



**CITY OF CLERMONT
PLANNING AND ZONING COMMISSION AGENDA
LOCATION: CLERMONT CITY HALL
685 WEST MONTROSE STREET
6:30 PM, Tuesday, June 4, 2024**

**CALL TO ORDER
PLEDGE OF ALLEGIANCE
MINUTES**

Approval of the May 7, 2024 Minutes

**REPORTS
NEW BUSINESS
UNFINISHED BUSINESS**

Item No. 1 - Resolution No. 2024-013R
The River Church CUP

Table to July 2, 2024 Planning and
Zoning Meeting.

Item 2 - Ordinance No. 2024-018
First Baptist Church SSCPA

Consider an ordinance to change the
future land use designation for property
located at the southeast corner of
Hartwood Marsh Road and Hancock
Road.

Item 3 - Ordinance No. 2024-019
First Baptist Church Rezoning

Consider an ordinance to change the
zoning for property located at the
southeast corner of Hartwood Marsh
Road and Hancock Road.

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
PLANNING AND ZONING COMMISSION
MINUTES
May 7, 2024

CALL TO ORDER

Chairman Krzyminski called the meeting of the Planning and Zoning Commission to order on Tuesday, May 7, 2024 at 6:30 p.m.

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

MEMBERS ABSENT: Member Colby and Member Guerrero

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

PLEDGE OF ALLEGIANCE

MINUTES

MOTION TO APPROVE the April 2, 2024 minutes of the Planning and Zoning Commission meeting made by Commissioner Bain, seconded by Commissioner Norton. Motion passed 5-0 with Commissioners Colby and Guerrero absent.

REPORTS FROM THE COMMISSION - *None*

NEW BUSINESS

Item 1 – Ordinance No. 2024-018 First Baptist Church Small Scale Comp Plan Amendment

Item 2 – Ordinance No. 2024-019 First Baptist Church PUD Rezoning

Chairman Krzyminski announced Items 1 & 2 have been requested to be tabled to the next Planning and Zoning Commission meeting scheduled for June 4, 2024.

MOTION TO TABLE Ordinance No. 2024-018 First Baptist Church Small Scale Comprehensive Plan Amendment (SSCPA) to the June 4, 2024 Planning and Zoning Commission meeting; Moved by Vice-Chair Niemiec, Seconded by Commissioner Grube. Motion passed 5-0 with Commissioners Colby and Guerrero absent.

MOTION TO TABLE Ordinance No. 2024-019 First Baptist Church Planned Unit Development Rezoning (PUD) to the June 4, 2024 Planning and Zoning Commission meeting; Moved by Vice-Chair Niemiec, Seconded by Commissioner Bain. Motion passed 5-0 with Commissioners Colby and Guerrero absent.

Item 3 – Ordinance No. 2024-023 FEC (the Market) PUD Amendment

Planning Manager Kruse presented as follows:

The applicant, Victory Coast Land Company LLC, is requesting an amendment to an existing Planned Unit Development, Ordinance 2021-003. This project known as Victory Village and Market is located on the northwest corner of West Avenue and Minneola Avenue. The non-residential component, the Market, has been constructed and was operational. The Market has

since closed and a new operator/tenant is desiring the space. The applicant is requesting the removal of Condition 11 under Section 3 within the current ordinance that states, “Any market operating on site shall be continuously operated by one single operator.” The applicant would like the ability to offer a variety of uses within the Central Business District (CBD), and this condition has placed a burden on doing so. This condition is not applicable in a majority of existing PUDs, and the condition was made as part of the motion for approval by a former Council member. Staff is in support of the removal of this condition.

The applicant is also requesting clarification of non-residential uses on the site. A condition under Section 3, Item 3 has been added stating, “The permitted non-residential uses will be in accordance with Section 125-369 Permitted Uses within the Central Business District along with indoor recreational facilities.” The property is located in the Central Business District. The condition allows the building to be used for indoor recreational uses. The proposed operator offers indoor recreational opportunities with the goal of bringing it to downtown Clermont. Another clarification that was made is that the existing shade structure is not included in the total square footage of the commercial uses. The shade structure is an accessory use to businesses on the site.

The applicant also received a variance from City Council on May 23, 2023 for signage affixed to the lower roof edge of the building. City Council approved this variance with specific conditions such as only two roof signs, specific locations and wording of the signs. A requirement was if any of these items were changed, a new variance would be required. Since this is a Planned Unit Development, special conditions can be placed into the Ordinance to address variances within a project. The applicant is requesting the change in wording from “Market” to “Ax-Caliber”. The sign locations will not change, and the dimensions will be slightly smaller in height but will remain the same length. Any future signs shall adhere to the existing parallelograms square footage along with location. The signage wording may be changed for a future tenant as long as the same type and style of individual letters is used.

Staff has reviewed the application and proposed project in regards to Section 125-487 Review Criteria for a Planned Unit Development. The proposed amendment deal with specific conditions in the original approval. The residential component has not been amended, and the non-residential portion has been constructed and is operational. The proposed operator will be making some interior changes to the building; however, the use of the property will still be a mixed-use project with residential and non-residential uses. The applicant’s requested changes are not in conflict with the City’s Comprehensive Plan, and the proposed changes are in accordance with the Land Development Code. Staff is able to support the request and recommends approval of Ordinance 2024-023.

Marvin Puryear, *SVN Saunders, representing the applicant and potential tenant, Ax-Caliber*, stated he was present to answer any questions the board may have.

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

Commissioner Norton asked for further clarification on what the use may be. **Marvin Puryear** explained Ax-Caliber is an ax throwing entertainment company. Discussion ensued regarding the current condition stating the use must be operated by a single operator.

Commissioner Bain asked what the hours of operation of Ax-Caliber may be compared to the Market. **Marvin Puryear** stated the hours could be noon to 9pm and maybe later dependent upon downtown activities. **Planning Manager Kruse** informed that the applicant has not asked for any special exceptions. Discussion ensued regarding the shade structure and permitted CBD uses.

Commissioner Grube asked whether food and drinks will be served in the building. **Marvin Puryear** indicated the proposed use will most likely utilize the outside food trucks.

Commissioner Niemiec inquired about the ax throwing; and further, stated he has a problem with ax throwing mixed with alcohol. **Marvin Puryear** explained the safety measures surrounding the ax throwing. Discussion ensued regarding the building of the adjacent apartments.

Chairman Krzyminski inquired about the timeline with regards to building the apartments. **Planning Manager Kruse** indicated site plans have been submitted for the apartments. Discussion ensued regarding the shade structure.

Kara Puryear, explained Ax-Caliber does not sell hard liquor; and further, patrons throwing axes are limited to two alcoholic drinks per hour. Discussion ensued regarding Ax-Caliber's protocols.

MOTION TO RECOMMEND APPROVAL of Ordinance No. 2024-023 FEC (the Market) Planned Unit Development (PUD) Amendment; Moved by Commissioner Grube, Seconded by Commissioner Norton. Motion passed 4-1 with Commissioner Niemiec opposing and Commissioners Colby and Guerrero absent.

Item 4 – Ordinance No. 2024-020 Land Development Code (LDC) Amendment, Section 119-229 (Layout) & Section 121-4 (Water), Fire Department

Chairman Krzyminski announced staff has withdrawn this item.

Item 5 – Ordinance No. 2024-026 Land Development Code (LDC) Amendment, Chapter 117-Signs; Section 117-23 Changeable Copy Signs

Development Services Director Henschel presented as follows:

Staff is proposing changes to the Land Development Code to allow for electronic messages on monument signs. This ordinance allows for the use of electronic message signage within 25 percent of the permitted sign areas. These message signs will be able to provide various display content on a timed basis. The intent is not to allow flashing lights to create distractions, but to allow expanded content/messages for commercial uses. The message displays will be limited to a minimum 10-second display period before switching to the next message.

