



**CITY OF CLERMONT
PLANNING AND ZONING COMMISSION AGENDA
LOCATION: CLERMONT CITY HALL
685 WEST MONTROSE STREET
6:30 PM, Tuesday, March 5, 2024**

**CALL TO ORDER
PLEDGE OF ALLEGIANCE
MINUTES**

Approval of the February 6, 2024 Minutes

**REPORTS
NEW BUSINESS**

Item 1 - Resolution No. 2024-008R
Waterbrooke Self-Storage CUP

Consider a Conditional Use Permit to allow for a self-storage facility to occupy more than 20,000 square feet of floor space in a Planned Unit Development zoning district for a vacant parcel located south of State Road 50 and west of Emil Jahana Street.

Item 2 - Ordinance No. 2024-017
151 W. State Road 50 Rezoning

Consider a request for rezoning from Planned Unit Development to C-1 Light Commercial for parcels located at 151 W. State Road 50.

**UNFINISHED BUSINESS
DISCUSSION OF NON-AGENDA ITEMS
ADJOURN**

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

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

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

City of Clermont
MINUTES
PLANNING AND ZONING COMMISSION
February 6, 2024

CALL TO ORDER

Chair Krzyminski called the meeting of the Planning and Zoning Commission to order on Tuesday, February 6, 2024 at 6:30 p.m.

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

MEMBER ABSENT: None

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

PLEDGE OF ALLEGIANCE

REPORTS FROM THE COMMISSION

Chairman Krzyminski welcomed new member Commissioner Bain to the Board and returning members, Commissioner Colby and Vice-Chair Niemiec.

Vice-Chair Niemiec reported that he was very impressed with the residents who submitted applications to volunteer on the boards, and stated there are a lot of talented residents living in Clermont.

Commissioner Colby welcomed new member Commissioner Bain, and is excited to see projects such as the Salt Shack come to fruition.

Commissioner Bain thanked the Board for the welcome and stated he looks forward to serving the residents of Clermont.

Commissioner Norton welcomed Commissioner Bain and is also excited about the opening of Salt Shack.

Chairman Krzyminski reported he was excited to see the amount of interest there is to be on a City board, and stated he volunteered at the Mega Food Truck event, which had a good crowd.

MINUTES

MOTION TO APPROVE the January 4, 2024 minutes of the Planning and Zoning Commission made by Commissioner Colby, seconded by Commissioner Grube. Motion passed 7-0.

NEW BUSINESS

Item 1 & Item 2 – Ordinance No. 2023-030 Waterbrooke Phase 7 SSCPA & Ordinance No. 2023-031 Waterbrooke Phase 7 Rezoning

Planning Manager Kruse presented as follows:

Small-Scale CPA

The applicant, Mattamy Orlando LLC, is requesting a small scale comprehensive plan amendment 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 Ordinance 2023-030.

Rezoning

The applicant is also 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.

Alex Stringfellow, Applicant, 705 W. Minneola Avenue, stated this project was brought before this board in November where it was recommended for approval. He explained the proposed

addition to the Waterbrooke development. He noted that at the initial application they were proposing 102 units, and now they are down to 62 units. He agreed with staff's presentation and recommendation for approval.

The floor was opened for public comments.

Timothy Hoban, Esq., 2752 Dora Avenue, Tavares, stated he is assisting some of the surrounding neighbors. He showed photographs of the proposed Phase 7 site. He explained the adjacent homeowners are requesting a 50 foot buffer made up of the natural oak trees and bushes on the south and west boundaries of Phase 7. He further stated they are requesting no cutting, irrigation, fertilizing, and no bush hogging for 50 feet on the south and west sides of Phase 7. **Vice-Chair Niemiec** inquired about the costs of installing a wall. **Mr. Stringfellow** indicated it is very, very expensive, but he was unable to state an exact amount. **Mr. Hoban** stated it is in the six figures.

Jose Dominguez, 16615 Johns Lake Road, spoke in opposition to the rezoning indicating nature must be preserved as much as possible, and Phase 7 should remain as is.

Randy Brazell, 16550 Johns Lake Road, spoke in opposition and asked for development to slow down. He further requested a 50 foot barrier without a fence and asked to preserve as many trees as possible.

Suzi Westbrook, 16131 Johns Lake Road, spoke in opposition due to wildlife, too much traffic, overcrowding of schools, and disruption of peace and quiet.

Timothy Hart, 16211 Johns Lake Road, spoke in opposition, and stated his property borders this site. He asked what will stop the kids and neighbors from coming on his property. He said only a fence will keep them away. He announced he has a meeting with the County tomorrow to close off Friendship Road and the last 400 feet of Lost Lake Road in order to close access to this proposed project.

Adil Kaiyum, 15743 Johns Lake Road, spoke in opposition due to traffic, wildlife and the wildlife eating their goats.

Fazana Kaiyum, 15743 Johns Lake Road, spoke in opposition due to the wildlife, disruption of peace and quiet and too much traffic. She further stated after the prior phases were developed the coyotes and foxes ate their goats on three separate occasions.

Ann Valenti, 16017 Johns Lake Road, spoke in opposition asking where the parks and the schools are for her community and this development.

Victor Alezones, 12435 Friendship Road, inquired if the tree survey was done and what the outcome of that was. He further stated he does not believe the developers are taking the trees into consideration due to how the other phases were developed.

The floor was closed for public comments.

Alex Stringfellow stated he appreciates the public comments and they do not disagree with the intent of what the neighbors are asking. He clarified that there are limited trees within the 50 foot buffer. He proposed that they will go above the minimum of the code requirements on the west and the south with a 25 foot enhanced buffer and provide a canopy tree every 40 feet with shrubs that comes with warranties and irrigation.

Commissioner Bain asked what the lot depth minimums are, the timeline and routes for construction traffic. **Mr. Stringfellow** answered the minimum lot depths are 120 feet, and, if approved, they anticipate breaking ground beginning of 2025. Further, he stated the routes for construction traffic will be the same as Phase 6A and 6B. A representative from Mattamy Homes shared the construction access is off of Ray Goodgame Pkwy, and this phase would be accessing through Phase 6.

Commissioner Grube shared he can understand why everyone is upset, but growth is inevitable. He commended the developers on working with staff and coming up with a less dense plan.

Commissioner Colby commended staff and the developers for making this site less dense and thanked the developer for going above code. He stated he supported this project before and he still does.

Vice-Chair Niemiec stated he did not support this project before, and he is trying to change his mind with a compromise in order to make both sides happy. The tree mitigation, buffer and infrastructure were discussed; however, he further stated he is not in support of this project.

Commissioner Guerrero asked whether the developer would consider a larger buffer than the 25 foot. **Mr. Stringfellow** explained the challenges regarding increasing the buffers.

Chairman Krzyminski asked about the setbacks and what is not buildable out of the 592.7 acres of open space. **Mr. Stringfellow** answered the setbacks are 7.5; and further, he explained they have met the capacity with the proposed additional units to meet the amenity needs. *Further discussion ensued regarding the lot sizes, open space, and affordability.*

Commissioner Bain inquired whether the board needed to make a motion at this point in time if they wanted the landscaping to remain as-is as much as possible within the 25 foot buffer. **City Attorney Mantzaris** explained the Board can make recommendations to the City Council. **Commissioner Bain** stated he proposes an amendment to require the developer to leave as much current landscape as possible and only remove what is necessary for engineering and add landscaping to enhance the 25 foot buffer on the southern and western boundaries. *Discussion ensued regarding an enhanced buffer, saving the trees on the site, and the necessary grading.*

MOTION TO RECOMMEND APPROVAL of Ordinance No. 2023-030 Waterbrooke Phase 7 Small Scale Comprehensive Plan Amendment (SSCPA); Moved by Commissioner Bain, Seconded by Commissioner Colby. Motion passed 5-2 with Chairman Krzyminski, and Vice-Chair Niemiec opposing.

MOTION TO RECOMMEND APPROVAL of Ordinance No. 2023-031 Waterbrooke Phase 7 Rezoning with a condition to maintain the current landscape within the 25 foot enhanced buffer on the southern and western boundaries of Phase 7 where feasibly possible engineering-wise; Moved by Commissioner Bain, Seconded by Commissioner Norton. Motion passed 4-3 with Chairman Krzyminski, Vice-Chair Niemiec, and Commissioner Norton opposing.

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

Senior Planner McGruder presented as follows:

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.

Dan Hunter, Applicant, 1155 Shady Palm Cove, Oviedo, stated the owners wish to improve the current site to the proposed improved rendering which entails improved storefronts, garage doors, and adding a covered drive-thru with improved landscaping.

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

Commissioner Guerrero asked if there is a change to how the site is accessed. **Mr. Hunter** answered there is no change.

Vice-Chair Niemiec said he likes the project, and stated this project is only a facelift and no additional bays will be added. **Mr. Hunter** agreed.

Commissioner Colby indicated this is a great enhancement, and asked whether they are retaining the same number of parking spaces. **Mr. Hunter** answered nine (9) parking spaces are required, and they have ten (10) along with parking spaces within the garage.

Commissioner Bain asked if a gate is being installed off of Chestnut Street. **Mr. Hunter** explained there will be two gates with fencing in the entire back.

Vice-Chair Niemiec asked what type of gate they are proposing; and further, asked staff if that is acceptable. **Mr. Hunter** said a wooden fence, and **Senior Planner McGruder** indicated that is acceptable.

MOTION TO RECOMMEND APPROVAL of Resolution No. 2024-003R JSI European Auto Repair Conditional Use Permit (CUP); Moved by Commissioner Grube, Seconded by Vice-Chair Niemiec. Motion passed 7-0.

Item 4 - Ordinance No. 2024-010 Hooks Street Self-Storage Small-Scale CPA

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

Item 6 - Resolution No. 2024-004R Hooks Street Self-Storage Conditional Use Permit (CUP)

Senior Planner McGruder presented as follows:

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.

Small-Scale CPA

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.

Rezoning

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.

Conditional Use Permit (CUP)

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 Recommendation

Staff has reviewed the application and proposed project in regards to compliance with the Clermont Codes of Ordinances and Comprehensive Plan. The proposed use is consistent with the goals, objectives and policies of the comprehensive plan and intent of the land development regulations for commercial zoning. 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.

Staff recommends approval of Ordinance No. 2024-010 to change the future land use designation from Lake County Regional Commercial to City Commercial. Staff recommends approval of Ordinance No. 2024-011 to change the zoning from Lake County R-6 Urban Residential District to City C-2 General Commercial zoning. Staff also 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.

Michael Rankin, LPG, 1162 Camp Avenue, Mount Dora, stated he is representing the applicant, Eduardo Bontempo. He explained the proposed climate controlled storage facility with no exterior storage, vinyl or decorative fencing with approximately five architectural building enhancements. He further stated the traffic study shows 108 trips per day with a requirement of seven (7) parking spaces, but they currently are proposing ten (10). He stated this proposed use is compatible with the surrounding properties; and, once approved, the applicant is ready to build.

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

Commissioner Bain asked where the parking spaces and office will be, and he further asked some questions of staff. **Mr. Rankin** explained there will be loading/unloading spots around the building, but the parking spaces are in the front by the office.

Commissioner Colby asked what the hours of operation may be. **Mr. Rankin** said the office will be business hours, but the storage will be accessible at any time of the day.

Vice-Chair Niemiec said he likes the project, and believes it is the perfect building for this site. However, he shared his concerns regarding traffic on Hooks Street and the distance from the nearby Wawa, which he believes contributes to a lot of car accidents.

MOTION TO RECOMMEND APPROVAL of Ordinance No. 2024-010 Hooks Street Self-Storage Small-Scale CPA; Moved by Vice-Chair Niemiec, Seconded by Grube. Motion passed 7-0.

MOTION TO RECOMMEND APPROVAL of Ordinance No. 2024-011 Hooks Street Self-Storage Rezoning; Moved by Commissioner Bain, Seconded by Commissioner Colby. Motion passed 7-0.

MOTION TO RECOMMEND APPROVAL of Resolution No. 2024-004R Hooks Street Self-Storage Conditional Use Permit (CUP); Moved by Commissioner Grube, Seconded by Commissioner Norton. Motion passed 7-0.

Item 7 - Ordinance No. 2024-012 LCD Change – Section 125-527 “Live Local Act”

Planning Manager Kruse presented as follows:

On August 22, 2023, the City Council passed 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.

The following whereas clause was incorporated into the ordinance in order to be compliant with the LLA, “WHEREAS, the Live Local Act requires the City to adopt and maintain a written process outlining procedures for expediting building permits and development orders for affordable housing projects.” Staff recommends approval of Ordinance 2024-012 with the addition of the whereas clause.

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

Commissioner Colby asked about the review procedures.

Commissioner Bain shared it is frustrating that local control is being taken away from local government. He hopes staff will require public comment at the workshops; and further, that staff will be in attendance. He recommended the City advertise the workshops.

Commissioner Norton asked whether the Live Local Act would exempt a project from building requirements such as the city’s architectural standards. **City Attorney Mantzaris** answered in the negative explaining the LLA addresses three aspects: density, height and parking. He further explained if a project complies with the City’s LDC on all aspects but density and/or height and qualifies for the Live Local Act, it does not need to go before the Planning and Zoning Commission or City Council.

