



CITY OF CLERMONT
PLANNING AND ZONING COMMISSION AGENDA
LOCATION: CLERMONT CITY HALL
685 WEST MONTROSE STREET
6:30 PM, Tuesday, July 2, 2024

CALL TO ORDER

PLEDGE OF ALLEGIANCE

MINUTES

Approval of the June 4, 2024 Minutes

REPORTS

NEW BUSINESS

Item 1 - Resolution No. 2024-018R
Clermont West South Phase 2 CUP

Consider a request for a Conditional Use Permit (CUP) to allow two hotels, a residential storage warehouse with shared parking in the C-2 General Commercial zoning district on vacant property located north of Hooks Street between Ford of Clermont and Dick's Sporting Goods.

Item 2 - Resolution No. 2024-021R
US Highway 27 Self-Storage & Car Wash CUP
TABLE TO AUGUST 6, 2024 P&Z MEETING

Consider a request for a Conditional Use Permit (CUP) to allow a residential storage warehouse and a car wash in the C-2 General Commercial zoning district on vacant property adjacent to US Highway 27 & the Hooks Street Off Ramp.

Item 3 - Resolution No. 2024-022R
Potter's Academy CUP

Consider a request for a Conditional Use Permit (CUP) to allow a private school in the R-2 Medium Density Residential zoning district for property located at 100 East Minnehaha Avenue, Brookside Church.

Item 4 - Resolution No. 2024-023R
300 E. Highway 50 Food Trucks CUP

Consider a request for a Conditional Use Permit (CUP) to allow food trucks to operate in the C-2 General Commercial zoning district located at 300 East Highway 50.

Item 5 - Ordinance No. 2024-028
Bongard Estates SSCPA

Consider a Small Scale Comprehensive Plan Amendment from Lake County Urban Low Density to City of Clermont Low Density Residential for vacant property located on Hartwood Marsh Road, east of Hancock Road.

**CITY OF CLERMONT
PLANNING AND ZONING COMMISSION AGENDA
LOCATION: CLERMONT CITY HALL
685 WEST MONTROSE STREET
6:30 PM, Tuesday, July 2, 2024**

Item 6 - Ordinance No. 2024-029
Bongard Estates Rezoning

Consider a rezoning request from Lake County Agriculture to Clermont R-2 Medium Density Residential for vacant property located on Hartwood Marsh Road, east of Hancock Road.

UNFINISHED BUSINESS

Item No. 7 - Resolution No. 2024-013R
The River Church CUP

The applicant has withdrawn the application with an intent to reapply.

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 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 Clerk for the City's records.

CITY OF CLERMONT
PLANNING AND ZONING COMMISSION
MINUTES
JUNE 4, 2024

CALL TO ORDER

Chairman Krzyminski called the meeting of the Planning and Zoning Commission to order on Tuesday, June 4, 2024 at 6:32 p.m.

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

MEMBERS ABSENT: Commissioners Guerrero and Norton

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

PLEDGE OF ALLEGIANCE

MINUTES

MOTION TO APPROVE the May 7, 2024 minutes of the Planning and Zoning Commission meeting made by Commissioner Grube, seconded by Commissioner Bain. Motion passed 5-0 with Commissioners Guerrero and Norton absent.

REPORTS FROM THE COMMISSION – *None*

NEW BUSINESS - *None*

UNFINISHED BUSINESS

Item 1 – Resolution No. 2024-013R The River Church Conditional Use Permit (CUP)

Planning Manager Kruse announced this item has been requested to be tabled to the next Planning and Zoning Commission meeting scheduled for July 2, 2024.

MOTION TO TABLE Resolution No. 2024-013R The River Church Conditional Use Permit (CUP) to the July 2, 2024 Planning and Zoning Commission meeting; Moved by Commissioner Bain; Seconded by Commissioner Grube.

Vice-Chair Niemiec asked what will happen if the July 2nd meeting is canceled. City Attorney Mantzaris said it will roll over to the next meeting scheduled for August.

After discussion, Motion passed 5-0 with Commissioners Guerrero and Norton absent.

Item 2 – Ordinance No. 2024-018 First Baptist Church Small Scale Comp Amendment

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

Planning Manager Kruse presented as follows:

The applicant/owner, First Baptist Church of Clermont, Inc., would like to develop an assisted living facility within their campus. Approximately eight (8) acres has 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 with 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 Planned Unit Development (PUD), which includes an assistant living facility. The requested PUD ordinance will have specific conditions to limit density to 53 independent living units.

The Clermont Comprehensive Plan Objective 1.2: 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.

The Clermont Comprehensive Plan Policy 1.6.3: High Density Residential Land Use Category: 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. 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.

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.

The owner and applicant, First Baptist Church of Clermont, Inc., is also requesting to rezone the 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 current use of the property is a Master Planned Church Facility and Campus. 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.

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.

Robin Drage, Esq., Applicant, *Shuffield Lowman*, introduced herself and the applicants/representatives with this project; Bill Lawson, Don Lawson, and Dave Wright. She informed the commission that the church recently had a community meeting to discuss this proposed project. She explained some confusion with neighboring residents concerning the future land use designation of high density residential. She stated they are requesting a Planned Unit Development (PUD) with high density residential zoning; however, the PUD will have very strict requirements of what will be allowed, and any modifications will have to come back before the Planning and Zoning Commission and City Council.

Don Lawson, *Lawson Group Architects (LGA) & CEO N21 Group*, stated the church is not developing this proposed project. The church is intending to sell their land to LGA in order for them to develop a senior housing project, which will place it back on the tax roll from a nonprofit land designation. He explained LGA develops faith-based senior communities with a focus towards faith, activities and engagement. This proposed project includes an independent living facility, assisted living facility and memory care. He concluded by expressing this facility will be a very low traffic generator, because the residents rarely drive, and the facility transports the residents.

Dave Wright, *Traffic Impact Group*, stated he was asked to look at the traffic generation that this type of project may create. He expressed this project will not generate a lot of traffic, because most

of the residents in this type of facility do not drive. He explained this type of use will generate approximately half of what a single family development allowed on a parcel this size would generate. And further, his research resulted in 30 cars in the peak AM hours and 40 cars in the peak PM hours, which he stated is a very low traffic generator.

The floor was opened for public comments.

Randy Mohundro, *Clermont*, read a letter in favor from George McMillan, a lifelong Clermont resident and member of First Baptist Church.

Nina Bedworth, *4453 Davos Drive*, spoke in opposition stating concerns with traffic on Hartwood Marsh Road, and the rezoning to a higher density.

Michelle Bedford, *4453 Davos Drive*, spoke in opposition stating concerns with traffic cutting and speeding through their neighborhood to get to this proposed facility.

Betty Ann Jones, *3205 E. Sonesta Court*, spoke in favor stating she would like to move to this proposed facility to be close to her church family.

Amber Welch, *2712 Kingston Ridge Drive*, spoke in opposition stating concerns with changing the zoning to high density, urban sprawl, traffic congestion, and noise.

Doug Daniels, *2807 May Port Street*, spoke in favor stating this project is necessary for our residents with these types of needs and will generate a lot of tax revenue for the community.

Michael Zorn, *4532 Barristor Drive*, spoke in opposition stating no zoning changes should be made until the surrounding roadways are finished.

Kirk Morse, *15622 Paddock Drive*, spoke in favor stating the explosion of our older generation needs this assistance.

Brad Welch, *2712 Kingston Ridge Drive*, spoke in opposition stating there are currently six senior facilities in Clermont with only two at capacity. He stated concerns with overburdened infrastructure and traffic.

Ron Wells, *3940 Liberty Hills Drive*, spoke in favor stating with our aging population services of these types must be increased as well.

Dustin Williams, *4278 Caplock Street*, spoke in opposition questioning the ability of firefighters being able to control a possible fire with the current setbacks and height of the proposed building with a 100-foot tower truck. He further stated there is currently an emergency response problem in the county with ambulances, and some form of action for more ambulances would need to be taken if this project is approved.

Matt Feeney, *4282 Caplock Street*, spoke in opposition with regard to surrounding traffic, and lack of community engagement with the church.

Bob Lawson, *Lead Pastor of First Baptist Church, 2751 Hartwood Marsh Road*, stated their mission as a church is loving, serving, and disciplining. Since 2001 when the church purchased the land, they always planned to have an assisted living in order to provide faith-based senior living. He stated various community outreaches the church provides and closed with saying he supports this rezoning.

Sammi Yakovetic, *4480 Powderhorn Place Drive*, spoke in opposition with regard to the rezoning citing articles, resolutions and meeting minutes.

Kimberly Day, *2646 Hartwood Pines Way*, spoke in opposition stating concerns with traffic on Hartwood Marsh Road and infrastructure.

Cindy Emely, *2633 Hartwood Pines Way*, spoke in opposition stating not enough notices were sent to surrounding neighbors and concerns with infrastructure and traffic.

Jon Nordberg, *1020 Everest Street*, spoke in opposition with regard to the surrounding traffic stating one more car makes a difference everywhere.

Gail Brown, *4084 Foxhound Drive*, spoke in opposition with regard to the surrounding infrastructure and traffic.

Darlene Niemiec, *4569 Barrister Drive*, spoke in opposition with regard to infrastructure, noise and light pollution.

With no further speakers present, the floor was closed.

Don Lawson addressed some public comments and clarified that over 65 percent of the building is one-story. He explained how the buildings would be built with stringent standards for hurricane protection, and the fire department would have no issues with the proposed buildings. He shared a virtual model of the entire campus with the topography. Their goal is to save every tree possible for buffering.

Robin Drage summarized with explaining they are not seeking a rezoning to high density residential. They are seeking a rezoning to a Planned Unit Development (PUD), which encompasses various conditions that must be met. She further expressed currently 96 single-family homes could be built on this parcel, which would greatly impact the surrounding traffic more than this proposed use. She further clarified that the proposed project would be owned and operated as a for-profit facility which would add additional tax revenue to the City. She stated this project is consistent with the City's comprehensive plan and asked the board for recommendations of approval.

Commissioner Bain stated this project has been before the City Council three separate times in the past, and he summarized each proposed project: (1) The first rezoning proposal was in 2019 for 6.19 acres, one three-story ALF for 100 residents and one one-story memory care for 32 residents and one one-story common area, which was denied by the Planning and Zoning Commission 7-0. (2) The second proposal was in July of 2020 for six acres, three three-story buildings with a total building square footage not to exceed 62,000 square feet, and a traffic analysis was required, which

was denied by the Planning and Zoning Commission 4-2. (3) Today's proposal is for 8.4 acres, three three-story buildings (two independent, one assisted living facility), one one-story memory care, and one one-story common area, which is an increase of 2.5 acres, two additional buildings with a 55 foot max height with a total building square footage not to exceed 160,000 square feet.

Commissioner Bain read staff's reasons for denying the projects in the past, and asked staff why this current project is being supported today. Planning Manager Kruse stated it is because of the relocation on the site; and further, he explained the 62,000 square feet did not account for the entire three stories. Commissioner Bain asked what could be built there today on this site with the current zoning. Planning Manager Kruse stated a multipurpose building, an outdoor recreational field and parking garage. Discussion ensued surrounding what would happen if this rezoning was approved and never developed, the tax ramifications, impact fees, and placement of the buildings.

Commissioner Bain closed by stating he does not know if this project in this location makes sense; and further, he does not believe the current proposed ordinances address conflicts that were brought up with the initial iterations in 2019. He addressed the dilemma at hand that the property owners have rights as well. He further expressed he cannot support the ordinances.

Commissioner Grube stated the population is growing and aging. This type of facility is necessary now and even more in the future. He emphasized traffic is a big problem all over the city. He explained he believes this project has a minimum impact for a necessary structure in the community. He stated he supports the ordinances and likes the project.

Commissioner Colby stated he was on this board with the initial application in 2019. He explained he would love to support a project like this, but this one has too many negative impacts to the surrounding neighbors. He expressed his three main concerns being the size, the use being like a commercial use, and infrastructure issues; and further, stated he cannot support it.

Vice-Chair Niemiec asked staff to explain the rezoning with regards to the future land use. He disclosed that he did attend the community meeting where he spoke on his behalf only. He asked the applicant what changes were made in consideration for the surrounding neighbors since the last time this project was proposed. Robin Drage stated the location of the facility was changed to a different portion on the parcel.