The floor was opened for public comments.

Jon Nordberg, 1020 Everest St., stated digital signs are distractions to drivers.

With no further speakers present, the floor was closed.

Commissioner Niemiec asked staff why there are electronic signs already in place. **Development Services Director Henschel** stated they were approved by Lake County, because the parcel is not in the City limits. Discussion ensued regarding commercial entities utilizing electronic signs.

Commissioner Grube inquired if all signs have to be permitted and approved. **Development Services Director Henschel** answered in the affirmative.

Commissioner Bain asked what the standard duration is with the electronic messages. **Development Services Director Henschel** stated eight seconds is the standard.

Chairman Krzyminski clarified that the LED signs cannot be a standalone sign, but must be an addition to a monument sign. **Development Services Director Henschel** stated he is correct.

MOTION TO RECOMMEND APPROVAL of Ordinance No. 2024-026 Land Development Code (LDC) Amendment, Chapter 117-Signs; Section 117-23 Changeable Copy Signs; Moved by Commissioner Bain, Seconded by Commissioner Norton. Motion passed 4-1 with Commissioner Niemiec opposing and Commissioners Colby and Guerrero absent.

Item 6 – Resolution No. 2024-013R The River Church Conditional Use Permit (CUP)

Chairman Krzyminski asked for a motion to table Item 6.

MOTION TO TABLE Resolution No. 2024-013R The River Church Conditional Use Permit (CUP) to the June 4, 2024 Planning and Zoning Commission meeting; Moved by Commissioner Bain, Seconded by Commissioner Grube. Motion passed 5-0 with Commissioners Colby and Guerrero absent.

UNFINISHED BUSINESS – None

DISCUSSION OF NON-AGENDA ITEMS

Sammie Taylor Yakovetic, 4480 Powderhorn Place Drive, stated the following concerns regarding Firehouse 2: gridlocks, response times, and adjacent properties as well as where the diesel tank will be located on site. **City Attorney Mantzaris** responded this is beyond the scope of this board.

Commissioner Bain requested staff advertise when items are tabled.

Vice-Chair Niemiec asked about the timeline with regards to public hearing notifications.

ADJOURNMENT – 7:21 pm

Max Krzyminski, Chairman

ATTEST:

Kathy Heard, Planning Coordinator



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, June 4, 2024		
Agenda Item Name		
Resolution No. 2024-013R <i>The River Church CUP</i>		
Requested Action		
Table to July 2, 2024 Planning and Zoning Meeting.		
Staff Report		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Legal Ad Legal Ad.pdf		

Account Number:	526733
Customer Name:	City Of Clermont-Legals
Customer Address:	City Of Clermont-Legals P.O. BOX 120219 CLERMONT FL 34712
Contact Name:	Andrea M. Clark
Contact Phone:	
Contact Email:	amclark@clermontfl.org
PO Number:	2024-013 R

Date:	04/05/2024
Order Number:	10048328
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	48.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	2	04/22/2024 - 05/13/2024	Govt Public Notices
LEE dailycommercial.com	2	04/22/2024 - 05/13/2024	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	\$150.16
Tax Amount	\$0.00
Service Fee 3.99%	\$5.99
Cash/Check/ACH Discount	-\$5.99
Payment Amount by Cash/Check/ACH	\$150.16
Payment Amount by Credit Card	\$156.15

Order Confirmation Amount	\$150.16
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Ad Preview

LEGAL NOTICE

On Tuesday, May 7, 2024 at 6:30 PM, the Clermont Planning & Zoning Commission will consider a request to amend a Conditional Use Permit to allow for the construction of a new 2,700 square foot building at the existing church site located in the R-2 Medium Density Residential zoning district. The final public hearing for the proposed request will be heard by the Clermont City Council on Tuesday, May 28, 2024 at 6:30 PM.

LOCATION

The River Church
796 Hooks Street, Clermont, FL
(Alternate Key1626561)

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

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

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

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

Tracy Ackroyd Howe, MMC
City Clerk
10048328 4/22/2024, 5/13/2024

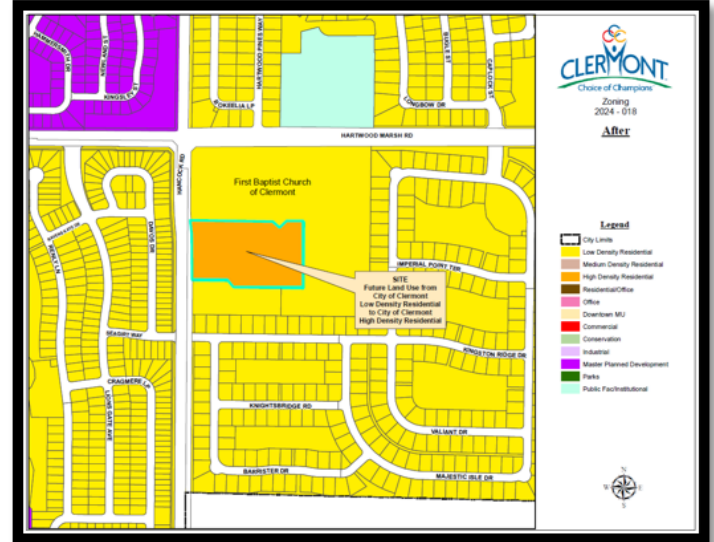
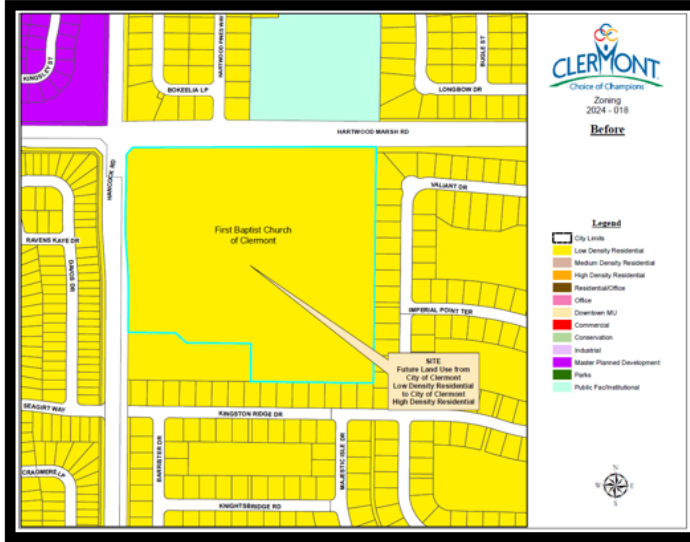


CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date	
Tuesday, June 4, 2024	
Agenda Item Name	
Ordinance No. 2024-018 <i>First Baptist Church SSCPA</i>	
Requested Action	
Recommend approval of Ordinance No. 2024-018	
Staff Report	
The applicant/owner, First Baptist Church of Clermont, Inc., would like to develop an assisted living facility within their campus. Approximately 8 acres have been designated as a site in order to accomplish this. In order to be in compliance with the Comprehensive Plan, the land use must align with the request. The subject parcel is located on the southeast corner of Hartwood Marsh Road and Hancock Road. This request is being heard concurrently with a request for rezoning from the R-1 Single Family Residential to a Planned Unit Development (PUD) to allow for construction of an assisted living facility with a memory care unit and an Independent living component. On February 27, 2018, the City Council approved a Conditional Use Permit (Resolution No. 2018-03), which allowed for the construction of the church sanctuary, multipurpose buildings, Pre-K - 5th grade school, outdoor recreation fields and a parking garage to be used for the church facility. The approved Conditional Use Permit required a separate public hearing process for the Assisted Living Facility. The existing Low Density Residential land use does not permit assisted living facilities, and the applicant is requesting to change the land use designation from low density to high density residential. The proposed map amendment will change the future land use from Clermont Low Density Residential, which allows up to three (3) dwelling units per acre, to High Density Residential, which allows up to twelve (12) units per acre, and a variety of housing types with a (PUD) Planned Unit Development, which includes an Assistant Living Facility. The requested PUD ordinance will have specific conditions to limit density to 53 independent living units. <u>The Clermont Comprehensive Plan Objective 1.2:</u> 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. <u>The Clermont Comprehensive Plan Policy 1.6.3: High Density Residential Land Use Category:</u> Areas delineated on the Future Land Use Map for high-density residential development shall accommodate a maximum of 12 dwelling units per acre; however, densities higher than eight units per acre shall require a conditional use permit. <u>Nursing homes, assisted living facilities and independent living facilities shall be permitted in high-density residential land use as a planned unit development (PUD) consistent with the land development regulations and may have a maximum intensity of 3.0 FAR.</u> With the companion Planned Unit Development ordinance, 2024-019, the applicant is requesting a change from Low Density to High Density with the end result of developing the 8.44 acre parcel for an assisted living, memory care and independent living facility. Policy 1.6.3 permits the applicant to develop this project in conformance with the City's Comprehensive Plan. The City has the ability to serve the project with applicable City services. The traffic impacts from this project are considered de minimis. The project is not in conflict with any provision of the City's Comprehensive Plan. Staff recommends approval of Ordinance 2024-018.	



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. 2024-018 - First Baptist Church SSCPA (05.21.2024)	2024-018 - First Baptist Church SSCPA (05.21.2024).pdf
2. Location Map	Location Map.pdf
3. 2024-18 Before FLU MAP	2024-18 Before FLU MAP.pdf
4. 2024-18 After FLU MAP	2024-18 After FLU MAP.pdf
5. Application - SSCPA	Application - SSCPA.pdf
6. 2024-018 First Baptist Church 8.44 Acre Ad	2024-018 REVISED First Baptist Church 8.44 Acre - CPA Ad.pdf



CITY OF CLERMONT
ORDINANCE NO. 2024-018

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:

A PORTION OF LAND LYING IN SECTION 10, TOWNSHIP 23 SOUTH, RANGE 26 EAST, OF LAKE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A NAIL & DISK LABELED "LB4709" MARKING THE WEST 1/4 CORNER OF SECTION 10, TOWNSHIP 23 SOUTH, RANGE 26 EAST, OF LAKE COUNTY, FLORIDA, THENCE RUN SOUTH 00°24'43" WEST ALONG THE WEST LINE OF SECTION 10, A DISTANCE OF 610.02 FEET; THENCE DEPARTING THE AFOREMENTIONED WEST LINE OF SECTION 10 RUN NORTH 89°46'15" EAST, A DISTANCE OF 26.24 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF HANCOCK ROAD PER OFFICIAL RECORD

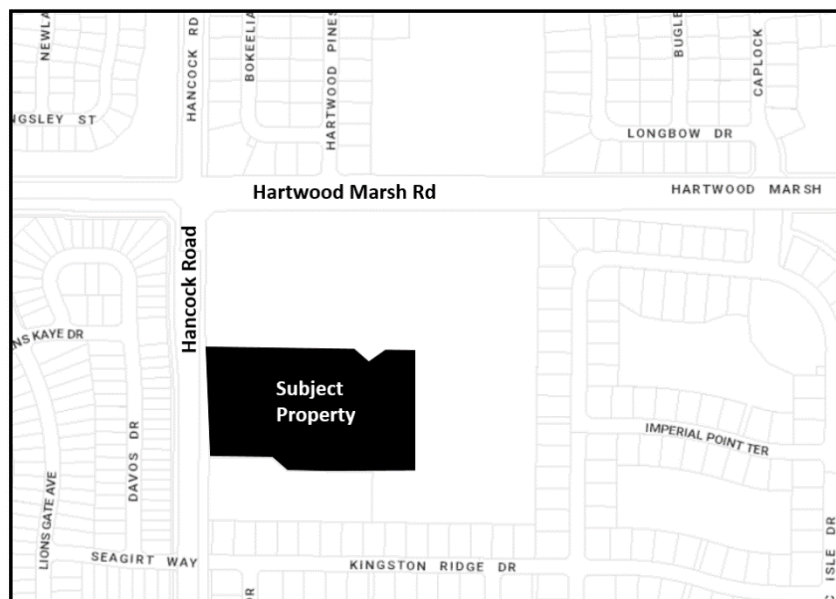
CITY OF CLERMONT
ORDINANCE NO. 2024-018

BOOK 4131, PAGE 136 AND THE POINT OF BEGINNING OF A PORTION OF LAND DESCRIBED BY THE FOLLOWING ELEVEN COURSES; THENCE RUN SOUTH 89°17'27" EAST A DISTANCE OF 586.18 FEET; THENCE RUN SOUTH 45°02'46" EAST, A DISTANCE OF 71.60 FEET; THENCE RUN NORTH 44°57'14" EAST, A DISTANCE OF 69.73 FEET; THENCE RUN SOUTH 89°17'27" EAST, A DISTANCE OF 123.55 FEET; THENCE RUN SOUTH 00°42'33" WEST, A DISTANCE OF 480.81 FEET; THENCE RUN NORTH 89°17'27" WEST, A DISTANCE OF 501.88 FEET; THENCE RUN NORTH 36°54'08" WEST, A DISTANCE OF 60.72 FEET; THENCE RUN NORTH 89°17'27" WEST, A DISTANCE OF 254.81 FEET RETURNING TO THE AFOREMENTIONED EAST RIGHT-OF-WAY LINE OF HANCOCK ROAD; THENCE RUN ALONG SAID EAST RIGHT-OF-WAY LINE NORTH 00°23'27" EAST, A DISTANCE OF 190.11 FEET TO A POINT OF CURVATURE, SAID CURVE HAVING A RADIUS OF 2143.48 FEET AND A CHORD BEARING OF NORTH 02°36'10" WEST, THENCE RUN ALONG SAID ARC TO THE LEFT A DISTANCE OF 226.42 FEET TO A POINT OF REVERSE CURVATURE; SAID CURVE HAVING A RADIUS OF 2023.46 FEET AND A CHORD BEARING OF NORTH 05°23'29" WEST; THENCE RUN ALONG SAID CURVE TO THE RIGHT A DISTANCE OF 16.77 FEET RETURNING TO THE POINT OF BEGINNING.

AREA CONTAINS 8.44 ACRES MORE OR LESS.

LOCATION:

2751 Hartwood Marsh Road
Property located in the vicinity of the southeast corner of
Hartwood Marsh Road and Hancock Road
(Portion of Alternate Key 1593905)
8.44+/- Acres





CITY OF CLERMONT
ORDINANCE NO. 2024-018

CHANGE IN FUTURE LAND USE DESIGNATION:
FROM: LOW DENSITY RESIDENTIAL
TO: HIGH 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.

