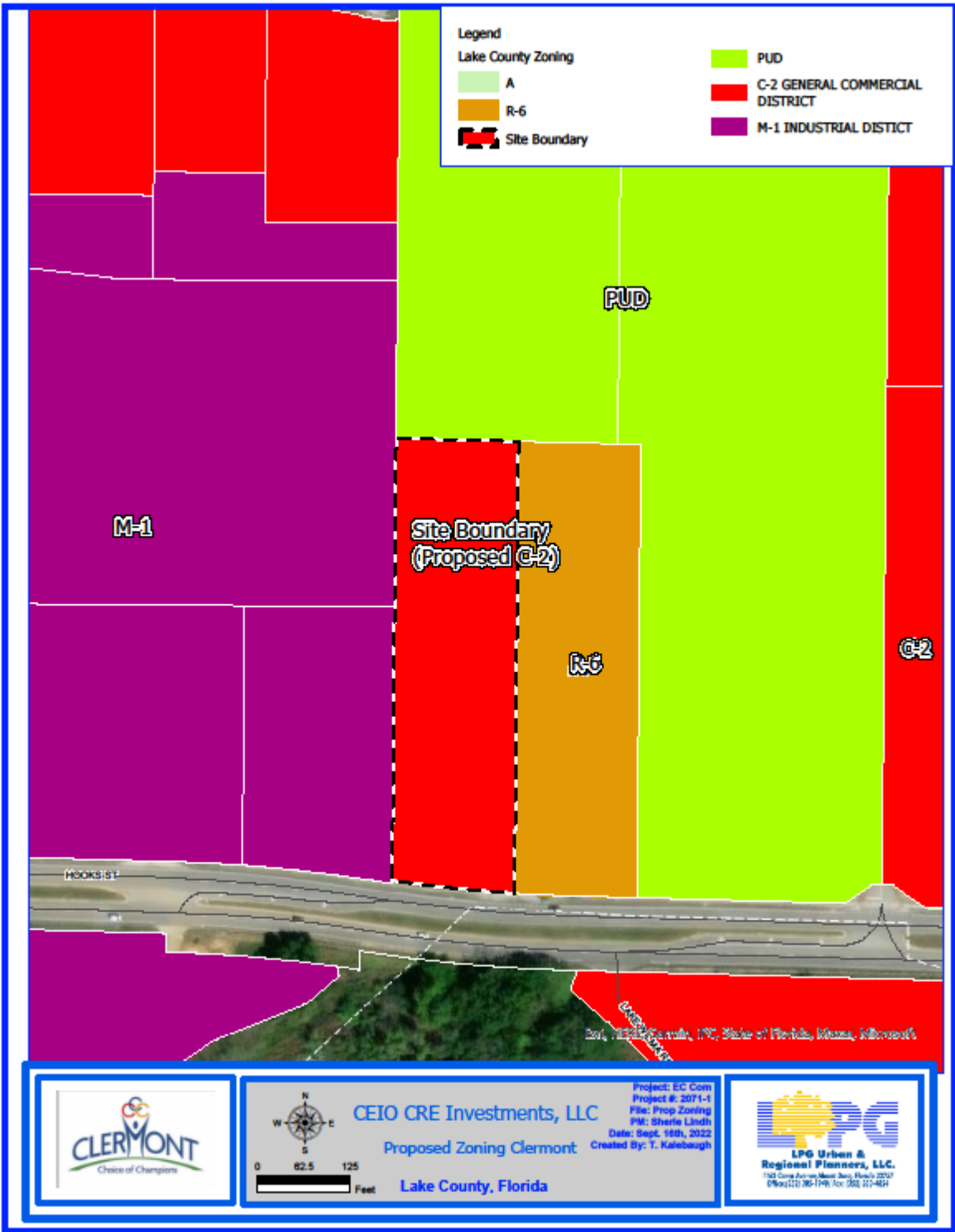


Figure 3. Proposed Zoning



Traffic Impact Analysis

A request for an exemption to a Tier I Traffic Impact Analysis by Walsh Engineering is provided (Appendix A). The proposed project is projected to generate 108 daily trips, of which 11 trips occur during the PM Peak Hour.

Environmental Assessment

An environmental assessment was conducted by Stillwater Environmental (Appendix B). Results of the assessment indicate that no protected species were observed onsite and none of the property is designed as wetlands or within the 100-year flood zone.



CEIO CRE Investments, LLC
Conditional Use Permit for Mini-Storage Facility

The property consists of 2.29 ± acres (Alternate Key # 2518332), has a future land use designation of Commercial and a zoning designation as General Commercial (C-2). The subject property is located on the north side of Hooks Street and east of Grand Highway (Figures 1 and 2). The surrounding area in general is developed as commercial. Chapter 125 of the City of Clermont's Land Development Code of Ordinances dictates the type of uses allowed within the C-2 zoning designation. The applicant is applying for a conditional use permit in accordance with Section 125-337(a)(2), *Conditional Uses*, to allow residential storage facilities.

Figure 1. Project Location

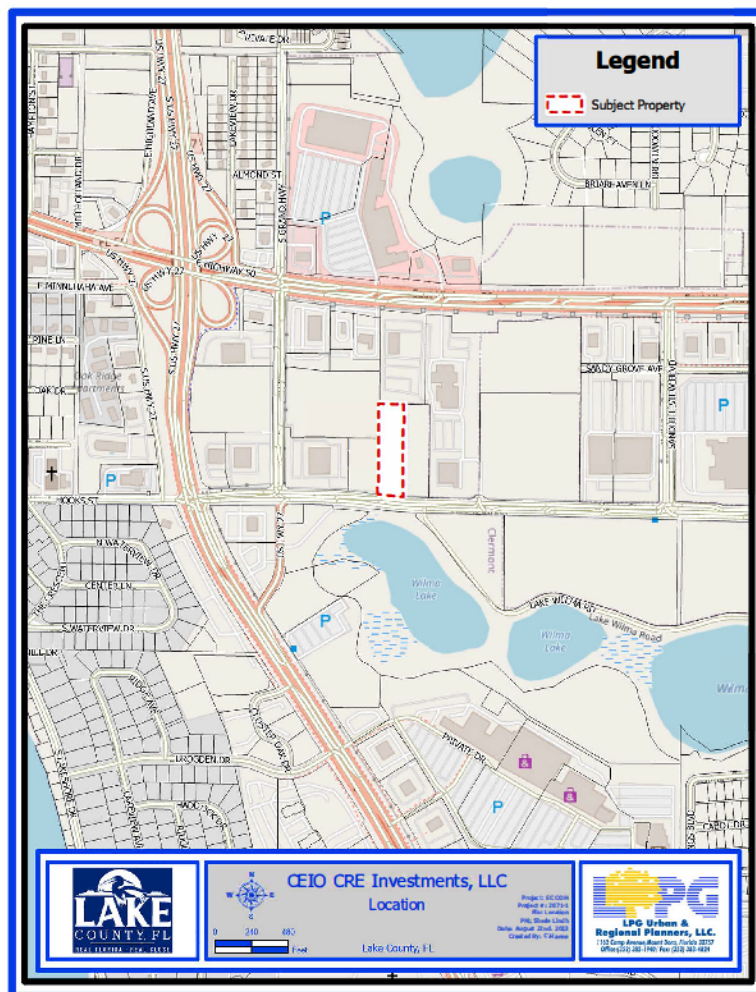


Figure 2. Project Aerial



Land Use Compatibility

The proposed storage facilities are compatible with the existing adjacent land uses and would result in a logical extension of those land uses. The general area is developed with retail sales to the west, office and convenience store with gas pumps to the southwest, auto repair to the north and car sales to the east. The subject site is near residential development which could be serviced by the proposed residential self-storage facilities. Review of available data from the Lake County Property Appraisers Office indicates that within a 1-mile radius of the subject site there are approximately 1,781 residential units.

Review of available data indicates that the closest storage facility is located approximately ½ mile to the west along US Highway 27 and is known as Personal Mini Storage. The next closest storage facility is located approximately 2 miles to the southwest along US Highway 27 and is known as US Storage Centers.

The owner engaged BMSGP to conduct a study of the need for storage facilities within a 5-mile radius of the subject site. Results of the study indicate there is a need for the storage facilities which can be met by the proposed facilities.

The surrounding land uses are as follows:

Alternate Key	Location	Future Land Use	Zoning
1103924	North	Commercial	Planned Unit Development
1724937	East	Regional Commercial	Urban Residential (R-6)
3883715	South	Regional Office	R-6
3885085	West	Commercial	Light Manufacturing (M-1)

Site Design Standards

According to Section 125-338 (1), the impervious surface coverage is 80 percent in the C-2 zoning district. Ordinance No. 2018-02 allows for a maximum intensity of 1.0 FAR for residential storage facilities. The applicant's subject property has an impervious surface coverage of 70 percent. Section 125-339, *Yards*, dictates the setbacks within the C-2 zoning district. Properties adjacent to Hooks Street are required to have a building setback of 25 feet. The subject property has a setback of 265' feet from Hooks Street. The subject property has a 40-foot rear building setback compared to the required rear setback of 25 feet. In addition, the property has side setbacks of 40 feet instead of the required 25 feet for a side building setback. The subject property exceeds the minimum setback requirements.

The subject property exceeds the open space requirements of 20 percent, providing 30 percent open space. According to Section 115-14 of the City of Clermont's Land Development Code for



warehouse facilities the subject property is required to provide 1 space per 1,000 square feet of building; however, a parking study was completed by Walsh Engineering which indicates that parking for self-storage facilities should be based on ITE 6th Generation Parking Manual which indicates 8 spaces for the proposed storage facility. The proposed facility is estimated to have 453 storage units. The proposed site plan has a proposed ten (10) parking spaces.

The applicant has also provided architectural facades as a separate attachment which demonstrate the site will meet the architectural design standards for the City of Clermont. The subject property is served by Water and Sewer from the City of Clermont.

Traffic Impact Analysis

A request for an exemption to a Tier I Traffic Impact Analysis by Walsh Engineering is provided (Appendix A). The proposed project is projected to generate 108 daily trips, of which 11 trips occur during the PM Peak Hour.

Comprehensive Plan Compliance

The subject property is requesting a conditional use permit to for residential storage facilities. The application discourages urban sprawl in accordance with Objective 1.1 of the Future Land Use chapter of the City of Clermont's Comprehensive Plan. The application for the conditional use permit is compliant with Policy 1.1.3 which states:

The City shall encourage infill through the use of higher density and intensity land use designations and mixed-use designations in appropriate locations.

Use of the subject site for a residential storage facility is compatible with the existing commercial uses located along the Hooks Street Corridor and is considered infill development. The proposed facility is in close proximity to end users and review of available data from the Lake County Property Appraisers Office indicates that within a one-mile radius there are 1,781 residential units (Figure 3). The closest existing storage facility is approximately ½ mile to the west along US Highway 27. The proposed Conditional Use Permit is in compliance with Policy 1.2.4, which states:

The adopted FLUM contains and identifies appropriate locations for the following land use categories which were established to prevent urban sprawl, provide for the protection of natural and historic resources and maximize economic development.

Policy 1.9.5 dictates:

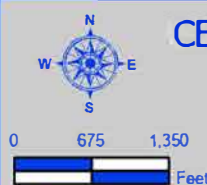
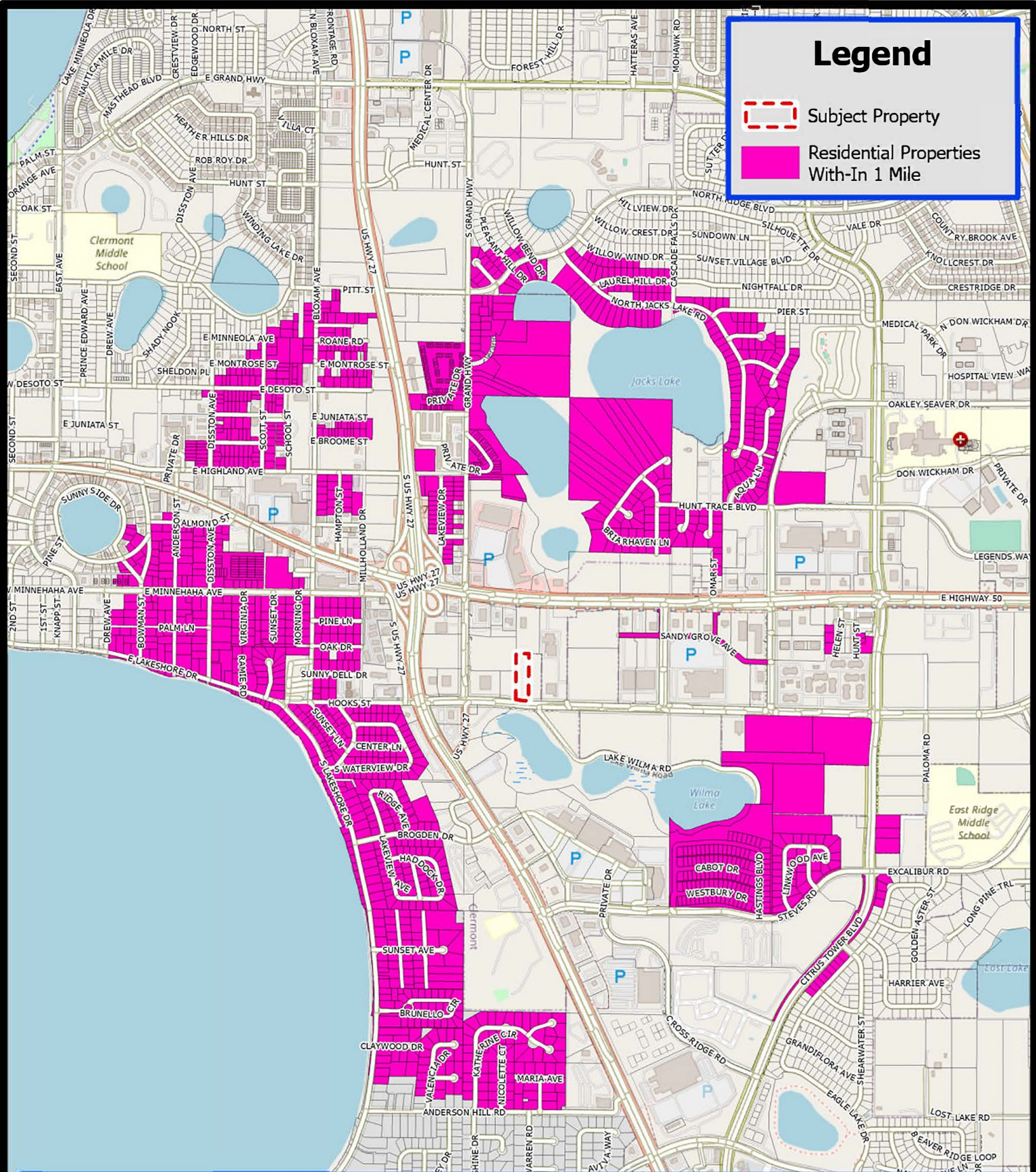
Residential storage facilities shall be allowed as a conditional use within the commercial land use category and shall be limited to 1.00 FAR. This shall not include storage of manufacturing or commercial products.

The subject property is in compliance with Policy 1.9.5.

In accordance with the Smart Growth principles espoused in Objective 1.11, the application has provided architectural facades in compliance with the City of Clermont's architectural design standards. The applicant has adhered to Policy 1.11.4 which states:



Developments that require site plan review and approval shall be evaluated on the use of site and building design that emphasizes beauty, aesthetics, human comfort, creating a sense of place, special placement of civic uses and site and human-scale architecture and amenities, especially at street level.



CEIO CRE Investments, LLC Residential Properties

Lake County, FL

Project: EC COM
Project #: 2071-1
File: Residential
PM: Sherie Lindh
Date: August 22nd, 2023
Created By: C.Manno



MEMORANDUM

To: Mr. Eduardo Bontempo
From: Mr. Chris J. Walsh, P.E.
Date: December 4, 2023
Subject: Hooks Street Self Storage Parking Analysis – Clermont, Florida

Walsh Traffic Engineering, LLC (Walsh Traffic) has been retained to conduct a parking analysis for the self-storage facility proposed on the north side of Hooks Street, approximately 700 feet east of S. Grand Highway in Lake County, Florida (see **Site Location Map** below). The property (Alternate Key # 2518332), which is currently vacant, will be annexed into the City of Clermont and rezoned to C-2 with a conditional use permit restricting the property to self-storage. The self-storage facility will be an enclosed 3-story facility of 74,400 square feet with 453 units. The purpose of this memorandum is to provide an evaluation of the parking demand of the proposed development as compared against the City's parking requirements.



Parking Requirements

Within Section 115-14 of the City of Clermont's Code of Ordinances, it specifies that warehouses should have a minimum of 1 parking space per 1,000 square feet and that light manufacturing facilities should have 1 space per 500 square feet. A self-storage facility is classified as a mini-warehouse facility based on terms within the Institute of Transportation Engineer's *Parking Generation Manual, 6th Edition*. Given this terminology, it is believed a self-storage facility does not fall within any of the various industrial classifications of the City's parking requirements (Light Manufacturing, Warehouse/Bulk Storage, Warehouse/Showroom).

Per Section 115-14(a) of the City's Code of Ordinances:

If the proposed use is not listed or compatible with a use listed in the table of minimum parking space requirements, the administrative official shall make a determination of the appropriate parking for the proposed use based on the standards and guidelines of the Institute of Transportation Engineers (ITE) or the latest Smart Code published by the Form Based Codes Institute. In reaching the determination, the director may consider and be guided by the requirements for similar uses, the number and kind of vehicles likely to be attracted to the proposed use, parking requirements of such uses in other jurisdictions, special conditions or situations of the proposed use, or a combination of sources.

Table 1 on the following page provides a summary of the various industrial uses within the ITE Parking Generation Manual, their corresponding parking generation rates, average size of the developments studied, projected parking demand for the proposed development (74,400 square feet and 453 units), and a comparison of the resulting ITE parking demand against the City's parking requirements. As can be seen in this table, ITE's parking demand for a mini warehouse (self-storage facility) is 8 spaces based on square footage. This is substantially below the 74 spaces required of the City's Code. It is important to note that ITE provides parking demand data for both weekday and Saturday conditions, with the data indicating that the parking demand is higher on a weekday. Additionally, the ITE weekday parking generation rates are based on 11 studies where 1,000 square feet is the independent variable and seven studies where 100's of units is the independent variable. The parking requirements of numerous other nearby jurisdictions were reviewed. However, there were substantial differences in the industrial use classifications and parking requirements. Thus, given these inconsistencies and uncertainties as to the basis of the parking requirements, the ITE data is deemed to be the most reliable.

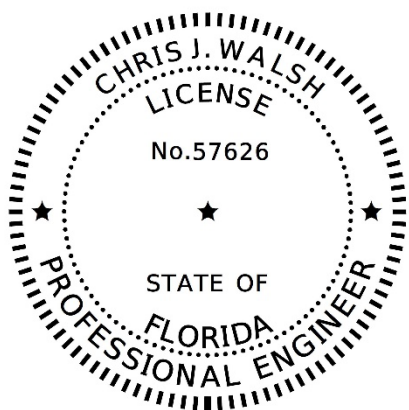
To provide a logical assessment of the ITE parking generation requirements, the trip generation potential of the proposed development is provided below based on trip generation equations/rates for Land Use Code 151 (Mini-Warehouse) as provided in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual, 11th Edition*. The proposed self-storage facility is projected to generate 108 total weekday daily trips, 7 total weekday AM peak-hour trips (4 in, 3 out), and 11 total weekday PM peak-hour trips (5 in, 6 out). These trip generation estimates are based on the trip rate per 1,000 square feet as the trip rate per 100's of storage units yields lower trips. Based on ITE's *Parking Generation Manual*, the peak parking demand occurs on a weekday between 5:00 PM and 6:00 PM. Given that the PM trip generation is only 5 trips in and 6 trips out, the ITE parking demand of 8 spaces for a 74,400 square-foot/453-unit mini warehouse (self-storage facility) is consistent and logical.

Although the analysis above demonstrates that eight (8) parking spaces are adequate for the site, it is proposed to provide 10 spaces for the proposed storage facility.

Table 1 – Parking Generation Comparison

							City Requirements	
Independent Variable	Land Use	ITE Land Use Code	ITE Parking Demand (Average Rate)	ITE Average Size of Studied Sites	Proposed Site	ITE Parking Demand	Rate	Total Spaces
1,000 Square Feet	General Light Industrial	110	0.67	26	74.4	50	2	149
	Manufacturing	140	0.92	99	74.4	68	2	149
	Warehousing	150	0.37	220	74.4	28	1	74
	Mini-Warehouse	151	0.1	68	74.4	8	1	74
Employees	General Light Industrial	110	0.76	23				
	Manufacturing	140	0.81	113				
	Warehousing	150	0.77	128				
	Mini-Warehouse	151	1.71	2.4				
100's of Units	Mini-Warehouse	151	1.26	5	4.53	6		

You may contact us at (386) 801-5682 should you have any questions.



THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY:

Chris J Walsh Date: 2023.12.04
15:10:39 -05'00'

ON THE DATE ADJACENT TO THE SEAL
 PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND
 THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

Attachments

General Light Industrial (110)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

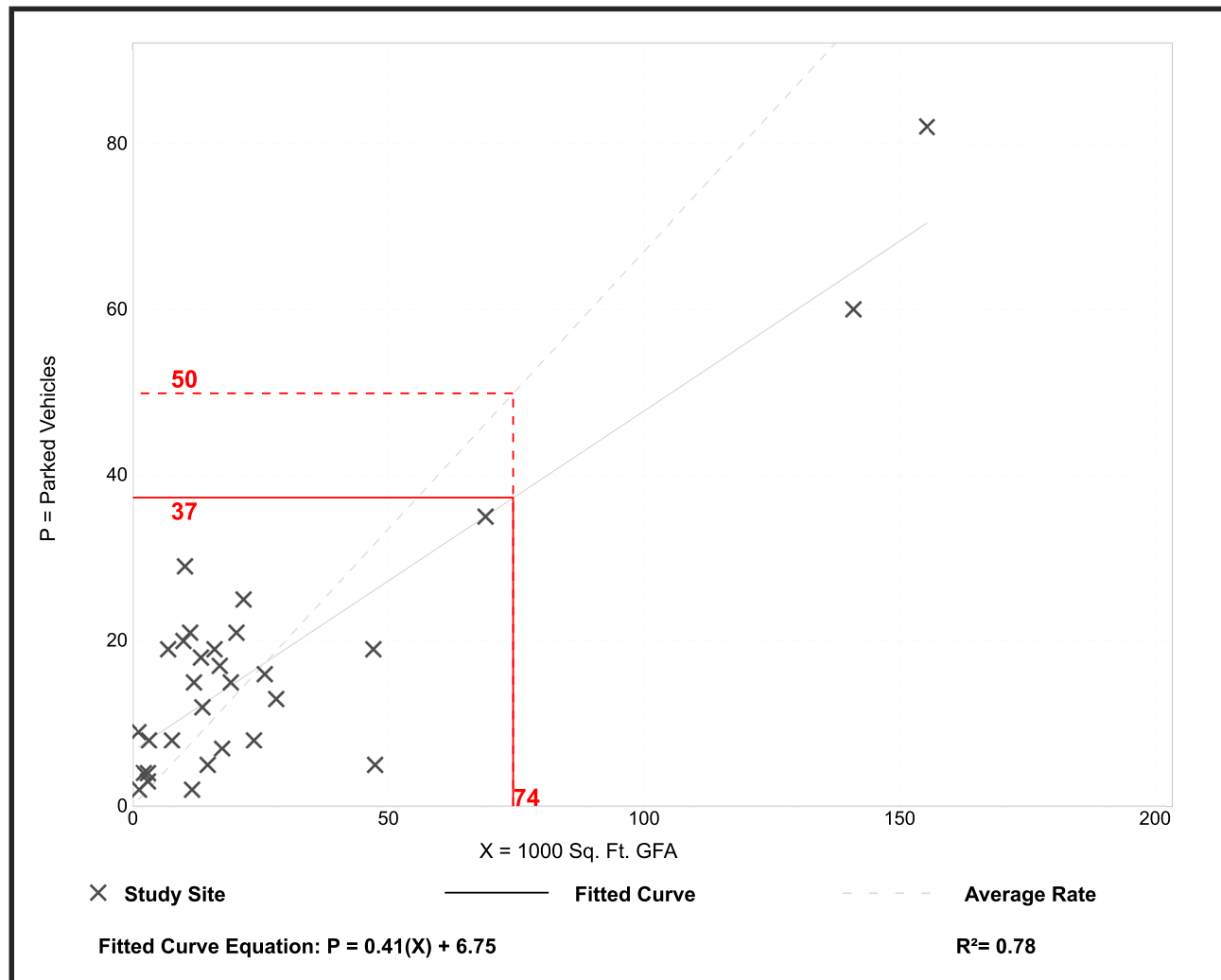
Number of Studies: 30

Avg. 1000 Sq. Ft. GFA: 26

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.67	0.11 - 7.89	0.55 / 2.18	0.46 - 0.88	0.58 (87%)

Data Plot and Equation



Parking Generation Manual, 6th Edition • Institute of Transportation Engineers

General Light Industrial (110)

Peak Period Parking Demand vs: Employees

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

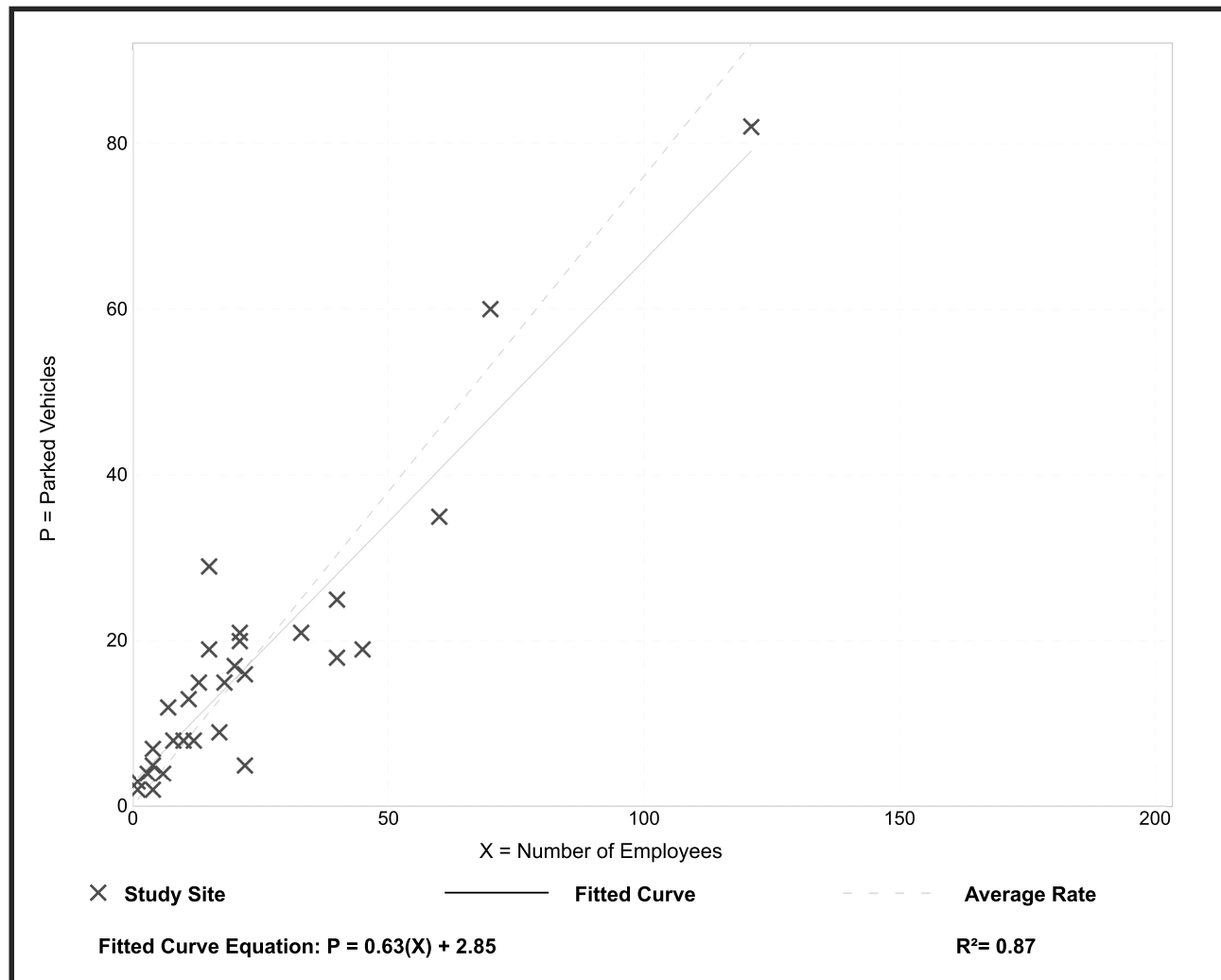
Number of Studies: 29

Avg. Num. of Employees: 23

Peak Period Parking Demand per Employee

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.76	0.23 - 3.00	0.67 / 1.73	0.64 - 0.88	0.33 (43%)

Data Plot and Equation



Parking Generation Manual, 6th Edition • Institute of Transportation Engineers

Manufacturing

(140)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

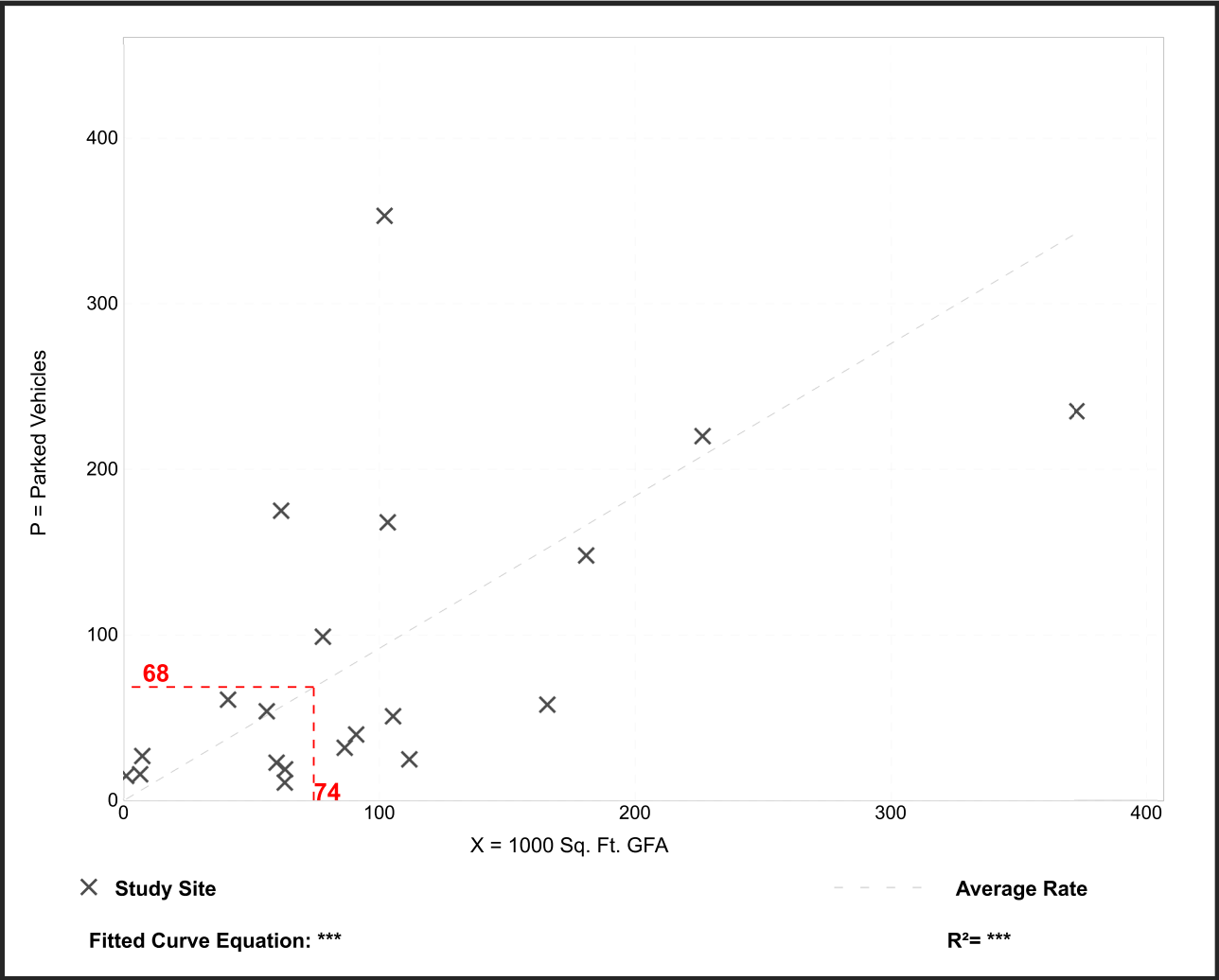
Number of Studies: 20

Avg. 1000 Sq. Ft. GFA: 99

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.92	0.17 - 13.75	0.44 / 3.36	0.53 - 1.31	0.89 (97%)

Data Plot and Equation



Manufacturing (140)

Peak Period Parking Demand vs: Employees

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

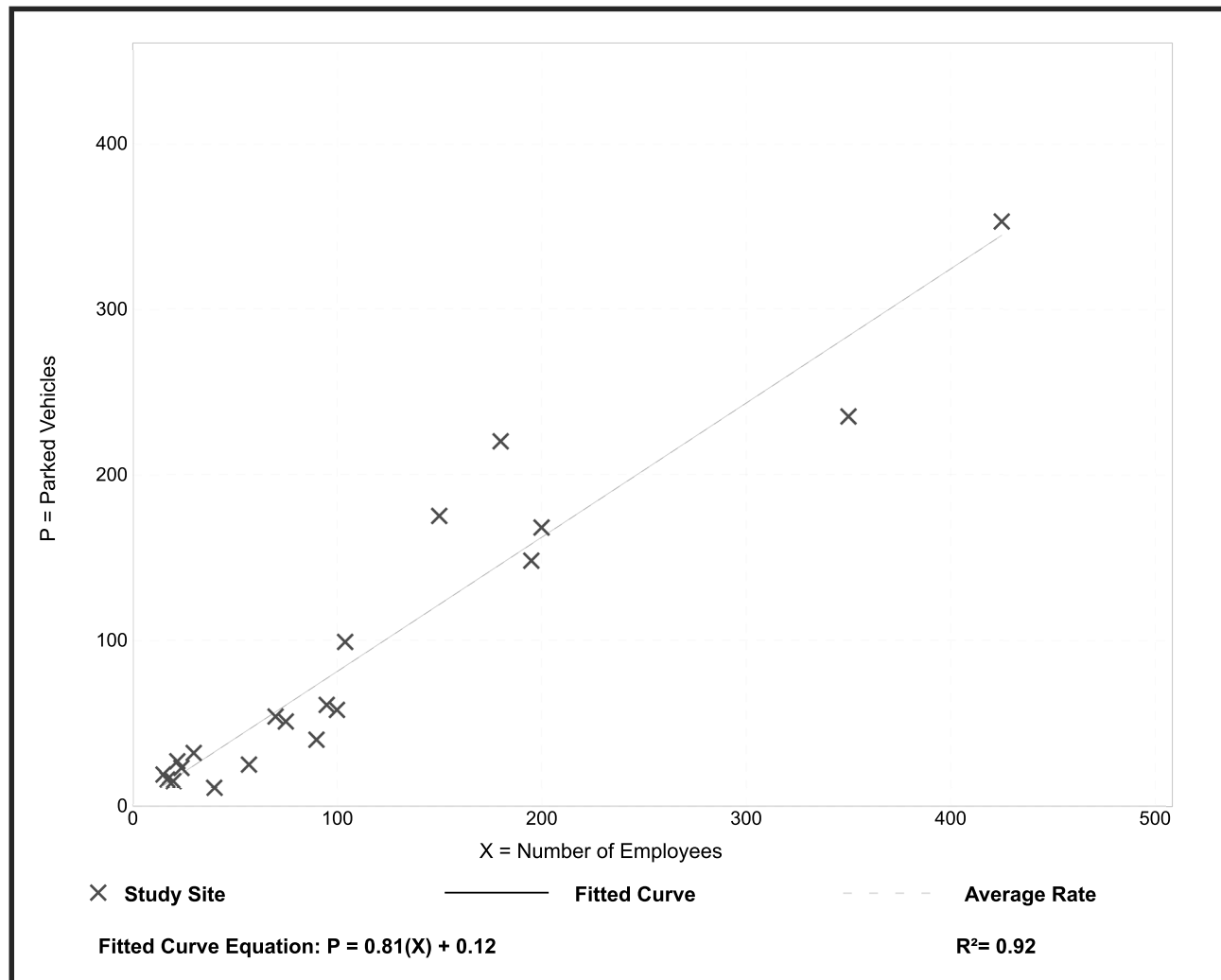
Number of Studies: 20

Avg. Num. of Employees: 113

Peak Period Parking Demand per Employee

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.81	0.28 - 1.27	0.68 / 1.21	0.71 - 0.91	0.23 (28%)

Data Plot and Equation



Parking Generation Manual, 6th Edition • Institute of Transportation Engineers

Warehousing

(150)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

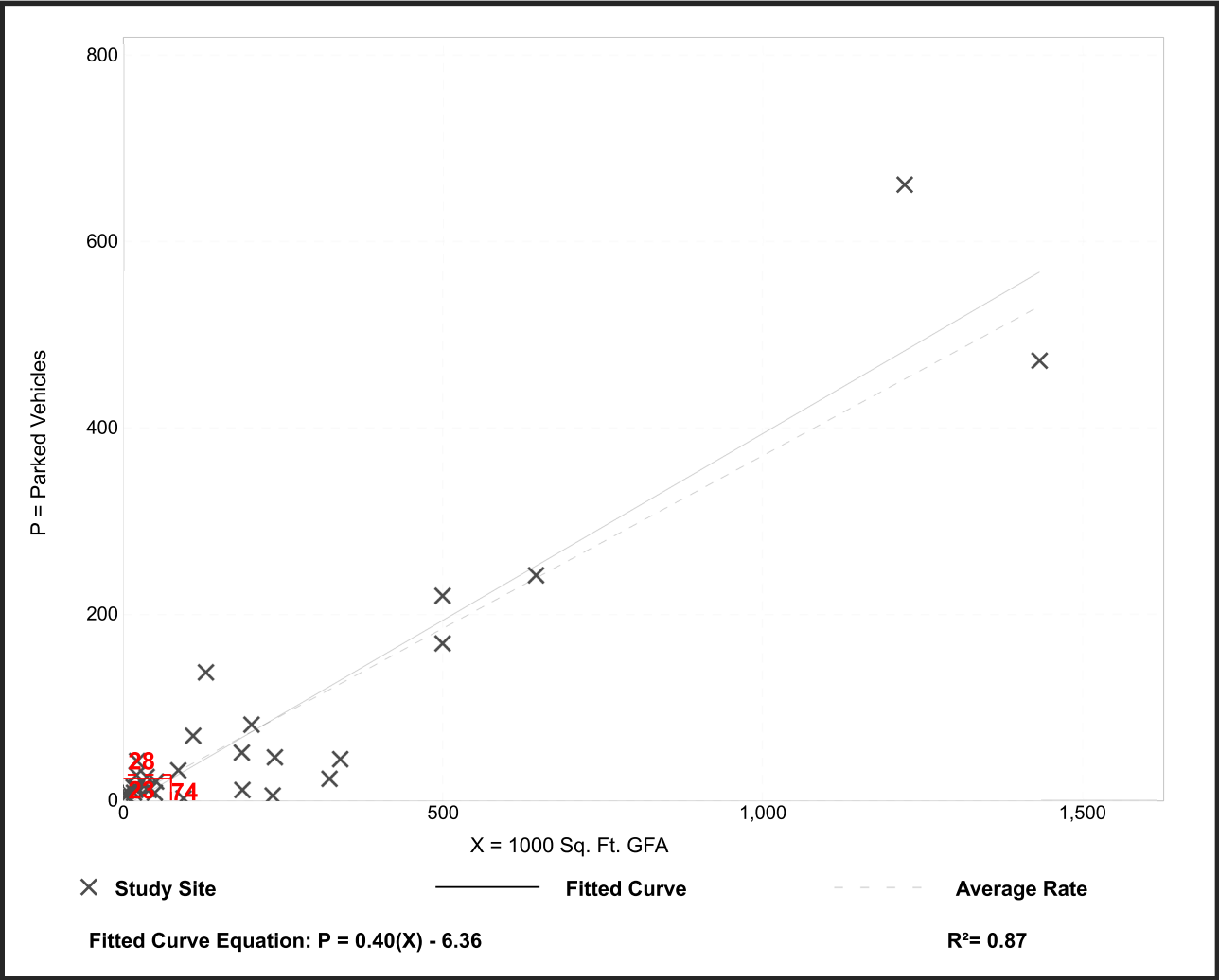
Number of Studies: 31

Avg. 1000 Sq. Ft. GFA: 220

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.37	0.03 - 1.96	0.33 / 1.11	0.29 - 0.45	0.22 (59%)

Data Plot and Equation



Warehousing (150)

Peak Period Parking Demand vs: Employees

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

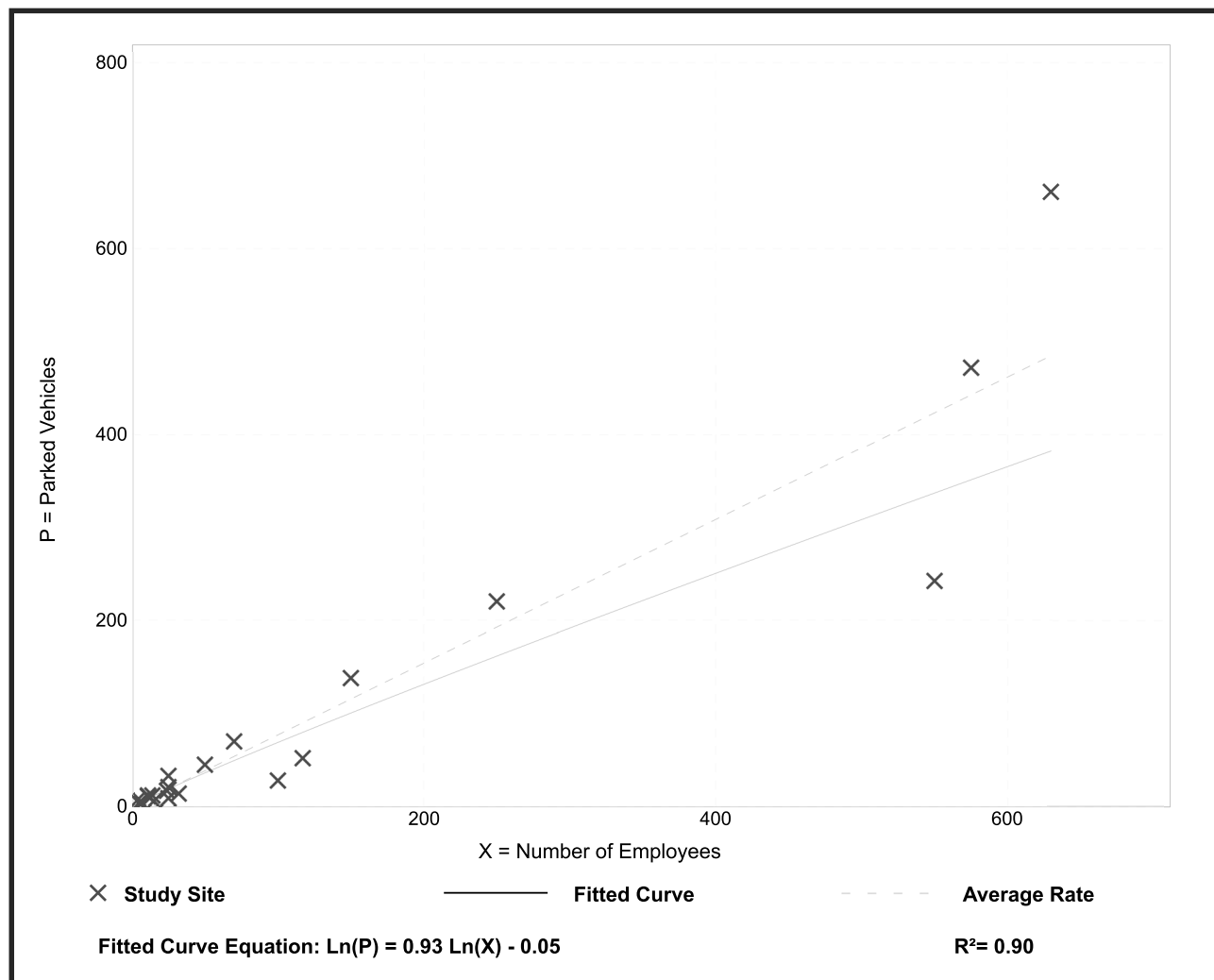
Number of Studies: 21

Avg. Num. of Employees: 128

Peak Period Parking Demand per Employee

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.77	0.28 - 2.00	0.55 / 1.08	0.65 - 0.89	0.27 (35%)