Bill Lawson explained he thought the current location would be more acceptable to the neighboring residents. Vice-Chair Niemiec asked why the facility needs to be three stories and asked for their definition of faith-based. Don Lawson stated some differences in the buildings from 2019 to the current layout and explained their faith-based ministry and outreach. Vice-Chair Niemiec asked about deliveries, public services, taxes, public notification and surrounding sidewalks, trees and landscaping.

Chair Krzyminski questioned the trees on the site with the placement of the proposed fire station. Planning Manager Kruse explained the trees on the fire station site will have to be removed in order to build the fire station. Chair Krzyminski asked about the taxes, impact fees, public notices, access and traffic surrounding this proposed project, sidewalks and insurance.

MOTION TO RECOMMEND DENIAL of Ordinance No. 2024-018 First Baptist Church Small Scale Comprehensive Plan Amendment (SSCPA); Moved by Commissioner Colby, Seconded by Vice-Chair Niemiec. Motion passed 4-1 with Commissioner Grube opposing and Commissioners Guerrero and Norton absent.

MOTION TO RECOMMEND DENIAL of Ordinance No. 2024-019 First Baptist Church Planned Unit Development Rezoning (PUD); Moved by Commissioner Colby, Seconded by Vice-Chair Niemiec. Motion passed 4-1 with Commissioner Grube opposing and Commissioners Guerrero and Norton absent.

DISCUSSION OF NON-AGENDA ITEMS – None

ADJOURNMENT – 8:55 pm

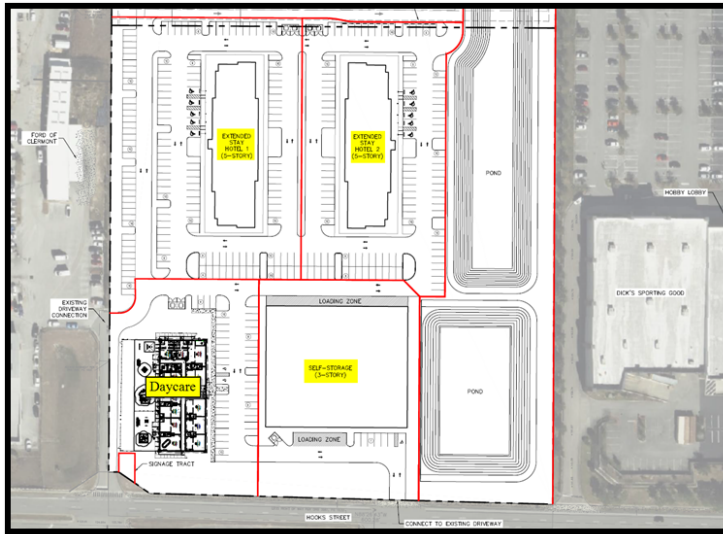
Max Krzyminski, Chairman

ATTEST:

Kathy Heard, Planning Coordinator

AGENDA ITEM

Meeting Date	
Tuesday, July 2, 2024	
Agenda Item Name	
Resolution No. 2024-018R <i>Clermont West South Phase 2 CUP</i>	
Requested Action	
Recommend denial of Resolution 2024-018R.	
Staff Report	
The applicant, Clermont West Investors, LLC, is requesting to develop the southern portion of a C-2 General Commercial zoned parcel fronting on Hooks Street, located south of Portillo's, between Dick's Sporting Goods and Ford of Clermont. The property is approximately 10 +/- acres in size.	
	
The applicant is proposing two (2) hotels in the interior portion of the property, up to five-stories in height, with a maximum square footage of 70,000 square feet each. The southernmost portion of the property will consist of a three-story, 115,000 square foot residential storage warehouse and a 12,500 square foot daycare facility. Access to the site will be from the existing driveway access point on Hooks Street, serving the Ford of Clermont and this development. In addition, the site will be accessed from the existing SR 50 entrance and the Sandy Grove access point to the east. The secondary access point on Hooks Street towards the stormwater pond has not been granted by Lake County.	



Since three of the buildings will occupy more than 20,000 square feet of total floor space within the project, a conditional use permit (CUP) will be necessary under the C-2 General Commercial zoning district. In addition, the self-storage use requires a conditional use permit as well. Since the site is greater than 10 acres and shared parking has been requested, this also needs to be approved through the CUP.

The two hotels will include up to 250 rooms collectively with no documented amenities. The parking between the hotels will be shared. The required parking for the combined hotel sites is 260 spaces. The applicant has indicated 254 standard spaces and 10 handicap spaces have been designated for the hotel use. The proposed daycare is required to have 50 parking spaces. The applicant has indicated 42 spaces will be adjacent to the daycare building with shared parking available at the self-storage facility or hotel area. While the applicant has provided the minimum overall parking, staff is concerned with providing safe, accessible parking near each use and pedestrian movement between the uses.

The applicant has requested six special conditions to the Land Development Code as part of this project and to be included within the CUP. The applicant is requesting the following special conditions to be included: (1) to allow zero (0) foot internal landscape buffers between internal lot lines, (2) to allow a maximum grading within the perimeter landscape buffers up to 25% slope, (3) to allow a front yard setback of 10 feet for hotel parcels (facing SR 50), (4) to allow side yard setbacks of 10 feet for internal lot lines, (5) to allow maximum building height up to 65 feet, and (6) to allow more than 10 parking spaces, but no more than 12 spaces without a landscape island. The northern portion of the site that has already developed has received variances for 25% grade within the landscape buffer and 10 foot front yard setback from the FDOT pond at SR 50. The permission to allow more than 10 parking spaces, but no more than 12 spaces without a landscape island is something that can be considered in designing a site with several hundred parking spaces.

With the massing and height of the hotel buildings and self-storage warehouse, staff is not in support of having any landscape buffers within the project between internal lot lines and allowing side yard setbacks of 10 feet from internal lot lines. The landscaping will break up the impervious area and large areas of pavement and provide some softening of the hardscape of the buildings. The requested maximum building height of 65 feet is also difficult to justify since the elevation for the hotel has been a 4-story elevation. A review of the buildings in the area indicate that the existing buildings are well under the 55 foot maximum allowed by the C-2 General Commercial zoning designation.



Staff has reviewed the CUP application in accordance to Sec. 101-212 of the Land Development Code. While the project doesn't appear to be in conflict with the Comprehensive Plan with the conceptual site plan, it does appear that the intensity and character of the development is not in conformance with the City's Land Development Code. The applicant is requesting six special conditions to be considered, in which majority of these conditions are based upon intensity related items in the development plan in order to request the proposal. Some of these items, such as the proposed shared parking causes concern for employees, customers and guests, especially with no internal sidewalks shown to allow the movement of pedestrian safety. A less intense development proposal would alleviate the necessity for some of the requested special conditions. In addition, with the second access point on Hooks Street not granted by Lake County, the entire layout of the site can potentially change. The submitted traffic study has indicated the developer will be required to install a westbound right turn lane off of Hooks Street at the current access point and lengthen the eastbound left turn lane. The proposal of the self-storage warehouse at this location with the other uses may not be the most compatible use within the development at this site. The City has other pending applications under review for self-storage warehouses that may be more conducive of the location and site planning. Staff recommends denial of Resolution 2024-018R.

Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. 2024-018R -Clermont West Ph 2 (6.27.2024)	2024-018R -Clermont West Ph 2 (6.27.2024).pdf	
2. Maps	Maps.pdf	
3. Clr West Ph 2 - Conceptual SP	Clermont West Phase 2 CUP - Conceptual Site Plan.pdf	
4. Clr West Ph 2 - Conceptual LA Plan	Clermont West Phase 2 CUP - Conceptual LA Plan.pdf	
5. Hotel Elevation	Hotel Building Elevations.pdf	
6. Self-Storage Building Elevations	Self-Storage Building Elevations.pdf	
7. Daycare Building Elevations	Daycare Building Elevations.pdf	
8. Application	01_CUP Application.pdf	
9. Property Details _ LCPA	02_Property Details _ Lake County Property Appraiser.pdf	
10. Legal Ad - Clr West Ph 2 CUP	Legal Ad - Clermont West Ph 2 CUP.pdf	



CITY OF CLERMONT
RESOLUTION NO. 2024-018R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR TWO HOTELS TO OCCUPY MORE THAN 20,000 SQUARE FEET OF FLOOR SPACE, TO ALLOW SHARED PARKING, AND TO ALLOW A RESIDENTIAL STORAGE WAREHOUSE GREATER THAN 20,000 SQUARE FEET IN THE C-2 GENERAL COMMERCIAL ZONING DISTRICT. IN ADDITION, THE APPLICANT IS REQUESTING THE FOLLOWING SPECIAL CONDITIONS TO BE INCLUDED IN THE CONDITIONAL USE PERMIT: (1) TO ALLOW ZERO (0) FOOT INTERNAL LANDSCAPE BUFFERS BETWEEN INTERNAL LOT LINES, (2) TO ALLOW A MAXIMUM GRADING WITHIN THE PERIMETER LANDSCAPE BUFFERS UP TO 25% SLOPE, (3) TO ALLOW A FRONT YARD SETBACK OF 10 FEET FOR HOTEL PARCELS (FACING SR 50), (4) TO ALLOW SIDE YARD SETBACKS OF 10 FEET FOR INTERNAL LOT LINES, (5) TO ALLOW MAXIMUM BUILDING HEIGHT UP TO 65 FEET, AND (6) TO ALLOW MORE THAN 10 PARKING SPACES, BUT NO MORE THAN 12 SPACES WITHOUT A LANDSCAPE ISLAND; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, the City of Clermont Planning and Zoning Commission of Lake County, Florida, at a meeting held on July 2, 2024, recommended approval of the Conditional Use Permit to allow for two hotels to occupy more than 20,000 square feet of floor space, to allow shared parking, and to allow a residential storage warehouse greater than 20,000 square feet in the C-2 General Commercial Zoning District; and in addition: (1) to allow zero (0) foot internal landscape buffers between internal lot lines, (2) to allow a maximum grading within the perimeter landscape buffers up to 25% slope, (3) to allow a front yard setback of 10 feet for hotel parcels (facing SR 50), (4) to allow side yard setbacks of 10 feet for internal lot lines, (5) to allow maximum building height up to 65 feet, and (6) to allow more than 10 parking spaces, but no more than 12 spaces without a landscape island, at the following location:

LOCATION:

Vacant property located north of Hooks Street,
between Ford of Clermont and Dick's Sporting Goods
(Portion of Alternate Key 1103916)
10.61 +/- Acres

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.



CITY OF CLERMONT
RESOLUTION NO. 2024-018R

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

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

This application for a Conditional Use Permit to allow for two hotels to occupy more than 20,000 square feet of floor space, to allow shared parking, and to allow a residential storage warehouse greater than 20,000 square feet in the C-2 General Commercial Zoning District; and in addition: (1) to allow zero (0) foot internal landscape buffers between internal lot lines, (2) to allow a maximum grading within the perimeter landscape buffers up to 25% slope, (3) to allow a front yard setback of 10 feet for hotel parcels (facing SR 50), (4) to allow side yard setbacks of 10 feet for internal lot lines, (5) to allow maximum building height up to 65 feet, and (6) to allow more than 10 parking spaces, but no more than 12 spaces without a landscape island, be granted subject to the following conditions:

SECTION 1: GENERAL CONDITIONS

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



CITY OF CLERMONT
RESOLUTION NO. 2024-018R

6. The Conditional Use Permit must be executed and processed through the office of the City Clerk within 90 days of its date of grant by the City Council or the permit shall become null and void.
7. The Applicant shall record in the Public Records of Lake County within 90 days of its date of approval by the City Council, a short-form version of this Conditional Use Permit as provided by the City or a form acceptable to the City, to provide notice to all interested parties, the assigns, successors and heirs of the developer/applicant and all future owners of the above-referenced property that the real property described above is subject to the terms and conditions of the Conditional Use Permit.
8. The structure shall be inspected by the Fire Marshal for life safety requirements. All requirements must be met prior to any Certificate of Occupancy being issued.
9. The structure shall be inspected by the City Building Inspector and all building code violations must be corrected prior to a Certificate of Occupancy being issued.
10. If any of the stated conditions are violated, the applicant understands and agrees that the City Council may revoke this Conditional Use Permit by resolution.
11. This permit shall become null and void if substantial construction work has not begun within two (2) years of the date of issuance of this Conditional Use Permit. "Substantial construction work" means the commencement and continuous prosecution of construction of required improvements ultimately finalized at completion.