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. 2024-018

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

First Baptist Church – ALF PUD Parcel



First Baptist Church – ALF PUD Parcel



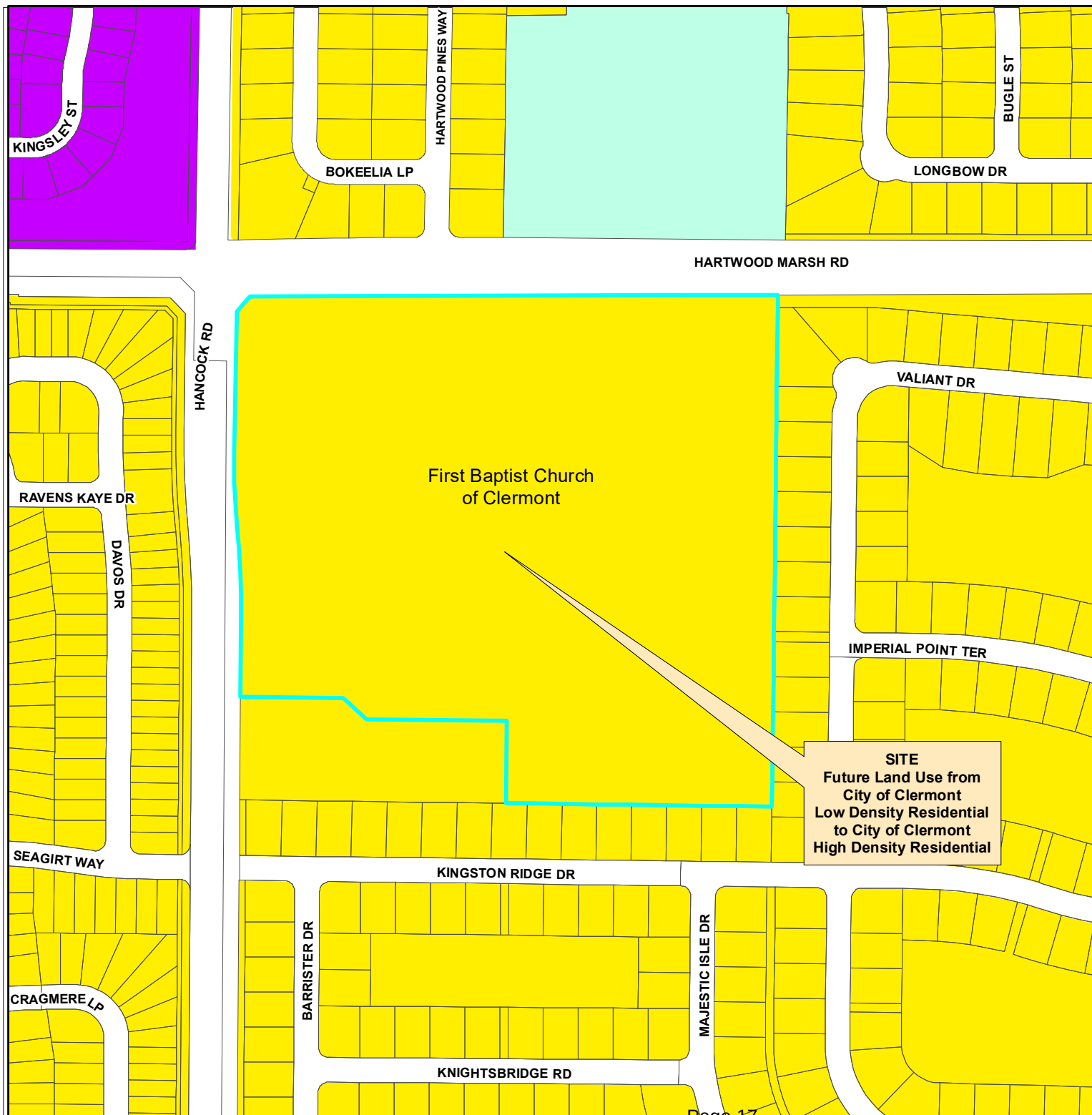


Zoning
2024 - 018

Before

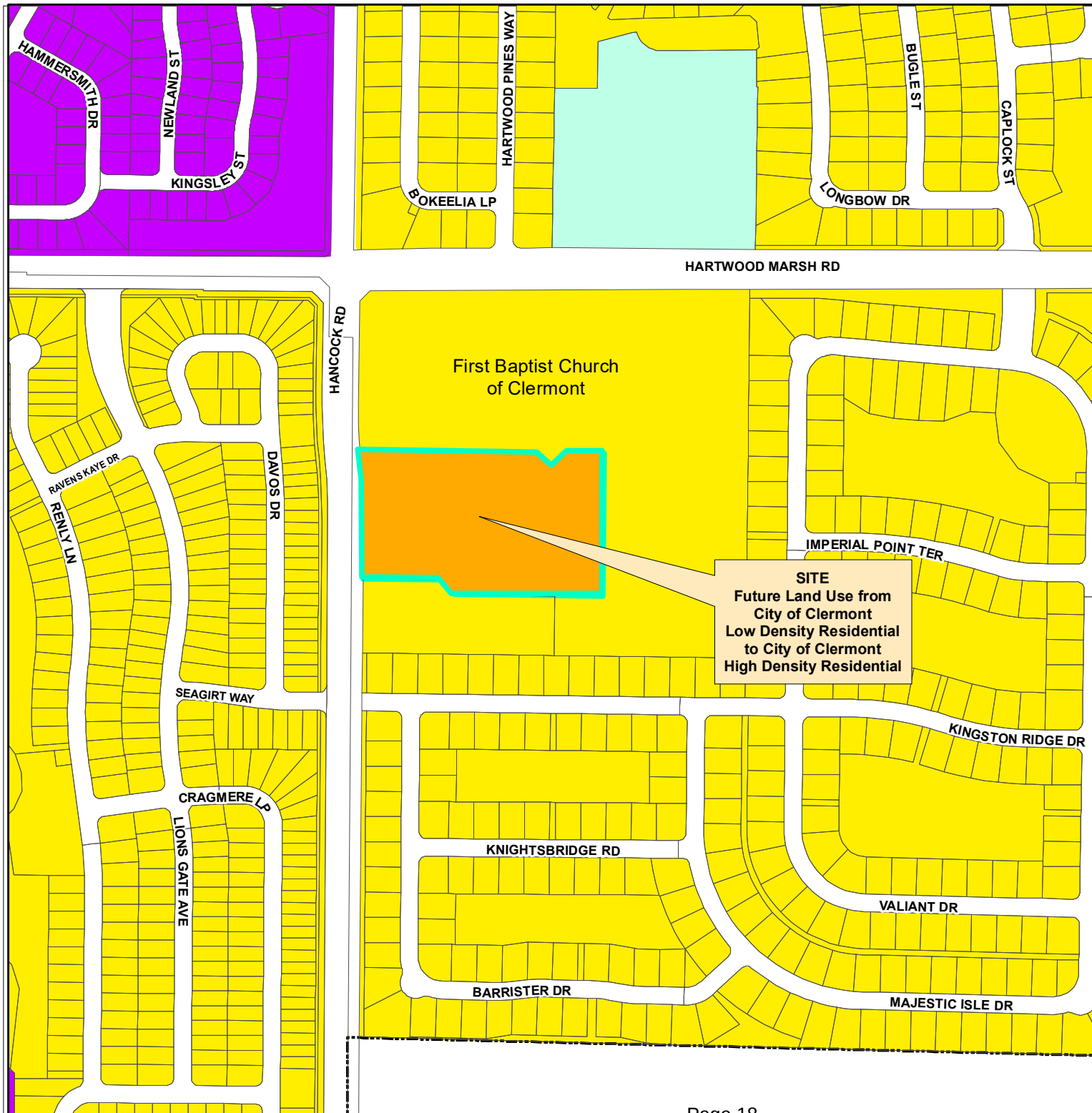
Legend

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



Legend

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





CITY OF CLERMONT
COMPREHENSIVE PLAN AMENDMENT
Application

DATE: February 12, 2024

FEE: \$755.00

Project Name (if applicable): First Baptist Church of Clermont, Inc. Senior Housing Facility

Applicant: First Baptist Church of Clermont, Inc.