Commissioner Colby asked City Attorney Mantzaris if he is aware of any city not complying with the LLA. **City Attorney Mantzaris** indicated there are some cities challenging it and there may be some litigation from it. *Discussion ensued regarding the process of what other cities are doing.*

MOTION TO RECOMMEND APPROVAL of Ordinance No. 2024-012 LCD Change of Section 125-527 “Live Local Act” with the addition of the proposed Whereas clause as stated; Moved by Commissioner Bain, Seconded by Commissioner Norton. Motion passed 7-0.

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

Planning Manager Kruse presented as follows:

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 the “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. Staff recommends approval of Ordinance 2024-013.

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

Commissioner Norton inquired what the density requirement is with the Live Local Act. **Planning Manager Kruse** explained the LLA allows the highest dwelling unit count permitted within the City’s comprehensive plan. **City Attorney Mantzaris** clarified that the density bonus within the City’s comprehensive plan is not necessary due to the recent legislative changes with the LLA.

MOTION TO RECOMMEND APPROVAL of Ordinance No. 2024-013 Comprehensive Plan Text Amendment - Density; Moved by Commissioner Grube, Seconded by Commissioner Colby. Motion passed 6-1 with Commissioner Norton opposing.

ELECTION OF CHAIRMAN AND VICE-CHAIR

Vice-Chair Niemiec, seconded by Commissioner Grube, nominated Max Krzyminski for chairman for a term ending January 2025. Motion passed 7-0.

Chairman Krzyminski, seconded by Commissioner Norton, nominated Vincent Niemiec for vice-chair for a term ending January 2025. Motion passed 7-0.

DISCUSSION OF NON-AGENDA ITEMS

Robert Myers, 2239 *Timber Creek Lane*, addressed the board regarding a proposed water tower.

Patrick Peters, 2207 *Timber Creek Lane*, asked the city attorney a zoning question.

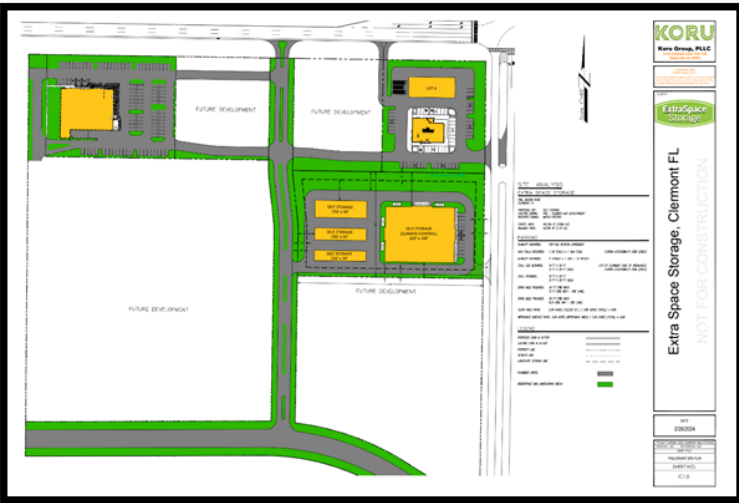
ADJOURNMENT – 8:39 pm

Max Krzyminski, Chair

ATTEST:

Kathy Heard, Planning Coordinator

AGENDA ITEM

Meeting Date	
Tuesday, March 5, 2024	
Agenda Item Name	
Resolution No. 2024-008R <i>Waterbrooke Self-Storage CUP</i>	
Requested Action	
Recommend approval of Resolution No. 2024-008R.	
Staff Report	
The applicant is requesting a Conditional Use Permit to allow for a self-storage facility with more than 20,000 square feet of floor space in a Planned Unit Development (Ordinance No. 2017- 49), with C-2 General Commercial permitted uses. The subject property is located south of State Road 50 at the intersection of Emil Jahana Road. The future land use designation is Commercial.	
  The Land Development Code, Section 125-337 requires a conditional use permit for any building structure occupying more than 20,000 square feet and to allow for a self-storage facility. The climate-controlled facility is proposing up to 50,000 square feet of floor space. The proposed development will be gated and secured. No outside storage will be allowed. The building shall be designed to comply with the Clermont Architectural Design Standards on all sides of the building. The PUD, also known as The Shoppes of Waterbrooke, was approved to allow up to 162,000 square feet of mixed use commercial, retail, restaurant, convenience store/gas station and office permitted uses for the overall development. The site was also allowed up to 85 residential dwelling units for future development. The maximum building size may not exceed 45,000 square feet of floor area. The PUD also granted six (6) waivers to the Land Development Codes to allow development flexibility of the property. 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. Therefore, staff recommends approval of the Conditional Use Permit for a self-storage facility occupying over 20,000 square feet in a Planned Unit Development (PUD) zoning district with the conditions contained in Resolution No. 2024-008R.	

Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Resolution No. 2024-008R	2024-008R.pdf	
2. LOCATION MAP	LOCATION MAP.pdf	
3. New Site Plan-Self Storage 2-27-2024	New Site Plan-Self Storage 2-27-2024.pdf	
4. Building Elevations	02_Extra Space Storage Site Plan.pdf	
5. Application	01_Application CUP2312-0001.pdf	
6. Legal Ad	Legal Ad.pdf	



CITY OF CLERMONT
RESOLUTION NO. 2024-008R

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 A PLANNED UNIT DEVELOPMENT (ORDINANCE NO. 2017-49) 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 March 5, 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:

Vacant parcel located south of State Road 50,
west of Emil Jahna Street
(Alternate Key -3868851 and 3868854)

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 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 Planned Unit Development (PUD) 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 climate-controlled self-storage facility with up to 50,000 square feet to be located in the Planned Unit Development 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 approved by the City of Clermont City Council.



CITY OF CLERMONT
RESOLUTION NO. 2024-008R

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 50,000 square feet be allowed in a Planned Unit Development (Ordinance No. 2017-49) zoning district.



CITY OF CLERMONT
RESOLUTION NO. 2024-008R

2. The property shall be developed in substantial accordance with the Preliminary Conceptual Site Plan prepared by KORU Group, PLLC 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. The Building Façade on all sides must comply with the Clermont Architectural Design Standards.
4. No outside storage will be allowed. Any outside storage shall be completely enclosed and screened from public view and public streets. All other structures on site 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.
7. The project shall provide an additional 30 percent of plant materials to ensure an opaque landscape buffer screen is created at the time of planting.

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. 2024-008R

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. 2024-008R

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 26th day of March, 2024.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

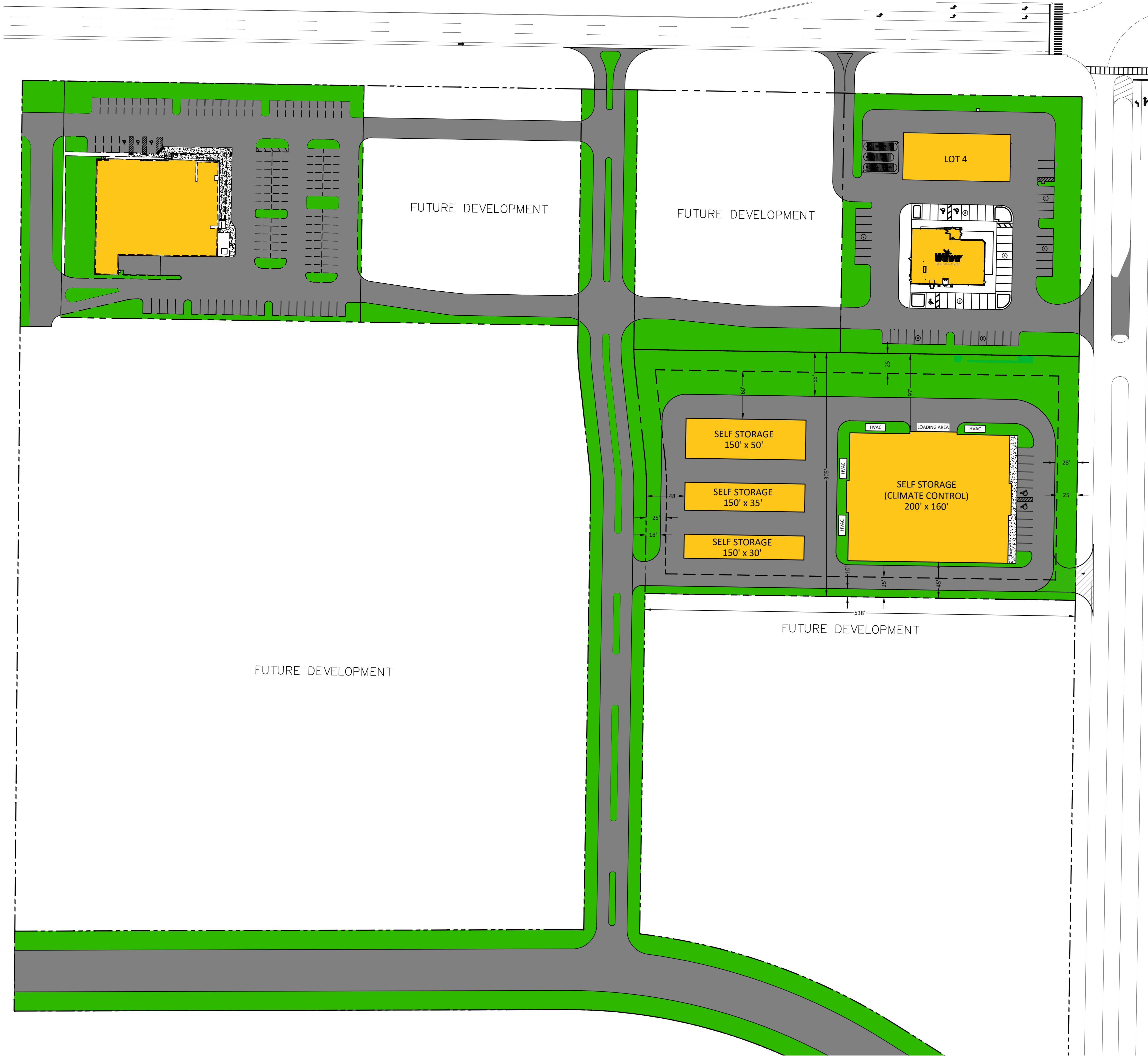
Tracy Ackroyd Howe, MMC
City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

LOCATION MAP





Scale 1"=60'

SITE ANALYSIS
EXTRA SPACE STORAGE

EMIL JAHANA ROAD
CLERMONT, FL

PROPOSED USE: SELF STORAGE
EXISTING ZONING: PUD – PLANNED UNIT DEVELOPMENT
REQUIRED ZONING: MATCH EXISTING

PARCEL AREA: 165,769 SF (3.806 AC)
BUILDING AREA: 49,250 SF (1.131 AC)

PARKING

QUANTITY REQUIRED: PER PUD REVISION AGREEMENT

ADA STALLS REQUIRED: 1–25 STALLS = 1 ADA STALL FLORIDA ACCESSIBILITY CODE (208.2)

QUANTITY PROVIDED: 11 SPACES + 1 ADA = 12 SPACES

STALL SIZE REQUIRED: 10 FT X 20 FT CITY OF CLERMONT CODE OF ORDINANCES
12 FT X 20 FT (ADA) FLORIDA ACCESSIBILITY CODE (502.2)

STALL PROVIDED: 10 FT X 20 FT
12 FT X 20 FT (ADA)

DRIVE AISLE REQUIRED: 24 FT (TWO WAY)
12 FT (ONE WAY – ONE LANE)

DRIVE AISLE PROVIDED: 30 FT (TWO WAY)
N/A (ONE WAY – ONE LANE)

FLOOR AREA RATIO: 2.59 ACRES (112,933 S.F.) / 3.80 ACRES (TOTAL) = 0.68

IMPERVIOUS SURFACE RATIO: 2.59 ACRES (IMPERVIOUS AREA) / 3.80 ACRES (TOTAL) = 0.68

LEGEND

PROPOSED CURB & GUTTER
EXISTING CURB & GUTTER
PROPERTY LINE
SETBACK LINE
LANDSCAPE SETBACK LINE

PAVEMENT AREAS
GREENSPACE AND LANDSCAPING AREAS

KORU

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2135 CityGate Lane, STE 330
Naperville, IL 60563

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CLIENT:

ExtraSpace
Storage

Extra Space Storage, Clermont FL

NOT FOR CONSTRUCTION

DATE:
2/26/2024

PROJECT NUMBER: 23023 CLERMONT SELF STORAGE	
DRAWN BY: JRM	REVIEWED BY: DJK
SHEET TITLE:	
PRELIMINARY SITE PLAN	
SHEET NO.	
C1.0	