Data Plot and Equation



Parking Generation Manual, 6th Edition • Institute of Transportation Engineers

Mini-Warehouse (151)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

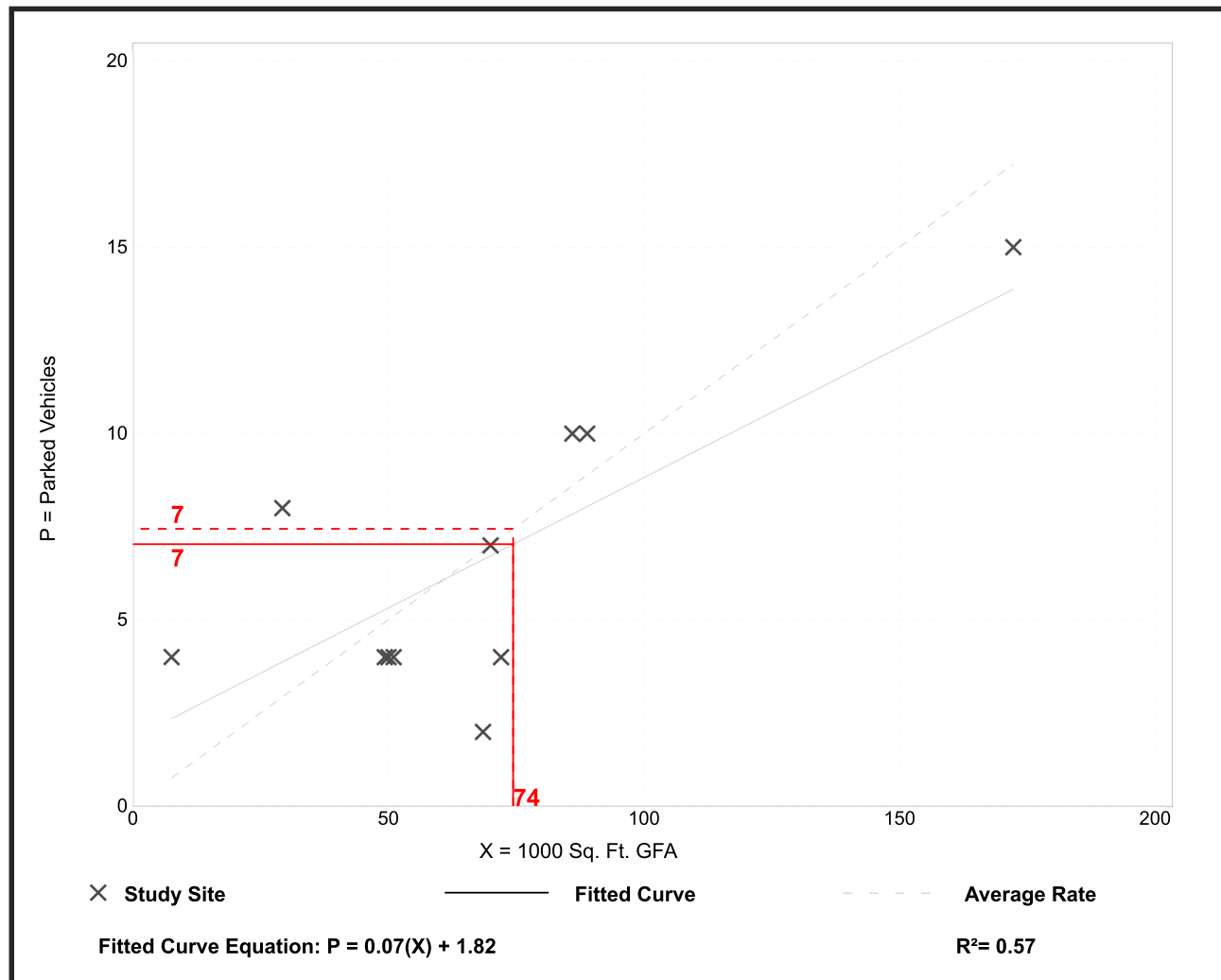
Number of Studies: 11

Avg. 1000 Sq. Ft. GFA: 68

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.10	0.03 - 0.53	0.08 / 0.32	***	0.07 (70%)

Data Plot and Equation



Parking Generation Manual, 6th Edition • Institute of Transportation Engineers

Mini-Warehouse (151)

Peak Period Parking Demand vs: Employees

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

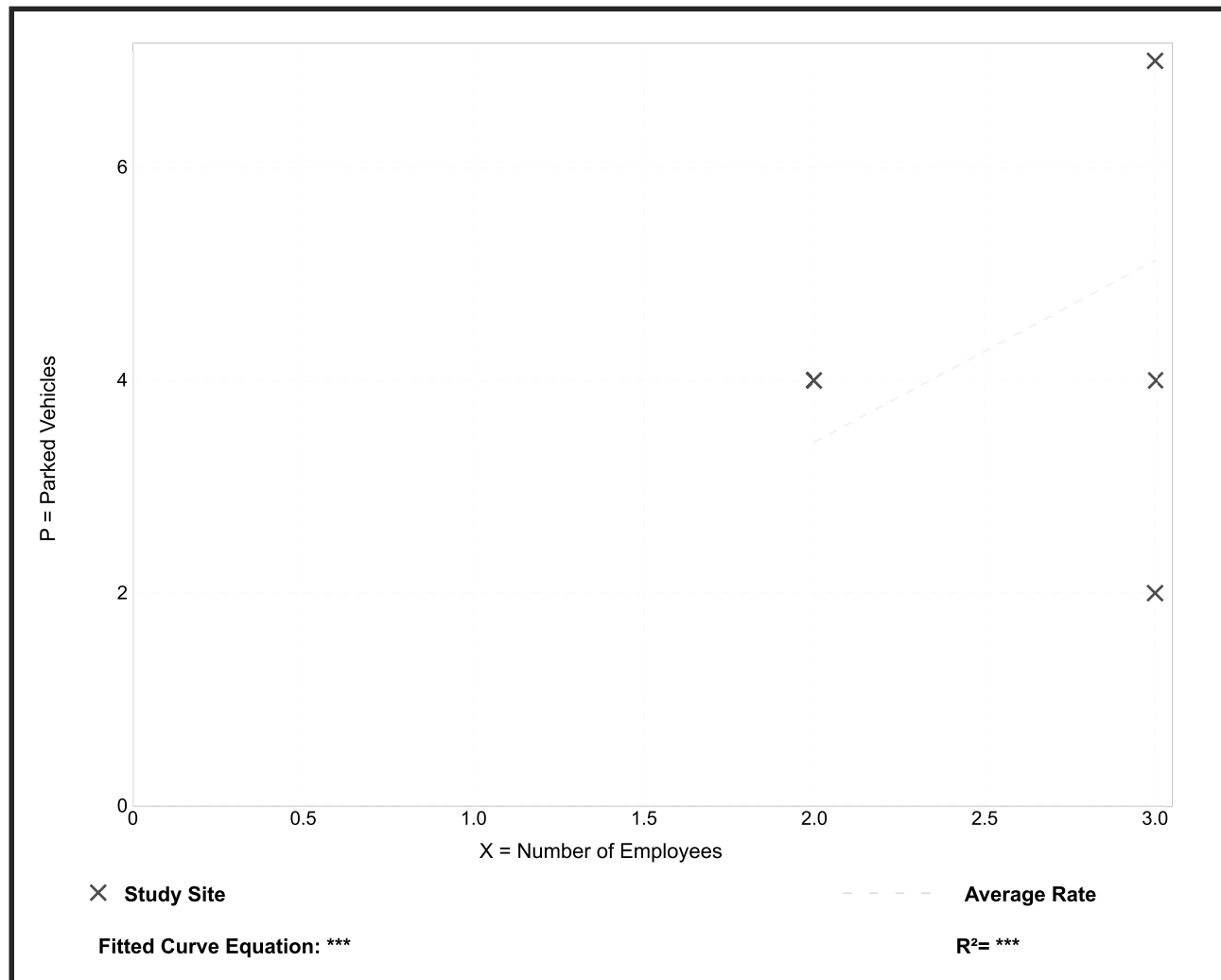
Number of Studies: 7

Avg. Num. of Employees: 2.4

Peak Period Parking Demand per Employee

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.71	0.67 - 2.33	1.76 / 2.27	***	0.62 (36%)

Data Plot and Equation



Parking Generation Manual, 6th Edition • Institute of Transportation Engineers

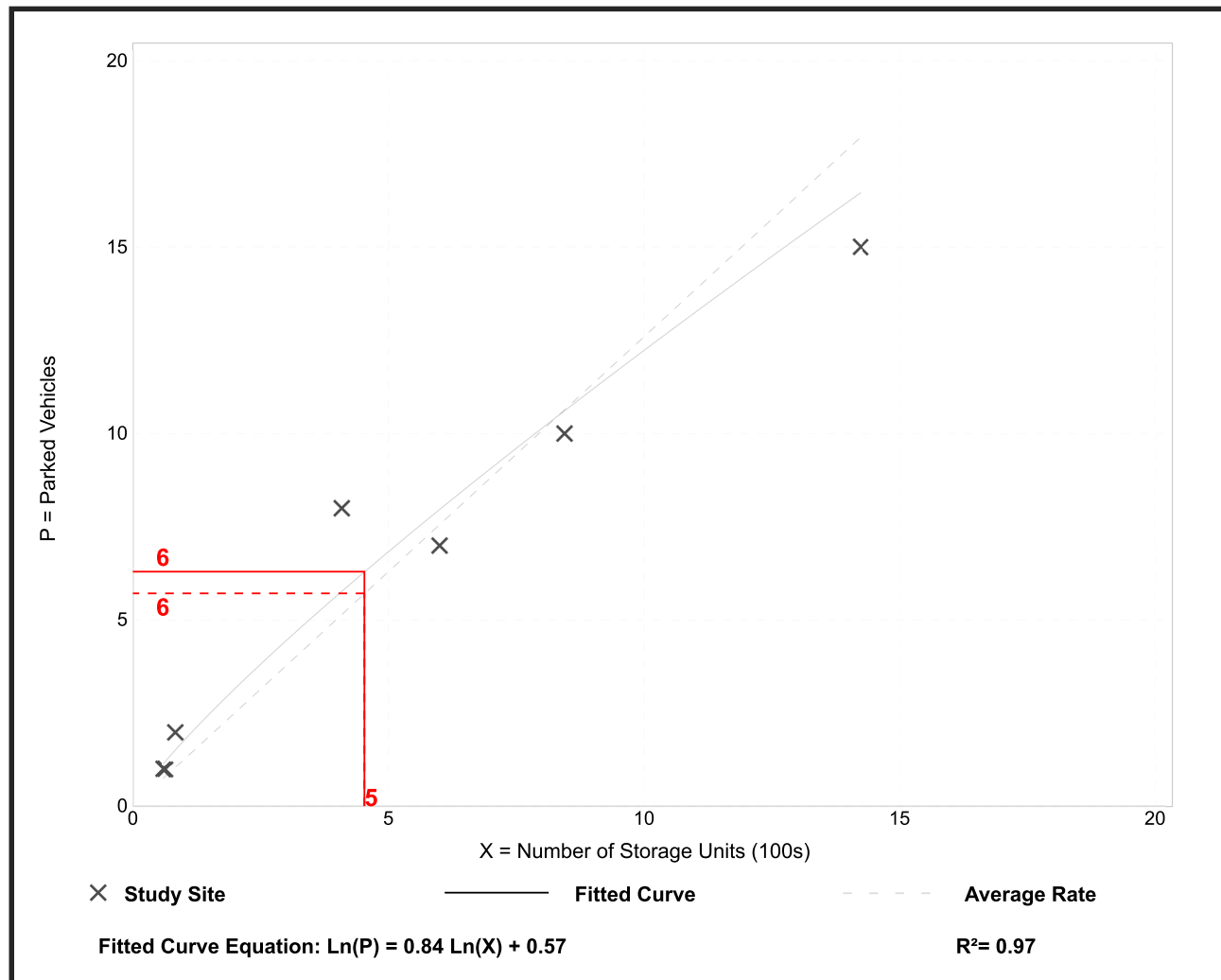
Mini-Warehouse (151)

Peak Period Parking Demand vs: Storage Units (100s)
On a: Weekday (Monday - Friday)
Setting/Location: General Urban/Suburban
 Number of Studies: 7
 Avg. Num. of Storage Units (100s): 4.9

Peak Period Parking Demand per 100 Storage Units

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.26	1.05 - 2.38	1.18 / 2.30	***	0.36 (29%)

Data Plot and Equation



Parking Generation Manual, 6th Edition • Institute of Transportation Engineers

Mini-Warehouse

(151)

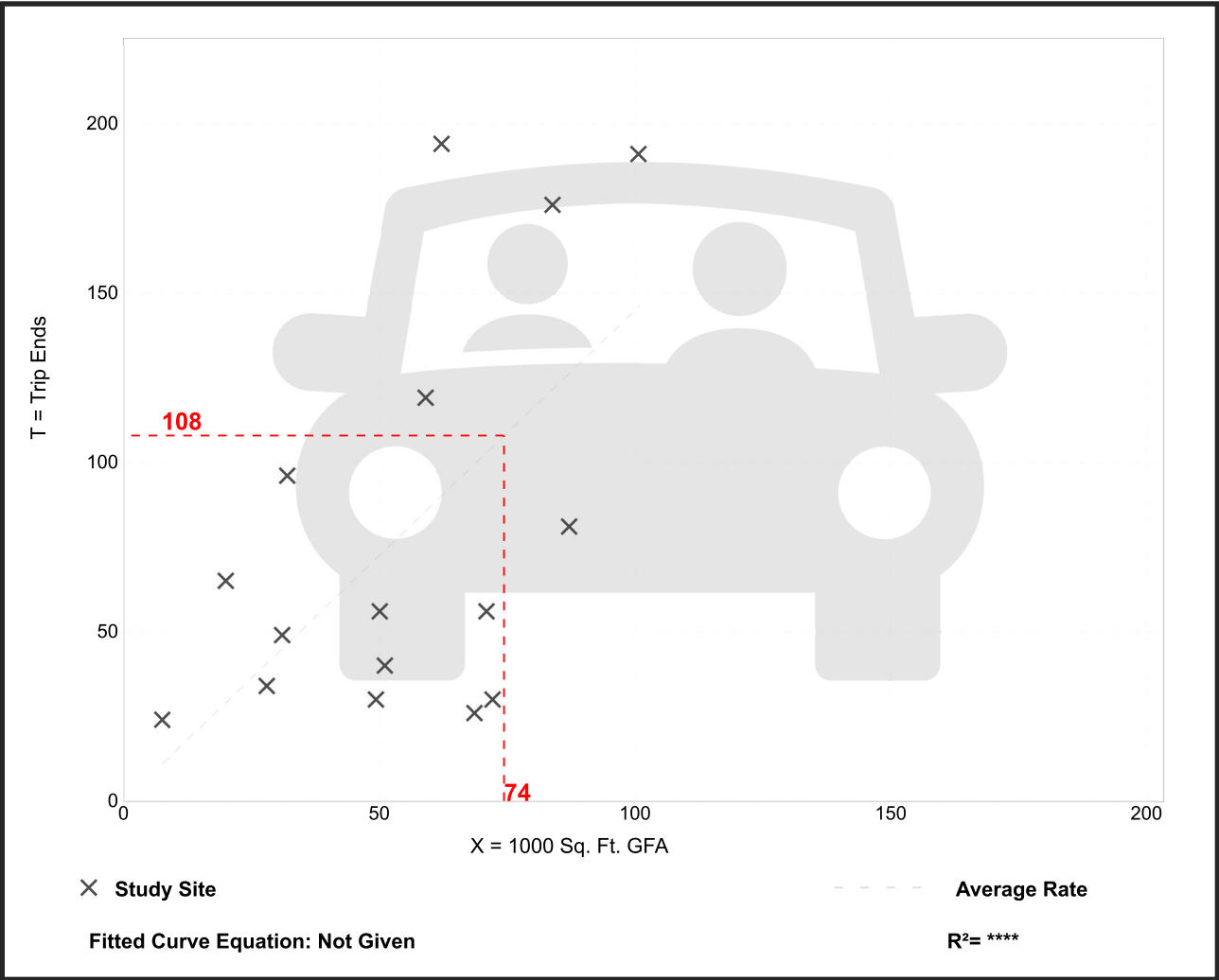
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 16
Avg. 1000 Sq. Ft. GFA: 55
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.45	0.38 - 3.25	0.92

Data Plot and Equation



Mini-Warehouse

(151)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 13

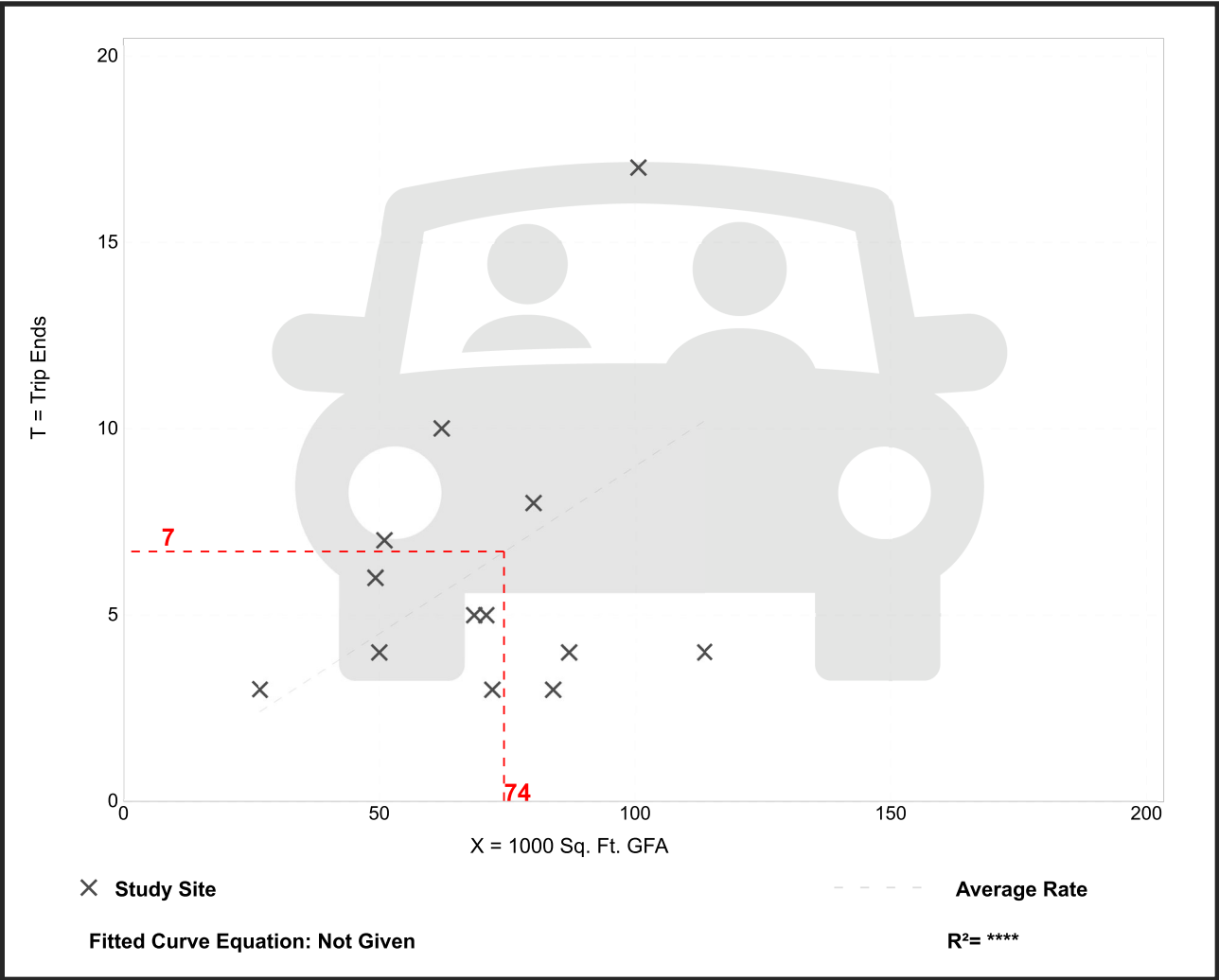
Avg. 1000 Sq. Ft. GFA: 70

Directional Distribution: 59% entering, 41% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.09	0.04 - 0.17	0.05

Data Plot and Equation



Mini-Warehouse

(151)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 18

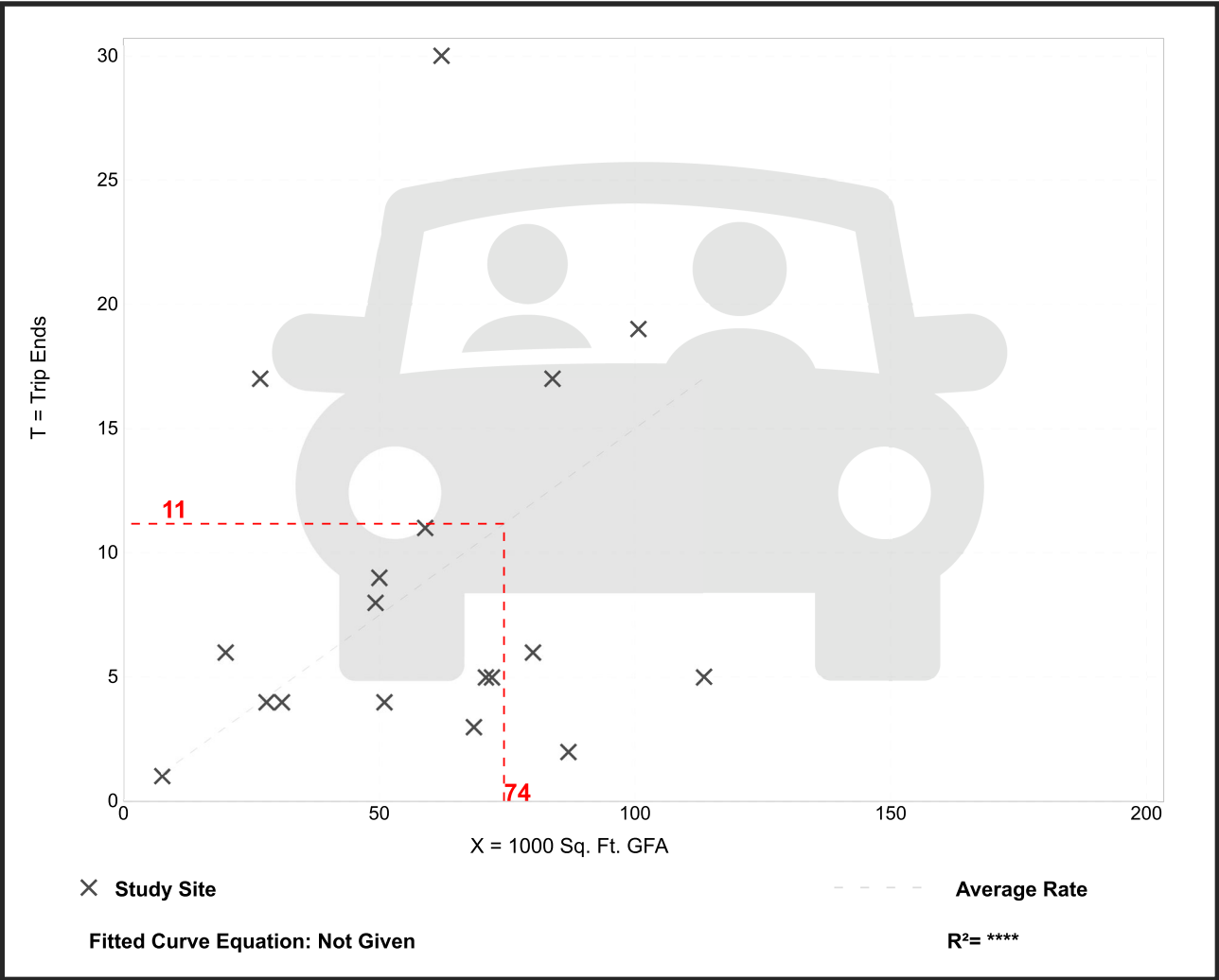
Avg. 1000 Sq. Ft. GFA: 59

Directional Distribution: 47% entering, 53% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.15	0.02 - 0.64	0.14

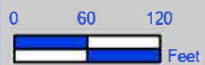
Data Plot and Equation





Legend

-  Subject Property
- Lake County Wetlands**
 -  Wetlands
 -  Lake or Waterbody
- Lake County Flood Zones**
 -  AE - Determined Elevation