Contact Person: Robin Drage

Address: 1000 Legion Place, Suite 1700

City: Orlando State: Florida Zip: 32801

Phone: 407-581-9800, 407-616-5858 Fax: 407-581-9801

E-Mail: Rdrage@shuffieldlowman.com

OWNER: First Baptist Church of Clermont, Inc.

Bill Lawson, President

Address: 2751 Hartwood Marsh Road

City: Clermont State: Florida Zip: 34711

Phone: 352-636-8315 Fax: _____

E-Mail: Bill@progressiveplumbing.com

General Location: Hancock Road and Hartwood Marsh Road

Legal Description (include copy of survey) A PORTION OF LAND LYING IN SECTION 10, TOWNSHIP 23 SOUTH, RANGE 26 EAST, OF LAKE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A NAIL & DISK LABELED "LB4709" MARKING THE WEST ¼ CORNER OF SECTION 10, TOWNSHIP 23 SOUTH, RANGE 26 EAST, OF LAKE COUNTY, FLORIDA, THENCE RUN SOUTH 00°24'43" WEST ALONG THE WEST LINE OF SECTION 10, A DISTANCE OF 610.02 FEET; THENCE DEPARTING THE AFOREMENTIONED WEST LINE OF SECTION 10 RUN NORTH 89°46'15" EAST. A DISTANCE OF 26.24 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF HANCOCK ROAD PER OFFICIAL RECORD BOOK 4131, PAGE 136 AND THE POINT OF BEGINNING OF A PORTION OF LAND DESCRIBED BY THE FOLLOWING ELEVEN COURSES; THENCE RUN SOUTH 89°17'27" EAST A DISTANCE OF 586.18 FEET; THENCE RUN SOUTH 45°02'46" EAST, A DISTANCE OF 71.60 FEET; THENCE RUN NORTH 44°57'14" EAST, A DISTANCE OF 69.73 FEET; THENCE RUN SOUTH 89°17'27" EAST, A DISTANCE OF 123.55 FEET; THENCE RUN SOUTH 00°42'33" WEST. A DISTANCE OF 480.81 FEET; THENCE RUN NORTH 89°17'27" WEST. A DISTANCE OF 501.88 FEET; T H E N C E RUN NORTH 36°54'08" WEST, A DISTANCE OF 60.72 FEET; THENCE RUN NORTH 89°17'27" WEST. A DISTANCE OF 254.81 FEET RETURNING TO THE AFOREMENTIONED EAST RIGHT-OF-WAY LINE OF HANCOCK ROAD; THENCE RUN ALONG SAID EAST RIGHT-OF-WAY LINE NORTH 00°23'27" EAST. A DISTANCE OF 190.11 FEET TO A POINT OF CURVATURE, SAID CURVE HAVING A RADIUS OF 2143.48 FEET AND A CHORD BEARING OF NORTH 02°36'10" WEST. THENCE RUN ALONG SAID ARC TO THE LEFT A DISTANCE OF 226.42 FEET TO A POINT OF REVERSE CURVATURE; SAID CURVE HAVING A RADIUS OF 2023.46 FEET AND A



CHORD BEARING OF NORTH 05° 23' 29" WEST; THENCE RUN ALONG SAID CURVE TO THE RIGHT A DISTANCE OF 16.77 FEET RETURNING TO THE POINT OF BEGINNING.

AREA CONTAINS 8.44 ACRES MORE OR LESS.

Property size (in acres or square feet): 8.44 acres

Flood hazard area No and approx. acreage 8.44

Existing (Actual) Land Use: Vacant

Existing Zoning: R-1 Single Family Medium Density Residential

Existing Future Land Use: Low Density Residential

Proposed Future Land Use: High Density Residential

Type of development proposed: Senior Housing Facility containing a mix of Assisted Living, Memory Care and Independent Living Units.

Proposed density (dwelling units/acre) or intensity: To be determined

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).

The applicant is requesting to change the Future Land Use designation on approximately 8.4 acres of the 38 acre parcel to allow the proposed use of a Memory Care Facility containing a mix of Assisted Living, Memory Care and Independent Living Units and to allow up to twelve (12) units per acre and a variety of housing types.

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



OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared:

Bill Lawson, 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 Low Density Residential to High Density Residential for the property legally described on the attachment of this application.
3. That the owner of said property has appointed Bill Lawson 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.

Bill Lawson
Affiant - Applicant Name

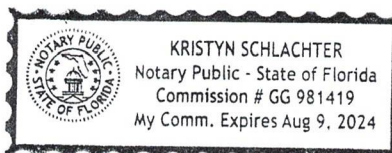
X Bill Lawson Pres.
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 12TH day of FEBRUARY, 2024

X [Signature]
Notary Public, State of Florida at Large

My Commission Expires: Aug 9, 2024





STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared:

Bill Lawson, 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 Low Density Residential to High Density Residential 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.

Bill Lawson
Affiant - Applicant Name

X Bill Lawson Pres.
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 12th day of February, 2024.

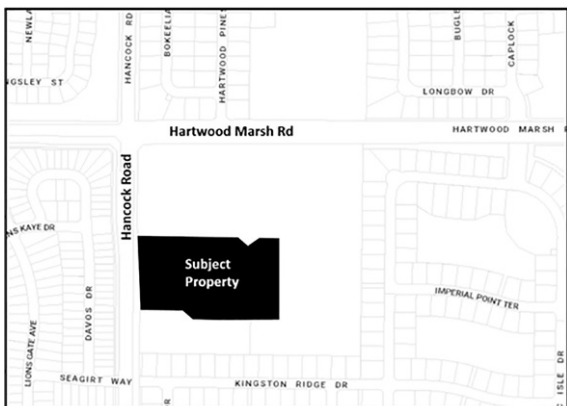
X [Signature]
Notary Public, State of Florida at Large

My Commission Expires: Aug 9, 2024



CITY OF CLERMONT
NOTICE OF PROPOSED LAND USE CHANGE
Small-Scale Comprehensive Plan Amendment
ORDINANCE NO. 2024-018

The Clermont Planning and Zoning Commission will hold a public meeting on Tuesday, June 4, 2024 at 6:30 p.m., and a public hearing will be held before the Clermont City Council on Tuesday, June 25, 2024 at 6:30 p.m. 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 parcel below from Low Density Residential to High Density Residential.



LOCATION

2751 Hartwood Marsh Road

Property located in the vicinity of the southeast corner of
Hartwood Marsh Road and Hancock Road
(Portion of Alternate Key 1593905)
8.44+/- Acres