2 PRELIMINARY RENDERING IMAGE FROM NE CORNER
SCALE



1 PRELIMINARY RENDERING IMAGE FROM NW CORNER
SCALE

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Naperville, IL 60563

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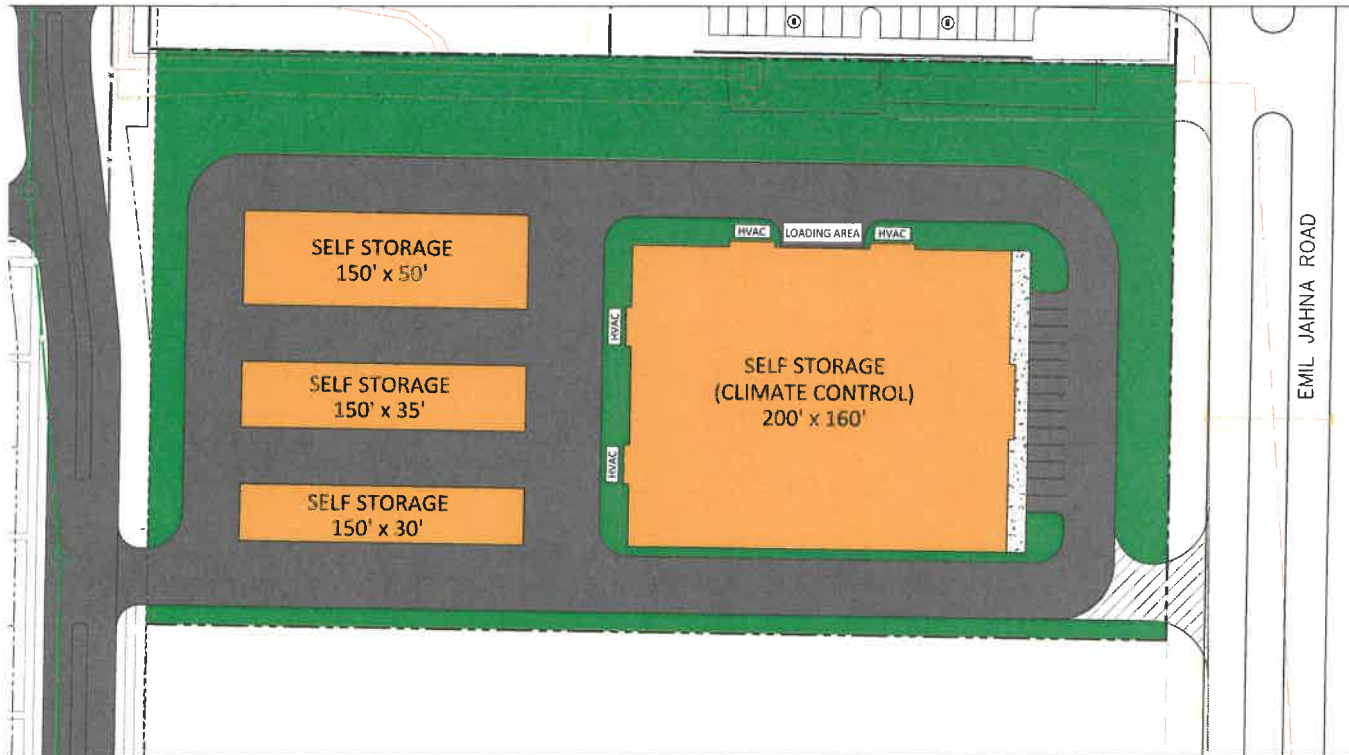
CLIENT:

**ExtraSpace
Storage**

Extra Space Storage, Clermont FL
NOT FOR CONSTRUCTION

DATE:
11/21/2023

PROJECT NUMBER: 2302 Clermont 5th Storage
DRAWN BY: Day
REVIEWED BY:
SHEET TITLE: INTRO SHEET
SHEET NO. A000



LEGEND

CONCRETE SURFACE	
ASPHALTY SURFACE	
GREENSPACE AREAS	
BUILDINGS	
POTENTIAL TRAFFIC ACCESS POINT	

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Naperville, IL 60563

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CLIENT:
**ExtraSpace
Storage**

Extra Space Storage, Clermont FL

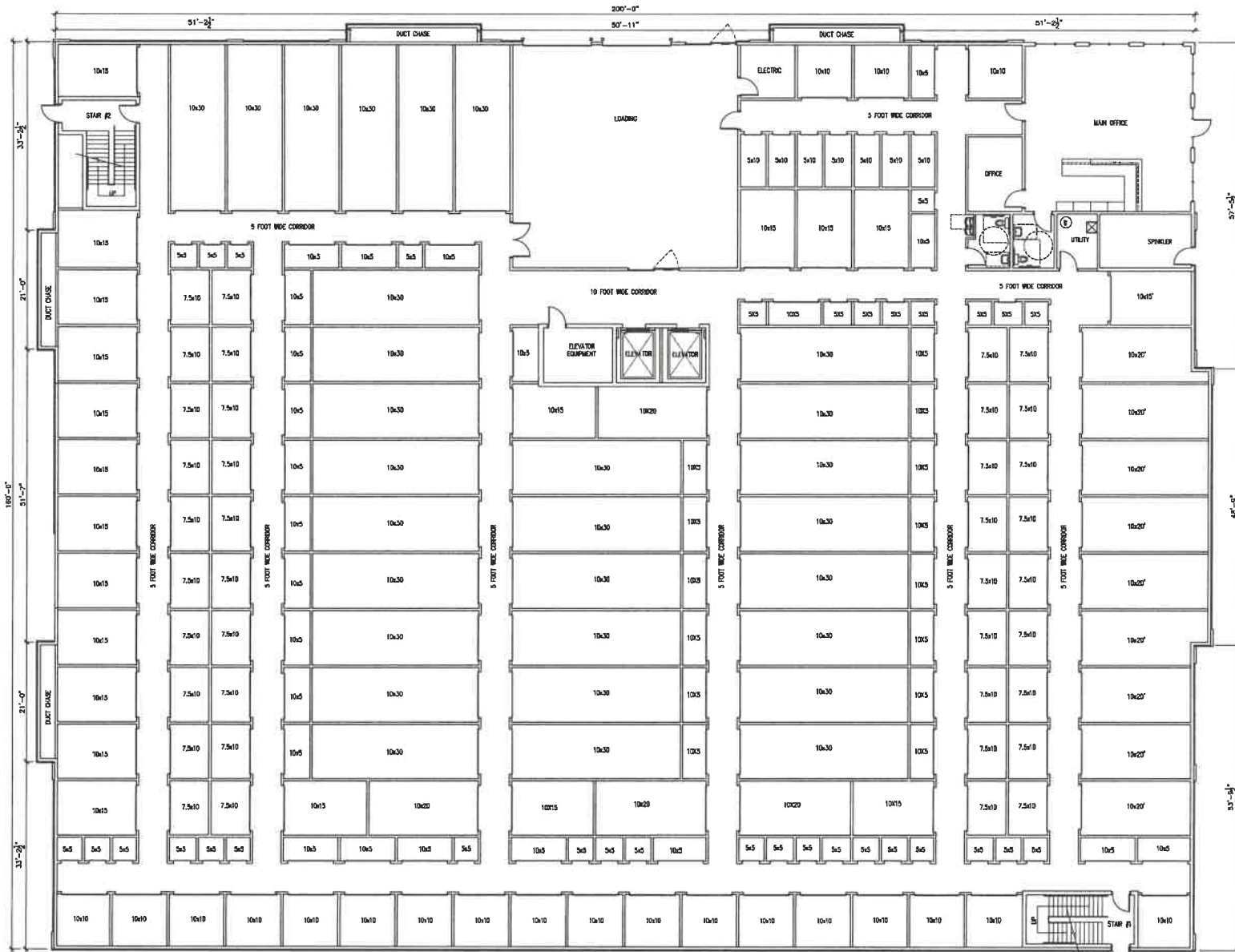
DATE:
11/21/2023

PROJECT NUMBER: 23023 Clermont Self Storage
DRAWN BY: Ory
REVIEWED BY:
SHEET TITLE:
SITE PLAN
OPTION A
SHEET NO.
A001

Extra Space Storage, Clermont FL

DATE:
11/21/2023

PROJECT NUMBER: 2302, Clermont Self Storage
DRAWN BY: Gey
SHEET TITLE:
FIRST FLOOR PLAN
OPTION A
SHEET NO.
A100



1 PRELIMINARY FIRST FLOOR PLAN - UNIT SIZES OPTION A
SCALE 1/8" = 1'-0"

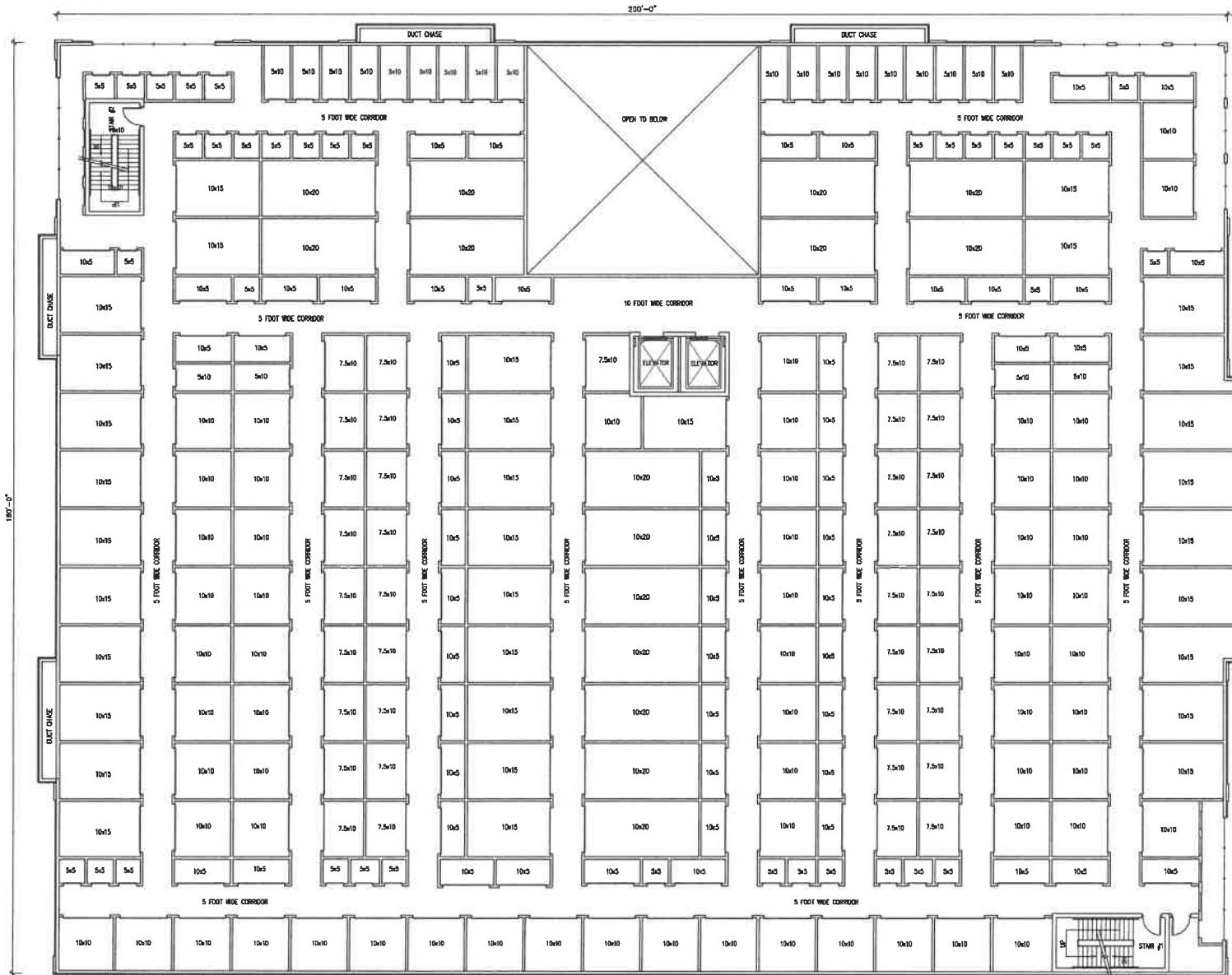


UNIT TYPE	NO.	AREA	PERCENT	TOTAL AREA	TOTAL PERCENT	REMARKS
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5x10	100	5000	2.00	5000	2.00	
10x10	100	10000	4.00	10000	4.00	
10x15	100	15000	6.00	15000	6.00	
10x20	100	20000	8.00	20000	8.00	
10x30	100	30000	12.00	30000	12.00	
10x40	100	40000	16.00	40000	16.00	
10x50	100	50000	20.00	50000	20.00	
10x60	100	60000	24.00	60000	24.00	
10x70	100	70000	28.00	70000	28.00	
10x80	100	80000	32.00	80000	32.00	
10x90	100	90000	36.00	90000	36.00	
10x100	100	100000	40.00	100000	40.00	
10x110	100	110000	44.00	110000	44.00	
10x120	100	120000	48.00	120000	48.00	
10x130	100	130000	52.00	130000	52.00	
10x140	100	140000	56.00	140000	56.00	
10x150	100	150000	60.00	150000	60.00	
10x160	100	160000	64.00	160000	64.00	
10x170	100	170000	68.00	170000	68.00	
10x180	100	180000	72.00	180000	72.00	
10x190	100	190000	76.00	190000	76.00	
10x200	100	200000	80.00	200000	80.00	
10x210	100	210000	84.00	210000	84.00	
10x220	100	220000	88.00	220000	88.00	
10x230	100	230000	92.00	230000	92.00	
10x240	100	240000	96.00	240000	96.00	
10x250	100	250000	100.00	250000	100.00	
10x260	100	260000	104.00	260000	104.00	
10x270	100	270000	108.00	270000	108.00	
10x280	100	280000	112.00	280000	112.00	
10x290	100	290000	116.00	290000	116.00	
10x300	100	300000	120.00	300000	120.00	
10x310	100	310000	124.00	310000	124.00	
10x320	100	320000	128.00	320000	128.00	
10x330	100	330000	132.00	330000	132.00	
10x340	100	340000	136.00	340000	136.00	
10x350	100	350000	140.00	350000	140.00	
10x360	100	360000	144.00	360000	144.00	
10x370	100	370000	148.00	370000	148.00	
10x380	100	380000	152.00	380000	152.00	
10x390	100	390000	156.00	390000	156.00	
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10x410	100	410000	164.00	410000	164.00	
10x420	100	420000	168.00	420000	168.00	
10x430	100	430000	172.00	430000	172.00	
10x440	100	440000	176.00	440000	176.00	
10x450	100	450000	180.00	450000	180.00	
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10x470	100	470000	188.00	470000	188.00	
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10x990	100	990000	396.00	990000	396.00	
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Extra Space Storage, Clermont FL