SECTION 2: LAND USE

HOTEL USE:

1. The property shall be developed to allow for two (2) hotels up to five-stories and up to 70,000 square feet each.
2. Total hotel guest rooms, combined between both hotels, shall not exceed 250 guest rooms overall.
3. The maximum building height will be 65 feet, measured at the highest point of the building for the hotels.
4. The setback from the front property line for the hotels shall be a minimum of 10 feet facing SR 50 and a minimum of 25 feet from the rear property line facing Hooks Street.
5. The building shall be constructed in substantial accordance with the conceptual elevations and style as shown in Exhibit B.



CITY OF CLERMONT
RESOLUTION NO. 2024-018R

RESIDENTIAL STORAGE WAREHOUSE:

6. This Conditional Use Permit is for a residential storage warehouse occupying up to 115,000 square feet to be allowed in the C-2 General Commercial zoning district.
7. The building shall be limited to three-stories and shall not exceed 50 feet.
8. The facility shall have a minimum of two elevators for customer use.
9. No outside storage will be allowed.
10. Any fencing installed shall be ornamental metal or decorative PVC/vinyl. All retaining walls constructed must comply with Clermont Codes.
11. The building shall be constructed in substantial accordance with the conceptual elevations and style as shown in Exhibit B.

ENTIRE SITE:

12. The property shall be developed to allow for two (2) hotels up to five-stories and up to 70,000 square feet each in the C-2 General Commercial Zoning District along with a residential storage warehouse up to 115,000 square feet. The project, Clermont West – Phase 2, shall be developed in substantial accordance with the Overall Site Plan, dated 5/01/2024, as prepared by Kimley-Horn and as identified as Exhibit A. 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 Conditional Use Permit application are not the approved construction plans.
13. The site may have zero (0) foot internal landscape buffers between internal lot lines.
14. The perimeter landscape buffer may have a maximum grade up to a 25% slope.
15. The side yard setback shall be a minimum of 10 feet for internal lot lines, unless Fire Code requires an increased setback.
16. Parking spaces may exceed 10 spaces without a landscape island, but no more than 12 spaces, as indicated on the Overall Site Plan, Exhibit A.
17. Shared parking between the individual users and projects shall be required.
18. The site shall be developed according to the City of Clermont Land Development Codes, and all buildings must comply with the City of Clermont Architectural Design Standards.



CITY OF CLERMONT
RESOLUTION NO. 2024-018R

19. The access point off of Hooks Street will be limited to the westernmost access point that is currently serving this project on the northern portion and Ford of Clermont (driveway location 9 in the TIS). No other access point from Hooks Street will be allowed. The installation of a right turn lane, heading westbound at this access point (driveway 9) will be required. Additional storage within the existing left turn lane (eastbound) on Hooks Street at this access point (driveway 9) will require lengthening to increase capacity of the turn lane. The length of these turn lanes will be determined and approved by Lake County Public Works at the time of site plan review.
20. The site may also be used for any permitted use in the C-2 General Commercial Zoning District.
21. Interior lighting on the site shall be directed downward into the site and shall not spill over onto adjacent properties.
22. All landscaping, drainage/water retention and site plan approval conditions must be maintained in perpetuity for the site.

SECTION 3: CONFLICT

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

SECTION 4: SEVERABILITY

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

SECTION 5: ADMINISTRATIVE CORRECTION

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

SECTION 6: PUBLICATION AND AN EFFECTIVE DATE

This Resolution shall take effect immediately upon its adoption.



CITY OF CLERMONT
RESOLUTION NO. 2024-018R

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 23rd day of July, 2024.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

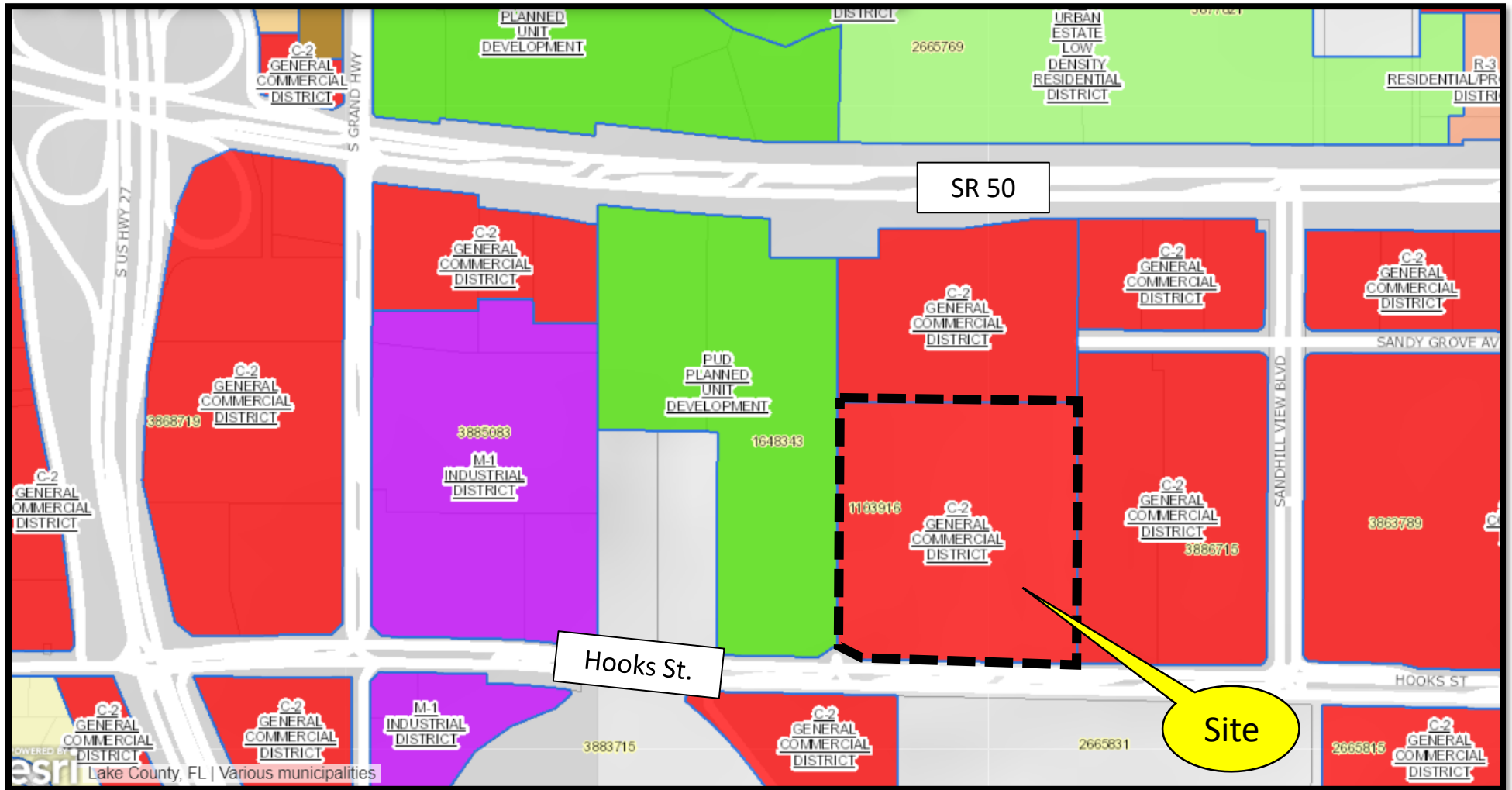
Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

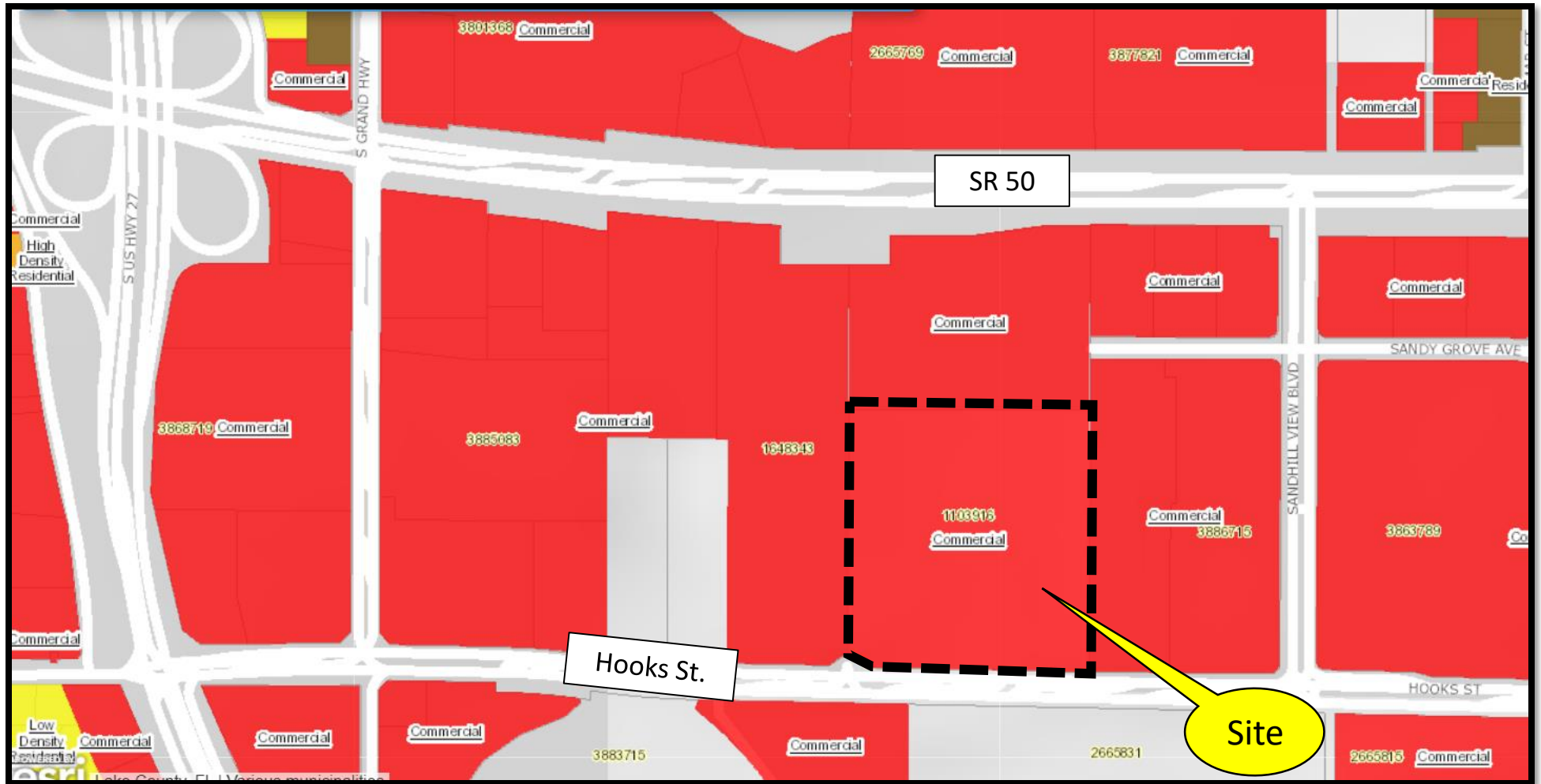
Clermont West Phase 2 – Aerial Map

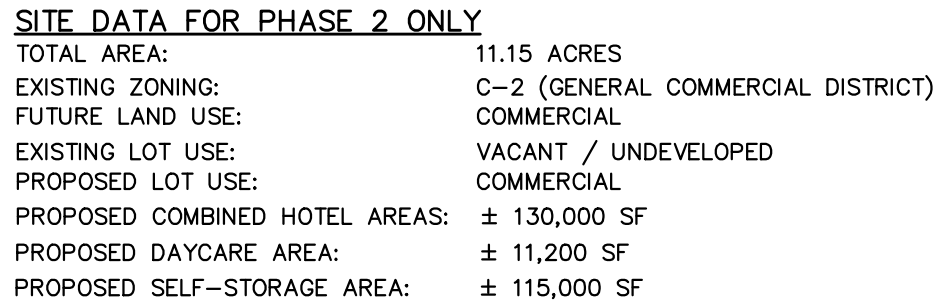


Clermont West Phase 2 – Zoning Map



Clermont West Phase 2 – Future Land Use Map





BUILDING CRITERIA:
MAX BUILDING HEIGHT: 65 FT

OVERALL IMPERVIOUS AREA:
TOTAL MAX IMPERVIOUS COVERAGE (80%) = 11.15 AC * 80% = 8.92 AC

BUILDING AREA:	2.00 AC
PAVEMENT/CONCRETE AREA:	3.77 AC

TOTAL PROPOSED IMPERVIOUS AREA:	5.77 AC	(51.75 %)
TOTAL PROPOSED PERVIOUS AREA:	5.38 AC	(48.25 %)