ORDINANCE NO. 2024-018

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



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date	
Tuesday, June 4, 2024	
Agenda Item Name	
Ordinance No. 2024-019 <i>First Baptist Church Rezoning</i>	
Requested Action	
Recommend approval of Ordinance No. 2024-019	
Staff Report	
The owner and applicant, First Baptist Church of Clermont, Inc., is requesting to rezone a 8.44+/- acre parcel from R-1 Single Family Medium Density to Planned Unit Development (PUD) to allow for the development of an Assisted Living Facility. The subject property is located on the southeast corner of Hartwood Marsh Road and Hancock Road. The current use of the property is a Master Planned Church Facility and Campus. The City Council approved on February 27, 2018, a Conditional Use Permit (Resolution No. 2018-03) to allow for a Master Planned Church Facility with ancillary uses to support the church ministry. The approved CUP included a Conceptual Plan, which identified multiple ancillary uses including a school, recreation field, multipurpose buildings and parking garage. The plan also included an Assisted Living Facility, which requires a separate public hearing approval process. The Assisted Living Facility (ALF) is not a permitted use in the R-1 zoning district and is not allowed by the Comprehensive Plan for Low Density Residential Future Land Use. Therefore, the applicant is also requesting to change the future land use designation from Low Density Residential to High Density Residential. Policy 1.6.3 within the City's Comprehensive Plan permits assisted living facilities in the High Density Residential land use as a Planned Unit Development. The applicant is requesting the Planned Unit Development zoning in order to comply with the land use policy and to also ensure the project is held to specific conditions within the PUD ordinance. The applicant has provided a conceptual site plan, prepared by Highland Engineering, Inc., which identifies a maximum of 160,000 total building square feet within this project. The proposed parking layout provides 31 spaces for 124 beds located in the assistant living and memory care buildings. The independent living portion will have a total of 53 units, and will be constructed in two phases. Phase one will be 27 units and future phase 2 will have 26 units. The one bedroom units are calculated at 1.5 parking space per unit, for a total of 80 parking spaces. The total project provides 112 onsite parking spaces. The maximum building height shall not exceed 55 feet at the highest elevation point. The project has been redesigned to provide lesser impact on the surrounding neighborhoods than the previous conceptual site plan that had the proposed project in the northeast corner of the site. The proposed development has been shifted to a more central portion of the overall church site, with the 8.44 acre parcel not directly adjacent to any residential uses. The applicant is not requesting any waivers to the Land Development Code as part of this proposal. Staff has reviewed the application and proposed project in regard to Section 125-486 Review Criteria for a Planned Unit Development. The proposed project will be accessed from Hancock Road, which is a County Urban Collector roadway and capacity is available. The project's traffic impact is considered "de minimis" under Lake Sumter's MPO guidelines and the applicant has requested an exemption from the required Traffic Impact Analysis Report. The City's utilities services have sufficient capacity to service the project. The placement of the three-story buildings to be located in the interior of the project and the 50-foot building setbacks will help minimize any impacts on adjoining properties. Staff recommends approval of Ordinance 2024-019.	



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.	2024-019 Final PUD Rezoning-First Bapt Church (5.30.2024)	2024-019 Final PUD Rezoning-First Bapt Church (5.30.2024).pdf
2.	Location Map	Location Map.pdf
3.	Conceptual Site Plan	Conceptual Site Plan.pdf
4.	Clermont First Baptist - Hancock Road - Rendered Views	Clermont First Baptist - Hancock Road - Rendered Views.pdf
5.	Clermont Senior request111023 TIA Exemption Letter	Clermont Senior request111023 TIA Exemption Letter.pdf
6.	TIA Response from Kittelson	TIA Response from Kittelson.pdf
7.	Application - Rezoning	Application - Rezoning.pdf
8.	2024-019 First Baptist Church 8.44 Acre - Rezone Ad	2024-019 First Baptist Church 8.44 Acre - Rezone Ad.pdf



CITY OF CLERMONT
ORDINANCE NO. 2024-019

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

A PORTION OF LAND LYING IN SECTION 10, TOWNSHIP 23 SOUTH, RANGE 26 EAST, OF LAKE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

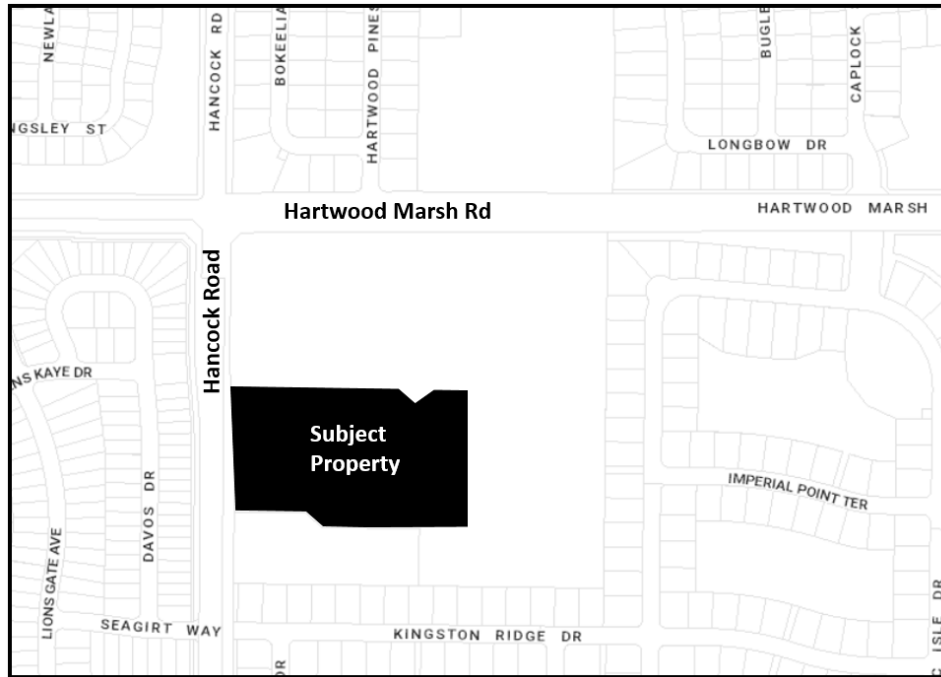
COMMENCE AT A NAIL & DISK LABELED "LB4709" MARKING THE WEST 1/4 CORNER OF SECTION 10, TOWNSHIP 23 SOUTH, RANGE 26 EAST, OF LAKE COUNTY, FLORIDA, THENCE RUN SOUTH 00°24'43" WEST ALONG THE WEST LINE OF SECTION 10, A DISTANCE OF 610.02 FEET; THENCE DEPARTING THE AFOREMENTIONED WEST LINE OF SECTION 10 RUN NORTH 89°46'15" EAST, A DISTANCE OF 26.24 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF HANCOCK ROAD PER OFFICIAL RECORD BOOK 4131, PAGE 136 AND THE POINT OF BEGINNING OF A PORTION OF LAND DESCRIBED BY THE FOLLOWING ELEVEN COURSES; THENCE RUN SOUTH 89°17'27" EAST A DISTANCE OF 586.18 FEET; THENCE RUN SOUTH 45°02'46" EAST, A DISTANCE OF 71.60 FEET; THENCE RUN NORTH 44°57'14" EAST, A DISTANCE OF 69.73 FEET; THENCE RUN SOUTH 89°17'27" EAST, A DISTANCE OF 123.55 FEET; THENCE RUN SOUTH 00°42'33" WEST, A DISTANCE OF 480.81 FEET; THENCE RUN NORTH 89°17'27" WEST, A DISTANCE OF 501.88 FEET; THENCE RUN NORTH 36°54'08" WEST, A DISTANCE OF 60.72 FEET; THENCE RUN NORTH 89°17'27" WEST, A DISTANCE OF 254.81 FEET RETURNING TO THE AFOREMENTIONED EAST RIGHT-OF-WAY LINE OF HANCOCK ROAD; THENCE RUN ALONG SAID EAST RIGHT-OF-WAY LINE NORTH 00°23'27" EAST, A DISTANCE OF 190.11 FEET TO A POINT OF CURVATURE, SAID CURVE HAVING A RADIUS OF 2143.48 FEET AND A CHORD BEARING OF NORTH 02°36'10" WEST, THENCE RUN ALONG SAID ARC TO THE LEFT A DISTANCE OF 226.42 FEET TO A POINT OF REVERSE CURVATURE; SAID CURVE HAVING A RADIUS OF 2023.46 FEET AND A CHORD BEARING OF NORTH 05°23'29" WEST; THENCE RUN ALONG SAID CURVE TO THE RIGHT A DISTANCE OF 16.77 FEET RETURNING TO THE POINT OF BEGINNING.

AREA CONTAINS 8.44 ACRES MORE OR LESS.