DATE
11/21/2023

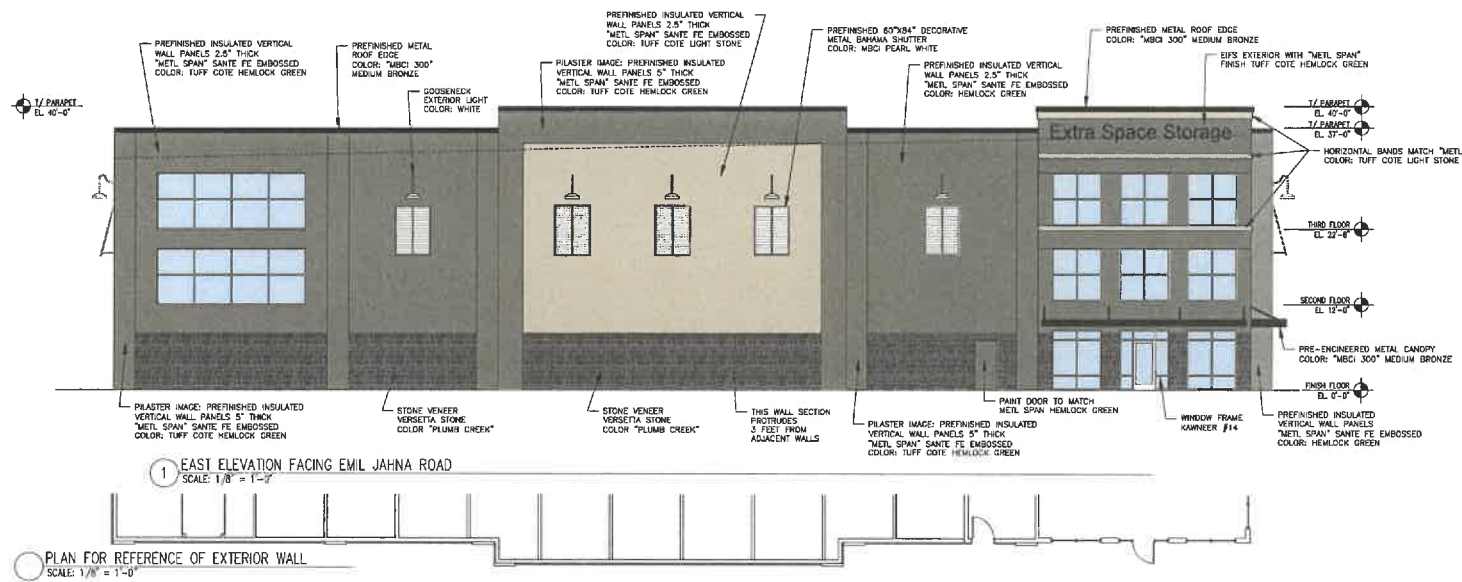
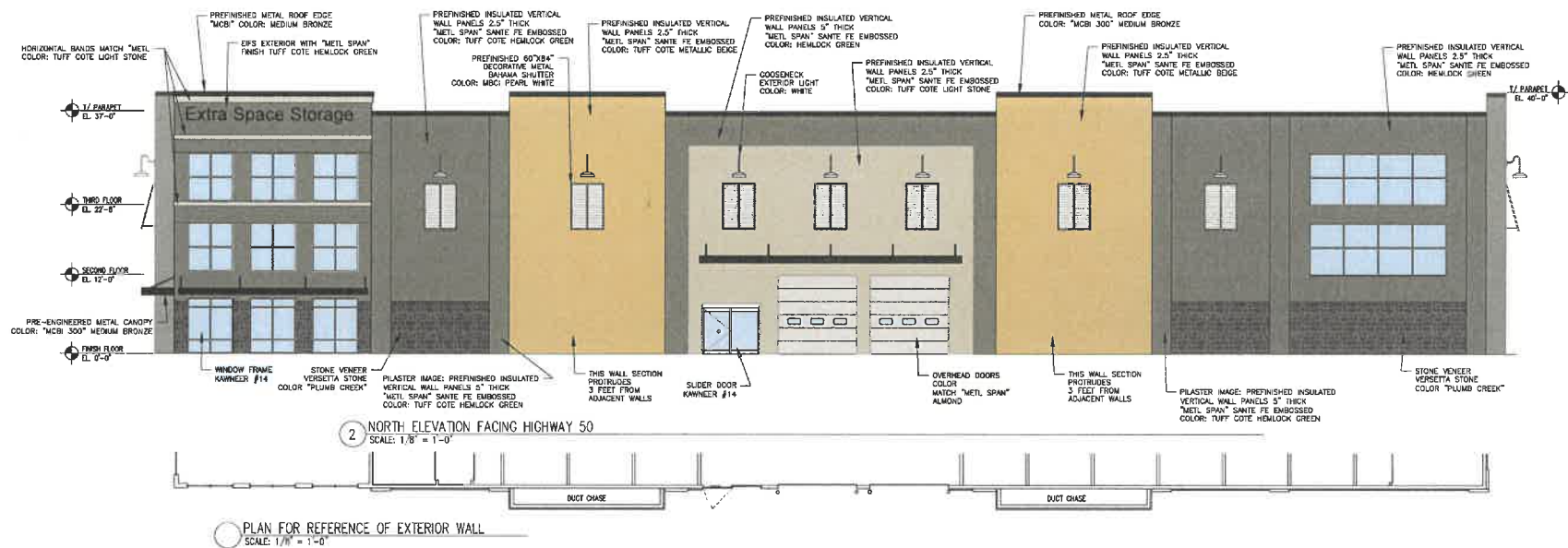
PROJECT NUMBER 2022 Clermont Self Storage
DRAWN BY: [blank] REVIEWED BY: [blank]
SHEET TITLE
SECOND FLOOR PLAN
OPTION A
SHEET NO.
A101



1 PRELIMINARY SECOND FLOOR PLAN - UNIT SIZES OPTION A
SCALE: 1/8" = 1'-0"



UNIT DATA SUMMARY											
UNIT TYPE	QUANTITY	SQ. FT.	SQ. YD.	CU. YD.	EST. COST	EST. COST	EST. COST	EST. COST	EST. COST	EST. COST	EST. COST
5x5	10	25	2.78	0.37	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
5x10	10	50	5.56	0.74	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000
10x10	10	100	11.11	1.48	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000
10x15	10	150	16.67	2.22	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000
10x20	10	200	22.22	2.96	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000
7.5x10	10	75	8.33	1.11	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000
10x5	10	50	5.56	0.74	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000
TOTAL	60	600	66.67	8.89	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000



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Koru Group, PLLC
2136 CityGate Lane, Suite 330
Naperville, IL 60563

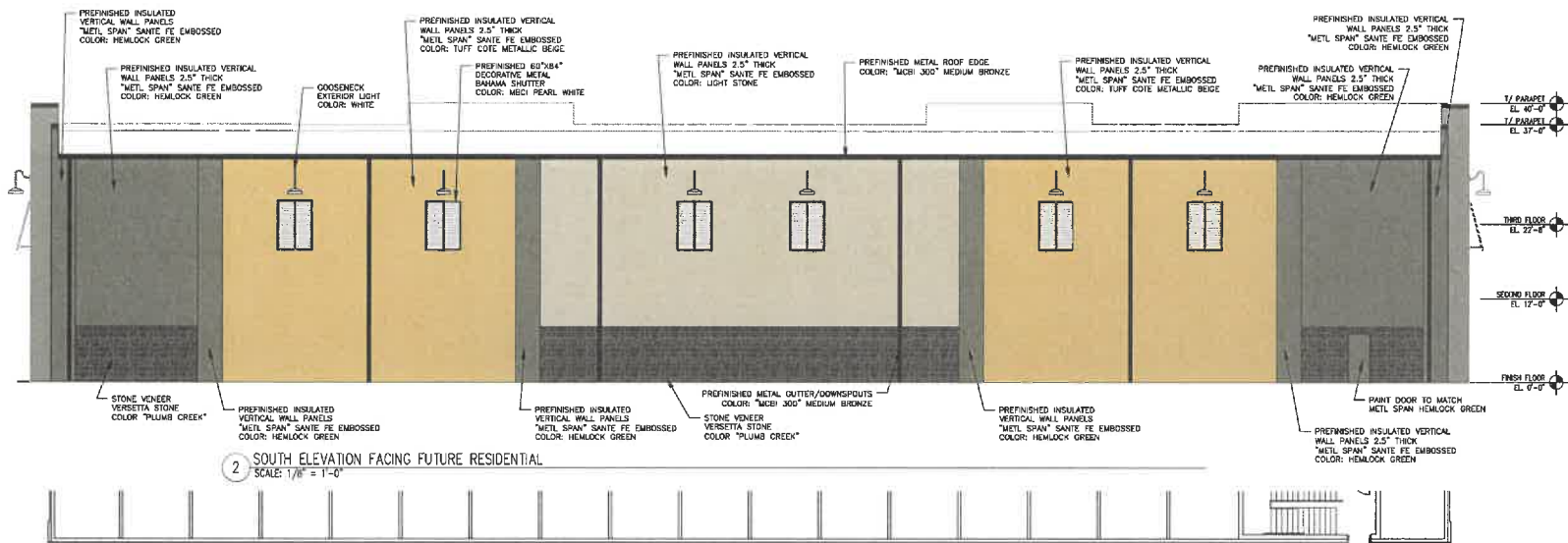
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CLIENT:
**ExtraSpace
Storage**

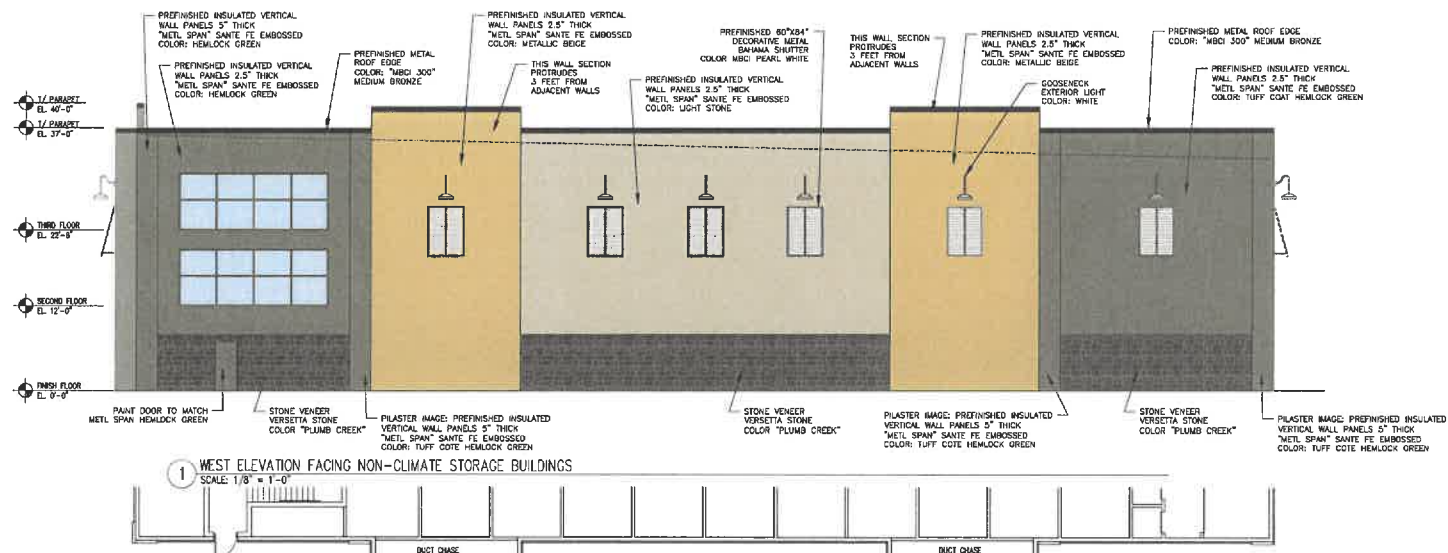
Extra Space Storage, Clermont FL
NOT FOR CONSTRUCTION

DATE:
11/21/2023

PROJECT NUMBER: 202301 Clermont 5th Storage
DRAWN BY: DRY
REVIEWED BY:
SHEET TITLE
EXTERIOR ELEVATION FROM PLAN OPTION A
SHEET NO.
A200



PLAN FOR REFERENCE OF EXTERIOR WALL
SCALE: 1/8" = 1'-0"



PLAN FOR REFERENCE OF EXTERIOR WALL
SCALE: 1/8" = 1'-0"

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Naperville, IL 60563

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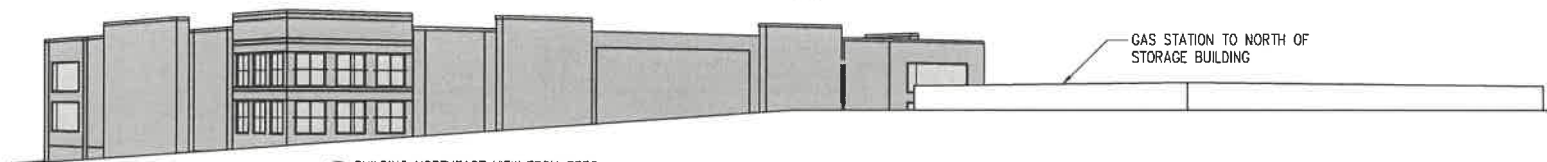
DATE:
11/21/2023

PROJECT NUMBER: 2303 Clermont Self Storage
DRAWN BY: Gey REVISIONS BY:
SHEET TITLE:
EXTERIOR ELEVATION FROM PLAN OPTION A
SHEET NO.