<u>OPEN SPACE:</u>		
<u>REQUIRED:</u>	20%	
TOTAL SITE AREA	11.15 AC	
MINIMUM OPEN SPACE	0.20 X 11.15 AC	
	= 2.23 AC	
<u>PROVIDED:</u>		
TOTAL PROVIDED:	5.38 AC	(48.25 %)

<u>BUILDING SETBACKS</u>	<u>MINIMUM</u>
HOTEL 1	
FRONT (NORTH)	10 FT
SIDE (WEST)	12 FT
SIDE (EAST)	10 FT
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SIDE (EAST)	12 FT
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DAYCARE	
FRONT (SOUTH)	25 FT
SIDE (WEST)	12 FT
SIDE (EAST)	10 FT
REAR (NORTH)	25 FT
SELF-STORAGE	
FRONT (SOUTH)	25 FT
SIDE (WEST)	10 FT
SIDE (EAST)	10 FT
REAR (NORTH)	25 FT

LANDSCAPE BUFFERS		MINIMUM
HOTEL 1		
FRONT (NORTH)		0 FT
SIDE (WEST)		10 FT
SIDE (EAST)		0 FT
REAR (SOUTH)		0 FT
HOTEL 2		
FRONT (NORTH)		0 FT
SIDE (WEST)		0 FT
SIDE (EAST)		0 FT
REAR (SOUTH)		0 FT
DAYCARE		
FRONT (SOUTH)		0 FT
SIDE (WEST)		10 FT
SIDE (EAST)		0 FT
REAR (NORTH)		20 FT
SELF-STORAGE		
FRONT (SOUTH)		0 FT
SIDE (WEST)		0 FT
SIDE (EAST)		0 FT
REAR (NORTH)		20 FT
POND TRACT		
FRONT (SOUTH)		10 FT
SIDE (WEST)		0 FT
SIDE (EAST)		10 FT
REAR (NORTH)		20 FT

PARKING:
ALLOWED:
FULL SIZE PARKING TO COMPACT IS 90 TO 10

REQUIRED PARKING:
COMBINED HOTEL REQUIRED PARKING:
(1 PER EACH ACCOMMODATION/KEY) = 250 KEYS/1 = 250 SPACES
(1 PER EACH 3 EMPLOYEES) = 30 EMPLOYEES/3 = 10 SPACES

DAYCARE REQUIRED PARKING:
(1 PER 300 SF CLASSROOM) = 8400 SF/300 = 28 SPACES
(1 PER EACH STAFF MEMBER) = 22 STAFF/1 = 22 SPACES

SELF-STORAGE REQUIRED PARKING:
(1 PER 1,000 SF OFFICE SPACE) = 1,200 SF/1,000 = 2 SPACES

TOTAL REQUIRED PARKING = 312 SPACES

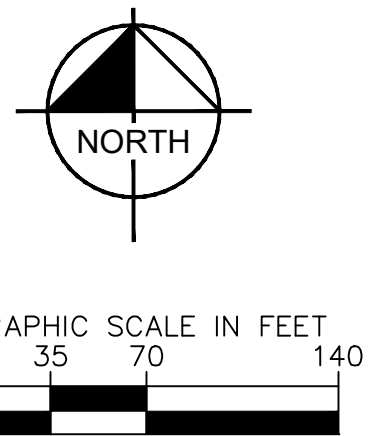
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SELF-STORAGE PARKING:
STANDARD PARKING (20'x10'): 6
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TOTAL PROVIDED PARKING = 313 SPACES

STANDARD PARKING (20'x10'): 300
HANDICAP PARKING (20'x10'): 13



	PROPERTY LINE
	PROPOSED LOT LINES
	BUILDING SETBACKS
	LANDSCAPE BUFFER
	PROPOSED STANDARD ASPHALT PAVEMENT
	PROPOSED CONCRETE SIDEWALK
	PARKING COUNT

1. 0-FT INTERNAL LA BUFFERS BETWEEN INTERNAL LOT LINES.
2. ALLOW MAX GRADING WITHIN LA BUFFERS UP TO 25% SLOPE.
3. ALLOW FRONT YARD SETBACK OF 10' FOR HOTEL PARCELS (FACING S.R. 50)
4. ALLOW SIDE YARD SETBACK OF 10' FOR INTERNAL LOT LINES.
5. MAX BUILDING HEIGHT OF 65'.
6. ALLOW UP TO 12 PARKING SPACES BETWEEN LA ISLANDS.

EACH USER WILL PERMIT & CONSTRUCT THEIR RESPECTIVE PROJECTS
INDEPENDENTLY UNDER SEPARATE PHASES.

STORMWATER RUNOFF FROM THE PROPOSED PROJECT WILL BE MANAGED BY DRY RETENTION PONDS TO PROVIDE ADEQUATE WATER TREATMENT AND ATTENUATION VOLUMES. THE PROPOSED STORMWATER SYSTEM WILL BE DESIGNED TO MEET OR EXCEED ALL THE REQUIREMENTS OF ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT (SJRWD), THE CITY OF CLERMONT, AND THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT).

CALL 48 HOURS
BEFORE YOU DIG

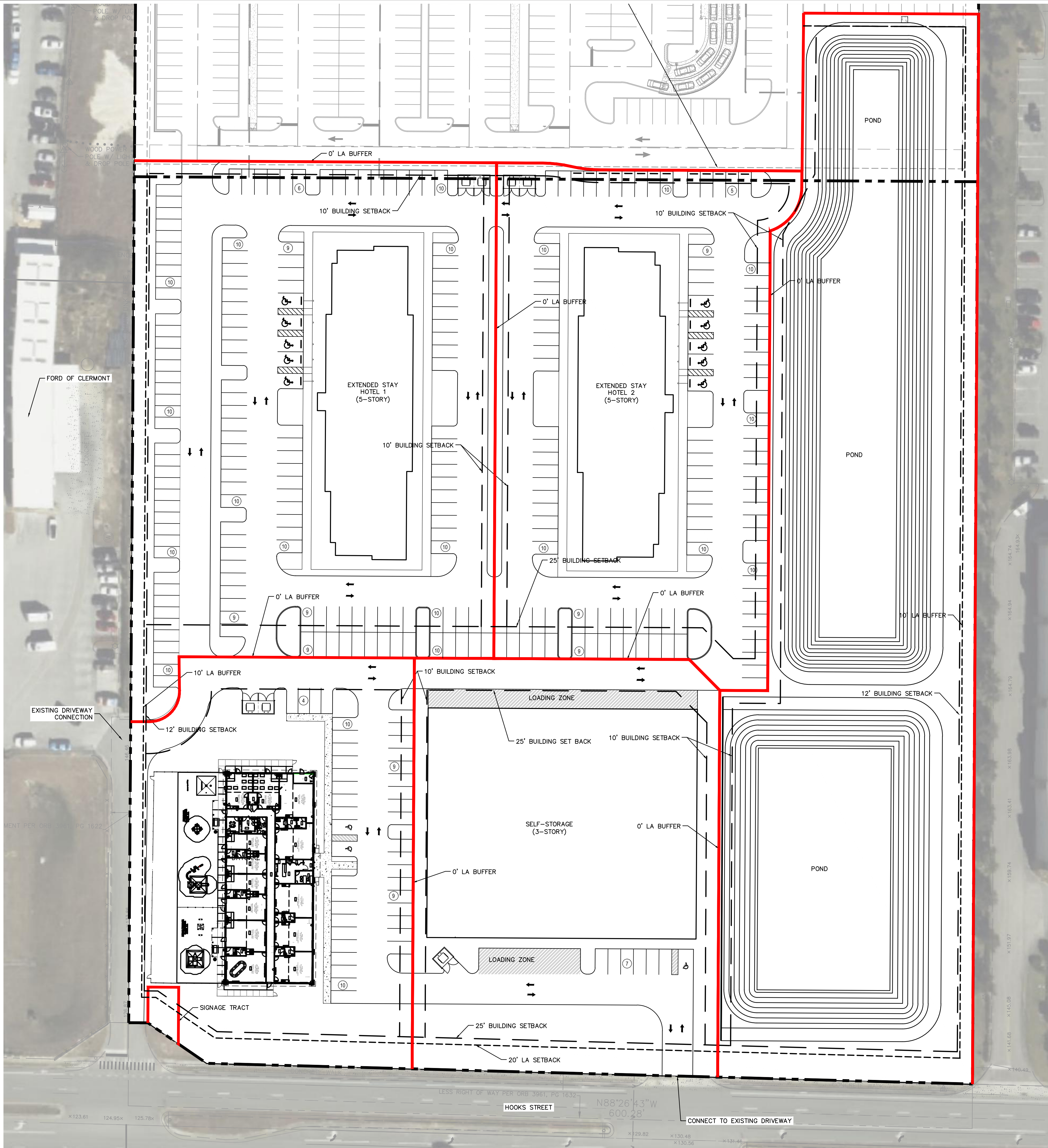
IT'S THE LAW!
DIAL 811

811

Know what's **below.**
Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

Plotted By: Buddy, Mary Street Set: CLERMONT WEST - PHASE 2 Layout: C4.1 SITE PLAN May 01, 2024 03:04:54pm K:\ORL\GVA\148170021-Clermont West\CADD\CONSTR\Phase 2 Plan Sheets\C4.1 SITE PLAN.dwg
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SITE DATA FOR PHASE 2 ONLY

TOTAL AREA:	11.15 ACRES
EXISTING ZONING:	C-2 (GENERAL COMMERCIAL DISTRICT)
FUTURE LAND USE:	COMMERCIAL
EXISTING LOT USE:	VACANT / UNDEVELOPED
PROPOSED LOT USE:	COMMERCIAL
PROPOSED COMBINED HOTEL AREAS:	± 130,000 SF
PROPOSED DAYCARE AREA:	± 11,200 SF
PROPOSED SELF-STORAGE AREA:	± 115,000 SF

F.A.R. CALCULATION:

PROPOSED FAR: 0.52

BUILDING CRITERIA:

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OVERALL IMPERVIOUS AREA:

TOTAL MAX IMPERVIOUS COVERAGE (80%) = 11.15 AC * 80% = 8.92 AC

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TOTAL PROPOSED IMPERVIOUS AREA: 5.77 AC (51.75 %)

TOTAL PROPOSED PERVIOUS AREA: 5.38 AC (48.25 %)

OPEN SPACE:

REQUIRED: 20%

TOTAL SITE AREA: 11.15 AC

MINIMUM OPEN SPACE: 0.20 X 11.15 AC

= 2.23 AC

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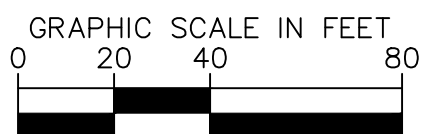
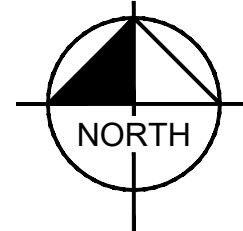
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LEGEND

---	PROPERTY LINE
---	PROPOSED LOT LINES
---	BUILDING SETBACKS
---	LANDSCAPE BUFFER
■	PROPOSED STANDARD ASPHALT PAVEMENT
■	PROPOSED CONCRETE SIDEWALK
(X)	PARKING COUNT

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CALL 48 HOURS
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DIAL 811



SUNSHINE STATE ONE CALL OF FLORIDA, INC.