CITY OF CLERMONT
ORDINANCE NO. 2024-019

LOCATION:

2751 Hartwood Marsh Road
Property located in the vicinity of the southeast corner of
Hartwood Marsh Road and Hancock Road
(Portion of Alternate Key 1593905)
8.44+/- Acres



PROPERTY REZONING

FROM: R-1 Single Family Medium Density Residential
TO: Planned Unit Development (PUD)

SECTION 2: GENERAL CONDITIONS

This application for a Planned Unit Development to allow for a Senior Housing Facility (containing a mixture of Assisted Living, Memory Care and Independent Living Residential Units on the property described above (hereinafter the “Property”)); be granted subject to the following conditions:

1. The conditions as set forth in this Planned Unit Development shall be legally binding upon any heirs, assigns and successors in title or interest.
2. The Property shall be developed in substantial accordance with EXHIBIT A: Conceptual Site Plan, dated 5/1/2024, prepared by Highland Engineering, Inc. Formal construction plans incorporating all conditions stated in this ordinance shall be submitted for review and approved by the Site Review Committee prior to the issuance of a zoning clearance or other development permits.



CITY OF CLERMONT
ORDINANCE NO. 2024-019

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. Fiber optic conduit and pull boxes shall be installed by the developer in the utility easements, if required by the City, to extend the City's fiber optic network. The City's Information Technology Director will work with the developer at the time of site plan review to determine the extent of fiber optic conduit.
5. All Fire Department Access for the Project shall be provided in Accordance with the Florida Fire Prevention Code.

SECTION 3: LAND USES AND SPECIFIC CONDITIONS

This application for a Planned Unit Development (PUD) to allow for a Senior Housing Facility (containing a mixture of Assisted Living, Memory Care and Independent Living Residential Units on the property described above (hereinafter the "Property"); be granted subject to the following conditions:

1. The property shall be developed to allow for a Senior Housing Development with up to the maximum 160,000 total square feet for all buildings located within the project. The site shall be used for Assisted Living, Memory Care and Senior Independent Housing types. The project shall be developed in substantial accordance with the Preliminary Development Plan, prepared by Highland Engineering, Inc. identified as Exhibit A. The buildings shall be designed to comply with Clermont Architectural Design Standards. Any new development on the property must be submitted for site plan review and approved by the Site Review Committee prior to the issuance of a zoning clearance or other development permits. The conceptual site plans submitted with the Planned Unit Development application are not the approved construction plans. Any other uses of the property, other than as specified herein shall require an amendment to this PUD Ordinance by the City Council.
2. Any site development shall be required to comply with the Clermont Land Development Regulations and all building must be designed to meet the Clermont Architectural Design Standards.
3. The development shall be required to provide an additional 30 percent of landscape buffers plant materials to ensure adequate screening from the low density residential zoning districts.
4. Any future development of the site which shall include new development, any increases to the existing buildings square footage, additional permitted uses, modifications, and redevelopments will be required to amend this Planned Unit Development.



CITY OF CLERMONT
ORDINANCE NO. 2024-019

5. The building height shall not exceed the maximum 55 feet allowed by the Land Development Regulation.
6. The maximum density for the independent living portion will not exceed 53 units based upon the Preliminary Development Plan. This will be done in two phases. Phase 1 will consist of 27 units and future phase 2 will consist of 26 units. Any increase in this shall require an amendment to the PUD.
7. An environmental assessment addressing habitat and species shall be submitted to the City during the construction plan approval stage of the overall project and prior to any development activities. Applicable permits for any gopher tortoises and associated burrow commensal species or other endangered species found on the property must be received from the appropriate regulatory agencies prior to the initiation of the development activity.
8. The project shall be developed in accordance with the City of Clermont Utility Standards.
9. The development will be served with a primary connection point at Hancock Road. An emergency ingress/egress only access point with a Fire Department approved entry system shall be installed. The final location shall be at the discretion of the City's Fire Chief or designee.
10. Topsoil and/or soil amendments will be required prior to any landscape planting to help reduce the irrigation needs to maintain healthy plant materials. Landscaping and screening shall be in accordance with the Comprehensive Plan and LDC, as amended.
11. The maintenance of the drainage basins, landscaping and other outdoor amenities shall be the responsibility of the Owner/Developer of the property.
12. In order to minimize glare and reduce light trespass and overhead sky glow, all lighting fixtures within the project shall be designed to comply with the Clermont Land Development Regulations.
13. This Planned Unit Development shall expire as to the Senior Housing Facility approval in the event that significant continuous development actions authorized or required hereunder do not occur for a period of two (2) years after the date that this Planned Unit Development is approved by the City Council and becomes legally effective.

SECTION 4: PUBLIC SERVICES

1. The Developer shall connect to the existing City sanitary sewer 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. 2024-019

3. Any proposed City-maintained utilities that are not located within a dedicated public right-of-way shall be placed in a utility easement dedicated to the City. Easements shall be provided at no expense to the City and in a form acceptable to the City.
4. The Developer shall be responsible for all costs of on-site and off-site sanitary sewer systems improvements, including, but not limited to design, material, permitting, connection and installation of sufficient size lines, lift stations, property for city maintained facilities and other appurtenances necessary to allow the City to provide utility services for the project.
5. Any existing dedicated City of Clermont 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. The Developer shall reimburse the City for all costs related to review of hydraulic modeling related to the project.
7. The City shall provide water and sewer services for the Property based on ability to serve at the time of construction.
8. In the event the City chooses to oversize the lines or appurtenances, the City shall provide to the Owner the specifications regarding sizes to be included in the final improvement plans. 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 Owner to City, and approved in advance by the City. Reimbursement to Owner for the cost hereunder shall be in the form of water and/or sewer impact fee credits or cash reimbursement. The Owner 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 estimate shall be contractor's bid as certified by Owner's project engineer. The City shall review and either approve or reject the costs within thirty (30) days from the date the Owner provides to the City. Prior to the commencement of construction, Owner and City shall agree on the cost difference, which will be eligible for reimbursement as set forth herein.
9. All utilities shall be designed and installed as per the City's specifications or as amended and approved by City staff.
10. Garbage and recycling collection shall be with a private company. The City will not provide this service for commercial development.

SECTION 5: 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. 2024-019

SECTION 6: SEVERABILITY

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

SECTION 7: 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 8: RECORDING

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

SECTION 9: 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. 2024-019

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida
on this 25th day of June, 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



CLERMONT-HANCOCK ROAD SENIOR HOUSING COMMUNITY
VIEW 2



CLERMONT-HANCOCK ROAD SENIOR HOUSING COMMUNITY
VIEW 3



First Baptist Church – ALF PUD Parcel



First Baptist Church – ALF PUD Parcel













TO: Seth Lynch, Lake County

FROM: Scott Israelson, P.E., PTOE

DATE: 10 November 2023

RE: Request for Exemption from TIA
Clermont Senior Housing
Clermont, FL

Introduction

First Baptist Church of Clermont proposes to develop a senior housing facility adjacent to its existing church in Clermont, Florida. The development will consist of 124 beds for assisted living and memory care, and 53 independent living units. The site is located in the southeast corner of Hancock Road & Hartwood Marsh Road.

The church has an existing full-access driveway to Hancock Road and an existing right-in/right-out driveway to Hartwood Marsh Road. The proposed development will share those existing accesses.

This letter serves as a Request for Exemption from a Traffic Impact Analysis. This request is based on the available capacity of the adjacent roadways to accommodate the relatively small increase in traffic generated by development. The site plan is attached to this memo.

Trip Generation

Trip generation for this site uses the *ITE Trip Generation Manual 11th Edition* to estimate the current trips and projected trips by this development. Table 1 contains the summary of the trip generation estimate.