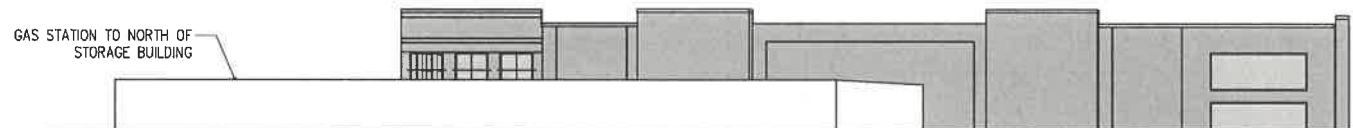
A201



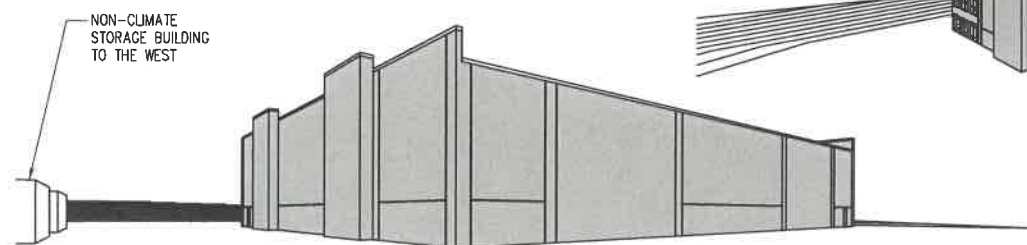
BUILDING NORTHWEST VIEW FROM SR50
SCALE:



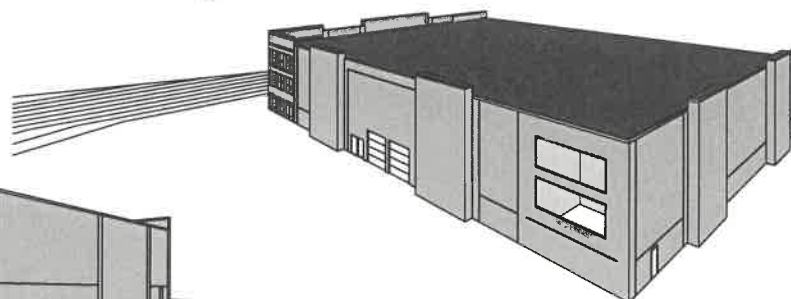
BUILDING NORTHEAST VIEW FROM SR50
SCALE:



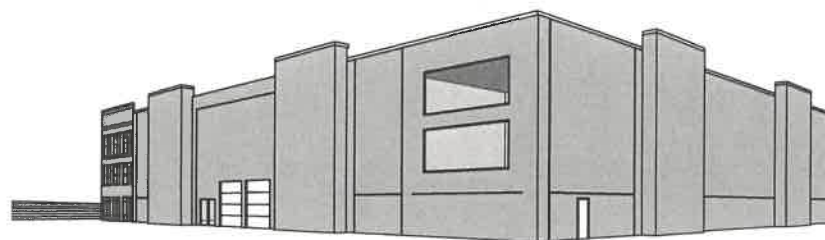
BUILDING NORTH VIEW FROM SR50
SCALE:



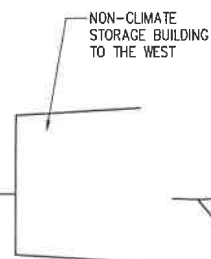
BUILDING SOUTHWEST CORNER VIEW
SCALE:



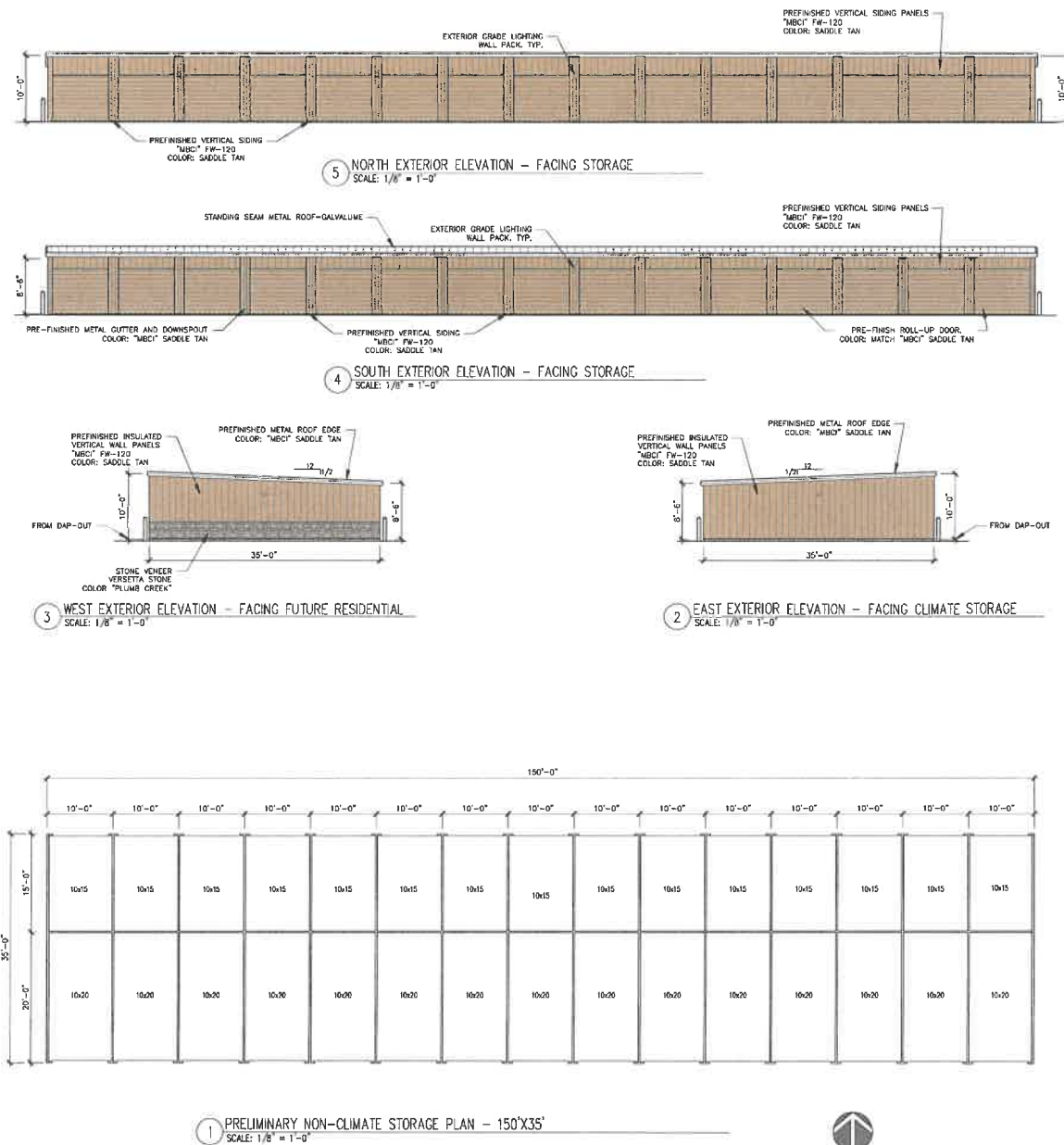
BUILDING OVERHEAD VIEW
SCALE:

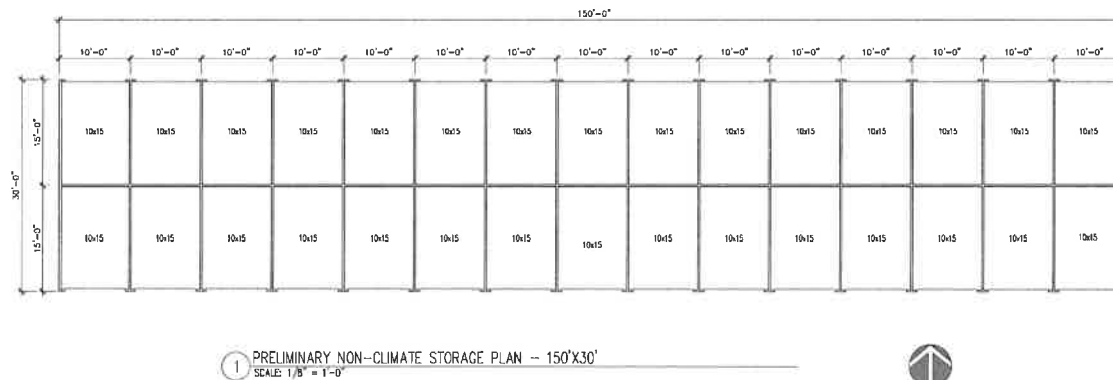
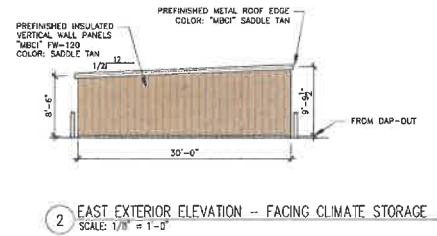
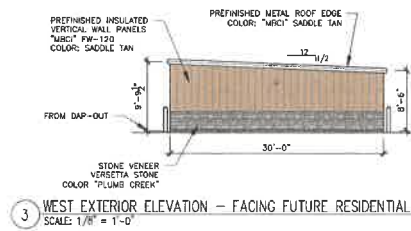
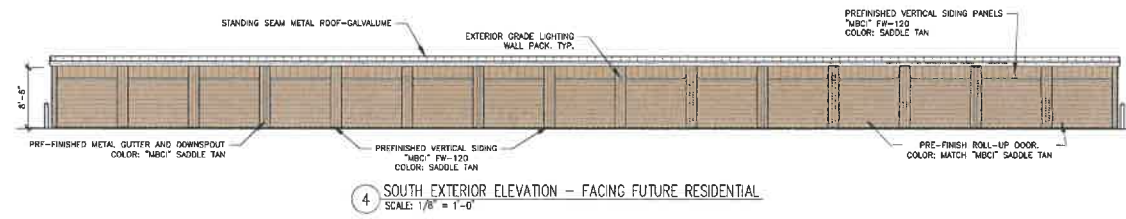
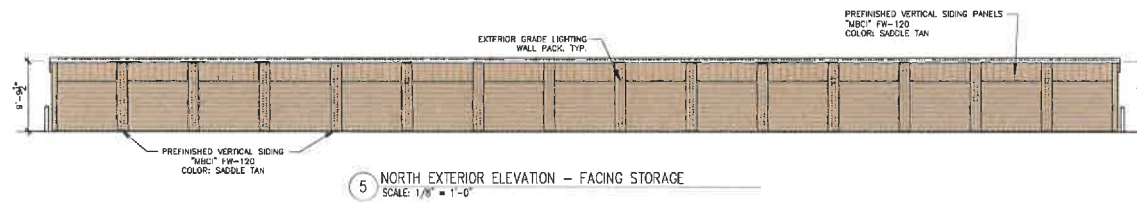