CLERMONT WEST
- PHASE 2

FLORIDA

MUNICIPALITY

PHASE 2 SITE PLAN

DATE: 5/01/2024
SCALE: AS SHOWN
DESIGNED BY: ---
DRAWN BY: ---
CHECKED BY: ---

LICENSED PROFESSIONAL
KHA PROJECT
149309208
state LICENSE NUMBER
DATE: ---

Kimley»Horn

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200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

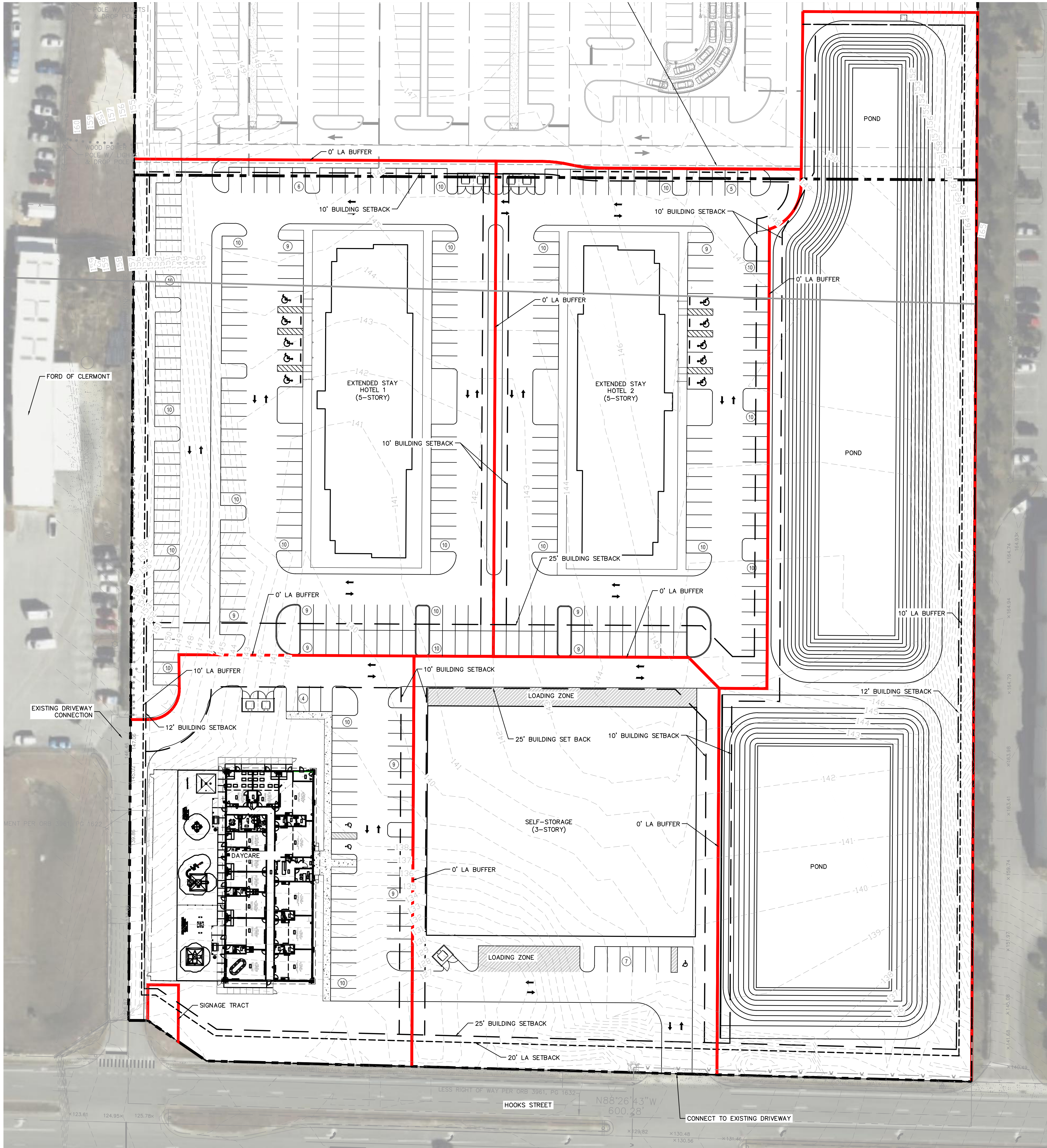
REVISIONS

BY DATE

SHEET NUMBER

C4.1

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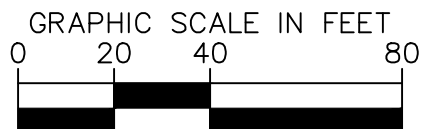
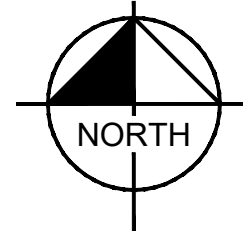
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Kimley»Horn

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200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL

KHA PROJECT
149.309208

DATE
5/01/2024

SCALE AS SHOWN

DESIGNED BY

DRAWN BY

CHECKED BY

DATE:

PHASE 2 SITE PLAN

**CLERMONT WEST
- PHASE 2**

FLORIDA

MUNICIPALITY

SHEET NUMBER

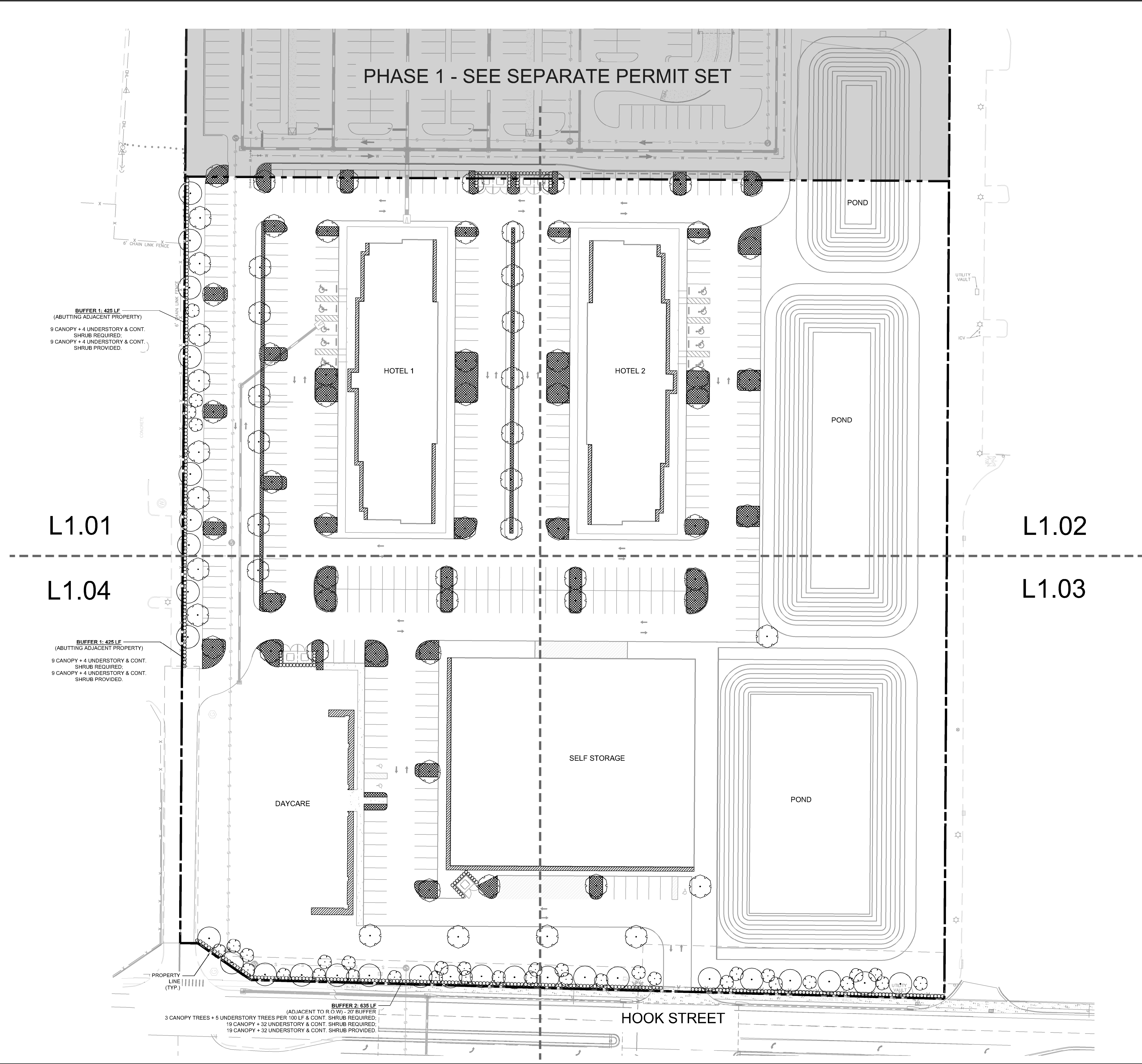
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REVISIONS

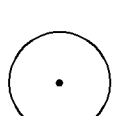
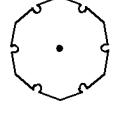
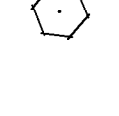
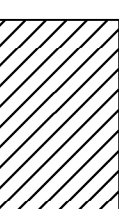
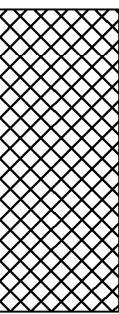
BY

DATE

Plotted By: Absolutt, Horn - Sheet Set: #149170021-CLERMONT WEST - L1.00 - LANDSCAPE PLAN.dwg
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This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse or improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

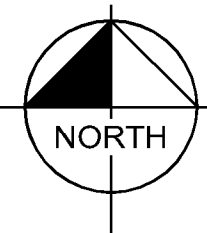
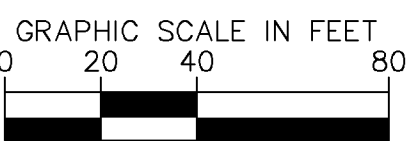


CONCEPT PLANT SCHEDULE

	BUFFER CANOPY TREES 3" CAL., 12' HT X 6" SPRD LIVE OAK RED MAPLE MAGNOLIA BALD CYPRESS	28
	BUFFER UNDERSTORY TREES 2.5" CAL., 12' HT X 6" SPRD DAKHOA HOLLY JAPANESE PRIVET GRAPE MYRTLE	36
	INTERIOR VUA TREES 3" CAL., 12' HT X 6" SPRD LIVE OAK RED MAPLE MAGNOLIA	77
	SCREENING SHRUBS 36" OC, 36" HT MIN. PODOCARPUS VIBURNUM	74
	BUFFER SHRUBS 36" OC, 24" HT MIN. SIMPSON'S STOPPER VIBURNUM PINEAPPLE GUAVA INDIAN HAWTHORNE	353
	BUILDING FOUNDATION 4,795 SF 18" OC, 12' HT MIN. PERENNIAL PEANUT BLUE DAZE LANTANA SOCIETY GARLIC LIRIOPE	
	INTERIOR VUA 15,429 SF 18" OC, 12' HT MIN. LIRIOPE CONFEDERATE JASMINE PERENNIAL PEANUT 36" OC, 24" HT MIN. FIREBUSH PINK MUHLY INDIAN HAWTHORNE	

LANDSCAPE NOTES:

- ALL LANDSCAPE MATERIAL TO BE FLORIDA GRADE #1 OR BETTER QUALITY
- ALL LANDSCAPED AREAS ARE TO RECEIVE A MINIMUM OF 4" OF TOPSOIL.
- ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
- ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
- ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
- ALL PLANTING AREAS SHALL BE COMPLETELY MULCHED AS SPECIFIED.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR (1) TO VERIFY THE LOCATIONS OF UTILITY LINES ADJACENT TO THE WORK AREA (2) TO PROTECT ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD (3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING TO MAINTAIN HEALTHY PLANT CONDITIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN FOR THE WARRANTY PERIOD.
- ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE MEETING ALL PLANT LIST SPECIFICATIONS.
- THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR WARRANTY PERIOD. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS DURING THE NORMAL PLANTING SEASON.
- STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
- ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES, AND SHALL BE FLORIDA NO. 1 OR BETTER AS GIVEN IN "GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I AND II," STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE.
- ALL INVASIVE / EXOTIC SPECIES AND PROHIBITED TREE SPECIES SHALL BE REMOVED FROM SITE, INCLUDING ROOT BALLS TO THE EXTENT POSSIBLE WITH NO DAMAGE TO ADJACENT EXISTING TREES.
- ALL LANDSCAPE AREAS WILL BE PROVIDED WITH PERMANENT AUTOMATIC IRRIGATION SYSTEM.
- TREE SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS "ESTABLISHED" (AS APPROVED BY THE LANDSCAPE ARCHITECT).
- ALL PLANT SPECIFICATIONS IN THE PLANT SCHEDULE SHALL BE CONSIDERED THE MINIMUM ALLOWABLE SPECIFICATIONS. CONTRACTOR SHALL PROCURE PLANT MATERIALS AND UPSIZE AS NECESSARY TO MEET THE MOST STRINGENT SPECIFICATION.