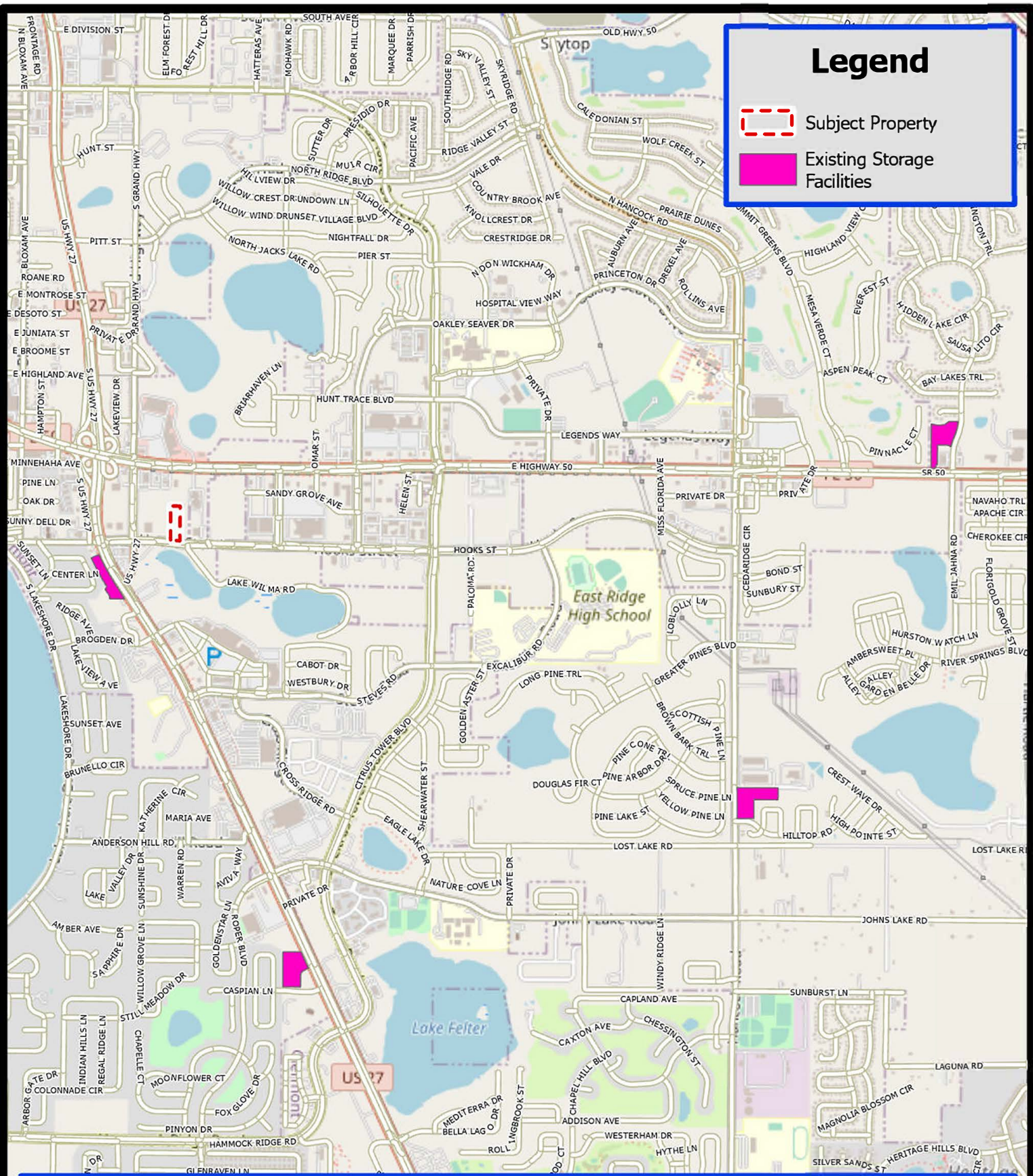


CEIO CRE Investments, LLC
Environmental

Lake County, FL

Project: EC COM
Project #: 2071-1
File: ENV
PM: Sherie Lindh
Date: August 22nd, 2023
Created By: C.Manno





Legend

Subject Property

Existing Storage Facilities



0 920 1,840
Feet

CEIO CRE Investments, LLC

Existing Storage Facilities

Lake County, FL

Project: EC COM
Project #: 2071-1
File: Existing Storage
PM: Sherie Lindh
Date: August 23rd, 2023
Created By: C.Manno

**LPG Urban &
Regional Planners, LLC.**
1162 Camp Avenue, Altamonte Springs, Florida 32717
Office: (321) 383-1940 / Fax: (321) 383-4824



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 August 23, 2023		FEE: \$845 + cost of advertisement + cost of traffic review (if necessary)	
Project Name (if applicable) CEIO CRE Investments, LLC			
Applicant LPG Urban & Regional Planners, LLC			
Contact Person Michael Rankin			
Address 1162 Camp Ave.		City Mount Dora	State FL Zip 32757
Telephone 352-385-1940		Fax 352-383-4824	
Email MichaelR@lpgurp.com			
OWNER INFORMATION ☐ (Check box if owner information is same as applicant)			
Owner's Name CEIO CRE Investments, LLC, Eduardo Luna Bontempo, Manager			
Owner Address 8336 Boyla Ct.		City Windermere	State FL Zip 34786
Telephone 352-988-7316		Fax N/A	
PROPERTY INFORMATION			
Address of Subject Property 13119 Hooks Street		City Clermont	State FL Zip 34711
General Location East of US Highway 27 and north of Hooks Street			
Legal Description & Alternate Key (include copy of survey) See Attached - Alternate Key # 2518332			
Land Use (City verification required) Commercial			
Zoning (City verification required) General Commercial (C-2)			



CITY OF CLERMONT CONDITIONAL USE PERMIT APPLICATION

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

Proposed use is mini-warehousing. The closest mini-storage facility in the general area is approximately 1/2 mile. Within a 1 mile radius there are approximately 1781 residential units. Storage facilities are needed to serve the surrounding residential development.

Existing development along Hooks Street in this vicinity consists of Goodwill, Ford of Clermont, office, and a convenience store. The proposed use is compatible with the existing commercial uses.

Michael Rankin

Applicant Name (print)

x 
Applicant Name (signature)

Eduardo Luna Bontempo

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

Order Confirmation

Not an Invoice

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

Date:	01/16/2024
Order Number:	9745419
Prepayment Amount:	\$ 0.00

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

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	2	01/22/2024 - 02/12/2024	Govt Public Notices
LEE dailycommercial.com	2	01/22/2024 - 02/12/2024	Govt Public Notices

As an incentive for customers, we provide a discount off the total order cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and save!

Total Cash Order Confirmation Amount Due	\$141.40
Service Fee 3.99%	\$5.64
Cash/Check/ACH Discount	-\$5.64
Payment Amount by Cash/Check/ACH	\$141.40
Payment Amount by Credit Card	\$147.04

Order Confirmation Amount

\$141.40

Ad Preview

LEGAL NOTICE

On Tuesday, February 6, 2024 at 6:30 PM, the Clermont Planning & Zoning Commission will consider a request for a Conditional Use Permit (2024-004R), to allow for a Self- Storage and Mini-warehouse Facility 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, February 27, 2024 at 6:30 PM.

LOCATION

13119 Hooks Street
Vacant parcel located
west of Highway 27,
and north of Hooks Street
(Alternate Key – 2518332)

A complete legal description may be obtained in the Development Services Department located at 685 W. Montrose Street, Clermont, FL 34711.

All public meetings are held at the Clermont City Hall, Council Chambers located at 685 West Montrose Street, Clermont, FL.

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

#9745419 1/22, 2/12/2024



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, February 6, 2024		
Agenda Item Name		
Ordinance No. 2024-012 <i>LDC Change - Section 125-527</i>		
Requested Action		
Recommend approval of Ordinance 2024-012.		
Staff Report		
On August 22, 2023, the City Council passed a resolution, 2023-031R, that provided a six (6) month window for City staff to prepare and process an ordinance to create city code and/or land development regulations to address Chapter 2023-17, Laws of Florida, known as the Live Local Act (LLA). The LLA will preempt some provisions of the City's local comprehensive plan, zoning and land development regulations for certain mixed-use projects and multi-family projects having at least 40 percent of residential units within a project having affordable housing units for at least a 30-year period. Senate Bill 102 was signed by the governor and went into effect July 1, 2023. In order to provide a process to review LLA projects, staff researched many different jurisdictions to see how they dealt with the State's preemption on this matter. Staff drafted procedures, and they are being proposed as a revision to Section 125-527 in the Land Development Code. This language is replacing language that provided projects an opportunity to develop workforce housing in a very similar way. Since this new law affects all of the State of Florida and preempts existing land development codes that deal with affordable housing, staff is proposing to repeal the existing language and replacing with the proposed language. The LLA takes the public hearing process of decision-making out of the local government's hand. Staff has explored many different options; and in an effort to inform the residents and community, staff is recommending a neighborhood workshop as a requirement in the LLA process. An applicant will be responsible for conducting a workshop and informing the neighbors and provide an avenue for any other interested parties to discuss the project. An application form will be part of the process along with a sworn affidavit that the project meets all the requirements of the LLA. Staff recommends approval of Ordinance 2024-012.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Ord. 2024-012 Live Local Act (1.30.2024)	Ord. 2024-012 Live Local Act (1.30.2024).pdf	
2. Legal Ad - 2024-012 LLA	Legal Ad - 2024-012 LLA.pdf	



CITY OF CLERMONT
ORDINANCE NO. 2024-012

AN ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING THE CODE OF ORDINANCES, REPEALING SECTION 125-527 WORKFORCE HOUSING DENSITY BONUS AND REPLACING WITH 125-527 LIVE LOCAL ACT; PROVIDING FOR CONFLICT, SEVERABILITY, CODIFICATION, THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, RECORDING, PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, the Florida legislature recently passed and the Governor signed into law to be effective July 1, 2023, Senate Bill 102 known as the “Live Local Act”; and

WHEREAS, the Act addresses affordable housing throughout the State of Florida; and

WHEREAS, The City of Clermont wishes to allow the implementation of the Live Local Act within the City, while also preserving the character of the residential zoning districts and creating high quality attainable housing;

WHEREAS, the Live Local Act, among other things, authorizes multifamily and mixed-use residential as allowable uses in areas zoned for commercial, industrial or mixed-use if certain conditions regarding affordable housing are met, and the development satisfies the land development regulations and is otherwise consistent with the comprehensive plan;

WHEREAS, the current language in Section 125-527 Workforce Housing Density Bonus is very similar in nature to the Live Local Act and will be repealed and replaced with language that addresses the language in Senate Bill 102;

WHEREAS, the City wishes to revise the Land Development Code to implement procedures in regards to projects meeting the Live Local Act, in which will be in the best interest of its residents, property owners, employees, and community;

WHEREAS, pursuant to the provisions of Chapter 163, Florida Statutes, the City of Clermont Planning and Zoning Commission, acting as the Local Planning Agency of the City, has held a public hearing on February 6, 2024 and following such hearing found this Ordinance to be in the best interest of the City of Clermont, and recommended that the City Council adopt this Ordinance; and

NOW, THEREFORE, BE IT HEREBY ORDAINED by the City Council of the City of Clermont, that Chapter 125 Zoning of the Clermont Code of Ordinances be amended to make changes in Section 125-527, as set forth in the following amendments shown in Section 2.

SECTION 1: AUTHORITY

The City Council of the City of Clermont has the authority to adopt this Ordinance pursuant to Article VIII of the Constitution of the State of Florida and Chapter 163 and 166, Florida Statutes.



CITY OF CLERMONT
ORDINANCE NO. 2024-012

SECTION 2.

The Land Development Code of the City of Clermont Code of Ordinances is hereby amended to read as follows:

Sec. 125-527. Live Local Act Project Review Procedure

- (a) **Purpose.** This Section has been established to guide the implementation of Senate Bill 102 also known as the “Live Local Act.” A Live Local Act Project is a multi-family rental development project that meets the following requirements, as further outlined in Florida Senate Bill 102:
- a. *Multifamily or mixed-use residential project in the C-1, C-2, M-1 and PUD zoning districts.*
 - b. *At least 40% of the units are affordable for eligible households up to 120% of the Area Median Income (AMI) for at least 30 years.*
 - c. *If the property is developed as a mixed-use project, at least 65% of the square footage of the project is residential.*
- (b) **Neighborhood Workshop.** The purpose of a neighborhood workshop is to ensure early citizen participation in an informal forum in conjunction with Live Local Act (LLA) applications, and to provide an applicant the opportunity to understand and try to mitigate any impacts an application may have on an affected community. These workshops ensure that citizens and property owners have an adequate opportunity to learn about LLA applications that may affect them and to work with the applicant to resolve any concerns at an early stage of the process. A neighborhood workshop is not intended to produce complete consensus on all LLA applications, but to encourage applicants to be good neighbors and to allow for informed decision making. If an applicant fails to hold a required neighborhood workshop, the Department shall not accept that development application for review under the Live Local Act review process.
- (c) **Public notice.** Public notice of a neighborhood workshop shall be provided as indicated below.
- (1) **Notice to Development Services Director.** An applicant intending to hold a neighborhood workshop shall coordinate with the Development Services Director prior to scheduling the workshop. The Developer Services Director, or designee, shall confirm receipt and acknowledgement of the proposed notice.
 - (2) **Notice required.**
 - a. The applicant shall provide notification of the workshop by mail to all owners of property located within 150 feet of the subject property. The applicant shall provide proof of mailing, as part of the LLA application, by submitting a signed and notarized affidavit, on a form acceptable to the City, attesting to the date of the mailing and the number of notices sent. In addition, a copy of the mailed noticed shall be included within the application along with a list containing the name and address of property owners to whom the mailed notices were provided. In addition to the property owners, notices shall also be mailed to the Lake County School Board and the Lake County Board of County Commissioners. The applicant shall mail these notices with proper postage at least 15 calendar days before the date of the workshop.
 - b. The applicant shall also post notice signs of the workshop at the property that is the subject of the LLA application at least 15 calendar days before the date of the workshop. The notice must include a description of the application, potential uses, and other information as required by the Development Services Director or designee, as well as the date, time, and location of the workshop. The applicant’s contact information shall also be included on the posted notice sign. The sign or signs shall be erected on each street side of said land or where the sign or signs would be in the most conspicuous place to the passing public as determined by the Development Services Director or designee. A notarized affidavit shall be submitted certifying that the signs were posted in compliance with the standards in this Section along with photographs of all the signs posted.



CITY OF CLERMONT
ORDINANCE NO. 2024-012

- c. The applicant shall publish notice of the workshop in a newspaper of general circulation a minimum of fifteen (15) days before the workshop. The advertisement shall be a minimum of two (2) columns wide and four (4) inches long. The ad shall be titled "Public Notice," with a description of the request, a map of the property, location of workshop, date, time and applicant's contact information.
- (3) *Postponed workshops.* New public notice consistent with the Section above shall be provided for any rescheduled workshop.
- (d) ***Workshop and public participation report.*** The applicant shall as part of the LLA application hold a workshop and submit a written public participation report documenting the results of the public participation effort.
 - (1) *Workshop date and time.* The workshop shall start between 6:00 p.m. and 8:00 p.m. on a weekday or between 9:00 a.m. and 7:00 p.m. on a weekend. The workshop shall not be held on a holiday, holiday weekend, day before a holiday, or day before a holiday weekend. The workshop must be held in a location generally near the subject property and must be held in a facility that is ADA compliant.
 - (2) *Workshop elements.* At the workshop, the applicant shall present the following, as applicable:
 - a. A general concept plan for the use of all included lands. Such plans shall indicate the general location of residential areas (including density and unit types), Open Space, active or resource-based recreation areas, natural areas (including wetlands and flood plains), and non-residential areas (including maximum square footage and maximum height).
 - b. A plan of vehicular, bicycle, and pedestrian circulation showing the general locations and right-of-way widths of roads, sidewalks and access points to the external and internal thoroughfare network.
 - c. Drawings indicating the conceptual architectural theme or appearance and representative building types.
 - (3) *Workshop summary.* The applicant shall submit to the Department, as part of the LLA application, a summary of the materials presented at the workshop, the issues raised by those in attendance, the suggestions and concerns of those in attendance, a copy of the sign-in sheet, a copy of the workshop advertisement and a copy of the mailed notices sent to property owners.
- (e) ***Application and review.***
 - (1) *Application.* Applications for development under the Live Local Act ("LLA Application") shall be made on the appropriate form provided for that purpose by the City. The LLA application shall be in addition to any other application required commensurate with the type of use and project. The LLA application shall specifically demonstrate, at a minimum, that the project qualifies as affordable housing under the Act and sworn by notarized affidavit.
 - (2) *Review.* Upon receipt of a completed application the Development Services Director or designee, shall forward the completed application to the Site Review Committee, who shall submit written review report of the application. Review of the LLA application shall be in addition to any other review (site plan) associated with the development.
- (f) ***Compliance.***
 - (1) The Applicant/Owner of the Live Local Project shall submit a notarized affidavit to the City by December 31st of each year attesting they meet the requirements under Florida Statutes, Section 166.04151 Affordable Housing (7)(a).



CITY OF CLERMONT
ORDINANCE NO. 2024-012

SECTION 3: CONFLICT

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

SECTION 4: SEVERABILITY

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

SECTION 5: CODIFICATION

The text of Section 2 of this Ordinance shall be codified as a part of the Clermont City Code. The codifier is authorized to make editorial changes not effecting the substance of this Ordinance by the substitution of "Article" for "Ordinance", "Section" for "Paragraph", or otherwise to take such editorial license.

SECTION 6: ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR

Regardless of whether such inclusion in the Code as described in Section 5 is accomplished, sections of the Ordinance may be re-numbered or re-lettered and the correction of typographical and/or scrivener's errors which do not affect the intent may be authorized by the City Manager or designee, without need of public hearing, by filing a corrected or re-codified copy of same with the City Clerk.

SECTION 7: RECORDING

This Ordinance shall be recorded in the Public Records of Lake County, Florida.

SECTION 8: PUBLICATION AND EFFECTIVE DATE

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



CITY OF CLERMONT
ORDINANCE NO. 2024-012

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, on this 27th day of February, 2024.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Order Confirmation

Not an Invoice

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

Date:	01/12/2024
Order Number:	9740857
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	57.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	2	01/22/2024 - 02/12/2024	Govt Bids & Proposals
LEE dailycommercial.com	2	01/22/2024 - 02/12/2024	Govt Bids & Proposals

As an incentive for customers, we provide a discount off the total order cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and save!

Total Cash Order Confirmation Amount Due	\$176.44
Service Fee 3.99%	\$7.04
Cash/Check/ACH Discount	-\$7.04
Payment Amount by Cash/Check/ACH	\$176.44
Payment Amount by Credit Card	\$183.48

Order Confirmation Amount

\$176.44

Ad Preview

LEGAL NOTICE

On Tuesday, February 6, 2024 at 6:30 PM the Clermont Planning and Zoning Commission will consider the proposed ordinance to amend the code of ordinances. The final enactment of the ordinance will be heard by the City Council on Tuesday, February 27, 2024 at 6:30 PM

ORDINANCE NO. 2024-012

AN ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING THE CODE OF ORDINANCES, REPEALING SECTION 125-527 WORKFORCE HOUSING DENSITY BONUS AND REPLACING WITH 125-527 LIVE LOCAL ACT; PROVIDING FOR CONFLICT, SEVERABILITY, CODIFICATION, THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

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

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

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

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

Tracy Ackroyd Howe, MMC
City Clerk
1/22, 2/12/24



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date																															
Tuesday, February 6, 2024																															
Agenda Item Name																															
Ordinance No. 2024-013 <i>Comprehensive Plan Text Amendment - Density</i>																															
Requested Action																															
Recommend approval of Ordinance 2024-013.																															
Staff Report																															
This is a staff initiated text amendment to modify language within Chapter 1 - Future Land Use Element of the City's Comprehensive Plan. In 2017, a text amendment was presented and approved by City Council under Ordinance 2016-40 to allow an increase in density through a density bonus program within the Downtown Mixed-Use District. This amendment provided a density ranging from 12 dwelling units per acre up to 40 dwelling units per acre. In 2018, another text amendment was presented and approved by City Council under Ordinance 2018-27 to allow an increase in density to encourage workforce housing in particular areas of the City. The dwelling unit (du) count increased from 12 du up to 25 du for projects that utilized the Workforce Housing initiatives within a project. A specific number of workforce housing units had to be included in an overall project if a developer requested an increase over the 12 du per acre. The City has not processed a Workforce Housing initiative project and only two density bonus projects within the Downtown Mixed-Use District. The two that have been received and processed are the Graff Building at 32.5 dwelling units per acre and Clermont Lumberyard at 36 dwelling units per acre. Due to the lack of projects using the Workforce Housing initiative and limited projects seeking the density bonus, staff is recommending the maximum density to be reduced and the program requirements eliminated. This is also in conjunction with the recent legislative changes of the adoption of Senate Bill 102, also known as "Live Local Act." Staff is requesting these reductions to be reflected in the City's Comprehensive Plan, particularly in Policy 1.2.4 that shows a chart of the maximum density in each future land use.																															
<table border="1"> <thead> <tr> <th>Future Land Use Categories</th> <th>Maximum Density/Intensity (per gross acre)</th> </tr> </thead> <tbody> <tr> <td>Conservation</td> <td>Not Developable</td> </tr> <tr> <td>Parks</td> <td>N/A</td> </tr> <tr> <td>Public Facilities/Institutional</td> <td>0.25 FAR</td> </tr> <tr> <td>Residential</td> <td></td> </tr> <tr> <td>Low-Density</td> <td>3 units per acre</td> </tr> <tr> <td>Medium-Density</td> <td>8 to 12 units per acre</td> </tr> <tr> <td>High-Density</td> <td>12 units per acre</td> </tr> <tr> <td>Office</td> <td>1.0 FAR</td> </tr> <tr> <td>Mixed-Use</td> <td></td> </tr> <tr> <td>Residential/Office</td> <td>12 units per acre/0.25 FAR</td> </tr> <tr> <td>Master Planned Development</td> <td>12 -25 units per acre/0.25 FAR</td> </tr> <tr> <td>Downtown Mixed-Use</td> <td>12-4016 units per acre/3.0 FAR</td> </tr> <tr> <td>Commercial</td> <td>12 -25 units per acre/0.25 FAR</td> </tr> <tr> <td>Industrial</td> <td>1.0 FAR</td> </tr> </tbody> </table>		Future Land Use Categories	Maximum Density/Intensity (per gross acre)	Conservation	Not Developable	Parks	N/A	Public Facilities/Institutional	0.25 FAR	Residential		Low-Density	3 units per acre	Medium-Density	8 to 12 units per acre	High-Density	12 units per acre	Office	1.0 FAR	Mixed-Use		Residential/Office	12 units per acre/0.25 FAR	Master Planned Development	12 -25 units per acre/0.25 FAR	Downtown Mixed-Use	12-4016 units per acre/3.0 FAR	Commercial	12 -25 units per acre/0.25 FAR	Industrial	1.0 FAR
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With the introduction of the “Live Local Act,” a developer may seek an affordable housing project, according to the requirements within Chapter 2023-17 without having the assistance of the density bonus and workforce housing initiative within the Comprehensive Plan. Therefore, staff requests the proposed changes within Chapter 1 – Future Land Use Element that reduces the maximum density to 16 dwelling units per acre in the Downtown Mixed-Use District and 12 dwelling units per acre in the Commercial and Master Planned District. The changes are limited to Policy 1.2.4, 1.9.2 and Objective 1.7 within the FLU Element. No other changes have been made. Staff recommends approval of Ordinance 2024-013.