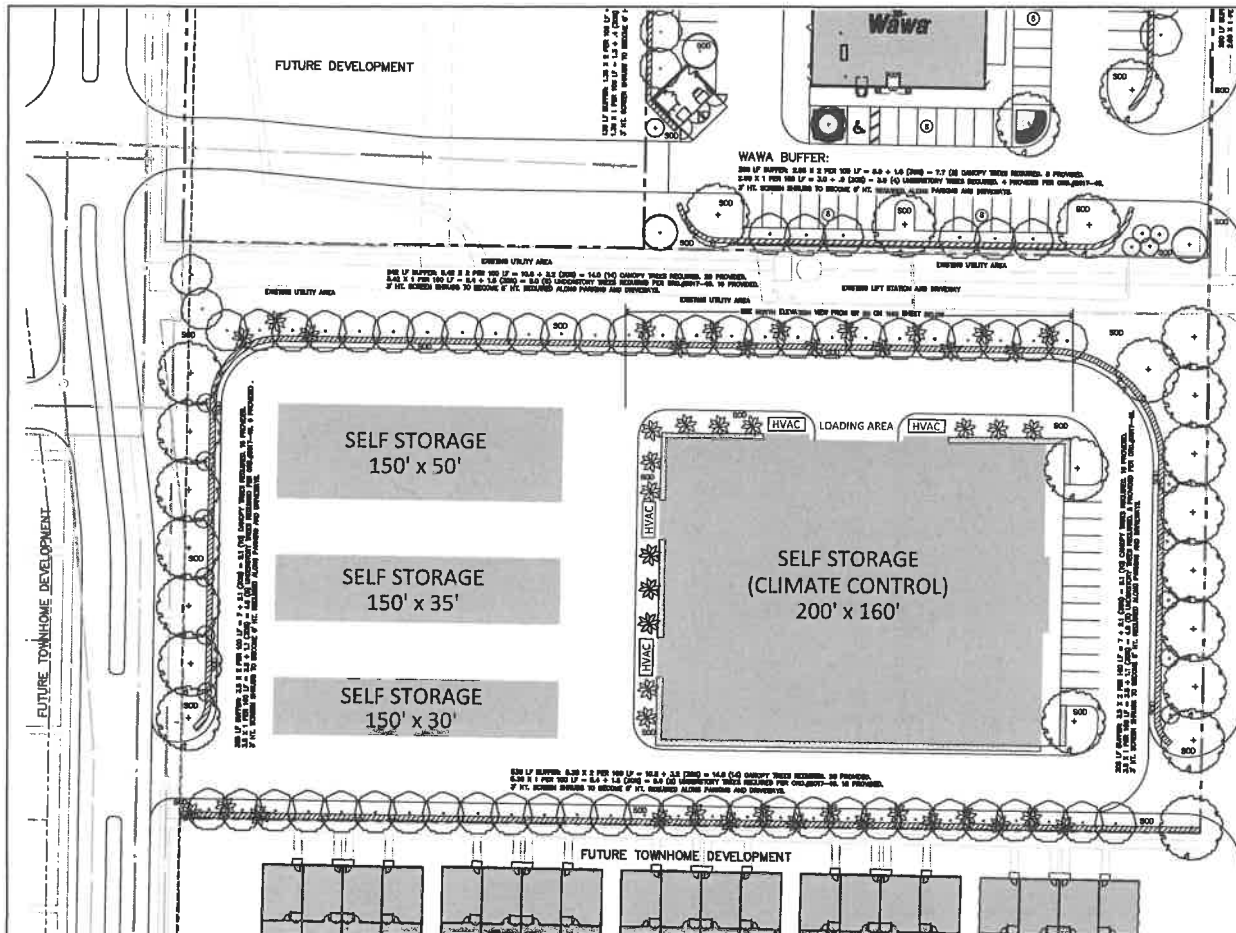
BUILDING NORTHWEST CORNER VIEW
SCALE:



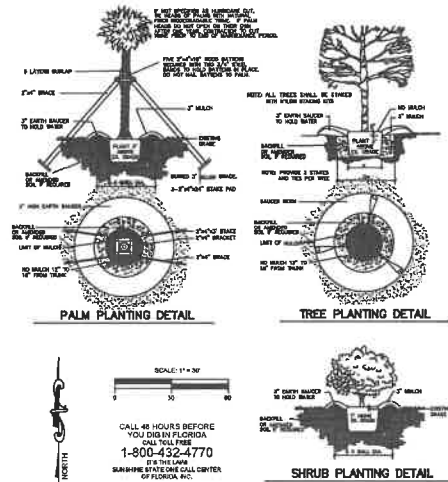
BUILDING NORTHEAST CORNER VIEW
SCALE:







EMIL JAHANA ROAD



PLANT NOTES

1. ALL PLANTING SHALL BE PROVIDED FOR 100% HARD-TO-REPLACE CONDITIONS.
2. ALL LANDSCAPING SHALL BE TOP DRESSED WITH 2" OF SHIPPED MULCHED WOOD.
3. ALL TREE BARKING SHALL BE TOP DRESSED WITH 2" OF SHIPPED MULCHED WOOD.
4. IF IN THE IMMEDIACY OF THE LANDSCAPING CONTRACTOR TO BECOME FULLY FAMILIAR WITH ALL EXISTING SITE CONDITIONS AND TO VERIFY ALL SUBSEQUENT UTILITY PLANS OF THE DEVELOPER SHALL BE NO TO PREVENT DAMAGE DURING THE INSTALLATION OF THE LANDSCAPING MATERIALS.
5. STAKING OF TREES IS REQUIRED BY THE LANDSCAPING CONTRACTOR.
6. IT IS THE RESPONSIBILITY OF THE LANDSCAPING CONTRACTOR TO MAINTAIN ALL TREES, PALMS AND SHRUBS IN AN UPRIGHT PLANT CONDITION.
7. THE LANDSCAPING CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT STRUCTURES OR PARKED VEHICLES.
8. ALL PLANTING SHALL BE PROVIDED WITH 12" OF SHIPPED MULCHED WOOD.
9. ALL TREE BARKING SHALL BE TOP DRESSED WITH 2" OF SHIPPED MULCHED WOOD.
10. THE LANDSCAPING CONTRACTOR SHALL VERIFY ALL PLANTS FOR A PERIOD OF 12 MONTHS FROM THE DATE OF THE FINAL ACCEPTANCE BY THE CLIENT AND LANDSCAPING CONTRACTOR. ALL PLANTS SHALL BE MAINTAINED BY THE CLIENT.
11. THE LANDSCAPING CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLIENT'S CONTRIBUTION OF MATERIALS AND SHALL VERIFY THE CLIENT'S CONTRIBUTION OF MATERIALS.
12. BEFORE PLANTING OR BEFORE THE LANDSCAPING CONTRACTOR SHALL VERIFY THE SITE DRAINAGE AND ELEVATION AND SHALL VERIFY THE CLIENT'S CONTRIBUTION OF MATERIALS.
13. ALL PLANT MATERIALS SHALL BE PROVIDED WITH 12" OF SHIPPED MULCHED WOOD.
14. ALL PLANT MATERIALS SHALL BE PROVIDED WITH 12" OF SHIPPED MULCHED WOOD.
15. ALL PLANT MATERIALS SHALL BE PROVIDED WITH 12" OF SHIPPED MULCHED WOOD.

SELF-STORAGE FACILITY PLANT LIST

SYMBOL QTY LABEL COMMON NAME (BOTANICAL NAME)

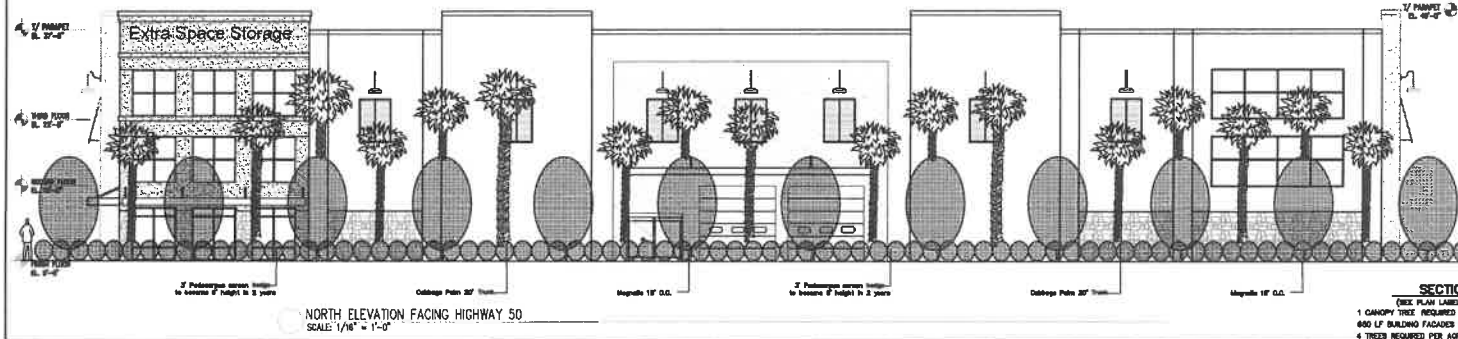
		SPECIFICATIONS	
CANOPY TREES:			
	18 QV	LYNE OAK (QUERCUS VIRGINIANA)	80 GAL. MIN., 3" CAL. MIN., 12' HT. MIN., 8' SPREAD, 4' CT., 30' 00'
	08 MO	SOUTHERN MAGNOLIA (MAGNOLIA GRANDIFLORA T.O.D. BLANCHARD)	80 GAL. MIN., 3" CAL. MIN., 12' HT. MIN., 8' CT., 16' 00' SPACING
UNDERSTORY TREES:			
	48 SP	CHANDLER PALM (CHANDLERIA PALMISTO)	ALTERNATE 18", 24" AND 36" CT HEIGHTS, STRAIGHT TRUNK
	11 LI	TRIE-FORM LANTANA (LANTANA JAPONICA)	80 GAL. MIN., 8" HT. MIN., 8' SPREAD, MULTI-TRUNK, 4' CT., 30' 00'
SCREEN SHRUBS:			
	PM	PODOCARPUS (PODOCARPUS MACROPHYLLUM)	3 GAL. MIN., 36" MIN. HT., 30" G.C., TO BECOME 8' HT. IN 2 YEARS
ORNAMENTAL SHRUBS AND GROUNDCOVERS:			
	LC	CORAPETALUM (CORAPETALUM SHIMIDZU PALM DELIGHT)	3 GAL. MIN., 24" HT. MIN., 18" SPRL., 30" G.C., FULL
	JB	SHRUBS: CHERRY YAUPOIN (LEX VENTRISORA 'SHRUBS')	3 GAL., 12' HT., 12" SPRL., 30" G.C., FULL
	JP	PARROT TREE (PARROT TREE 'PARROT')	3 GAL., 12' HT., 12" SPRL., 30" G.C., FULL
	800	ANDERSTINE BANSA (PASPALLUM NOTATUM)	SOLID 300 (SEE PLAN 300' LARGED), 300 100 100, 100 100 100, 100 100 100

TO BE PLUSH WITH TOP OF ADJACENT SIDEWALK AND BACK OF CURB.

SECTION 118. LANDSCAPING REQUIREMENTS

(SEE PLAN LABELS FOR EACH PLANTER BUFFER AND PLANTER PLANTING REQUIREMENTS)

1. CANOPY TREE REQUIRED AND PROVIDED FOR ISLAND, BOX OF THE 3 PARKING LOT ISLAND TREES ARE LYNE OAK (QV).
2. 800 LF BUILDING FACADES (EXCLUDES DOORWAYS) X 300" = 408 LF FACADE LANDSCAPING REQUIRED, 408 LF PROVIDED.
3. TREES REQUIRED PER ACRE, 3.0 ACRES X 4 = 12.0 (12) INTERIOR TREES PROVIDED. (PERIMETER TREES NOT COUNTED)



NORTH ELEVATION FACING HIGHWAY 50
SCALE: 1/16" = 1'-0"

J. SCOTT LIBERTY, LANDSCAPE ARCHITECT LLC
FLORIDA REGISTERED LANDSCAPE ARCHITECT #LA0001476
PH: 407-719-2124 EMAIL: JSCOTTLIBERTYLLC@GMAIL.COM

SELF-STORAGE FACILITY
THE SHOPS AT WATERBROOK
CLERMONT, FLORIDA

LANDSCAPE PLAN



Sheet
L1.0
of 1



CITY OF CLERMONT CONDITIONAL USE PERMIT APPLICATION

Date October 9, 2023		FEE: \$845 + cost of advertisement + cost of traffic review (if necessary)	
Project Name (if applicable) Waterbrooke Self Storage			
Applicant Jimmy D. Crawford			
Contact Person Jimmy/Erin Wysocki			
Address 702 W. Montrose St.	City Clermont	State FL	Zip 34711
Telephone 352-432-8644	Fax Its not 1999		
Email jcrawford@cmhlawyers.com; ewysocki@cmhlawyers.com			
OWNER INFORMATION ☐ (Check box if owner information is same as applicant)			
Owner's Name UP Fieldgate US Investments - Clermont Hills, LLC			
Owner Address 3122 E AMELIA ST #A	City Orlando	State FL	Zip 32803
Telephone 352-432-8644	Fax See above		
PROPERTY INFORMATION			
Address of Subject Property Emil Jahna Road/SR 50	City Clermont	State FL	Zip 34711
General Location South of SR 50, West of Emil Jahna Road			
Legal Description & Alternate Key (include copy of survey) AKN 3868851 and AKN 3868854 see attached deed and concept plan.			
Land Use (City verification required) Commercial			
Zoning (City verification required) PUD 2019-49			



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.

PUD 2019-49 allows C-2 uses on the parcel. Self-storage is a Conditional Use in C-2 zoning. We wish to place a self storage facility behind the planned WaWa gas station/convenience store. The self storage use will have no SR 50 frontage, and limited frontage on Emil Jahna Road, as it is oriented east/west to minimize road frontage and visibility. Further, architectural drawings will be submitted to show that the planned buildings are aesthetically pleasing and meet Clermont's commercial architectural guidelines.

Jimmy D. Crawford
Applicant Name (print)

Owner Name (print)

x [Signature]
Applicant Name (signature)

x _____
Owner Name (signature)

*****NOTICE*****

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

City of Clermont
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



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.

PUD 2019-49 allows C-2 uses on the parcel. Self-storage is a Conditional Use in C-2 zoning. We wish to place a self storage facility behind the planned WaWa gas station/convenience store. The self storage use will have no SR 50 frontage, and limited frontage on Emil Jahna Road, as it is oriented east/west to minimize road frontage and visibility. Further, architectural drawings will be submitted to show that the planned buildings are aesthetically pleasing and meet Clermont's commercial architectural guidelines.

Jimmy D. Crawford
Applicant Name (print)

x [Signature]
Applicant Name (signature)

UP Fieldgate US Investments - Clermont Hills, LLC
Owner Name (print)

x [Signature]
Owner Name (signature)

*****NOTICE*****

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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

**STATEMENT OF JUSTIFICATION AND SUPPORT
REQUEST FOR CONDITIONAL USE PERMIT
UP FIELDGATE US INVESTMENTS – CLERMONT HILLS, LLC**

UP Fieldgate US Investments – Clermont Hills, LLC (“Owner”) is requesting a Conditional Use Permit to construct a storage unit facility on the corner of Emil Jahna Rd and SR 50, Lake County;

1. The granting of the conditional use permit will not adversely affect the officially adopted comprehensive plan of the city;

Response: The Property is Commercial Land Use Classification and Planned Unit Development Zoning (2017-49). The requested use of self-storage is a conditional use in C-2 zoning and consistent with the Commercial Land Use Classification.