CALL 2 WORKING DAYS BEFORE YOU DIG
IT'S THE LAW!
DIAL 811
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

811
Know what's below.
Call before you dig.

KHA PROJECT 149170021		DATE 04/25/2024		SCALE AS SHOWN		DESIGNED BY NAA		DRAWN BY NAA		CHECKED BY RCL		DATE 4/26/2024							
L1.01										L1.02									
L1.04										L1.03									
CONCEPTUAL LANDSCAPE PLAN										CLERMONT WEST - PHASE 2									
SHEET NUMBER L1.00										FLORIDA CITY OF CLERMONT									
Kimley»Horn © 2023 KIMLEY-HORN AND ASSOCIATES, INC. 200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801 PHONE: 407-898-1511 WWW.KIMLEY-HORN.COM REGISTRY No. 35106										REVISIONS No. DATE BY									

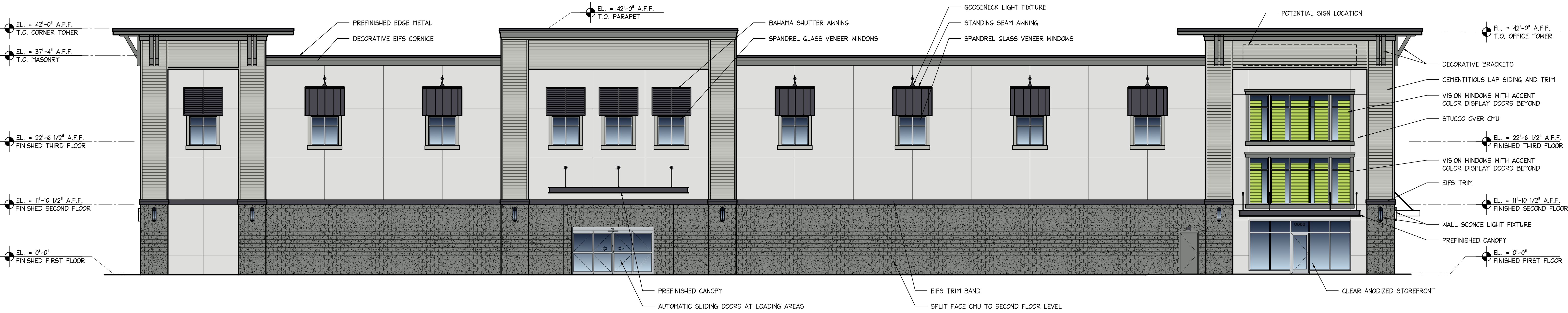


CLERMONT

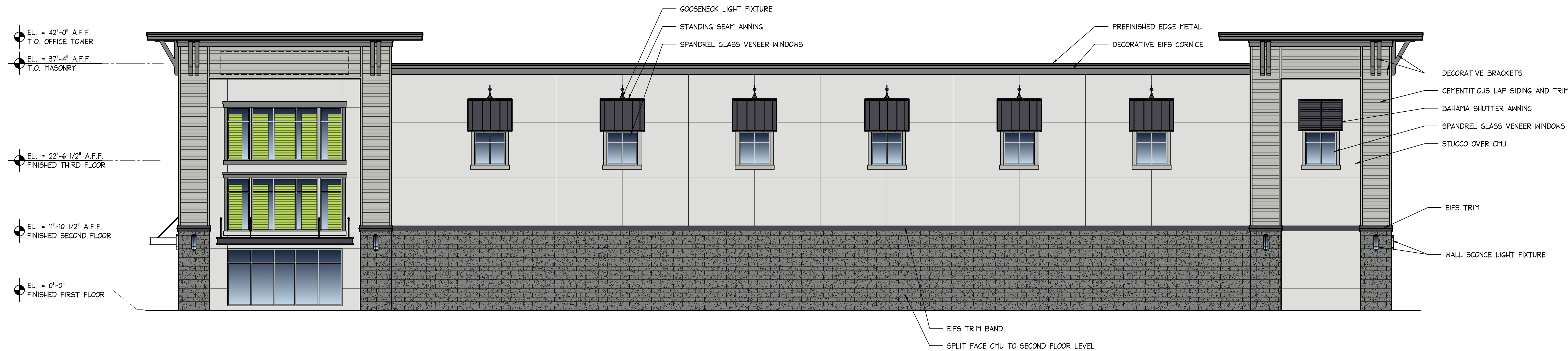
PROPOSED HOTEL

Page 28

June 25, 2024



1
IFACING HOOKS STREET
SOUTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



2
IFACING POND / DICK'S SPORTING GOODS!
EAST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

GENERAL NOTES

SIGNAGE NOTES:
ANY BUILDING MOUNTED SIGNAGE DEPICTED IN THESE DOCUMENTS IS FOR COORDINATION PURPOSES ONLY AND IS NOT INTENDED FOR FABRICATION OR INSTALLATION BY THE GENERAL CONTRACTOR. IT SHALL BE UNDERSTOOD THAT ALL EXTERIOR BUILDING MOUNTED AND SITE SIGNAGE WILL BE PERMITTED SEPARATELY BY THE OWNER'S SIGN VENDOR. AT THAT TIME, COMPLETE DETAILS INCLUDING, BUT NOT LIMITED TO, SIGN FABRICATION, SIGN INSTALLATION, SIGN AREA AND QUANTITIES, ETC. SHALL BE SUBMITTED (BY THE SIGN VENDOR) FOR PERMIT AND APPROVAL PRIOR TO COMMENCEMENT OF WORK. SEE ELECTRICAL DRAWINGS FOR POWER REQUIREMENTS.

FACILITY ADDRESS REQUIREMENTS:
NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS PLACED IN A POSITION TO BE PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
ADDRESS NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. NUMERALS SHALL BE AT LEAST 6 INCHES IN HEIGHT.
WHERE ADDRESS IDENTIFICATION IS REQUIRED BY THE FIRE OFFICIAL ON OTHER ELEVATIONS OF BUILDINGS, SUCH NUMERALS SHALL NOT BE LESS THAN SIX INCHES IN HEIGHT.
ADDRESS NUMBERS SHALL BE ARABIC NUMERALS OR ALPHABET LETTERS.

WALL COUNTERFLASHING DETAILS:
REFER TO WALL SECTIONS AND ENLARGED DETAILS FOR THE SPECIFIED COUNTERFLASHING REQUIRED ABOVE CANOPIES, AWNINGS, PILASTER CAPS AND, WHERE APPLICABLE, TRIM MOLDING. IN SUCH CASES, THE DESIGN INTENT IS TO LIMIT THE VISIBILITY OF COUNTERFLASHINGS BY INCORPORATING LOW PROFILE OR CONCEALED FLASHINGS.
THE SHELL GENERAL CONTRACTOR SHALL FULLY REVIEW AND COORDINATE ALL WALL COUNTERFLASHING REQUIREMENTS WITH THE ROOFER AND APPLICABLE TRADES PRIOR TO INSTALLATION. SHOULD CLARIFICATION OF ANY DETAIL BE NEEDED, THE SHELL GENERAL CONTRACTOR SHALL SUBMIT AN RFI TO THE ARCHITECT PRIOR TO INSTALLATION.
UNDER NO CIRCUMSTANCES WILL EXPOSED SINGLE-PLY MEMBRANE BE AN ACCEPTABLE MEANS OF FLASHING AT THE CONDITIONS NOTED.

TO THE FULLEST EXTENT POSSIBLE, BUILDING COMPONENTS WILL BE MARKED AS "TYPICAL" (TYP.). WHERE SO, KEYED NOTES WILL NOT BE DUPLICATED FOR COMPONENTS OF LIKE KIND. SHOULD THE CONTRACTOR REQUIRE CLARIFICATION OF ANY SUCH COMPONENT, A REQUEST FOR INFORMATION (RFI) SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO BID.

EXTERIOR FINISH NOTES

EXTERIOR INSULATION FINISH SYSTEM (EIFS) REQUIREMENTS:

- THE STANDARD FINISH COAT OVER CEMENT PLASTER SURFACES SHALL BE AN ACRYLIC EIFS FINISH COAT, "DRYVIT TAFTS" (OPTION 1) AS MANUFACTURED BY DRYVIT SYSTEMS, INC. COLORS, AS SPECIFIED ON THE EXTERIOR FINISH SCHEDULE, HAVE BEEN SELECTED FROM DRYVIT'S STANDARD COLORS. THIS SYSTEM CONSISTS OF A TINTED PRIMER AND TEXTURED ACRYLIC FINISH WITH INTEGRAL COLOR. THE SPECIFIED SYSTEM HAS A 10-YEAR MANUFACTURER WARRANTY.
- WHERE A CUSTOM COLOR IS REQUIRED FOR THE FINISH COAT OVER CEMENT PLASTER SURFACES, AN ACRYLIC EIFS FINISH COAT, "DRYVIT TAFTS" (OPTION 1) WITH STRATOTONE COLOR MATCHING SYSTEM AS MANUFACTURED BY DRYVIT SYSTEMS, INC. SHALL BE PROVIDED. CUSTOM COLORS ARE SPECIFIED ON THE EXTERIOR FINISH SCHEDULE. THIS SYSTEM CONSISTS OF A TINTED PRIMER AND TEXTURED ACRYLIC FINISH WITH INTEGRAL COLOR. THE SPECIFIED SYSTEM HAS A 5-YEAR MANUFACTURER WARRANTY.
- ALL FINISH COAT TEXTURES SHALL BE "SANDPEBBLE FINE" UNLESS OTHERWISE NOTED.
- WHERE FOAM TRIM, CORNICE MOLDING OR OTHER SHAPES ARE SPECIFIED, COMPONENTS SHALL BE AS MANUFACTURED BY "DRYVIT" SHAPES BY ACROCORE" AND SHALL BE COMPRISED OF A TYPE I CLASSIFICATION EXPANDED POLYSTYRENE WRAPPED IN A FLEXIBLE IMPACT RESISTANT FIBERGLASS MESH AND COATED WITH A FACTORY APPLIED POLYMER MODIFIED, FLEXIBLE CEMENT COATING.
- ALL GENERAL CONTRACTOR BIDS SHALL INCLUDE THE ABOVE STATED SYSTEMS / PRODUCTS IN THEIR BASE BIDS. SUBSTITUTIONS WILL BE CONSIDERED FOR APPROVAL BUT ONLY IF FULLY QUALIFIED IN BIDS INCLUDING COMPLETE SYSTEM / PRODUCT SPECIFICATIONS AND ASSOCIATED COSTS.

ALUMINUM COPING, DRIP EDGES, SCUPPERS AND DOWNSPOUT REQUIREMENTS:

- ALL COMPONENTS SHALL BE PREFINISHED WITH A FACTORY APPLIED, KYNAR 500 FINISH OR MANUFACTURER EQUIVALENT. COLORS SHALL BE AS SPECIFIED FROM THE MANUFACTURER'S STANDARD COLOR OPTIONS.

GENERAL:

- WHERE PLASTER REVEALS ARE NOT PREFINISHED, REVEALS SHALL BE PAINTED TO MATCH THE ADJACENT WALL COLOR UNLESS OTHERWISE NOTED.
- ALL EXPOSED, BUILDING MOUNTED UTILITIES AND CONDUITS SHALL BE PAINTED TO MATCH THE ADJACENT WALL SURFACES UNLESS OTHERWISE NOTED.

THE CONTRACTOR SHALL REQUEST A COLORIZED COPY OF THE ELEVATIONS FROM THE ARCHITECT PRIOR TO ORDERING OR APPLYING EIFS, PAINT AND OTHER EXTERIOR FINISHES. THE COLORIZED ELEVATIONS WILL HELP CONFIRM COLORS AND ASSIST THE PAINTER WHERE COLOR CHANGES OCCUR.