Additional Analysis

Fiscal Impact Summary

Fiscal Impact	Fund Number and Description	Available Budget Amount
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Exhibits Attached (copies of original agreements)

1.	Ord. 2024-013 - Density LLA (01.26.2024)	Ord. 2024-013 - Density LLA (01.26.2024).pdf
2.	2014-013 Legal Ad	2014-013 Legal Ad.pdf



CITY OF CLERMONT
ORDINANCE NO. 2024-013

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF CLERMONT, FLORIDA, PURSUANT TO THE LOCAL GOVERNMENT COMPREHENSIVE PLANNING ACT, CHAPTER 163, PART II, FLORIDA STATUTES BY ADOPTING TEXT CHANGES TO THE FUTURE LAND USE ELEMENT OF THE COMPREHENSIVE PLAN TO REDUCE THE MAXIMUM DENSITY WITHIN THE MASTER PLANNED DEVELOPMENT, DOWNTOWN MIXED USE, AND COMMERCIAL FUTURE LAND USE CATEGORY; SETTING FORTH THE AUTHORITY FOR ADOPTION OF THE COMPREHENSIVE PLAN AMENDMENTS; SETTING FORTH THE PURPOSE AND INTENT OF THE COMPREHENSIVE PLAN AMENDMENTS; ESTABLISHING THE LEGAL STATUS OF THE COMPREHENSIVE PLAN AMENDMENTS; PROVIDING FOR CONFLICT, SEVERABILITY, THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, the Comprehensive Plan of the City of Clermont was adopted by the City of Clermont on August 13, 1991, in accordance with the Local Government Planning and Land Development Regulations Act of 1985, Chapter 163, Part II, Florida Statutes; and

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

WHEREAS, the Planning and Zoning Commission, acting as the Local Planning Agency, held a public hearing and made recommendations to the City Council for amendments to the plan; and

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

NOW, THEREFORE, BE IT ORDAINED and enacted by the City Council of the City of Clermont, Florida that:

SECTION 1:

After public hearings held by the City of Clermont Local Planning Agency and the Clermont City Council, the Future Land Use Element is hereby amended as shown in Exhibit A.

SECTION 2: CONFLICT

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



CITY OF CLERMONT
ORDINANCE NO. 2024-013

SECTION 3: SEVERABILITY

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

SECTION 4: ADMINISTRATIVE CORRECTION

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

SECTION 5: PUBLICATION AND EFFECTIVE DATE

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



CITY OF CLERMONT
ORDINANCE NO. 2024-013

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 23rd day of April 2024.

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



CITY OF CLERMONT
COMPREHENSIVE PLAN

CHAPTER I
FUTURE LAND USE ELEMENT

Adopted June 23, 2009
Amended February 28, 2017
Amended August 28, 2018
Amended August 25, 2020
Amended March 22, 2022
Amended September 23, 2022
Amended February 28, 2023
Amended April 23, 2024

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CHAPTER I

FUTURE LAND USE

GOAL 1: Ensure that the character, magnitude and location of all land uses provide a system for orderly growth and development that achieves a balanced natural, physical and economic environment and enhances the quality of life of all residents.

Objective 1.1: Discourage Urban Sprawl. The City shall discourage and/or reduce urban sprawl through a future land use pattern that promotes orderly, compact development and the provision of public facilities and services that minimize costs and environmental impacts and maximize efficiency.

Policy 1.1.1: Urban services such as water and sewer shall not be extended outside the Lake County/Clermont Joint Planning Area (JPA) without a companion land use plan amendment modifying the boundary and amending the land uses. An exception may be considered where public health, safety and welfare require a community water system or the extension of water service to ensure safe potable water.

Policy 1.1.2: The City shall prioritize its capital improvements funding by assigning first priority to the renewal, reuse and/or rehabilitation of existing facilities or to the replacement of existing obsolete or worn out facilities.

Policy 1.1.3: The City shall encourage infill through the use of higher density and intensity land use designations and mixed-use designations in appropriate locations.

Objective 1.2: Future Land Use Map Series. The City shall ensure that future development and redevelopment activities are located in appropriate areas of the City by adopting a Future Land Use Map Series included as **Appendix A** of this element that contains the Future Land Use Map (FLUM), Future Transportation Map and Natural Resources Map, which together form the basis for consideration of future land use plan amendments. The Future Land Use Map Series, along with the City's land development regulations, shall reduce or eliminate existing land uses that are inconsistent with the community's character.

Policy 1.2.1: The City shall consider the compatibility of adjacent future land use categories during the land use plan amendment process. The City shall consider potential maximum densities and intensities and the appropriate transition of uses, densities and intensities.

Policy 1.2.2: The land development regulations shall include provisions to reduce or eliminate land uses that are inconsistent with the City's character and future land use, including those uses that are inconsistent with hazard mitigation recommendations in the Lake County emergency management plan.

Policy 1.2.3: The City shall discourage the continuation of nonconforming uses to the extent established in the land development regulations. Redevelopment of the property will be allowed only if it is consistent with the FLUM and the zoning district.

Policy 1.2.4: The adopted FLUM contains and identifies appropriate locations for the following land use categories which were established to prevent urban sprawl, provide for the protection of natural and historic resources and maximize economic development:

Future Land Use Categories	Maximum Density/Intensity (per gross acre)
Conservation	Not Developable
Parks	N/A
Public Facilities/Institutional	0.25 FAR
Residential	
Low-Density	3 units per acre
Medium-Density	8 to 12 units per acre
High-Density	12 units per acre
Office	1.0 FAR
Mixed-Use	
Residential/Office	12 units per acre/0.25 FAR
Master Planned Development	12 units per acre/0.25 FAR
Downtown Mixed-Use	16 units per acre/3.0 FAR
Commercial	12 units per acre/0.25 FAR
Industrial	1.0 FAR

Objective 1.3: Conservation Land Use Category. The conservation category is established for the long-term protection and preservation of publicly or privately owned lands that contain valuable and threatened natural resources, such as wetlands, floodplains and unique ecological communities.

Policy 1.3.1: Only passive open space and passive recreational activities shall be allowed in the conservation category, limited to resource-enhancing facilities such as multi-purpose trails, bike paths and natural land restoration projects. Interactive areas/facilities may be allowed as long as they are provided and managed consistent with goals, objectives and policies of this element as well as the goals, objectives, policies, standards and criteria set forth in the Conservation Element.

Policy 1.3.2: Lands designated as conservation on the FLUM may be counted toward meeting the adopted level of service standards for recreation and open space for the City.

Policy 1.3.3: If it is impractical to designate the area containing conservation resources as conservation land use due to size, location or other factors, the City shall have the option of obtaining a conservation easement from the property owners to protect the area. Areas covered by a conservation easement shall be treated the same as areas designated as conservation land use on the FLUM.

Policy 1.3.4: No development is permitted within the conservation category, except where state and/or federal agencies having jurisdiction already allow development rights. The applicant shall bear the burden of proof in determining that development shall not adversely impact conservation resources. Site alteration, where allowed, shall be limited to 10 percent of the entire site.

Objective 1.4: Parks Land Use Category. The parks category is established to provide sufficient space for public and private parks that are open to the public for active and passive recreation use.

Policy 1.4.1: The parks land use category is intended to accommodate existing public parks and recreation areas as well as committed public and semi-public open spaces. The maximum intensity of buildings on site shall be 0.25 Floor-Area-Ratio (FAR).

Policy 1.4.2: Not all parks and recreational facilities are required to be shown as parks on the FLUM. Park and recreation uses shall be allowed in other categories as support uses.

Objective 1.5: Public Facilities/Institutional Land Use Category. The public facilities/institutional category is established for publicly-owned institutional parcels and privately-owned, non-profit institutional parcels meeting threshold sizes established herein.

Policy 1.5.1: The public/institutional land use designation is intended to accommodate public and semi-public services including government administration buildings; public schools and not-for-profit educational institutions; hospital facilities and supportive health care units; arts, cultural or civic facilities; essential public services and facilities; cemeteries; fire and emergency operation facilities; utilities; public and semi-public open spaces and other similar activities. The maximum intensity of institutional activity shall be 0.25 FAR.

Policy 1.5.2: Churches and religious institutions on parcels greater than two acres shall be designated as public facilities/institutional future land use category on the FLUM, except those within the master planned development and the downtown mixed-use land use categories.

Policy 1.5.3: Public and private schools on parcels greater than five acres shall be designated as public facilities/institutional future land use category on the FLUM, except those within the master planned development and the downtown mixed-use land use categories.

Policy 1.5.4: The City shall monitor the need for increased land area for public/institutional uses and shall ensure that this land use designation on the FLUM is expanded to accommodate the development of public and semi-public facilities such as government administration buildings; fire, police and rescue services; educational institutions and similar public uses.

Objective 1.6: Residential Land Use Categories. The residential categories are established to provide for the preservation of existing, predominantly residential neighborhoods. These categories allow a range of housing types of low, medium and high residential densities at a maximum density of up to 12 units per acre; however, densities higher than eight units per acre shall require a conditional use permit or a Planned Unit Development (PUD) zoning. Other uses allowed include supportive accessory uses, churches and schools as conditional uses, minor public utilities (i.e., telephone switching stations, lift stations, drainage infrastructure and similar facilities), parks and open space, municipal facilities and other civic and cultural uses subject to standards and performance criteria set forth in this plan and in the land development regulations. Based on current land use trends, the City estimates that the mix of uses in the residential categories will be about 85 percent residential and 15 percent public facilities/institutional and recreation uses.

Policy 1.6.1: Low-Density Residential. Areas delineated on the FLUM for low-density residential development shall accommodate a maximum density of up to three dwelling units per acre and shall be comprised primarily of single-family detached homes on individual lots.

Policy 1.6.2: Medium-Density Residential. Areas delineated on the FLUM for medium-density residential development shall accommodate a maximum density of up to eight units per acre. To encourage higher density adjacent to Downtown and provide enhanced walkability between housing and the Central Business District, land designated as Medium-Density Residential Future Land Use adjacent to the Downtown Mixed Use Future Land Use may have a density of up to 12 units per acre. However, densities higher than eight units per acres shall require a Conditional Use Permit. The Medium-Density Residential Future Land Use area eligible for density up to 12 units per acre is north of SR 50, South of Lake Minneola, West of 5th Street and East of 12th Street. Permitted housing types include single-family detached homes, including zero-lot-line and cluster developments, duplexes, townhomes, condominiums, accessory dwelling units, and apartments.

Policy 1.6.3: High-Density Residential. Areas delineated on the FLUM for high-density residential development shall accommodate a maximum density of 12 units per acre; however, densities higher than eight units per acre shall require a conditional use permit or a Planned Unit Development (PUD) zoning. Permitted housing types include single-family detached homes, including zero-lot-line and cluster developments, duplexes, townhomes, condominiums and apartments. Nursing homes, assisted living facilities and independent living facilities shall be permitted in the high-density residential land use as a planned unit development (PUD) consistent with land development regulations and may have a maximum intensity of 3.0 FAR.

Policy 1.6.4: Performance standards for residential uses shall include, but are not limited to, the following:

- The land development regulations shall include performance standards for high-density and multi-family residential uses that control the location of proposed buildings in relation to the overall dimension of the site, provide sufficient on- site/structured parking where applicable, and provide open space and recreation amenities.
- The land development regulations shall contain requirements for significant open space, landscaping and buffers to effectively screen multi-family developments from low-density residential zoning districts.
- Multi-family residential developments of more than 50 units shall provide recreational facilities to meet the needs of the population of the development.
- Grid street networks are highly encouraged to serve residential developments and provide connectivity throughout the City. Cul-de-sacs and gated developments are discouraged.
- Themes are encouraged for residential developments to include cohesive streetscape design, signage, landscape architecture and streetscape furniture to create an identity for the neighborhoods in the City.

Objective 1.7: Mixed-Use Land Use Categories. The mixed-use categories are established to accommodate a mixture of residential, office and commercial uses as single uses on separate parcels or as a mix of uses within a single development. The maximum density for residential uses shall be 12 units per acre, except in the Downtown Mixed Use Category, which may allow up to 16 units per acre. The maximum density for residential uses shall be 12 units per acre in the Master Planned Development Use. Densities higher than eight units per acre in the Residential/Office Category shall require a

conditional use permit. Other uses allowed include supportive accessory uses, churches and schools as conditional uses, minor public utilities (i.e., telephone switching stations, lift stations, drainage infrastructure, and similar facilities), parks and open space, municipal facilities and other civic and cultural uses subject to standards and performance criteria set forth in this plan and in the land development regulations.

Policy 1.7.1: Residential/Office. The residential/office category is intended to provide for a mixture of predominantly residential uses, while allowing for professional offices that are consistent with the general character of the adjacent residential uses. Based on current land use trends, the City estimates that the mix of uses in the residential/office category will be 65 percent residential and 35 percent non-residential. The maximum intensity for office development shall be 0.25 FAR. The FAR shall not be applied to the residential portion of a mixed-use development.

Policy 1.7.2: Planned Development. The master planned development category is intended to provide for two existing approved developments of regional impact (DRI), King's Ridge DRI and Lost Lake Reserve DRI, the Black West proposed mixed-use development subject to a utility and annexation agreement approved by the City and new master planned, mixed-use projects that shall be applied only upon City Council approval of a development agreement that specifies the allowable types and distribution of land uses and the maximum number/density of residential units, and which demonstrates that public facilities and services meet the requirements of the City's Concurrency Management System. The maximum intensity for office and commercial uses shall be 0.25 FAR; 1.0 FAR for industrial uses; and 0.25 FAR for institutional uses. The FAR shall not be applied to the residential portion of a mixed-use development.

Policy 1.7.3: Downtown Mixed-Use. The downtown mixed-use category is intended to provide for a mixture of residential and business uses, as well as cultural and tourist facilities, recognized as characteristic of the City's established downtown central business district. Based on current land use trends, the City estimates that the mix of uses will be 70 percent office and commercial uses and 30 percent residential, public facilities/institutional and recreation uses. The maximum intensity for office, commercial and institutional uses shall be 3.0 FAR. The FAR shall not be applied to the residential portion of a mixed-use development.

Policy 1.7.4: Nursing homes, assisted living facilities and independent living facilities shall be permitted in all mixed-use land use categories as a PUD consistent with land development regulations and may have a maximum intensity of 3.0 FAR.

Policy 1.7.5: Performance standards for mixed-use developments shall include, but are not limited to, the following:

- Mixed-use developments are encouraged to incorporate town or village centers that are sized to serve the needs of residents in the development within a quarter-mile of the center.
- Unified architectural and streetscape themes are encouraged for all mixed-use developments.
- A mixed-use development may include a mixture of land uses on the same site and/or in the same building.
- For a mixed-use building, only retail sales and services and restaurants are permitted on the ground floor.

Objective 1.8: Office Land Use Category. The office category is established to provide for office uses in areas that transition to residential neighborhoods. Uses allowed in addition to offices are supportive accessory uses, churches and schools as conditional uses, minor public utilities (i.e., telephone switching stations, lift stations, drainage infrastructure, and similar facilities), parks and open space, municipal facilities and other civic and cultural uses subject to standards and performance criteria set forth in this plan and in the land development regulations.

Policy 1.8.1: Residential uses are not allowed in the office category.

Policy 1.8.2: Nursing homes, assisted living facilities and independent living facilities shall be permitted in all mixed-use land use categories as a PUD consistent with land development regulations and may have a maximum intensity of 3.0 FAR.

Objective 1.9: Commercial Land Use Category. The commercial category is established to assure availability of sufficient office and commercial sites to serve the needs of the existing and projected population. In addition to office and commercial uses, residential uses are allowed, preferably as mixed-use, high-density developments, as well as supportive accessory uses, churches and schools as conditional uses, minor public utilities (i.e., telephone switching stations, lift stations, drainage infrastructure, and similar facilities), parks and open space, municipal facilities and other civic and cultural uses subject to standards and performance criteria set forth in this plan and in the land development regulations.

Policy 1.9.1: The commercial land use category shall accommodate activities such as general retail sales and services, professional and business offices, personal services and limited residential use. Based on current land use trends, the City estimates that the mix of uses will be 90 percent office and commercial uses and 10 percent residential, public facilities/institutional and recreation uses.

Policy 1.9.2: The maximum intensity of commercial development shall be limited to 0.25 FAR. The maximum density for residential uses shall be 12 units per acre. Densities higher than eight units per acre shall require a conditional use permit or a Planned Unit Development (PUD) zoning.

Policy 1.9.3: Hotels and hospitals shall be allowed as a conditional use within the commercial land use category and shall be limited to a maximum intensity of 3.0 FAR.

Policy 1.9.4: Nursing homes, assisted living facilities and independent living facilities shall be permitted in the commercial land use category as a PUD consistent with land development regulations and may have a maximum intensity of 3.0 FAR.

Policy 1.9.5: Residential storage facilities shall be allowed as a conditional use within the commercial land use category and shall be limited to a maximum intensity of 1.0 FAR. This shall not include the storage of manufacturing or commercial products.

Objective 1.10: Industrial Land Use Category. The industrial category is established to provide sufficient land for existing and anticipated future industrial needs and requisite support services.

Policy 1.10.1: Residential uses are not allowed in the industrial category.

Policy 1.10.2: Uses allowed in the industrial category include manufacturing, assembling and distribution activities; warehousing and storage activities; general commercial activities; and other similar land uses which shall be regulated through appropriate land development regulations. Heavy metal fabrication, batch plants, salvage yards, chemical or petroleum manufacturing or refining, rubber or plastics manufacturing or other uses generating potentially harmful environmental or nuisance impacts shall be prohibited.

Policy 1.10.3: The maximum intensity of industrial development shall be limited to 1.0 FAR.

Objective 1.11: Smart Growth Principles. New development in the City shall comply with “Smart Growth” principles that minimize the emission of greenhouse gases and reduce vehicle miles of travel as opposed to conventional development standards that encourage urban sprawl. The following policies shall be incorporated into the City’s land development regulations prior to the next required Evaluation and Appraisal Report.

Policy 1.11.1: Development in the Downtown Mixed-Use land use category, and where appropriate in the Residential/Office and Master Planned Development categories, shall provide pedestrian-friendly street design (buildings close to street; porches, windows and doors; tree-lined streets; hidden parking lots; garages in rear; narrow, slow-speed streets).

Policy 1.11.2: New development, as well as infill development where feasible, shall provide interconnected street grid networks to disperse traffic and encourage walkability. Developments may include a hierarchy of narrow streets, boulevards and alleys; high-quality pedestrian networks; designs that encourage a greater use of scooters, rollerblades, scooters and walking as daily transportation; connectivity to public transit; and a land use mix that demonstrates reduced external trips by encouraging internal trips.

Policy 1.11.3: New development in the Downtown Mixed-Use, and where appropriate in the Residential/Office and Master Planned Development categories, shall provide a mix of shops, offices, apartments and homes on site and provide mixed-use within neighborhoods, within blocks and within buildings.

Policy 1.11.4: Developments that require site plan review and approval shall be evaluated on the use of site and building design that emphasizes beauty, aesthetics, human comfort, creating a sense of place, special placement of civic uses and sites and human-scale architecture and amenities, especially at street level.

Objective 1.12: Public Facilities and Services. Development, redevelopment, land use plan amendments and changes to the zoning of a site shall be coordinated with the availability of adequate services and facilities, including assurance that land is available for the needed utility facilities and services.

Policy 1.12.1: The Lake-Sumter Metropolitan Planning Organization’s transportation concurrency management system (TCMS) and Traffic Impact Study Methodology Guidelines,

Volume I: Lake County Checkbook TCMS dated May 28, 2008, and as amended, shall serve as the City's transportation concurrency management system.

Policy 1.12.2: All development orders or permits, including any redevelopment activities, shall be issued only if there are public facilities and services available with sufficient capacities to maintain the level of service standards concurrent with the impacts of the proposed development. Prior to the issuance of a building permit, the City shall verify with its utility department that adequate water supplies will be available to serve new development no later than the anticipated date of issuance of the certificate of occupancy.

Policy 1.12.3: The City shall encourage requests for voluntary annexation into the City when those lands are logical extensions of the existing City limits, when services can be properly provided and when proposed uses are compatible with the City's comprehensive plan.

Policy 1.12.4: The City shall encourage the development of undeveloped pockets and enclaves within developed areas to utilize existing facilities efficiently.

Policy 1.12.5: The City shall ensure the availability of suitable land for public services and facilities necessary to support proposed development and shall approve sites for such facilities and services concurrent with the approvals for the development requiring the services and facilities.

Policy 1.12.6: The City shall require new development to provide necessary services and facilities or to pay a fair share of the cost of those services and facilities through impact fees, special assessments, exactions, conveyance of land or easements or pro-rata agreements.

Policy 1.12.7: The City shall continue to require dedication of adequate rights-of-way for use as roadways, stormwater management and by utility companies for new construction, service extensions or facility improvements.

Policy 1.12.8: Private or public electric utilities needed to support the future land use categories may be permitted as conditional uses in all land use designations except for residential, conservation or parks categories.

Policy 1.12.9: Small-scale, site-specific, or off-grid electrical generation systems serving single users or small clusters of users and which use alternative energy sources shall be allowed in all land use categories without exception. Such alternative systems shall be allowed to connect to an available electrical energy distribution system to sell excess power to an electric utility provider. All substations adjacent to residential neighborhoods or visible from a public roadway shall be required to provide landscaping and buffering to minimize visual and noise impacts.

Objective 1.13: Natural Resources. Natural resources shall be protected through identification, classification, coordination with resource planning and management plans prepared pursuant to Chapter 380, F.S., and limitations on use consistent with the degree of protection required.

Policy 1.13.1: The protection of natural resources shall be accomplished by one or more of the following techniques, based on the degree of protection required:

- Limitations on development density and intensity;

- Limitations on building placement, such as required clustering of allowable development on non-sensitive portions of a site;
- Limitations on building coverage or impervious surface coverage;
- Requirements for setbacks and landscaped buffers sufficient to mitigate or eliminate impacts; and
- Evaluation of proposed plan amendments to ensure that they do not contribute to urban sprawl and fail to protect natural resources.

Policy 1.13.2: The City's determination of the degree of natural resource protection required shall be part of the development application and review process and may result in conditions on development approvals.

Policy 1.13.3: The land development regulations shall provide for the protection of potable water wellfields by designating appropriate activities and land uses allowed within wellhead protection areas and environmentally sensitive land to protect these areas from adverse impacts of development.

Policy 1.13.4: The City shall include standards and procedures in its land development regulations that consider topography and soil types in the review of proposed development projects.

Policy 1.13.5: The development approval process shall ensure that new development and redevelopment is consistent with natural drainage patterns. The approval process shall require appropriate stormwater management systems consistent with the adopted drainage level of service, natural drainage patterns and soil conditions.

Policy 1.13.6: Flood plains and floodways in the City shall be identified and development shall be limited, consistent with FEMA requirements.

Policy 1.13.7: The City of Clermont is not located within the Green Swamp Area of Critical State Concern; however, a portion of this resource is located within the Lake County/Clermont JPA. The City shall utilize both formal and informal modes of coordination with the Florida Department of Economic Opportunity, St. Johns River Water Management District, Florida Department of Environmental Protection, Lake County and other appropriate state and local agencies that have jurisdictional authority or responsibility for regulation and management of the Green Swamp Area of Critical State Concern.

Policy 1.13.8: The City shall ensure the preservation of natural communities and listed animal species habitat through land acquisition of natural areas and open space.

Objective 1.14: Historic Resources. Important historic and archaeological resources of the City of Clermont shall be protected through identification, classification and regulation of development consistent with the degree of protection required for the resource.