2. Such use will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity;

Response: As a traditional transitional use between heavier commercial uses (Wawa planned to the north) and residential or other commercial use (planned to the south), and a very low traffic generating use, well buffered, landscaped, architecturally detailed self-storage is not detrimental to the health, safety or general welfare of residents in the area.

3. The proposed use will comply with the regulations and conditions specified in the codes for such use;

Response: The conditions of the CUP will require compliance with all City Code provisions and the Comprehensive Plan.

4. The proposed use may be considered desirable at the particular location;

Response: As a fast-growing residential area, in which there are many multifamily, duplex and townhome developments developed, under construction, and planned for the near future, self-storage in close driving distance and a good location not fronting SR 50 is desirable.

5. The density or intensity, character and type of development shall be in conformance with the city's comprehensive plan, future land use map, future land use district designation and zoning district classification;

Response: the intensity and character of the development is consistent with the Comprehensive Plan and Code, and PUD 2017-49.

6. The compatibility of the development with terrain and surrounding development as to type and size of unit and height shall be considered. The development shall be so located and designed to avoid undue noise, odor, traffic or other nuisances and dangers to abutting property owners;

Response: The planned structures are of a size and height consistent with the approved PUD 2017-49 and other surrounding development. Additional landscaping is being proposed to further enhance the property, and further limit noise, odor and other potential nuisance. Also, the use of self-storage is a recognized low-impact commercial use.

7. The city transportation system or streets must be of sufficient width and capacity to serve the demands created by the development. Dedication of rights-of-way, frontage or reverse frontage roads and other necessary improvements shall be considered and addressed;

Response: Streets in the area are constructed and up to code. A traffic impact analysis will be required; however, self-storage is a lower traffic generating use than many others allowed by PUD 2017-49.

8. Sanitary sewer, potable water, reuse water, fire hydrants and other utilities must be available and have capacity to serve the development. For commercial or industrial development, the quality of the wastewater must be in conformance with chapter 38, article III;

Response: There is sufficient capacity for all necessary utilities and services for the project.

9. The capability, capacity and location of the city storm sewer system for serving the development must be considered, as well as adequacy of project design to provide retention and positive outfall of stormwater;

Response: Stormwater is handled as an overall project for PUD 2017-49, and must and will meet all applicable city and water management district standards.

10. Site Planning;

Response: The Site Plan required prior to develop shall meet all applicable city standards. No variances or waivers are being requested for the project.

11. For commercial and industrial development, the capacity to dispose of solid waste, with particular reference to any hazardous wastes generated.

Response: Self-storage is a low generator of solid waste, but through the site planning process the project will ensure that adequate facilities exist for code-compliant management of all solid waste, including the potential for hazardous materials or waste.

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:	02/09/2024
Order Number:	9841995
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	43.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	2	02/19/2024 - 03/11/2024	Public Notices
LEE dailycommercial.com	2	02/19/2024 - 03/11/2024	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	\$135.56
Service Fee 3.99%	\$5.41
Cash/Check/ACH Discount	-\$5.41
Payment Amount by Cash/Check/ACH	\$135.56
Payment Amount by Credit Card	\$140.97

Order Confirmation Amount

\$135.56

Ad Preview

LEGAL NOTICE

On Tuesday, March 5, 2024 at 6:30 PM, the Clermont Planning & Zoning Commission will consider a request for a Conditional Use Permit (2024-008R), to allow for a Self- Storage Facility in the Planned Unit Development (PUD) zoning district. The final public hearing for the proposed request will be heard by the Clermont City Council on Tuesday, March 26, 2024 at 6:30 PM.

LOCATION

Vacant parcel located south of State Road 50

and west of Emil Jahna Road
(Alternate Key – 3868851 & 3868854)
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

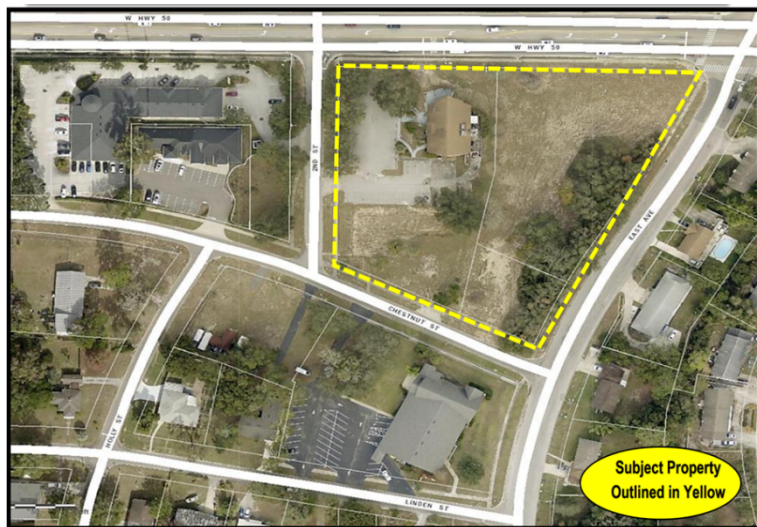
L9841995 2/19 3/11 2024



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date		
Tuesday, March 5, 2024		
Agenda Item Name		
Ordinance No. 2024-017 151 W. State Road 50 Rezoning		
Requested Action		
Recommend approval of Ordinance No. 2024-017		
Staff Report		
The applicant, Salvatore, Inc., is requesting to rezone the subject property from Planned Unit Development (PUD) to C-1 Light Commercial district. The site consists of three parcels that are located at the southwest corner of State Road 50 and East Avenue and is approximately 3.04 acres, with a Commercial Future Land Use Designation. 		
On January 14, 2020, the City Council approved Ordinance No. 2020-01, to change the zoning from C-1 Light Commercial to Planned Unit Development (PUD) to allow for the development of 36 multifamily dwelling units. The project was never constructed, and the applicant has petitioned to allow for a rezoning change back to the previous C-1 Light Commercial. The applicant has not identified any future development endeavors for the parcels. The application specifies that C-1 Light Commercial is a more appropriate zoning category and will be more consistent with the existing development pattern and character of the neighborhood. Staff has reviewed the application as submitted and finds the request to change the zoning from Planned Unit Development to C-1 Light Commercial is consistent with the intent of the goals, objective and policies for the Commercial land use designation. Therefore, staff recommends approval to rezone the subject property to C-1 Light Commercial with the conditions contained in Ordinance No. 2024-017.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount

Exhibits Attached (copies of original agreements)		
1.	Ord. 2024-017	Ord. 2024-017 - Salvatore's 151 SR 50 Rezoning (2.21.2024).pdf
2.	LOCATION MAP	LOCATION MAP.pdf
3.	Survey	Survey.pdf
4.	ZONING MAPS	ZONING MAPS.pdf
5.	Application	Application.pdf
6.	Display Ad	Display Ad.pdf

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:

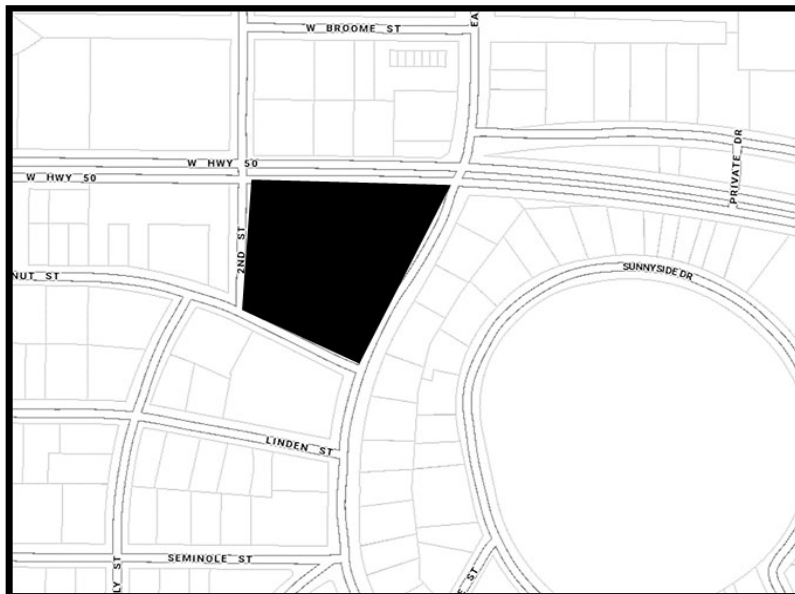
LEGAL DESCRIPTION

ALL OF LOTS 1 THROUGH 20, IN BLOCK 8, ELLA VISTA HEIGHTS, ACCORDING TO THE OFFICIAL MAP OF THE CITY OF CLERMONT, AS RECORDED IN PLAT BOOK 8, AT PAGES 17 THROUGH 23, OF THE PUBLIC RECORDS OF LAKE COUNTY FLORIDA, LESS THE PART OF LOT 20 CONVEYED TO THE STATE OF FLORIDA AS RECORDED IN OFFICIAL RECORDS BOOK 624, AT PAGE 449, OF THE PUBLIC RECORDS OF LAKE COUNTY FLORIDA, AND LESS THE RIGHT OF WAY FOR STATE ROAD 50.

CONTAINING 3.04 ACRES MORE OR LESS

LOCATION

151 West Highway 50
Vacant parcel located on Highway 50 and
north of Chestnut Street
(Alternate Key 2697431, 2919761 and 1619432)





CITY OF CLERMONT
ORDINANCE NO. 2024-017

PROPERTY REZONING
FROM: Planned Unit Development (PUD) District
TO: C-1 Light 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.

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. 2024-017

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 26th day of March, 2024.

CITY OF CLERMONT

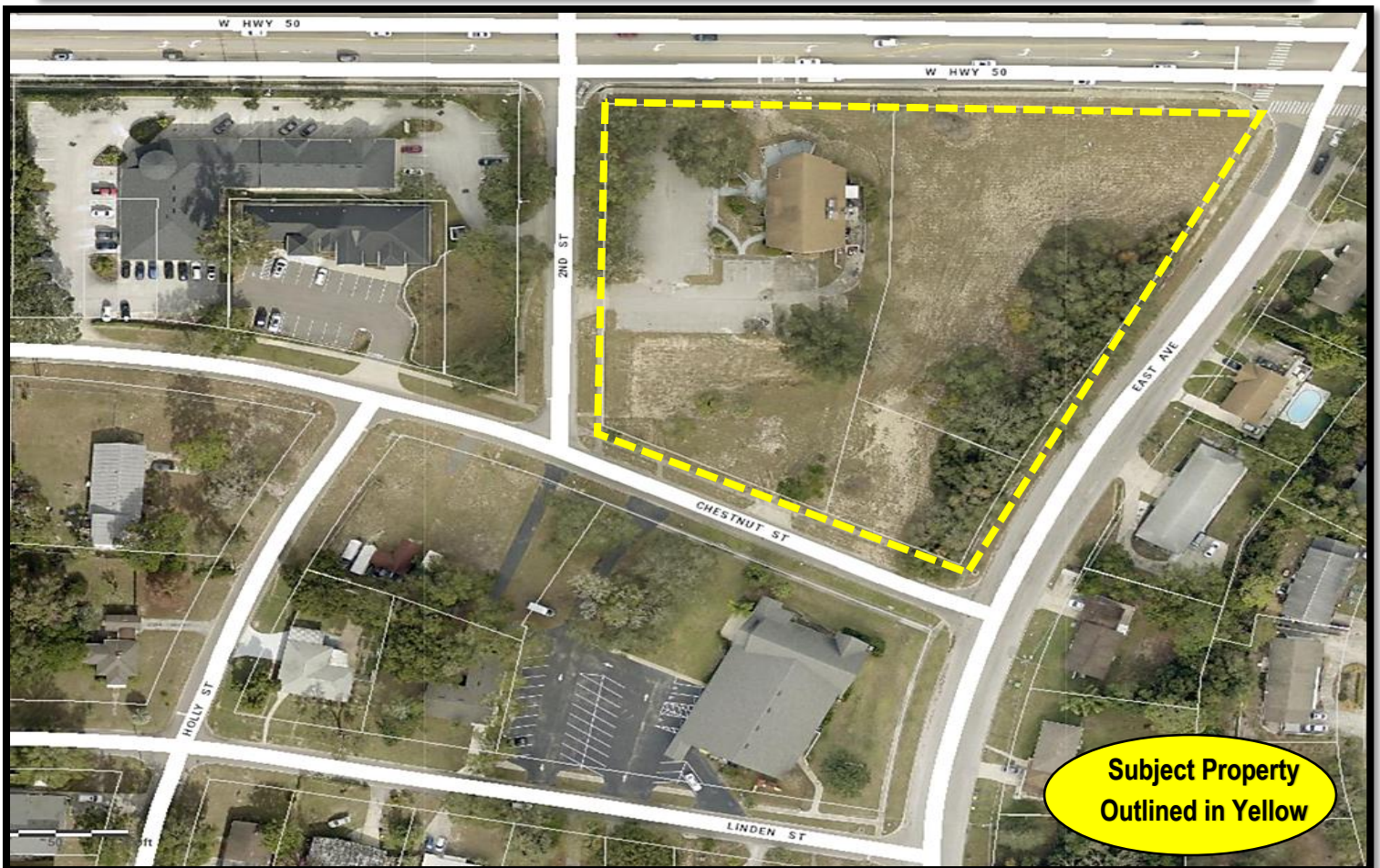
Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney



OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
ISSUING OFFICE FILE NUMBER: THO 22256-271
R243CTV: INST: JANUARY 4, 2018 53 11 00 PM

- (PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY)
ALL LOTS 1 THROUGH 20, BLOCK 3, ELA VISTA HEIGHTS, ACCORDING TO
THE CITY OF GILSON, AS
RECORDED IN PLAT BOOK 8, PAGES 17 THROUGH 24 OF THE PUBLIC RECORDS

[illegible]

NOTE: ITEMS 1, 2, 3, 4, 6 A & B, 7 A & B, 8, 9, 10 A & B, 11, 13, 14, 16, 17, 18, 19 AND 20 OF "TABLE 4" ARE IDENTICAL TO THIS SURVEY AND ARE LISTED BELOW:

1. MONUMENTS PLACED FOR A REFERENCE MONUMENT OR WITNESS TO THE CORNER AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE PROPERTY, UNLESS ALREADY MARKED OR REPRESENTED BY EXISTING MONUMENTS OR WITNESSES IN CLOSE PROXIMITY TO THE CORNER (ON MAP OF SURVEY):

1. DEED BEARINGS AND DISTANCES SHOWN HEREON ARE RELATIVE TO THE LEGAL DESCRIPTION PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

- [illegible]

FIELD DATE 02/14/2018 & (02/14/18 update)
PARTY CHIEF: U. BEAZER
DRAWN BY: J. CAYEA
CHECKED BY: G. LAND
JOB NUMBER: 55119001
DRAWING: 55119001 - SALVATION ARMY INC
DRAWING DATE: 02/21/2018 & 02/28/18
BUILDING: 1815, Rm: 8 & 9.