EXTERIOR FINISH SCHEDULE

CEMENT PLASTER / EIFS FINISHES (ACRYLIC EIFS FINISH WITH INTEGRAL COLOR AND TEXTURE)			
TAG	MANUFACTURER	COLOR	DESCRIPTION
(EF-1)	DRYVIT	MATCH SW #7063, "NEBULOUS WHITE"	CUSTOM DRYVIT STRATOTONE COLOR
(EF-2)	DRYVIT	MATCH SW #7065, "ARGOS"	CUSTOM DRYVIT STRATOTONE COLOR
(EF-3)	DRYVIT	MATCH SW #7067, "CITYSCAPE"	CUSTOM DRYVIT STRATOTONE COLOR
(EF-4)	DRYVIT	MATCH CUSTOM COLOR "TBD"	CUSTOM DRYVIT STRATOTONE COLOR
PAINT FINISHES			
(PT-1)	SHERWIN WILLIAMS	SW #7063, "NEBULOUS WHITE"	
(PT-2)	SHERWIN WILLIAMS	SW #7065, "ARGOS"	
(PT-3)	SHERWIN WILLIAMS	SW #7067, "CITYSCAPE"	
EXTERIOR STORAGE UNIT DOORS, METAL COPING, CANOPY, DOWNSPOUTS AND SCUPPERS			
(MTL-1)	PAC-CLAD	"CHARCOAL"	KYNAR 500, METAL COPING, CANOPIES, DOWNSPOUTS AND SCUPPERS
(MTL-2)	JANUS	MATCH SW CUSTOM COLOR "ESS WASABI"	KYNAR 500, OVERHEAD COLLING DOORS
ALUMINUM STOREFRONT			
(SF-1)	YKK	"CLEAR ANODIZED"	

COLOR PALETTE

	'CHARCOAL'	- METAL COPING, CANOPIES, DOWNSPOUTS - DRIVE-UP UNIT EXTERIOR DOORS
	SW #7063, 'NEBULOUS WHITE'	- PRIMARY FIELD COLOR
	SW #7065, 'ARGOS'	- SECONDARY COLOR
	SW #7067, 'CITYSCAPE'	- SECONDARY COLOR
	CUSTOM COLOR 'TBD'	- DISPLAY DOORS



revision descriptions

no.	date
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PROPOSED SELF-STORAGE
FACILITY
JOHNSON DEVELOPMENT ASSOCIATES, INC.
HOOKS STREET
CLERMONT, FLORIDA 34711

06.25.24
date
24039
comm. no.

A3.1



SIGNAGE NOTES:

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3. ALL FINISH COAT TEXTURES SHALL BE "SANDPEBBLE FINE" UNLESS OTHERWISE NOTED

4. WHERE FOAM TRIM, CORNICE MOLDING OR OTHER SHAPES ARE SPECIFIED, COMPONENTS SHALL BE AS MANUFACTURED BY "DRYVIT SYSTEM" AND SHALL BE COVERED BY THE SAME SPECIFICATION EXPANDED POLYSTYRENE WRAPPED IN A FLEXIBLE IMPACT RESISTANT FIBERGLASS MESH AND COATED WITH A FACTORY APPLIED POLYMER MODIFIED, FLEXIBLE CEMENT COATING

5. ALL GENERAL CONTRACTOR BIDS SHALL INCLUDE THE ABOVE STATED SYSTEMS / PRODUCTS IN THEIR BASE BIDS. SUBSTITUTIONS WILL BE CONSIDERED FOR APPROVAL BUT ONLY IF FULLY QUALIFIED IN BIDS INCLUDING COMPLETE SYSTEM / PRODUCT SPECIFICATIONS AND ASSOCIATED COSTS

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EF-3	DRYVIT	MATCH SW #7067, "CITYSCAPE"	CUSTOM DRYVIT STRATOTONE COLOR
EF-4	DRYVIT	MATCH CUSTOM COLOR "TBD"	CUSTOM DRYVIT STRATOTONE COLOR
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PT-2	SHERWIN WILLIAMS	SW #7065, "ARGOS"	
PT-3	SHERWIN WILLIAMS	SW #7067, "CITYSCAPE"	
EXTERIOR STORAGE UNIT DOORS, METAL COPING, CANOPY, DOWNSPOUTS AND SCUPPERS			
MTL-1	PAC-GLAD	"CHARCOAL"	KYNAR 500, METAL COPING, CANOPIES, DOWNSPOUTS AND SCUPPERS
MTL-2	JANUS	MATCH SW CUSTOM COLOR "LESS WASHB"	KYNAR 500, OVERHEAD COILING DOORS
ALUMINUM STOREFRONT			
SF-1	TKK	"CLEAR ANODIZED"	

	'CHARCOAL'	- METAL COPING, CANOPIES, DOWNSPOUTS - DRIVE-UP UNIT EXTERIOR DOORS
	SW #7063, 'NEBULOUS WHITE'	- PRIMARY FIELD COLOR
	SW #7065, 'ARGOS'	- SECONDARY COLOR
	SW #7067, 'CITYSCAPE'	- SECONDARY COLOR
	CUSTOM COLOR 'TBD'	- DISPLAY DOORS



Extra Space
Storage

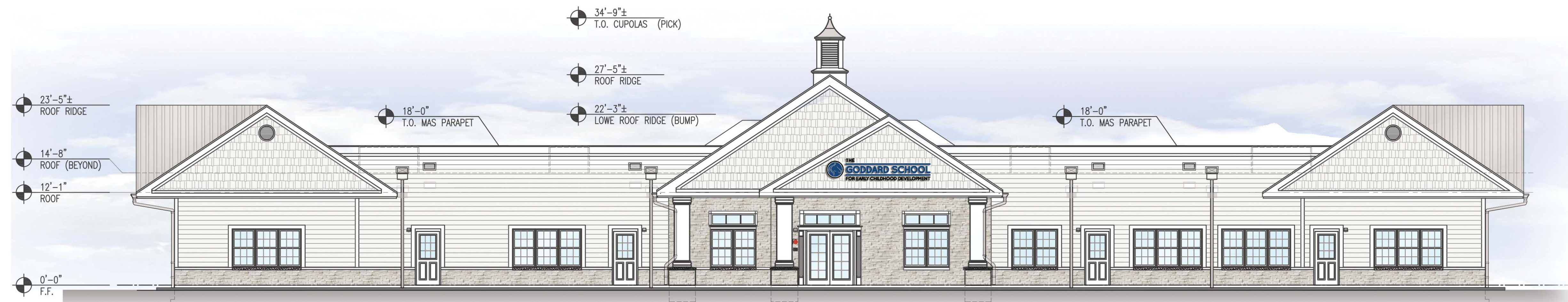
7561



Extra Space
Storage

PAVION





north elevation



south elevation



west elevation



east elevation



Customer: GODDARD SCHOOL
Job name: BUILDING SIGNS
Date: 5/17/2019
Revisions:

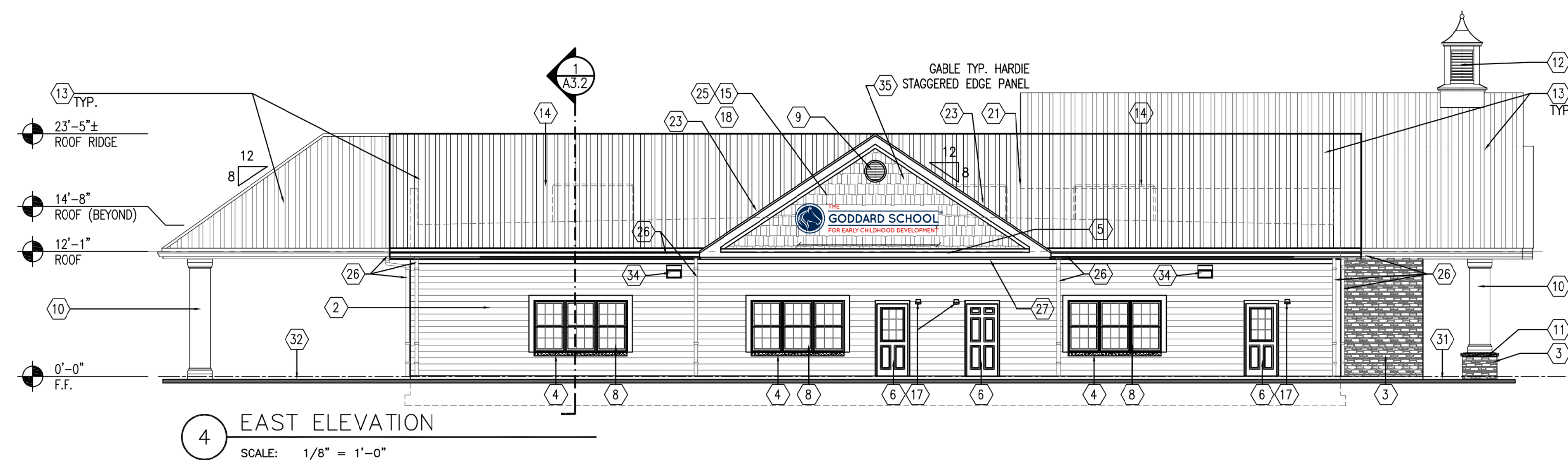
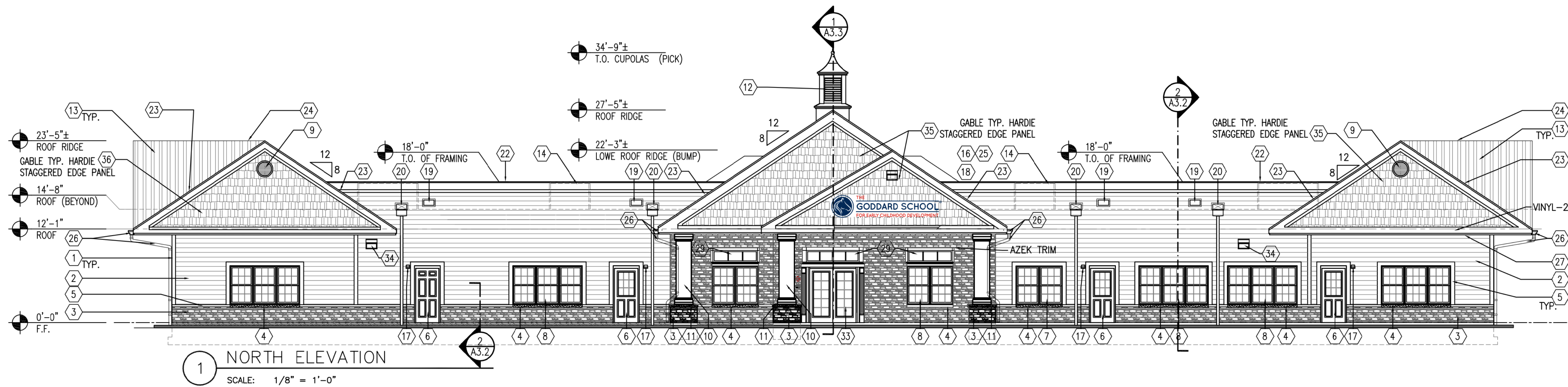
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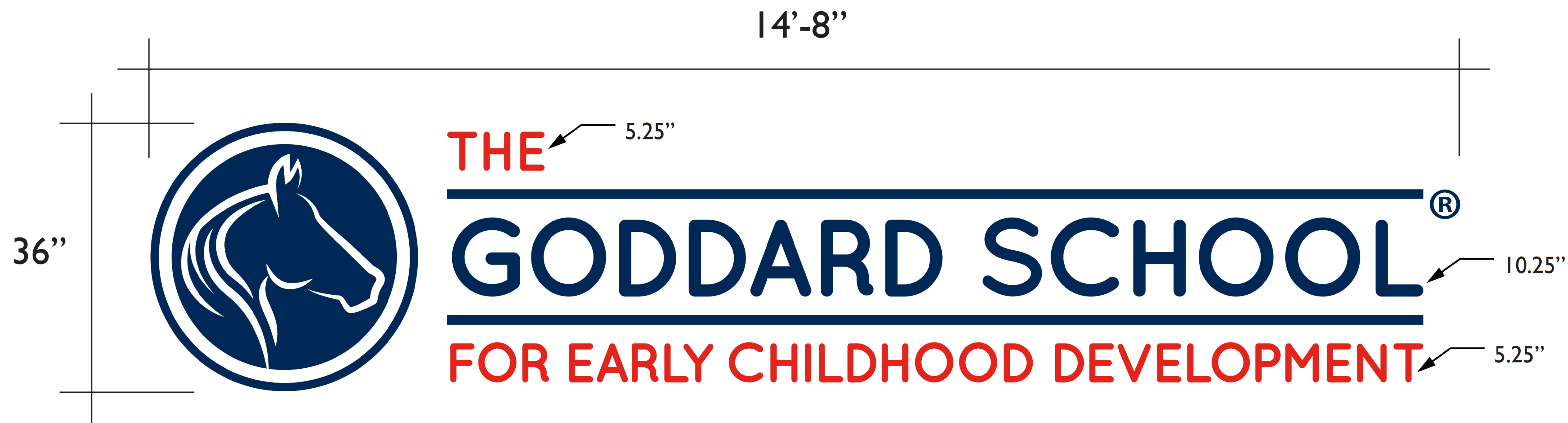
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I have reviewed the art and have checked for any spelling or color errors and have indicated the necessary revisions in the space above. I hereby approve the art for production. CTI Signs is not responsible for typographical errors.