Policy 1.14.1: The City, through its adopted historic preservation ordinance, will protect significant historic, cultural and archaeological resources.

Policy 1.14.2: The City shall identify and inventory sites of historical significance.

Policy 1.14.3: The City's land development regulations shall provide for the protection of significant historic resources from the impacts of development and redevelopment.

Policy 1.14.4: Historic resources and their environments shall be considered for inclusion in public acquisition programs for appropriate passive recreation and for open space and conservation.

Policy 1.14.5: If City construction activities reveal a suspected historical or pre-historic archaeological site, the City shall determine the extent and nature of the site and report such findings to the state by a master site file application. The City shall mitigate any impacts to the site if the site is determined to be relatively intensive in cultural remains, or significant to the archaeological or historical record. Such determination of site extent, nature and significance shall be made by a professional archaeologist as recognized by the Florida Department of State, Division of Historical Resources, and Bureau of Historic Preservation.

Policy 1.14.6: The City shall negotiate with landowners prior to the development review process, to avoid disturbance of known historical and pre-historic sites.

Policy 1.14.7: The City shall support private, nonprofit groups that endeavor to preserve historic resources and request the assistance of the Florida Department of State, Division of Historical Resources, Bureau of Historic Preservation, in identifying sources of funding and programs as a means to identify, designate, protect and preserve pre-historic sites and historic resources in Clermont.

Objective 1.15: Redevelopment and Renewal of Blighted Areas. The City shall encourage redevelopment of areas that are exhibiting evidence of decline (i.e., disproportionate number of vacant, dilapidated and/or substandard structures) through redevelopment programs and through maintaining land development regulations that contain standards and procedures to encourage redevelopment where desirable.

Policy 1.15.1: The City shall continue to implement the recommendations for the Clermont community redevelopment area.

Policy 1.15.2: The City shall implement Housing Element directives for renewal and revitalization of substandard housing target areas within time-frames identified in the element.

Policy 1.15.3: The City shall utilize available government programs such as, but not limited to, the community development block grant program, for renewal and revitalization of substandard housing sites as identified in the Housing Element.

Objective 1.16: Plan Implementation. The City shall maintain land use and development regulations to address issues identified in this and other plan element goals, objectives and policies.

Policy 1.16.1: Proposed residential developments shall be required to meet state subdivision requirements and the City's land development regulations with regard to platting and providing improvements such as roads, drainage and other facilities and services. All divisions of land, whether requiring a subdivision plat or not, shall be required to meet concurrency management and access requirements as stated in this comprehensive plan.

Policy 1.16.2: Zoning districts in the City's land development regulations shall implement the future land use categories adopted in the comprehensive plan, including the types of uses and the densities and intensities of uses.

Policy 1.16.3: It is the intent of the City of Clermont to ensure that adequate open space is provided through the following:

- active or passive recreation sites;
- landscaped buffers;
- protected natural resource lands;
- protected environmentally sensitive lands;
- areas devoted to drainage and stormwater retention;
- landscaping requirements; and
- minimum open space requirements for master-planned developments.

Policy 1.16.4: The City shall maintain and enhance the safety and efficiency of the arterial and collector road system and minimize transportation conflicts associated with development by coordinating the FDOT driveway permitting process, limiting development access to the transportation system and increasing interconnection between adjacent developments.

Policy 1.16.5: All development shall provide for safe, convenient, and appropriately designed traffic circulation on the site, including provisions for needed parking.

Policy 1.16.6: The City shall maintain in the land development regulations procedures and standards for planned developments to encourage mixed-use projects, to encourage traditional neighborhood development, and to encourage and allow innovative site design and development approaches.

Policy 1.16.7: The land development regulations shall determine where buffers shall be required between adjacent land uses. Buffers may be either prescriptive standards or variable and shall be defined in the land development regulations. Buffers may serve one or more of the following purposes: provide functional separations between dissimilar uses; provide landscaping adjacent to parking lots and other vehicle use areas; and provide protection from uses that may have some degree of incompatibility that can be mitigated wholly or partially to protect against light, glare, noise or appearance.

Policy 1.16.8: Public schools are an allowable use in all land use categories except conservation, parks and industrial. Public technical/training schools may be located in the industrial category. The location of schools shall be proximate to existing and planned urban residential areas to the extent possible and shall be located based on siting criteria that includes but is not limited to school size, land area, land use compatibility, environmental impacts, availability of public utilities, transportation impacts and public safety. The following criteria shall apply:

- Public elementary schools shall be sited primarily in residential areas that include housing types and densities to meet the school's enrollment capacity with students who are predominately within walking distance of the school.

- Public middle and high schools may be sited in areas with a mix of land uses, including commercial.
- Access to public school sites should be from a collector road for middle and high schools or a collector or local road for elementary schools. Ingress and egress should not create detrimental impacts on roads adjacent to the site. Approaches to the site should be safe for pedestrians, bicycles, cars and buses.
- Public utilities shall be available to the site.

Policy 1.16.9: The City shall encourage the co-location of public facilities, such as parks, libraries and community centers, with schools to the maximum extent feasible.

Policy 1.16.10: Development regulations shall require street, pedestrian and transit layouts that discourage non-residential through-traffic in residential neighborhoods, but that encourage energy and time-efficient access points and interconnections between residential areas.

GOAL 2: To create a long-term master plan for the Wellness Way area which promotes significant economic development while encouraging fiscally efficient and well- balanced development patterns that minimize environmental impacts and leverage existing resources.

Objective 2.1: Significant Initiatives of Wellness Way.

The City shall pursue the following initiatives:

- Job creation and economic development
- Regional transportation connectivity
- Creation of the wellness corridor/recreation/open space network
- Promotion of recreation and healthy living
- Water smart approaches
- Preservation of scenic resources including topography
- Health and wellness community development

Policy 2.1.1: To achieve these initiatives, these Goals, Objectives and Policies (GOPs) specifically address the unique conditions of Wellness Way. It is paramount for these GOPs to be flexible for the long-term horizon of development in Wellness Way. Further, to provide predictability, there are six (6) future land use categories (FLUC) as described below:

- A. Multi Use
- B. US 27
- C. Neighborhood
- D. Wellness Way North
- E. Conservation Subdivision
- F. Water Conserv II

These six future land use categories are depicted on the Future Land Use Map. The Map will also identify the five proposed arterial roadways that make up the primary roadway network. Final primary roadway alignments may be determined in the Planned Unit Development (PUD)

process or through an independent alignment study.

Policy 2.1.2: Wellness Way is based upon providing sufficient land area to achieve a target of 1.25 to 1 jobs-to-housing ratio. The plan will also require significant open space set asides within each PUD to ensure internal open space connectivity as well as connectivity to Lake Louisa State Park and Orange County.

Objective 2.2: Economic Development Branding Strategy.

The City, in collaboration with Lake County, shall develop a comprehensive economic development and branding strategy that achieves a target jobs-to-housing ratio within wellness way by focusing on growth and retention of target industries and the complimentary land uses and infrastructure needed to support them.

Policy 2.2.1: Jobs-To-Housing Ratio, Minimum Non-Residential Square Feet & Land Area Set-Asides

The City shall seek to achieve a target jobs-to-housing ratio of 1.25 jobs per one (1) dwelling unit (1.25:1) within Wellness Way. The target jobs-to-housing ratio will be achieved by ensuring a minimum volume of employment generating non-residential uses can be accommodated within the planning area. The City shall analyze each PUD submittal to ensure the PUD reserves an adequate amount of land for employment uses to achieve the desired volume of non-residential square footage that will produce the targeted ratio for the overall wellness way planning area.

To ensure that an adequate volume of land is set aside to accommodate the required non-residential square footage, a FLUC specific minimum FAR (as shown in Policy 2.3.2.) is applied to the non-residential square footage requirement. All PUDs are required to set aside enough acreage, as calculated above, to accommodate the required non-residential square footage at the minimum average FAR. Land use types that can be counted towards the non-residential square footage requirements include traditional, job-generating commercial, office and industrial uses (where appropriate), as well as other job-generating land uses, such as secondary education facilities, hotels, technical schools and hospitals/medical.

Policy 2.2.2: Target Industries

Non-residential employment development within Wellness Way shall target, but are not limited to, a broad base of industry sectors. This will allow for a diverse and dynamic range of economic development and job growth opportunities. Target industries may include:

- A. Ag-Tech
- B. Eco-tourism and Agri-tourism
- C. Education and Health Services
- D. Human Performance, Sports Medicine and Sports Training
- E. Leisure and Hospitality
- F. Manufacturing
- G. Medical and bio-medical
- H. Professional and Business Services
- I. Research Facilities
- J. Retail Trade

K. Transportation, Trade and Utilities**Policy 2.2.3: Technology Infrastructure**

Key to the success of Wellness Way will be the application of an advanced technology infrastructure network. PUDs within Wellness Way shall include an analysis of technology infrastructure to determine if the most current and innovative technologies are being utilized. PUDs shall identify technology infrastructure corridors and shall develop a strategy for ensuring the long-term viability of the technology infrastructure network.

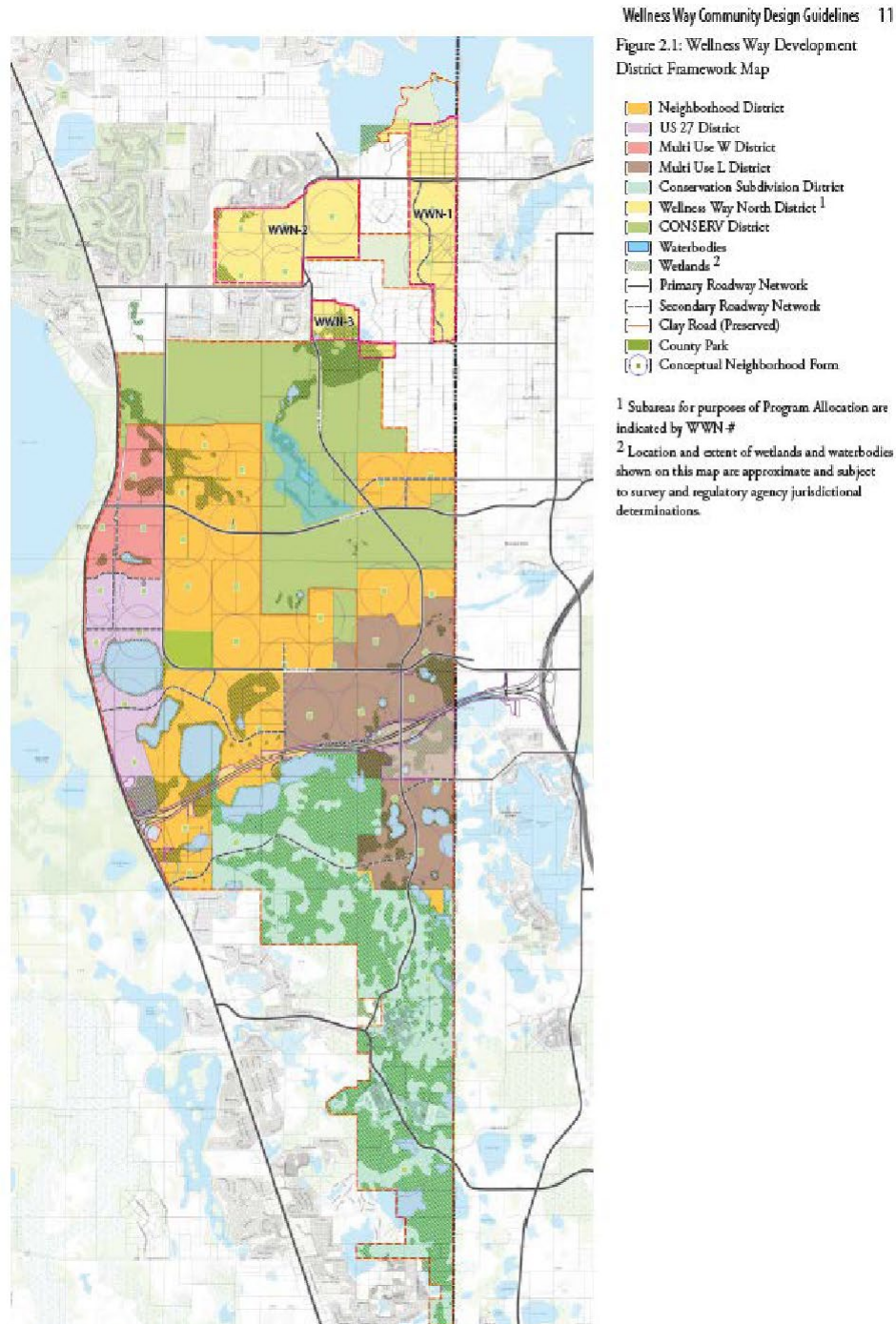
Policy 2.2.4: Energy Conservation

A primary component of Wellness Way will be the use of alternative energy sources to promote economic development. The use of sustainable energy generation will attract businesses and foster the proliferation of green technology. Alternative energy resources should be encouraged as a power source for residential and non- residential development alike. PUDs should demonstrate how alternative energy sources will be incorporated into the development when economically feasible.

Objective 2.3: Land Use, Hierarchy of Place and Wellness Corridors

The intent of Wellness Way is to create a fiscally efficient development pattern through a diversity of land uses and locally appropriate urban form. The form shall promote land use densities, intensities and mixed uses that integrate and support alternative transportation modes, decrease trip lengths, and promote internal capture. The Framework Map shall guide the relationships of land use, transportation, Wellness Space and is intended to provide a hierarchy of place within each PUD.

Figure 1 – Framework Map



Policy 2.3.1: Future Land Use Categories

The following six future land use categories, as depicted on the Future Land Use Map, are intended to provide for a broad range of compatible and complimentary uses including employment, housing, recreation, agriculture and conservation uses. The general purpose of each category is described below. Specific allowable uses shall be provided for in the implementing development regulations, design guidelines and standards.

A. The **Multi-Use FLUC** is intended to be the primary concentration of employment and non- residential uses in Wellness Way. There are two distinct Multi-Use Districts. The Multi-Use W District is centered on the intersection of Wellness Way and US 27. The Multi-Use L District, supporting increased options for logistics and distribution, occurs at the planned County Road 455 and the Lake- Orange Connector expressway.

B. The **US 27 FLUC** is intended to support moderate density residential, commercial, and employment uses that serve the daily needs of the residents and employees from nearby neighborhoods and workplaces. The district is not intended to create a conventional ‘strip commercial’ frontage along US 27.

C. The **Neighborhood FLUC** is intended to support lower density neighborhood development outside the boundaries of Wellness Way’s community and employment centers in the US 27 and Multi- Use Districts. This is the largest district and requires flexibility in design to accommodate neighborhood and housing types for many market segments.

D. The **Conservation Subdivision FLUC** is intended to promote a balance between carefully designed residential development while supporting the ecological value of the ‘mosaic’ of wetlands and uplands that characterize the area. Recognition of wildlife corridors is central to the purpose of the district.

E. The **Wellness Way North FLUC** is intended to implement the existing Wellness Way Area Plan allocation of low density residential with the required minimum of non-residential/employment square footage.

F. The **Water Conserv II FLUC** is intended to recognize the public ownership nature of the land holding and as such, no private urban land uses are permitted. Public facilities, including schools, utilities and other support facilities for public uses are permitted. Public access as an open space amenity is highly encouraged.

Policy 2.3.2: Future Land Use Categories Capacity Allocation

Development potential within Wellness Way shall be determined utilizing the “Maximum Capacity Allocation Table.” The capacity calculations provided in the “Maximum Capacity Allocation Table” determine the maximum number of residential units that can be constructed within a PUD, and the minimum amount of non-residential acreage that must be set aside within the PUD. Regardless of the actual buildable densities and intensities (see Policy 2.3.3 for density and intensity calculations), the MAXIMUM number of residential units within a PUD cannot exceed the capacity calculations provided in the “Maximum Capacity Allocation Table.” Similarly, the set asides for non-residential uses cannot fall below the MINIMUM

capacity determined utilizing the “Maximum Capacity Allocation Table.” “Capacity” is calculated utilizing “net acres” (gross acres minus wetland acres minus water body acres).

All net acreage within Wellness Way shall be allocated to one of three categories according to the table below:

1. Open Space: Lands comprising the Wellness Space and Green Space areas
2. Center: Area for required non-residential uses and associated residential uses
3. Residential: Area of residential uses

Future Land Use Category	Open Space Minimum	Residential Maximum	Center Minimum
Neighborhood	30%	65%	5%
US 27	30%	55%	15%
Multi-Use	30%	50%	20%
Conservation Subdivision	50%	50%	N/A
Wellness Way North 1	30%	60%	10%
Wellness Way North 2	30%	60%	10%
Wellness Way North 3	30%	60%	10%

Each upland acre regardless of tier designation shall receive an allocation of residential capacity and be required to set aside non-residential acreage according to the figures provided below, with the exception of existing PUDs, which maintain their current entitlements until such time as a PUD is approved.

Maximum Capacity Allocation Table

Future Land Use Category	Maximum Capacity / Net Residential Acre	Minimum FAR / Net Non-Residential Acre
Neighborhood	3.60 (d.u) ¹	0.30
US 27	5.75 (d.u)	0.25
Multi-Use	8.00 (d.u)	0.20
Conservation Subdivision	2.70 (d.u)	0.00
Wellness Way North 1	3.08 (d.u)	0.33
Wellness Way North 2	2.67 (d.u)	0.25
Wellness Way North 3	2.25 (d.u)	0.17

¹ This does not include potential right-of-way density bonuses (Policy 2.8.1).

* The maximum capacity for the neighborhood district may be enhanced up to 20%, using one or more of the following:

1. An extraordinary upfront capital contribution to off-site public infrastructure within Wellness Way including, but not limited to:
 - A. Public parks

- B. Public open space
 - C. Public trail system
 - D. Water Conserv II trail system
 - E. Bike/pedestrian bridge over us 27
 - F. Any other contribution to public infrastructure and/or public facilities
2. Transfer of density from Conservation Subdivision District or Wellness Way North District via a final PUD.

Any proposed enhancement to the maximum capacity of the neighborhood district is not a right granted by this policy but must be proffered at the time of consideration of the pud. The proposed maximum capacity enhancement shall be evaluated based on achieving the goal and objectives of the wellness way area plan.

Policy 2.3.3: Example Residential Capacity and Non-Residential Acreage Set-Aside Calculation:

A proposed PUD contains 500 net acres (gross acres minus wetland acres minus water body acres) within the Neighborhood District and 250 net acres within the Multi-Use District. The Neighborhood District FLUC allows a Residential land allocation of up to 65% and requires a Center land allocation of at least 5%. The Multi-Use District FLUC allows a Residential land allocation of up to 50% and requires a Center land allocation of at least 20%. The Neighborhood District FLUC allows a density of 3.60 dwelling units per net Residential acre and requires a minimum average FAR of 0.30 per net Center acre. The Multi-Use District FLUC allows a density of 8.00 dwelling units per net Residential acre and requires a minimum average FAR of 0.30 per net Center acre.

Step 1: Land Allocation Calculation

- Neighborhood District
 - Residential Maximum: $500 \text{ net acres} \times 65\% \text{ Residential} = 325 \text{ acres}$
 - Center Minimum: $500 \text{ net acres} \times 5\% \text{ Center} = 25 \text{ acres}$
 - Open Space Minimum: $500 \text{ net acres} \times 30\% \text{ Open Space} = 150 \text{ acres}$
- Multi-Use District
 - Residential Maximum: $250 \text{ net acres} \times 50\% \text{ Residential} = 125 \text{ acres}$
 - Center Minimum: $250 \text{ net acres} \times 20\% \text{ Center} = 50 \text{ acres}$
 - Open Space Minimum: $250 \text{ net acres} \times 30\% \text{ Open Space} = 75 \text{ acres}$
- Total Land Allocation
 - Residential Maximum: 450 acres
 - Center Minimum: 75 acres
 - Open Space Minimum: 225 acres

Step 2: Maximum Density Calculation

- Neighborhood District: $500 \text{ net acres} \times 65\% \text{ Residential} \times 3.6 \text{ du/ac} = 1,170 \text{ dwelling units}$
- Multi-Use District: $250 \text{ net acres} \times 50\% \text{ Residential} \times 8.0 \text{ du/ac} = 1,000 \text{ dwelling units}$
- Total Dwelling Units: 2,170

Step 3: Minimum Non-Residential Calculation

- Neighborhood District: 500 net acres * 5% Center * 0.30 FAR = 326,700 sf
- Multi-Use District: 250 net acres * 20% Center * 0.30 FAR = 653,400 sf
- Total Minimum Non-Residential Program = 980,100 sf

Policy 2.3.4: Future Land Use Categories Density and Intensity Calculations

Within Wellness Way, density and intensity calculations provide guidelines for the construction of residential units and non-residential square footage. Density and intensity calculations do not determine the total number of residential units and non-residential square footage allowed; those calculations are referred to as “capacity” and are provided in Policy 2.3.2. Densities and intensities are calculated utilizing “net buildable acres” (Gross acres minus wetland acres minus water body acres minus designated open space, see Policy 2.3.9 for open space guidelines) within the building footprint for that land use type (residential vs. non-residential). The total number of residential units within a PUD cannot exceed the maximum residential capacity calculation as indicated in Policy 2.3.2.² The minimum and maximum net density and intensity for any development site within a PUD is set by the following table:

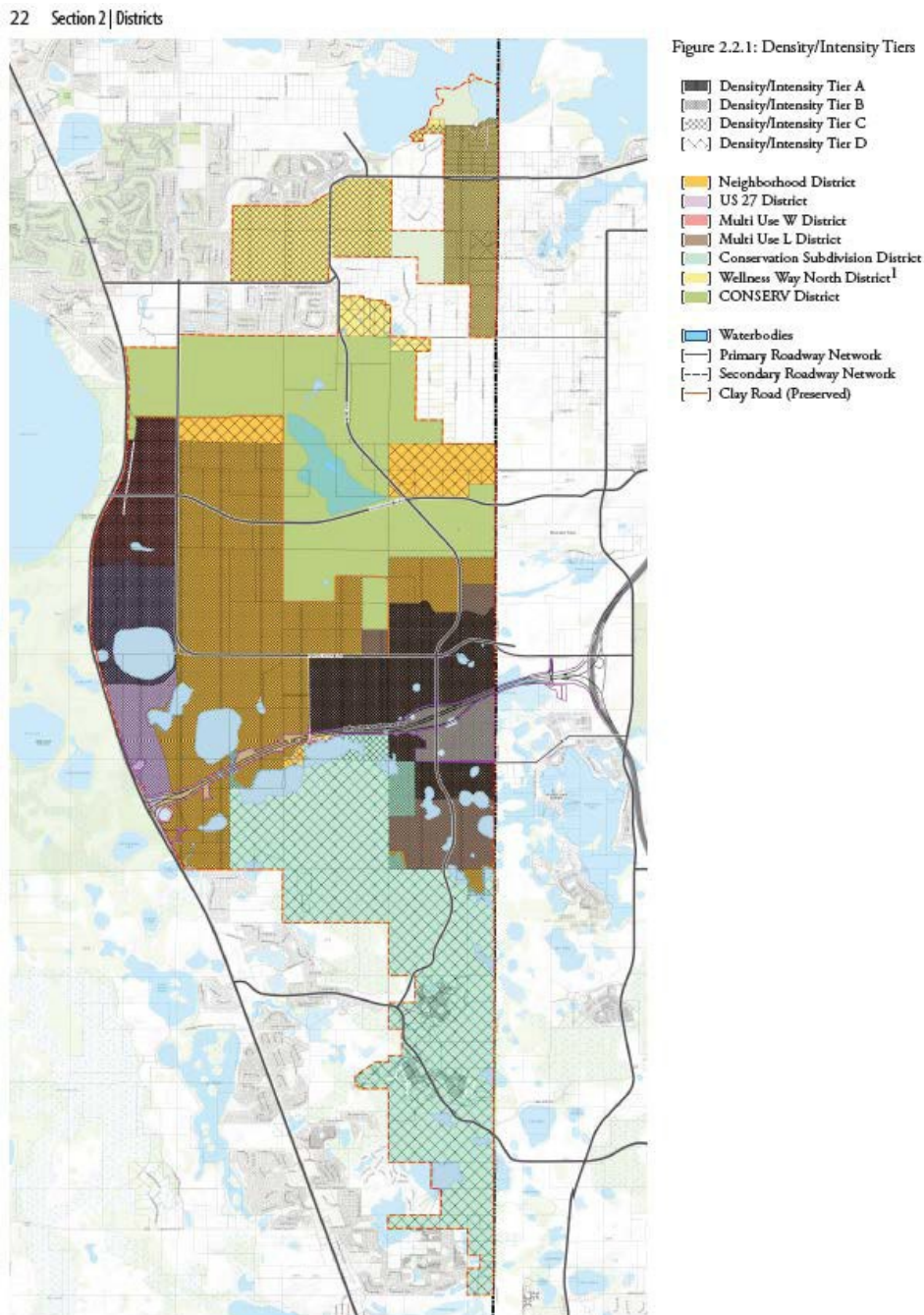
Future Land Use Category Density/Intensity Tier Summary Table

Density/ Intensity Tier	Minimum Density/ Net Buildable Acre	Maximum Density/ Net Buildable Acre	Minimum Average FAR	Maximum Average FAR
Tier A	6.00 (d.u)	25.00 (d.u)	0.25	2.00
Tier B	3.00 (d.u)	20.00 (d.u)	0.25	2.00
Tier C	2.50 (d.u)	15.00 (d.u)	0.15	2.00
Tier D	2.00 (d.u)	10.00 (d.u)	0.15	2.00

Policy 2.3.4.1: Flexibility of Future Land Use Category Boundaries within Single Ownership

If a proposed PUD contains more than one Future Land Use category, a developer may propose the relocation of the boundaries of each FLU category within the boundaries of the PUD, to provide flexibility in overall project design. The resulting development program/entitlement shall not exceed the program/entitlement of the original FLU category boundaries. The burden is on the developer is to show how the proposed boundary modification results in a superior project design and how it exceeds the goal and objectives of Wellness Way.