CURVE TABLE				
CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	306°57'27"	854.91'	183.45'	S24°28'26"W
C2	001°59'22"	854.90'	10.17'	S28°46'50"W

This is to certify that the map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6, 8, 9, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 and 20 of Table A thereof. The fieldwork was completed on 02/16/2018.
Date of plat or map 01/21/19.

DeviSigns

Gordon P.R. Land, P.S.M 7127
Florida Professional Surveyor and Mapper
Not valid without the original signature & raised

seal or correctly encrypted digital signature of a
Florida Licensed Surveyor and Mapper.



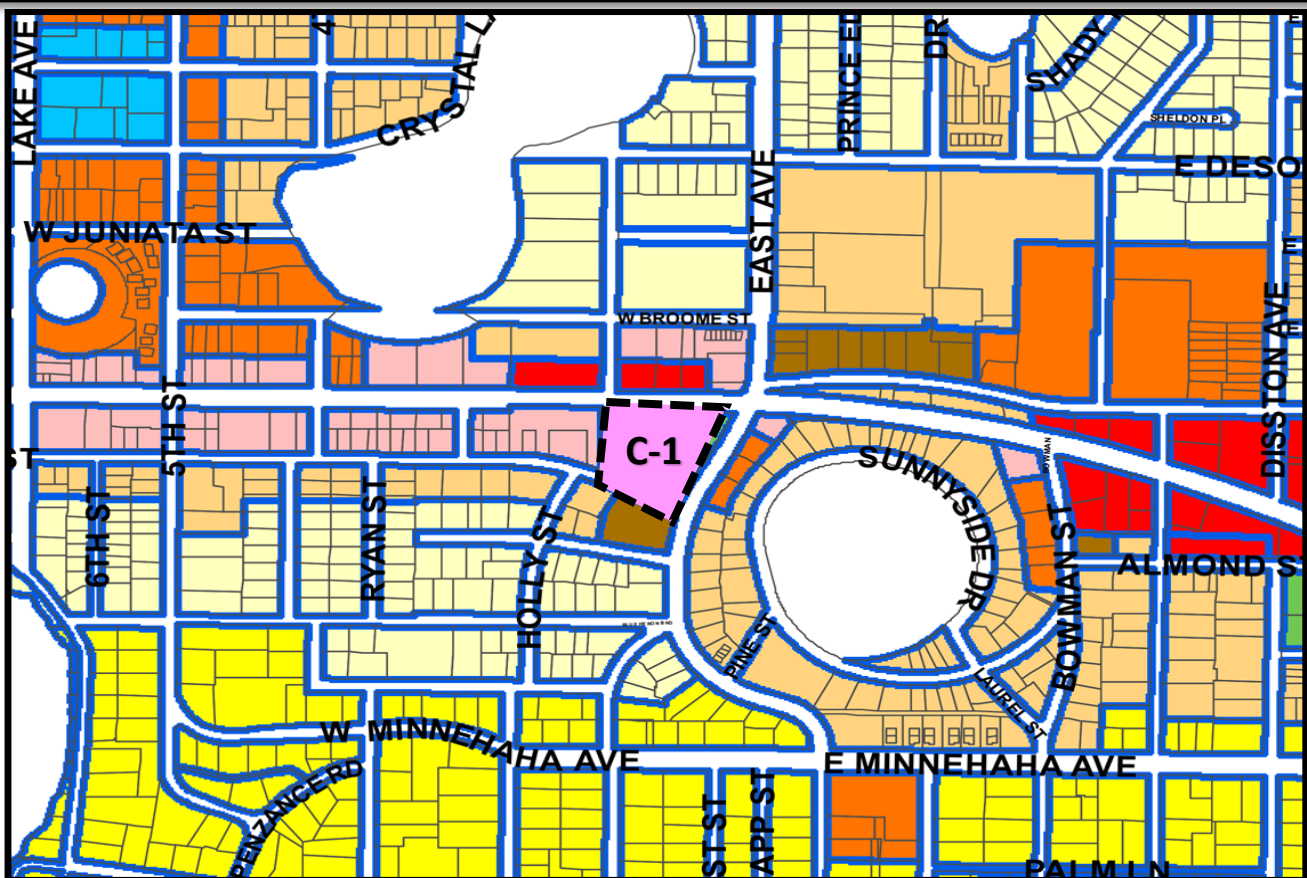
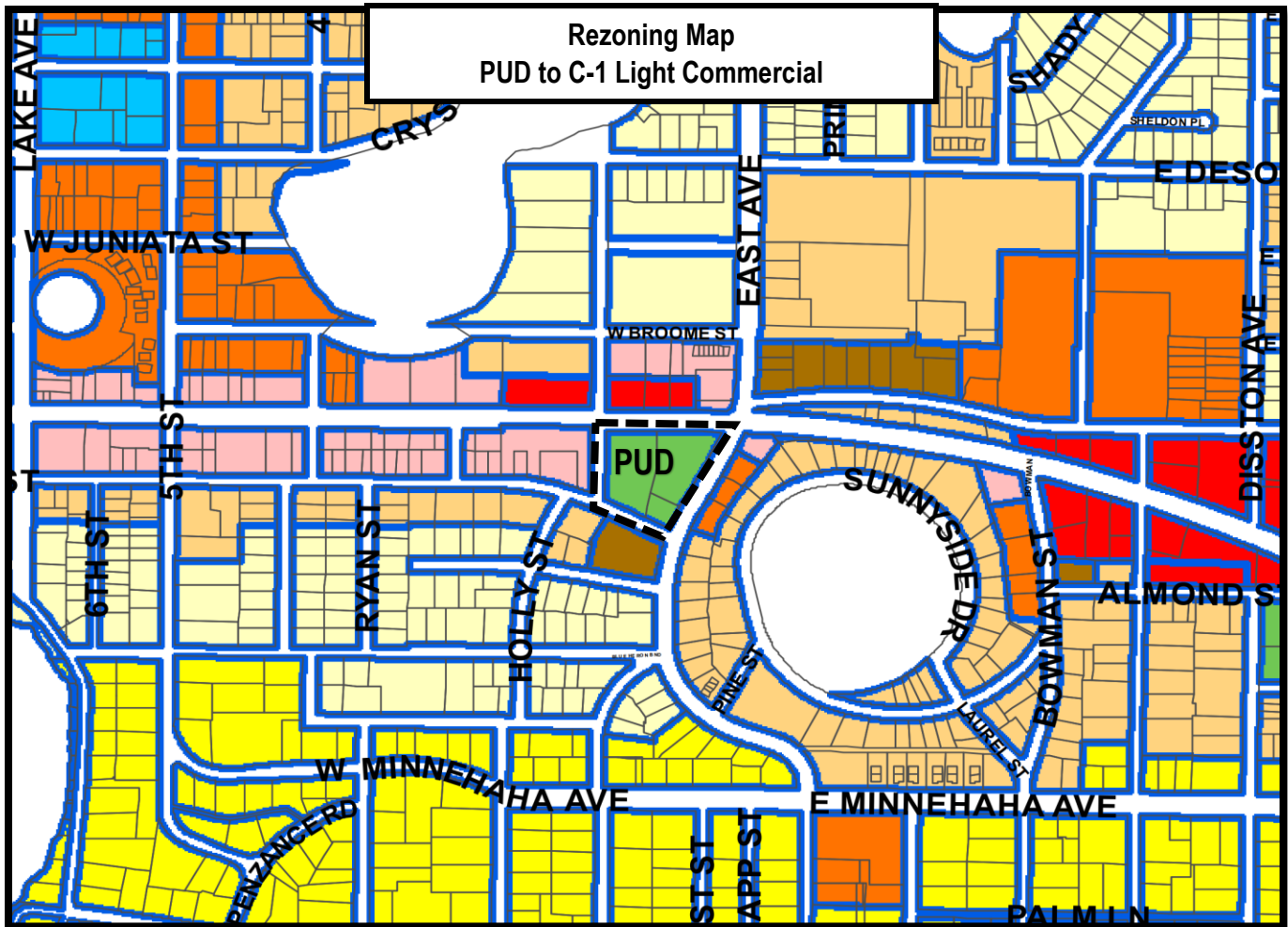
1615 EDGEWATER DRIVE, STE 20
ORLANDO, FLORIDA 32804
T 407.975.1273
F 407.975.1278
WWW.FLORIDACENTERFORARTS.ORG

**Certification of
Authorization LB00165**

SALVATORE'S INC
5666 COUNTY ROAD 551,
CLERMONT, FLORIDA 34714

SECONDARY AND ALTA/NSPS
LAND TITLE SURVEY
151 WEST HIGHWAY 30, CLERMONT
LAKE COUNTY, FLORIDA

[illegible]





CITY OF CLERMONT REZONING APPLICATION

DATE December 20, 2023		FEE: \$542.00 + cost of advertisement + cost of traffic review, if necessary	
Project Name (if applicable)			
Applicant Bret Jones, P.A.			
Contact Person Madelyn Damon			
Address 700 Almond St	City Clermont	State FL	Zip 34711
Telephone 352-394-4025	Fax		
Email mdamon@bretjonespa.com			
OWNER INFORMATION			
Owner's Name Otero United LLC			
Owner Address 10816 Lake Minneola Shrs	City Clermont	State FL	Zip 34711
Telephone 407-446-4119	Email raul@southlakecoc.org		
PROPERTY INFORMATION			
Address of Subject Property 151 W Hwy 50 & Chestnut St	City Clermont	State FL	Zip 34711
Legal Description (include copy of survey) See attached.			
Acreage Total for all three parcels = 2.89608114 acres		Land Use (City verification required) Commercial	
Present Zoning (City verification required) PUD Planned Unit Development		Proposed Zoning C-1 Light Commercial District	



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?

The property was previously zoned as C-1. The owner believes that C-1 zoning is more appropriate for the character and nature of the property and requests rezoning.

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

Bret Jones, P.A.

Applicant Name (print)

Raul Otero

Owner Name (print)

x  DocuSigned by:
Applicant Name (signature)
x 
0D9D3391A611478...
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

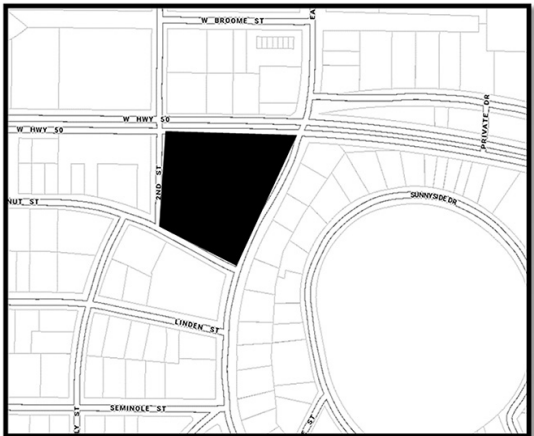
On Tuesday, March 5, 2024 at 6:30 PM, the Clermont Planning & Zoning Commission will consider the enactment of the following proposed ordinance, and on Tuesday, March 26, 2024 at a public hearing the request will be presented before the City Council for Final Adoption.

ORDINANCE NO. 2024-017

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

151 West Highway 50
Vacant parcel located on Highway 50 and
north of Chestnut Street
(Alternate Key 2697431, 2919761 and 1619432)



LEGAL DESCRIPTION

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CONTAINING 3.04 ACRES MORE OR LESS

PROPERTY REZONING

**FROM: Planned Unit Development District (PUD)
TO: C-1 Light 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.

Tracy Ackroyd Howe, MMC