Table 1 - ITE Trip Generation								
Average Weekday Driveway Volumes					AM Peak Hour		PM Peak Hour	
Land Use	ITE Code	Size		Daily Trips	Enter	Exit	Enter	Exit
Assisted Living	254	124	Beds	322	13	9	12	18
Continuing Care Retirement Community	255	53	Units	131	5	3	4	6
Total New Peak Hour Trips to Adjacent Network					18	12	16	24

The development is projected to generate 30 trips in the AM and 40 trips in the PM peak hour, and it is reasonable to expect that the impacts of this development will be minimal. This letter serves as a Request for Exemption from a Traffic Impact Analysis. Please contact me at scott@traffic-impact.com or by phone at 407.607.6985 with any questions.

John E. Kruse

From: Stephanie Shealey <sshealey@kittelton.com>
Sent: Wednesday, March 20, 2024 9:01 AM
To: John E. Kruse
Subject: Re: First Baptist Church - ALF/ILF TIA Exemption Letter

If this was 2018/2019, it was probably before we got involved. However, looking at this, I think they do qualify for the TIA exemption based on anticipated trip generation.

Thanks,
Stephanie

Stephanie Shealey, PE, PTP, PTOE

Senior Engineer
(she/her)
[Kittelton & Associates, Inc.](#)
Transportation Engineering / Planning
225 East Robinson Street, Suite 355
Orlando, FL 32801
407.540.0555
407.373.1144 (direct)

[Kittelton Bio](#)
[LinkedIn Bio](#)

From: John E. Kruse <jekruse@clermontfl.org>
Sent: Monday, March 18, 2024 2:50 PM
To: Stephanie Shealey <sshealey@kittelton.com>
Subject: First Baptist Church - ALF/ILF TIA Exemption Letter

[External Sender]

Good afternoon Stephanie,

Attached is an exemption letter for a proposed ALF/ILF on a parcel owned by First Baptist Church. They came through the process back in 2018 and 2019 under the name Hartwood Marsh Senior Housing. I believe you may have looked at this. Please let me know your thoughts and if you recall this project. They are reapplying but using the newer Hancock Road extension as access.

Thanks,
John

Website: <https://www.clermontfl.gov/>

PLEASE NOTE: Under Florida law, e-mail addresses are public records. If you do not want your email address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.



CITY OF CLERMONT
REZONING
APPLICATION

DATE 1-10-2024		FEE: \$542.00 + cost of advertisement + cost of traffic review, if necessary	
Project Name (if applicable) First Baptist Church of Clermont - Assisted Living Facility			
Applicant First Baptist Church of Clermont, Inc.			
Contact Person Bill Lawson			
Address 2751 Hartwood Marsh Road		City Clermont	State FL Zip 34711
Telephone 352-394-4221		Fax	
Email Bill@progressiveplumbing.com			
OWNER INFORMATION			
Owner's Name Same as Applicant			
Owner Address		City	State Zip
Telephone		Email	
PROPERTY INFORMATION			
Address of Subject Property 2751 Hartwood Marsh Road		City Clermont	State FL Zip 34711
Legal Description (include copy of survey) See attached survey.			
Acreage 8.4		Land Use (City verification required) Low Density Residential	
Present Zoning (City verification required) R-1 Single Family Medium Density Residential		Proposed Zoning PUD	



CITY OF CLERMONT REZONING APPLICATION

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

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

The applicant, First Baptist Church of Clermont, Inc. is requesting to change the Future Land Use designation from Low Density Residential to High Density Residential on approximately 8.4 acres of the 38-acre parcel. The subject parcel is located south of the existing church building adjacent to the west property line. This request is being heard concurrently with a rezoning from R-1, Single Family Residential to a Planned Unit Development (PUD) to allow for construction of a Senior Housing Facility (containing a mix of Assisted Living, Memory care and Independent Living Units). The First Baptist Church received approval for a Conditional Use Permit (Resolution No 2018-03). The Church Master Concept Plan, which is not an approved site plan, required a separate public hearing process to allow the Senior Housing Facility because the Comprehensive Plan does not allow that use in the Low Density Residential Land Use Category. The proposed map amendment will change the future land use from Clermont Low Density Residential, which allows up to a maximum of three (3) units per acre, to High Density Residential, which allows up to twelve (12) units per acre, and a variety of housing types with a (PUD) Planned Unit Development zoning designation.

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

FIRST BAPTIST CLERMONT, INC.
Applicant Name (print)

x William Stevenson Pres.
Applicant Name (signature)

FIRST BAPTIST CLERMONT, INC.
Owner Name (print)

x William Stevenson Pres.
Owner Name (signature)

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

5/22/2020

LEGAL NOTICE

On Tuesday, June 4, 2024 at 6:30 PM the Clermont Planning & Zoning Commission will consider the enactment of the following proposed ordinance, and on Tuesday, June 25, 2024 at 6:30 PM at a public hearing the request will be held before the Clermont City Council for Final Adoption.

ORDINANCE NO. 2024-019

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

2751 Hartwood Marsh Road
Property located in the vicinity of the southeast corner of
Hartwood Marsh Road and Hancock Road
(Portion of Alternate Key 1593905)
8.44+/- Acres



LEGAL DESCRIPTION

A PORTION OF LAND LYING IN SECTION 10, TOWNSHIP 23 SOUTH, RANGE 26 EAST, OF LAKE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A NAIL & DISK LABELED "LB4709" MARKING THE WEST 1/4 CORNER OF SECTION 10, TOWNSHIP 23 SOUTH, RANGE 26 EAST, OF LAKE COUNTY, FLORIDA, THENCE RUN SOUTH 00°24'43" WEST ALONG THE WEST LINE OF SECTION 10, A DISTANCE OF 610.02 FEET; THENCE DEPARTING THE AFOREMENTIONED WEST LINE OF SECTION 10 RUN NORTH 89°46'15" EAST, A DISTANCE OF 26.24 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF HANCOCK ROAD PER OFFICIAL RECORD BOOK 4131, PAGE 136 AND THE POINT OF BEGINNING OF A PORTION OF LAND DESCRIBED BY THE FOLLOWING ELEVEN COURSES; THENCE RUN SOUTH 89°17'27" EAST A DISTANCE OF 586.18 FEET; THENCE RUN SOUTH 45°02'46" EAST, A DISTANCE OF 71.60 FEET; THENCE RUN NORTH 44°57'14" EAST, A DISTANCE OF 69.73 FEET; THENCE RUN SOUTH 89°17'27" EAST, A DISTANCE OF 123.55 FEET; THENCE RUN SOUTH 00°42'33" WEST, A DISTANCE OF 480.81 FEET; THENCE RUN NORTH 89°17'27" WEST, A DISTANCE OF 501.88 FEET; THENCE RUN NORTH 36°54'08" WEST, A DISTANCE OF 60.72 FEET; THENCE RUN NORTH 89°17'27" WEST, A DISTANCE OF 254.81 FEET RETURNING TO THE AFOREMENTIONED EAST RIGHT-OF-WAY LINE OF HANCOCK ROAD; THENCE RUN ALONG SAID EAST RIGHT-OF-WAY LINE NORTH 00°23'27" EAST, A DISTANCE OF 190.11 FEET TO A POINT OF CURVATURE, SAID CURVE HAVING A RADIUS OF 2143.48 FEET AND A CHORD BEARING OF NORTH 02°36'10" WEST, THENCE RUN ALONG SAID ARC TO THE LEFT A DISTANCE OF 226.42 FEET TO A POINT OF REVERSE CURVATURE; SAID CURVE HAVING A RADIUS OF 2023.46 FEET AND A CHORD BEARING OF NORTH 05°23'29" WEST; THENCE RUN ALONG SAID CURVE TO THE RIGHT A DISTANCE OF 16.77 FEET RETURNING TO THE POINT OF BEGINNING.

AREA CONTAINS 8.44 ACRES MORE OR LESS.

PROPERTY REZONING

From: R-1 Single Family Medium Density Residential
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