Figure 2 – Density/Intensity Tiers



Policy 2.3.5: Location and Timing of Non-Residential Construction.

Land areas set aside for the purposes of non-residential uses will be termed Centers. Non-residential development must occur within a Center. Centers may have a mix of non-residential and residential uses. In these cases, the residential uses must be built concurrently or after the construction of the non-residential uses. All Centers shall be appropriately placed in commercially viable locations located along an arterial or collector road.

Land areas set aside for the purposes of non-residential uses will be termed Centers. Non-residential development must occur within a Center. Centers may have a mix of non-residential and residential uses. In these cases, the residential uses must be built concurrently or after the construction of the non-residential uses. All Centers shall be appropriately placed in commercially viable locations located along an arterial or collector road.

Policy 2.3.6: Urban Form Guiding Principles

Wellness Way is envisioned as a mixed-use area proximate to arterial thoroughfares. Land uses are intended to be flexible allowing employment, residential, institutional, agriculture and Wellness/Green Space. The following are the urban form guiding principle:

- A. The overall community is intended to include a mix of uses that integrate residential, non-residential and open space networks. The overall Framework Plan and standards were developed to ensure the desired percentage distribution of uses within Wellness Way.
- B. An interconnected Wellness/Green Corridor network including a trail system to reach destinations within Wellness Way such as Centers, schools, parks as well as neighborhoods.
- C. Plan for and implement regional roadway connectivity as generally depicted on the Future Land Use Map.
- D. An emphasis on complete streets and multi-modal facilities (bike trails, on-street parking, enhanced pedestrian environments).
- E. A green strategy considering a balance of development, preservation, energy, conservation and water conservation.
- F. School centered development pattern with a co-located neighborhood park and connectivity to the Wellness Corridor network for each school.
- G. Neighborhood scale development based upon a pedestrian orientation with neighborhood centers/parks as the center of the neighborhood to create neighborhood identity and place.
- H. Allow interim and/or permanent agricultural uses.
- I. All development will adhere to dark sky standards.
- J. All distribution lines for new development in Wellness Way shall be located underground.

These guiding principles shall be specifically demonstrated in all PUDs.

Policy 2.3.7: Pedestrian Orientation

Design decisions must be oriented to the pedestrian scale. The Design Guidelines and Standards that implement this plan must be incorporated in the development standards for each PUD zoning, which culminates at the detailed design level with the specifications for complete street design.

Policy 2.3.8: Wellness Corridors

Wellness Corridor (WC) networks connect communities, Multi-use Districts, Centers, neighborhoods and destinations together in a series of integrated trail and pedestrian facilities. WC networks may contain the following elements:

- A. Community farms and gardens
- B. Wetlands
- C. Water bodies

- D. Preserved uplands
- E. Trails, pedestrian ways and bikeways
- F. View sheds and scenic resources
- G. Cultural and environmental resources
- H. Parks/recreation facilities for active and passive use
- I. Stormwater management facilities

Policy 2.3.9: Open Space

A significant amount of land area in the form of open space and natural protected areas will be protected in Wellness Way. The natural protected areas include wetlands and water bodies. Open space will be divided into two separate categories, Wellness Space and Green Space, with each type allowing different uses.

Wellness Space includes land area that remains minimally developed, such as trails and boardwalks, as part of a natural resource preserve or active/passive recreation area. Wellness Space also includes land area open to public access and gathering places, such as parks, piazzas, plazas and urban squares. Wellness Space may include permeable storm water areas if enhanced as amenities using native vegetation. Open water bodies, completely surrounded by uninterrupted Wellness Space, may also be counted as Wellness Space.

Green Space includes land areas for the purpose of protecting natural resources or environmental quality, including areas designated for such purposes as flood control, protection of quality or quantity of groundwater or surface water, or protection of vegetative communities or wildlife habitat and shall include land preserved for conservation purposes. Green Space should be maintained in such a way to encourage the proliferation of native flora and fauna. Active recreation is prohibited in Green Space; passive recreation is allowed in Green Space.

Policy 2.3.10: Minimum Wellness and Green Space Allocation

All PUDs will identify and reserve 20% of the net acres as Wellness Space and 10% of the net acres as Green Space. Wetlands and water bodies cannot be counted towards a PUD's Wellness Space or Green Space allocation, with the exception of water bodies that are completely surrounded by uninterrupted Wellness Space, in which case, up to 25% of the water body may be counted towards the Open Space requirement. A 50-foot-wide continuous upland buffer is required around all wetlands and waterbodies counted towards Open Space.

Policy 2.3.10.1 Trout Lake Wellness Trail

All properties having frontage on Trout Lake shall, as part of the Wellness Space requirements, provide at least a 50' wide corridor and multi-use trail adjacent to the lake edge for a publicly accessible trail.

Policy 2.3.11: Open Space Design

Open Space is meant to provide an amenity to the community and should be designed to

promote public access. Open Space tracts are encouraged to be placed in the interior of a PUD. Narrow open space tracts, boarding the perimeter of a PUD, being used solely as a buffer, shall be discouraged. All open space calculations shall be determined during the PUD review process and shall be phased consistent with development.

Policy 2.3.12: Conservation Lands

The determination of areas most suitable for permanent preservation shall occur during the preparation of a Planned Unit Development (PUD). The permanent preservation of suitable areas through recordation of conservation easements, consistent with s. 704.06 FS, as amended, shall correspond with each development phase or stage. Once an area is placed in permanent preservation, either through easement or acquisition, the Future Land Use Map designation of that area may be amended to Conservation.

Objective 2.4: Mobility.

Development within Wellness Way shall be managed to reduce vehicle trips, minimize vehicle trip lengths, and reduce vehicle miles travelled through the encouragement of clustered mixed-use development and the internal capture of trips and through the development of an interconnected, transportation network. The proposed arterial roadways as generally depicted on the future land use map make up the primary roadway network. Final primary roadway alignments and additional connections may be determined in the PUD process.

Policy 2.4.1: Primary Roadway Network

System-wide transportation capacity within Wellness Way shall be achieved through the design and development of an interconnected, multi-modal roadway network with appropriately spaced and properly sized roadway, pedestrian, bicycle, transit and alternative vehicular components.

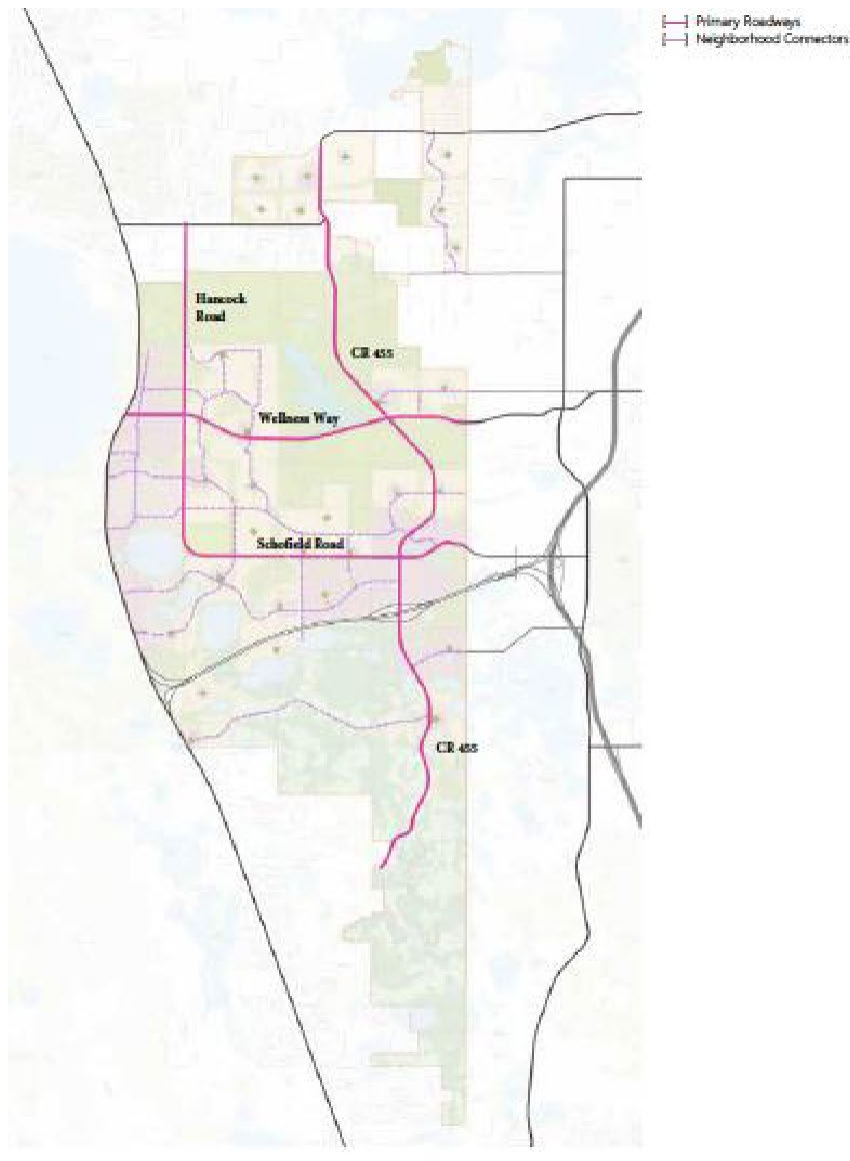
Planned Unit Developments (PUD) shall be generally consistent with the primary roadway network identified on the Framework Map and as listed below. Any deviations from the number and location of primary roadways identified on the Framework Map shall not deteriorate the high level of interconnectivity within the Urban Service Area's network. Deviations to a significant extent a possible to protect environmentally sensitive lands so long as the continuity of the network and each of the multimodal features for that facility are maintained.

Primary Roadway Network

- a. Wellness Way from US 27 to the Orange County Line
- b. Hancock Road from Wellness Way to Hartwood Marsh Road
- c. Schofield Road from the intersection of Wellness Way and Hancock Road to the Orange County Line
- d. CR 455 Extension from Hartwood Marsh Road to Sawgrass Bay Boulevard

Each PUD shall be required to assess its proportionate share of roadway impacts to the Primary Roadway Network, as well as impacts to US 27 and Hartwood Marsh Road. The findings of this assessment shall be used as the basis for mitigating transportation impacts in a Roadway/Transportation Impact Fee Credit Agreement with Lake County.

FIGURE 3 – PRIMARY ROADWAY NETWORK



Policy 2.4.2 Complete Streets

Thoroughfares within Wellness Way shall be designed to accommodate pedestrians, bicycles, transit, freight, and motor vehicles within a circulation network with the allocation of right-of-way provided for in the PUD approval process. To assist with the design of future roadways and ensure that these facilities consider all modes of transportation, typical complete street cross-sections shall be established in the implementing Design Guidelines and Standards, and shall be used to guide the design of proposed facilities during the PUD process.

Policy 2.4.3: Pedestrian Facilities

Through a complementary relationship between transportation, land use and urban design, development within Wellness Way shall support walking as an important part of daily travel. Design and construction of transportation facilities and land uses shall give highest priority to walking as a basic and efficient mode of transportation and may include the following:

- A. Appropriately sized and obstruction-free sidewalks connecting residential neighborhoods to employment districts, retail areas, parks and schools;
- B. Well designed and highly-visible crosswalks which ensure pedestrian safety in areas where conflicts with vehicular traffic may occur;
- C. The use of streetscapes that offer a safe and inviting environment for pedestrians especially by providing shade, amenities and buffering from vehicular traffic; and/or,
- D. Pedestrian oriented design of buildings adjacent to sidewalks including, minimal front setbacks, entrances that provide direct access from the public sidewalk, maximum first floor opacity standards, and the placement of vehicular use areas to the back or side of buildings.
- E. Provision of Wellness Corridors with multi-use paths and trails.

Policy 2.4.4: Pol Facilities

PUDs shall include a safe and continuous bicycle network that encourages cycling as both a means of transportation and a recreational activity. Bicycle networks shall connect residential neighborhoods with the Multi-Use Districts, Centers, neighborhoods, parks and schools. These facilities may include:

- A. Shared lane markings;
- B. Designated bike lanes;
- C. Separated bike facilities or “cycle tracks”; and/or,
- D. Multi-use paths and trails.

Policy 2.4.5: The ‘Wellness Ridgeway’

The Wellness Ridgeway Network is intended to be a system of trails providing non-motorized transportation within and through Wellness Way. The Network is organized to provide both recreational and functional use to origins and destinations such as parks and schools within Residential areas and employment and commercial areas in Centers. The Network is made up of four types of trails:

- a. Trunk Trail
- b. Neighborhood Trail
- c. Clay Road
- d. Water Conserv II Trail

The implementing Design Guidelines and Standards shall establish design criteria for each type of trail. The Wellness Ridgeway is a component part of the overall Wellness Corridor Network.

Policy 2.4.6: Transit

Centers located on arterial and collector roads offer the future opportunity for the Regional Transit Authority to consider providing transit service to and between Multi-use Districts, Centers and other regional destinations.

Policy 2.4.7: External Trip Reduction

PUDs within shall introduce measures that produce a reduction in net external trips. A variety of options and innovative techniques to meet this goal shall be included in the PUD including Wellness Corridors, complete streets, a pedestrian oriented design emphasis and the possible inclusion of future transit service.

Policy 2.4.8: Level of Service

The minimum roadway level of service standard within Wellness Way shall be “E,” except for US 27 which shall remain at LOS “D.”

Policy 2.4.9: Multimodal Street Design Standards

The City and Lake County shall establish design standards to ensure streets are safe, convenient and appealing for all modes of travel, including automobiles, trucks, bicycles and pedestrians and possible future bus service. Strategies shall include marked crosswalks, wider sidewalks, on-street parking, traffic calming, raised medians, adequate drainage or other appropriate safety enhancements that reduce hazardous conflicts between modes and that are consistent with the planned functions of the roadway.

Policy 2.4.10: Connectivity

To promote communities that are physically connected to each other and to foster community and connectedness beyond the development, all PUDs shall include sub-arterial streets stubbed to the boundary of the development in all cardinal directions unless physically constrained by natural or other features. Development plans within a PUD shall include streets connecting to all streets stubbed to the boundary of adjacent development plans. Street connections shall be made between adjacent development regardless of the parent development and adjacent land uses in order to continue the interconnected street network.

The City and Lake County shall coordinate the interconnection of the roadway network with Orange County roadways to the east. Wellness Way, Schofield Road, Old YMCA Road, and Sawgrass Bay Blvd (to Flemings Road) are critical east-west connections that would benefit the City and both Counties.

Policy 2.4.11: Land Use and Transportation Integration to Reduce Vehicular Travel

The land use densities, intensities and mixture of land uses within Wellness Way are intended to integrate and support alternative transportation modes, enhance multi-modal transportation, decrease trip lengths, and promote internal capture.

Objective 2.5: Natural and Scenic Resources

Wellness Way is home to many natural resources; the area consists of xeric uplands, wetlands and surface waters, most notably Trout Lake, Adain Lake, Sawgrass Lake, and the Urban Service Area borders Johns Lake to the north. The Planned Unit Developments (PUDs) shall provide for the conservation of significant natural, scenic and cultural resources through the creation of an interconnected open space known as the Wellness Corridor (WC) network within Wellness Way. These resources and corridors shall be specifically demonstrated in the PUDs.

The City shall protect its natural resources in Wellness Way through adoption of PUDs that promote the preservation or conservation of environmentally sensitive lands to include habitats containing listed animal and plant species. Natural resource protection shall be achieved through mechanisms such as buffer requirements, lower allowable densities in environmentally sensitive areas, open space preservation requirements, removal of exotic plant and animal species, maintenance of corridors, preservation of native vegetation, control of hydrological characteristics, and through use of clustering to help minimize the effect of development. The permanent preservation of suitable areas through recordation of conservation easements, consistent with s. 704.06 FS, as amended, shall correspond with each development phase or stage.

Policy 2.5.1: Identification of Environmentally Sensitive Areas

The Wellness Way Future Land Use Map generally identifies areas of potential environmentally sensitive lands. The Conservation Land Map shall guide the preparation of subsequent PUDs and their respective detailed identification of lands for permanent protection or preservation.

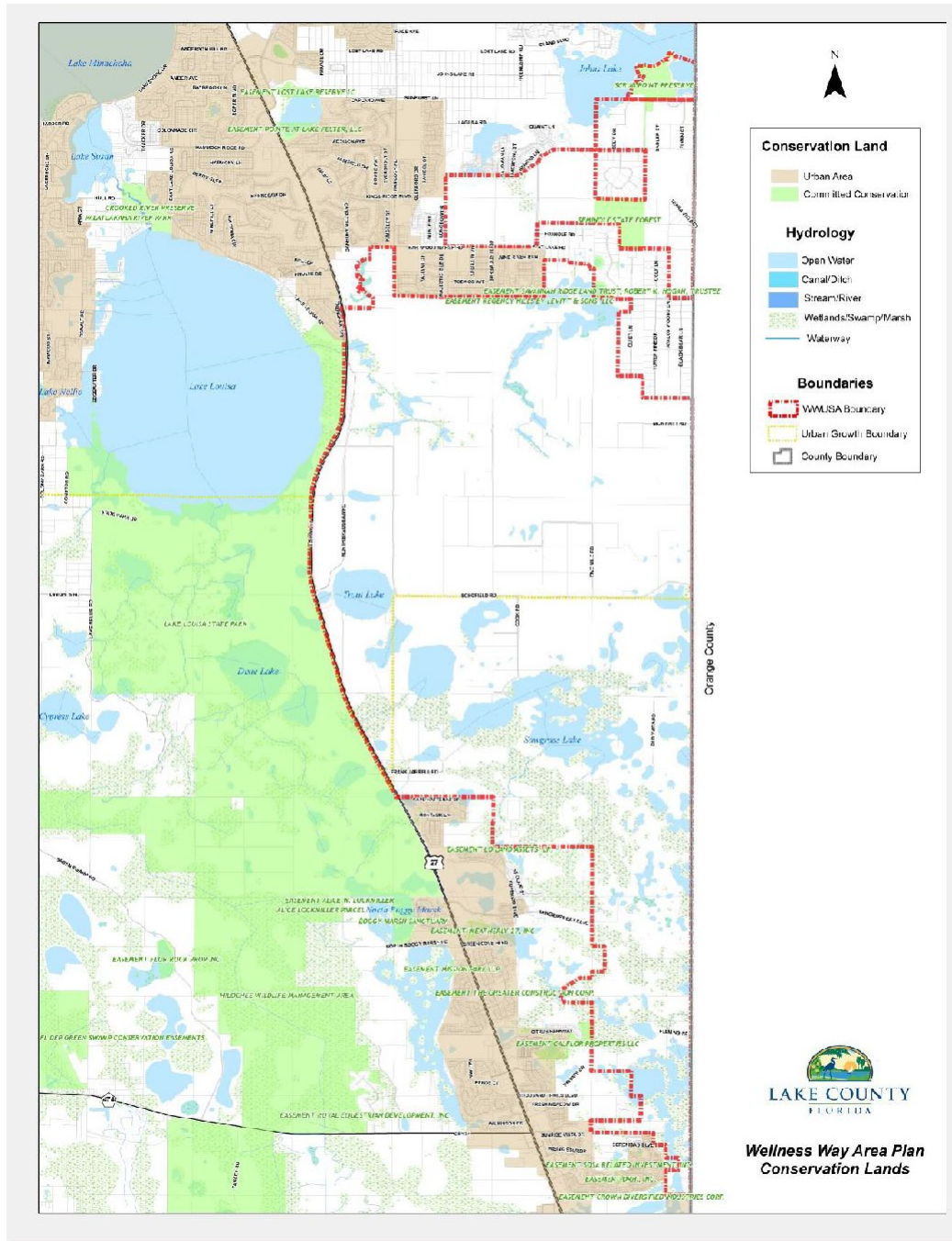
Policy 2.5.2: Identification and Preservation of Wetlands and Water Bodies

Wetlands and water bodies shall be delineated during the PUD process. The types, values, functions, sizes, conditions and locations of wetlands within the planning area, shall be determined through on-site studies and field verification as the primary data source conducted by qualified professionals in accordance with state and federal regulations, guidelines and procedures. The existing wetland systems have several important functions, including flow of water (lakes are connected by waterways and streams), and habitat for plants and wildlife. Wetland impacts shall be carefully planned so as to avoid inordinate impacts to the wetlands system.

A mandatory minimum setback of 50 feet from all jurisdictional wetland lines shall be established in the PUDs, and a minimum 50-foot-wide buffer shall apply to all retained isolated and non-isolated wetlands, and rivers and streams.

A Conservation Lands Map of the Wellness Way area is shown in Figure 4:

Figure 4 – Conservation Lands Map



Policy 2.5.3: Conservation of Regionally Significant Natural Resources

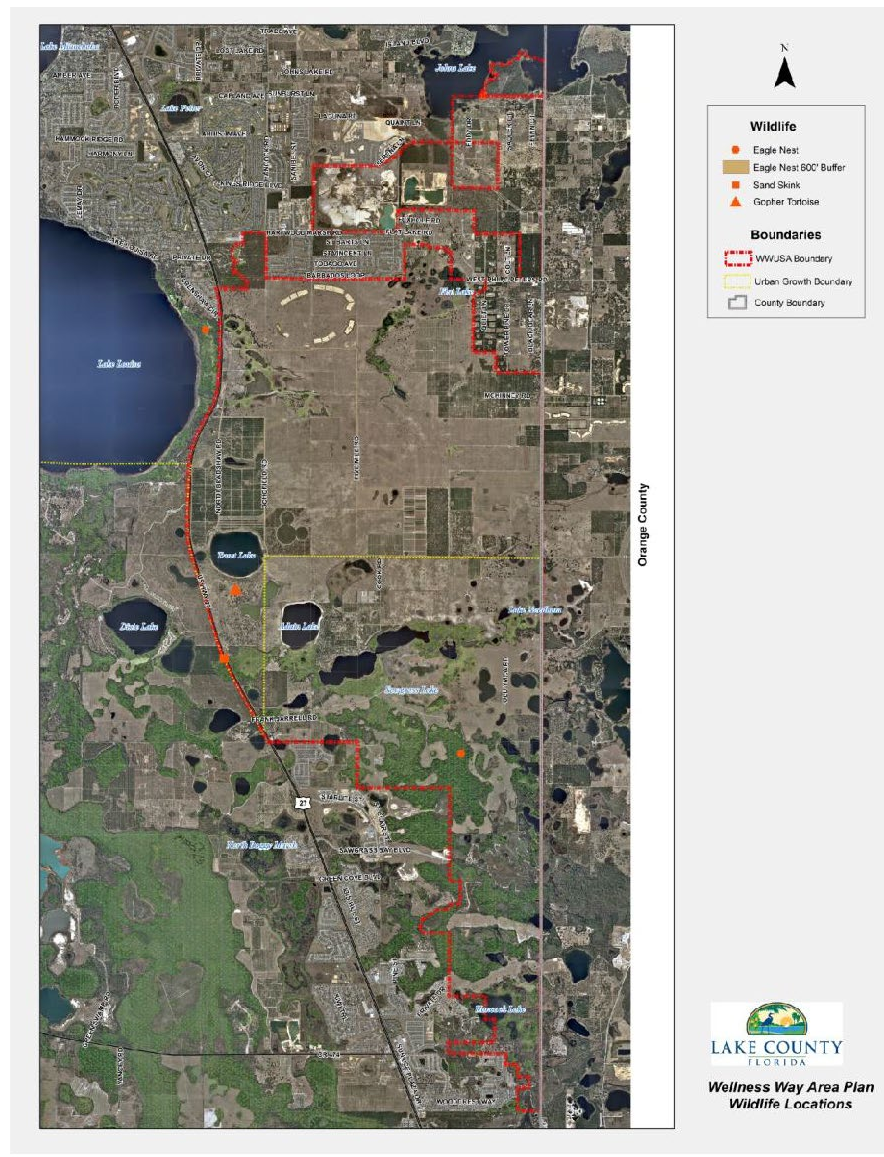
The Critical Lands and Waters Identification Project (CLIP), and Florida Fish and Wildlife Conservation Commission (FFWCC) databases shall be consulted during the preparation of all PUD. Areas designated as Priority 1 or 2 within the CLIP database and areas within the FFWC database containing known locations of rare and imperiled species of plants and animals shall be given the highest consideration for protection or preservation within a PUD.

The following chart lists the State of Florida Listed Animal Species with a possibility of occurrence in Lake County.

Common Name	Scientific Name	Status
American Alligator	Alligator mississippiensis	Federally-designated Threatened (FT)
Bald Eagle	Haliaeetus leucocephalus	Not currently listed
Eastern Indigo Snake	Drymarchon couperi	FT
Florida Black Bear	Ursus americanus floridanus	State-designated Threatened (ST)
Florida Sandhill Crane	Grus Canadensis pratensis	ST
Florida Scrub-Jay	Aphelocoma coerulescens	FT
Florida Burrowing Owl	Athene cunicularia floridana	State Species of Special Concern (SSC)
Florida Mouse	Podomys floridanus	SSC
Gopher Tortoise	Gopherus polyphemus	ST
Least Tern	Sterna antillarum	ST
Little Blue Heron	Egretta caerulea	SSC
Red-Cockaded Woodpecker	Picoides borealis	Federally-designated Endangered (FE)
Sherman's Fox Squirrel	Sciurus niger shermani	SSC
Short-tailed Snake	Lampropeltis extenuate	ST
Sand Skink	Plestiodon reynoldsi	FT
Snowy Egret	Egretta thula	SSC
Southeastern American Kestrel	Falco sparverius paulus	ST
Tricolored Heron	Egretta Tricolor	SSC
White Ibis	Eudocimus albus	SSC
Wood Stork	Mycteria Americana	FE
Osprey	Pandion haliaetus	SSC

There are no known species that occur in the area that require special management plans or planning considerations other than the gopher tortoise, a state-designated threatened species; the bald eagle, which is not currently listed as a threatened or endangered species; and sand skink, which are listed as federally-designated threatened. The Wildlife Resources Map, shown below, illustrates known wildlife occurrences within the area.

Figure 5 - Wildlife Locations



Endangered and threatened species shall be afforded protection based on the regulatory requirements of the U.S. Fish and Wildlife Services, the Florida Fish and Wildlife Conservation Commission (FFWCC), and the Florida Department of Environmental Protection.

Policy 2.5.4: Lake Wales Ridge

The Lake Wales Ridge follows the east side of US Highway 27 south from Lake Apopka through Polk County and ending in Highlands County. The ridge consists of an ecosystem known as scrub and is currently home to 53 rare, indigenous and endangered plant and animal species including the Florida scrub jay, sand skink, and scrub mint. The planning area is located east of US Highway 27.

Endangered and threatened species shall be afforded protection based on the regulatory requirements of the U.S. Fish and Wildlife Services, the Florida Fish and Wildlife Conservation Commission (FFWCC), and the Florida Department of Environmental Protection.

Policy 2.5.5: Wildlife Data

An applicant for a PUD shall submit baseline data consistent with the guidelines for any state or federally listed wildlife or plant species, based on Florida Fish and Wildlife Conservation Commission (FFWCC) and U.S. Fish and Wildlife Service survey methodologies and casual observation of non-listed wildlife and plant species. The purpose of the baseline data is to recognize the cumulative effects that development within Wellness Way is having on species diversity and habitat over a period of time.

Policy 2.5.6: Identification and Preservation of Xeric Uplands

During the preparation of PUDs, upland areas containing xeric or scrub habitats should be analyzed closely for permanent preservation. Large habitat patches in close proximity to each other provide for the greatest species diversity and minimizes extinction probabilities; small patches that are isolated are less likely to preserve species. Habitat fragmentation shall be discouraged. If preserved, these areas may serve as relocation sites for gopher tortoises, sand skinks, and other xeric-adapted species that may be present within the Wellness Way and surrounding areas.

Policy 2.5.7: Creation of The Natural Components of The Wellness Corridor Network

At build-out, Wellness Way shall contain a large, interconnected WC network comprised of water bodies, wetlands, open space, important upland habitats and publicly owned lands. This system shall serve to protect environmentally sensitive lands, allow for the continued and safe movement of wildlife and provide for significant passive recreation areas for the residents, employees and visitors.

Native Vegetation within Corridors

Non-native landscape species shall be prohibited within these corridors, with the exception of turf grass used as road or yard stabilizer. Vegetation identified on the Florida Exotic Pest Plant Council's List of Invasive Plant Species shall be prohibited.

Movement of Wildlife Crossings

Collaboration with the Florida Fish and Wildlife Conservation Commission (FFWCC), the U.S. Fish and Wildlife Service, and the Florida Department of Transportation shall be required to establish standards and locations for the movement of wildlife on public roads and other corridors, as well as ensuring the crossings or corridors are of the appropriate size.

Each PUD shall be reviewed for consistency with this policy during the approval process.

Policy 2.5.8: Site Development Standards

Collaboration with the Florida Fish and Wildlife Conservation Commission shall be required to prepare a site development plan based on standards that promote preservation of wildlife during development and promote the provision of usable habitat post-development. Site development standards shall include, but are not limited to, monitoring, low-voltage lighting, berms, and fencing. Post-development measures may include, but are not limited to, planting of native vegetation, low-voltage lighting, berms, and fencing. The City shall also require that vegetative communities and wildlife habitats be protected from adverse effects associated with development.

The PUDs shall include provisions to require that development preserve wetlands and portions of developable uplands containing designated species or rare upland habitats. The permanent preservation of suitable areas through recordation of conservation easements, consistent with s. 704.06 FS, as amended, shall correspond with each development phase or stage. The PUD shall ensure the protection of trees and native vegetation with a target of protecting 50% of trees onsite. As appropriate, a tree replacement ratio may be implemented based on type and caliper. Special consideration shall be given to rare upland habitats and designated species within ecologically significant areas identified herein. The extent to which preservation of vegetative communities and wildlife habitats shall be protected and incorporated into protected open space on a development site, shall be determined during the PUD process.

Policy 2.5.9: Water Conservation Based Landscaping

A significant amount of water resources are used for irrigation of landscaped spaces in traditional developments. In recognition of the limited water resources available in South Lake County, developers in Wellness Way shall base their landscaping plans on water conservation principles and practices. Lake County may develop, and the City may require the implementation of the recommendations in a landscape design handbook which provides examples of water conserving landscape designs for commercial, residential and institutional developments as well as planted right of way areas. The handbook designs will feature the use of Florida native, drought tolerant species that require no irrigation once they have been established. The handbook will contain several design examples, listing acceptable plants and providing plan view layouts and pictorial representations of each design concept. Developers within Wellness Way shall utilize the handbook designs or shall propose a landscape design that conforms with water conservation principles for review during the permitting process. Exceptions may be granted for designs that receive irrigation solely from retained stormwater.

Policy 2.5.10: Regulation for Reclaimed Water Shall Be Enforced to Prevent Adverse Environmental Impacts.

The intent of Wellness Way is to require 100% of landscape irrigation be provided by re-use water. Another type of non-potable water supply may be used for landscape irrigation if re-use water is not available to the PUD. In no instance shall potable water be used for landscape irrigation unless authorized by the St. Johns River Water Management District pursuant to part II of Chapter 373, F.S.

Conservation programs, system interconnections and alternative water supply options such as reclaimed water reuse and storage, shall occur when accessible. All development containing irrigated open space shall be required to accept reclaimed water for irrigation when such reclaimed water is available adjacent to the development's boundary. Connection shall be made at the developer's cost consistent with the City of Clermont utility connection policies.

Objective 2.6: Public Facilities

The City shall require that all development be consistent with the Capital Improvements Element and the approved facility and service plans in order to discourage urban sprawl, meet adopted level of service standards, and thereby minimize associated public costs.

Policy 2.6.1: Identification of Water Supplies

All new development shall connect to non-potable sources of water, such as reclaimed water, for landscape irrigation, when available. The availability of, and requirement to connect to, Alternative Water Supplies, including reclaimed water, will be determined during the PUD approval process unless the use of water from other water sources is authorized by the St. Johns River Water Management District pursuant to part II of Chapter 373, F.S.

Policy 2.6.2: Potable and Re-Use Water Facilities

PUDs within Wellness Way shall include an analysis of potable and re-use water demand required to accommodate projected impacts and maintain the City's adopted level of service (LOS) for such facilities. If it is determined that sites and/or right-of-way is needed to accommodate the projected impacts, then those sites shall be conveyed prior to the issuance of building permits for development within the PUD.

Policy 2.6.3: Sanitary Sewer Facilities

PUDs within Wellness Way shall include an analysis of sanitary sewer demand required to accommodate projected impacts and maintain the City's level of service (LOS) for such facilities. If it is determined that sites and/or right-of-way is needed to accommodate the projected impacts, then those sites shall be conveyed prior to the issuance of building permits for development within the PUD.

Policy 2.6.4: Solid Waste Services

PUDs within the Wellness Way shall include an analysis of solid waste collection demand required to accommodate projected impacts and maintain the City's level of service (LOS) for such services.

Policy 2.6.5 Parks and Trails Facilities

PUDs within Wellness Way shall include an analysis of parks and trails required to accommodate projected impacts and maintain the City's adopted level of service (LOS) for such facilities. If it is determined that one or more publicly dedicated park sites within the proposed PUD are needed to accommodate projected impacts, then conditions shall be provided within the PUD approval to ensure that those sites are conveyed with the

development of the phase of the project. The Framework Map and Design Guidelines and Standards shall be used as a guide to provide parks and trails facilities within the Wellness Way area.

Trails within a proposed PUD that serve as a component of the multi-modal mobility system shall be identified as part of the PUD process. Conditions for the conveyance of the right-of-way required for such trails shall be established in the PUD approval.

Policy 2.6.6: Provision of Educational Facilities

All PUDs within Wellness Way shall include an analysis of impacts to public schools and, when necessary, include mitigation conditions consistent with the policies and procedures identified in the First Amended Interlocal Agreement between Lake County and Lake County School Board and Municipalities for School Facilities Planning and Siting (the ILA). If it is determined that one or more school sites within the proposed PUD are needed to accommodate projected impacts, then those sites shall be consistent with the PSFE's School Facility Siting objective and policies.

PUDs shall analyze the impacts of the future residential land uses on public schools and identify the facilities needed. The City shall act in accordance with Objective 1.7 and associated policies of the Intergovernmental Coordination Element of this Comprehensive Plan when coordinating with the Lake County School Board.

In addition to the PSFE's school facility siting objective and policies, the public school siting provisions of Sections 333.03 and 1013.36, F.S., and the First Amended Interlocal Agreement between Lake County and Lake County School Board and Municipalities for School Facilities Planning and Siting (the ILA) shall be followed when identifying and dedicating public school sites.

Future school sites shall be suitable for development as a public school and have the ability to be served with the necessary infrastructure, such as the following: potable and non-potable water, sanitary sewer, electrical power, high-speed internet service and transportation facilities.

When it is not possible to avoid soil conditions on a public school site that would require remediation in order to permit vertical construction, such remediation will be included in the applicant's capital improvements plan for mitigation of the impacts on public schools.

Policy 2.6.7: Provision of Law Enforcement, Fire Protection and Emergency Services

All PUDs within Wellness Way shall include an analysis of law enforcement, fire protection and emergency medical services impacts and shall include coordination with Clermont Fire Department and Clermont Police Department to determine if facility sites are required within the PUD to ensure the provision of adequate public facilities and services. If it is determined that land is needed to accommodate the siting of facilities required to address the impacts of the proposed PUD, the provision of these lands shall become a condition of approval of the PUD and be conveyed prior to the issuance of building permits for development within the PUD.

Given the current location of existing Fire/EMS facilities of the City to the north and Lake County to the South, the City and Lake County should consider coordinating a joint City-

County Fire/EMS facility in the center of Wellness Way to provide the highest level of response times at the least cost to the community.

Policy 2.6.8: Conveyed Land Value

In order to ensure that new development adequately pays for growth-related impacts, the Clermont City Council shall have the authority to determine the valuation or date of valuation of property for the purpose of impact fee credits for property deemed as a required adequate public facility beyond the needs of Wellness Way. The value will be agreed upon by both the City and the land owner or established by appraisals by registered appraisers acceptable to both the City and land owner. The terms of this valuation shall be incorporated into a developer's agreement for a specific development.

Any Developer that conveys land at no cost to the City or other public entity for any public facility, may have the associated development program/entitlement from that conveyed land transferred to the balance of their PUD for use in the over all project.

Policy 2.6.9: Coordinated Development

While there is separate property ownership within Wellness Way, planning for development will occur in a coordinated and comprehensive way. The initial extension of potable and non-potable water and sewer service must be sized for the PUD with a Utilities Agreement and built infrastructure and conveyed lands are eligible for reimbursement for excess capacity and land area beyond the need of the proposed development. The Future Land Use Map will establish a general guide for connectivity. Primary Roadway alignments will be set with the PUD process and/or a Roadway Agreement between participating property owners and built infrastructure and conveyed lands are eligible for reimbursement for excess capacity and land area beyond the need of the proposed development. Roadway terminus to terminus alignments are required.

Policy 2.6.10: Concurrency Requirements

The City shall ensure that public services and facilities are available concurrent with new development. All development orders, permits, and agreements shall be subject to the adopted Concurrency Management System consistent with Objective 1.2 in the Capital Improvement Element of this Comprehensive Plan.

Objective 2.7: Intergovernmental Coordination

To ensure continued coordination of development plans, infrastructure planning and development approvals, and impacts with affected local governments and public agencies throughout Wellness Way.

Policy 2.7.1 Coordinated Review of Planned Unit Developments

To provide for intergovernmental coordination, the City shall provide adjacent municipalities, counties, and regional agencies a copy of applications for a Planned Unit Development (PUD). To ensure communication and coordination are used to minimize any potential adverse impacts, the following government agencies shall be notified:

A. Lake County

- B. Lake County School Board
- C. Florida Department of Transportation

Objective 2.8 Implementation

To develop a straightforward, predictable and efficient process for the preparation, review and approval of Planned Unit Developments (PUDs) and subsequent development approvals within Wellness Way.

Policy 2.8.1: Planned Unit Developments (PUDs)

Development within Wellness Way shall be accomplished utilizing the adoption of Planned Unit Developments (PUDs). Each PUD shall be developed in sufficient detail to allow evaluation of the interrelationship of its parts and establish consistency with principles and criteria contained within the City of Clermont Comprehensive Plan and the Wellness Way Goal, Objectives and Policies.

Each PUD shall be evaluated to determine that adequate facilities and services are or will be available at the time of development. Where facilities or services are determined to be deficient, the developer(s) shall have the option of entering into a funding agreement with Lake County, the City of Clermont and/or Lake County School Board to correct any deficiency and allow development to proceed. All development in the PUD will be served by central sewer and water service.

Policy 2.8.2: Framework and Hierarchy of Place

PUDs within Wellness Way should be organized around a conceptual framework and hierarchy of place, as more particularly defined in the Design Guidelines and Standards. The following represents the most important design principles required in each PUD:

- A. PUDs must determine the location and size of the Centers based upon the regional roadway network and the FLUC jobs-to-housing ratio and then locate the Wellness/Green Corridors and residential neighborhoods.
- B. Residential neighborhoods cluster around the Centers. Each neighborhood is adjacent to an interconnected wellness Corridor/open space system. This helps define neighborhoods and provides the opportunity for trail use for the residents to reach other neighborhoods, Centers, other PUDs, and the State Park.
- C. Along with the Centers neighborhoods and WC networks, there is a required community park. Not only are the school and park a requirement, it is at the PUD level when agreements must be reached to pay for educational facilities roads, utilities and the park. Without such agreements, development may not proceed.

Policy 2.8.3: Water Conserv II

Water Conserv II is designated as the Water Conserv II Future Land Use Category and is comprised of properties owned and used by Orange County and the City of Orlando for a water reclamation project. Portions of this property may be deemed unnecessary for either existing or future needs of the project. Therefore, the City (as applicable) may request that such properties be included in PUDs.

Objective 2.9: Financing

To develop financing mechanisms that support the economic development goals of Wellness Way while ensuring the equitable distribution of infrastructure costs.

Policy 2.9.1: Funding Mechanisms for Regional Infrastructure

Each PUD shall identify the revenue sources implementable by county or City ordinance (or by resolution of a dependent district created by City ordinance) to provide essential regional infrastructure including transportation, public safety and park improvements required to implement the economic development uses incorporated in the PUD. A density bonus of two (2) dwelling units per acre may be granted to a PUD for right-of-way donated for arterial or collector roads.

Given the unique nature of the existing land ownership patterns, much of the Wellness Way Roadway Network will require acquisition of road right-of-way from CONSERV. Any funding provided by a landowner/developer to the County for acquisition of road right-of-way, including ponds, easements, and trails, may also be eligible for a density bonus of two (2) dwelling units per acre in addition to transportation impact fee credits.

Policy 2.9.2: Funding Mechanisms for Site Specific Infrastructure

Within each PUD, the transportation related infrastructure and other infrastructure necessary to accommodate the economic goals of specific sites or individual development shall be incorporated as a cost requirement of site development either directly or provided as a funding component by any dependent or independent district created to provide on-site or regional infrastructure.

Policy 2.9.3: Phasing of Regional Infrastructure

The City will rely upon Lake County to enter into Roadway Agreements with all PUDs to ensure that regional infrastructure shall be phased as necessary to support economic development of specific sites or individual developments within each PUD and as required to meet economic expectations of the property bearing the burden of the infrastructure costs.

Order Confirmation

Not an Invoice

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

Date:	01/12/2024
Order Number:	9740849
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	84.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	2	01/22/2024 - 04/08/2024	Govt Public Notices
LEE dailycommercial.com	2	01/22/2024 - 04/08/2024	Govt Public Notices

As an incentive for customers, we provide a discount off the total order cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and save!

Total Cash Order Confirmation Amount Due	\$255.28
Service Fee 3.99%	\$10.19
Cash/Check/ACH Discount	-\$10.19
Payment Amount by Cash/Check/ACH	\$255.28
Payment Amount by Credit Card	\$265.47

Order Confirmation Amount	\$255.28
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Ad Preview

CITY OF CLERMONT NOTICE OF PROPOSED AMENDMENT TO COMPREHENSIVE PLAN ORDINANCE NO. 2024-013

The City of Clermont will hold public hearings Tuesday, February 6, 2024 at 6:30 pm before the Planning and Zoning Commission, Tuesday, February 13, 2024 (transmittal) at 6:30 pm, and April 23, 2024 (adoption hearing) at 6:30 pm before the City Council to consider proposed changes to the Future Land Use Element of the City's adopted comprehensive plan.

ORDINANCE NO. 2024-013

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF CLERMONT, FLORIDA, PURSUANT TO THE LOCAL GOVERNMENT COMPREHENSIVE PLANNING ACT, CHAPTER 163, PART II, FLORIDA STATUTES BY ADOPTING TEXT CHANGES TO THE FUTURE LAND USE ELEMENT OF THE COMPREHENSIVE PLAN TO REDUCE THE MAXIMUM DENSITY WITHIN THE MASTER PLANNED DEVELOPMENT, DOWNTOWN MIXED USE, AND COMMERCIAL FUTURE LAND USE CATEGORY; SETTING FORTH THE AUTHORITY FOR ADOPTION OF THE COMPREHENSIVE PLAN AMENDMENTS; SETTING FORTH THE PURPOSE AND INTENT OF THE COMPREHENSIVE PLAN AMENDMENTS; ESTABLISHING THE LEGAL STATUS OF THE COMPREHENSIVE PLAN AMENDMENTS; PROVIDING FOR CONFLICT, SEVERABILITY, THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

All public meetings will be held in the Clermont City Hall, Council Chambers, located at 685 W. Montrose Street, Clermont FL 34711. This ordinance is available for public inspection in the Development Services Department, Monday through Friday between the hours of 8:00 A.M. and 5:00 P.M. All interested parties will be given an opportunity to express their views on this matter. Please be advised that under State law, if you should decide to appeal a decision made with respect to this matter, you may need a record of the proceedings, and may need to ensure that a verbatim record is made. Persons with disabilities who need assistance should contact the City Clerk's office, (352) 241-7330, at least 48 hours prior to the public hearings.

Tracy Ackroyd Howe, MMC
City Clerk
9740849 1/22, 4/8/2024