X



10" ANGLE SHADE LIGHT FIXTURE W/ 23" GOOSE NECK
ARM: CHOOSE FROM BRONZE, GALVANIZED, BLACK,
GREEN, RED, WHITE FINISH
(3) FIXTURES PER ELEVATION





CITY OF CLERMONT

CONDITIONAL USE PERMIT

APPLICATION

Date 4/30/2024		FEE: \$845 + cost of advertisement + cost of traffic review (if necessary)	
Project Name (if applicable) Clermont West Phase 2			
Applicant CLERMONT WEST INVESTORS, LLC			
Contact Person RYAN STAHL			
Address 630 S. MAITLAND AVENUE, SUITE 100		City MAITLAND	State FL
		Zip 32751	
Telephone 407-628-0077		Fax	
Email RSTAHL@EQUINOX-DEVELOPMENT.COM			
OWNER INFORMATION ☒ (Check box if owner information is same as applicant)			
Owner's Name			
Owner Address		City	State
			Zip
Telephone		Fax	
PROPERTY INFORMATION			
Address of Subject Property		City	State
1250 E HWY 50		CLERMONT	FL
			Zip 34711
General Location South of SR 50, east of Grand Hwy, west of Sandhill View Blvd, and north of Hooks St.			
Legal Description & Alternate Key (include copy of survey) A PORTION OF: BEGIN AT THE EAST LINE OF TRACT 22, THAT IS SOUTH LINE OF FDOT RIGHT OF WAY, RUN SOUTH ALONG THE EAST LINE OF 500 FEET, THENCE NORTH 89°39'36" WEST TO THE WEST BOUNDARY OF SAID TRACT 22, THENCE NORTH TO FDOT RIGHT OF WAY, THENCE EAST ALONG SAID SOUTHERLY FDOT RIGHT OF WAY TO POINT OF BEGINNING, BEING A PART OF TRACT 22, LAKE HIGHLANDS COMPANY, SECTION 29, TOWNSHIP 22 SOUTH, RANGE 26 EAST, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 2, PAGE 25, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LESS ROAD RIGHT OF WAY. AND TRACTS 22 AND 27, LAKE HIGHLANDS COMPANY, SECTION 29, TOWNSHIP 22 SOUTH, RANGE 26 EAST, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 2, PAGE 25, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LESS AND EXCEPT: BEGIN AT THE EAST LINE OF TRACT 22, THAT IS SOUTH LINE OF FDOT RIGHT OF WAY, RUN SOUTH ALONG THE EAST LINE OF 500 FEET, THENCE NORTH 89°39'36" WEST TO THE WEST BOUNDARY OF SAID TRACT 22, THENCE NORTH TO FDOT RIGHT OF WAY, THENCE EAST ALONG SAID SOUTHERLY FDOT RIGHT OF WAY TO POINT OF BEGINNING, BEING A PART OF TRACT 22, LAKE HIGHLANDS COMPANY, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 2, PAGE 25, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. TOGETHER WITH LAKE HIGHLANDS 29-22-26, TRACTS 37A, 37B, 38A, E 170.51 FT OF TRACT 38B—LESS BEG AT NE COR OF TRACT 37A, RUN S 0°-15'-47" W 25.01 FT, N 89°-26'-40" W 164.46 FT, N 0°-15'-47" E 35.01 FT, S 89°-26'-40" E 164.46 FT TO POB FOR RD R/W & LESS FROM SW COR OF NW 1/4 OF SEC 29 RUN S 89°-26'-37" E ALONG S LINE OF NW 1/4 A DIST OF 1483.16 FT, S 0°-12'-04" W 15 FT TO S LINE OF HOOKS ST & THE INTERSECTION WITH W LINE OF E 170.51 FT OF TRACT 38B FOR POB, CONT S 89°-26'-37" E 983.16 FT, S 0°-15'-50" W 35 FT, N 89°-26'-37" W 983.07 FT, N 0°-12'-04" E 35 FT FOR RD R/W—PB 2 PG 25 ORB 1008 PG 668. FOR A TOTAL OF ±17.72 AC.			
Land Use (City verification required) C-2 GENERAL COMMERCIAL DISTRICT			
Zoning (City verification required) COMMERCIAL			



CITY OF CLERMONT
**CONDITIONAL USE PERMIT
APPLICATION**

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

Develop the rear ±10.61-acres south of the Clermont West (#SITE2301-0006) project to propose two 5-story hotels (±130,000 combined SF, ±250 combined rooms), ±12,500 SF child daycare center, and ±113,000 SF 3-story self-storage facility per the conceptual site plan. This project and the proposed uses are consistent with the existing zoning and the surrounding uses within this commercial corridor along SR-50.

RYAN STAHL

Applicant Name (print)

x

Applicant Name (signature)

RYAN STAHL

Owner Name (print)

x

Owner Name (signature)

*****NOTICE*****

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

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

5/26/2020

PROPERTY RECORD CARD

General Information

Name:	CLERMONT WEST INVESTORS LLC	Alternate Key:	1103916
Mailing Address:	630 S MAITLAND AVE STE 100 MAITLAND, FL 32751 Update Mailing Address	Parcel Number: ⓘ	09-22-26-1305-022-00001
		Millage Group and City:	000C Clermont
		2023 Total Certified Millage Rate:	17.3304
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	1201 E HIGHWAY 50 CLERMONT FL, 34711	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	CLERMONT, LAKE HIGHLANDS 29-22-26 PB 2 PG 25 TRACTS 22 & 27-- LESS STATE ROAD 50 & LESS HOOK STREET & LESS FROM THE INTERSECTION OF THE EAST LINE OF TRACT 22 AND THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 50 ALSO BEING THE NORTHWEST CORNER OF LOT 1 SANDHILL UNIT 1 PB 53 PG 17 RUN ALONG SAID SOUTHERLY RIGHT OF WAY LINE NORTH 89-28-12 WEST 127.84 FEET SOUTH 82-33-35 WEST 201.93 FEET NORTH 89-28-12 WEST 62.86 FEET FOR POINT OF BEGINNING RUN SOUTH 00-32-04 WEST 42.76 FEET NORTH 89-40-31 WEST 6.01 FEET SOUTH 00-19-29 WEST 149.99 FEET NORTH 89-40-31 WEST 71.87 FEET SOUTH 00-19-29 WEST 280.53 FEET NORTH 89-39-36 WEST 102 FEET NORTH 00-19-29 EAST 280.50 FEET SOUTH 89-40-31 EAST 50.73 FEET NORTH 00-19-29 EAST 193.21 FEET SOUTH 89-28-12 EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE 129.31 FEET TO THE POINT OF BEGINNING & LESS FROM THE INTERSECTION OF THE EAST LINE OF TRACT 22 AND THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 50 ALSO BEING THE NORTHWEST CORNER OF LOT 1 SANDHILL COMMONS UNIT 1 PB 53 PG 17 RUN NORTH 89-28-12 WEST ALONG SAID SOUTHERLY RIGHT OF WAY LINE 127.84 FEET CONTINUE SOUTH 82-33-35 WEST 20.46 FEET FOR POINT OF BEGINNING THENCE SOUTH 00-35-41 WEST 102.72 FEET NORTH 89-40-31 WEST 33.72 FEET SOUTH 00-19-29 WEST 326 FEET SOUTH 89-40-31 EAST 45.33 FEET SOUTH 00-19-31 WEST 68.94 FEET NORTH 89-39-36 WEST 331.90 FEET NORTH 00-19-29 EAST 280.53 FEET SOUTH 89-40-31 EAST 71.87 FEET NORTH 00-19-29 EAST 150 FEET SOUTH 89-40-31 EAST 6 FEET NORTH 00-32-04 EAST 42.75 FEET SOUTH 89-28-12 EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE 62.93 FEET CONTINUE NORTH 82-33-35 EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE 181.47 FEET TO THE POINT OF BEGINNING & LESS BEGIN AT THE INTERSECTION OF THE EAST LINE OF SAID TRACT 22 AND THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 50 ALSO BEING THE NORTHWEST CORNER OF LOT 1 SANDHILL COMMONS UNIT 1 PB 53 PG 17 RUN SOUTH 00-19-29 WEST ALONG THE EAST LINE OF SAID TRACT 22 A DISTANCE OF 365.96 FEET NORTH 89-37-09 WEST 136.98 FEET SOUTH 00-19-31 WEST 65.20 FEET NORTH 89-40-31 WEST 45.33 FEET NORTH 00-19-29 EAST 326 FEET SOUTH 89-40-31 EAST 33.72 FEET NORTH 00-35-41 EAST 102.72 FEET NORTH 82-33-35 EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE 20.46 FEET THENCE CONTINUE SOUTH 89-28-12 EAST 127.84 FEET TO THE POINT OF BEGINNING--ORB 6181 PG 1894		

NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which

the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
2	VACANT COMMERCIAL (1000)	0	0		9.010	Acre		\$1,635,315.00	\$1,635,315.00
3	WETLAND (9600)	0	0		3.000	Acre		\$135.00	\$135.00

[Click here for Zoning Info](#) 
[FEMA Flood Map](#)

Miscellaneous Improvements

There is no improvement information to display.

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
6181 / 1894	07/2023	Warranty Deed	Qualified	Vacant	\$6,400,000.00
1004 / 270	03/1989	Warranty Deed	Qualified	Vacant	\$250,000.00

[Click here to search for mortgages, liens, and other legal documents.](#) 

Values and Estimated Ad Valorem Taxes

Values shown below are 2024 WORKING VALUES that are subject to change until certified.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$1,635,450	\$1,635,450	\$1,635,450	5.0364	\$8,236.78
SCHOOL BOARD STATE	\$1,635,450	\$1,635,450	\$1,635,450	3.2080	\$5,246.52
SCHOOL BOARD LOCAL	\$1,635,450	\$1,635,450	\$1,635,450	2.9980	\$4,903.08
LAKE COUNTY WATER AUTHORITY	\$1,635,450	\$1,635,450	\$1,635,450	0.2940	\$480.82
ST JOHNS RIVER FL WATER MGMT DIST	\$1,635,450	\$1,635,450	\$1,635,450	0.1793	\$293.24
CITY OF CLERMONT	\$1,635,450	\$1,635,450	\$1,635,450	5.0600	\$8,275.38
LAKE COUNTY MSTU AMBULANCE	\$1,635,450	\$1,635,450	\$1,635,450	0.4629	\$757.05
LAKE COUNTY VOTED DEBT SERVICE	\$1,635,450	\$1,635,450	\$1,635,450	0.0918	\$150.13
				Total:	Total:
				17.3304	\$28,343.00

Exemptions Information

This property is benefitting from the following exemptions with a checkmark 

Homestead Exemption (first exemption up to \$25,000)

[Learn More](#) [View the Law](#)

Additional Homestead Exemption (up to an additional \$25,000)

[Learn More](#) [View the Law](#)

Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000) ⓘ	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$5,000)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$5,000)	Learn More View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5,000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Economic Development Exemption	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

NOTE: Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or beneficial/equitable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted [Site Notice](#).

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Property data updated nightly.

Site Notice

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:	

Date:	06/07/2024
Order Number:	10268321
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	68.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	2	06/17/2024 - 07/08/2024	Govt Public Notices
LEE dailycommercial.com	2	06/17/2024 - 07/08/2024	Govt Public Notices

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

Total Cash Order Confirmation Amount Due	\$200.56
Tax Amount	\$0.00
Service Fee 3.99%	\$8.00
Cash/Check/ACH Discount	-\$8.00
Payment Amount by Cash/Check/ACH	\$200.56
Payment Amount by Credit Card	\$208.56

Order Confirmation Amount	\$200.56
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Ad Preview

LEGAL NOTICE

On Tuesday, July 2, 2024 at 6:30 PM, the Clermont Planning & Zoning Commission will consider a request for a Conditional Use Permit (2024-018R), to allow for two hotels to occupy more than 20,000 square feet of floor space, to allow shared parking, and to allow a residential storage warehouse greater than 20,000 square feet in the C-2 General Commercial zoning district. In addition, the applicant is requesting the following special conditions to be included in the Conditional Use Permit: (1) to allow zero (0) foot internal landscape buffers between internal lot lines, (2) to allow a maximum grading within the perimeter landscape buffers up to 25% slope, (3) to allow a front yard setback of 10 feet for hotel parcels (facing SR 50), (4) to allow side yard setbacks of 10 feet for internal lot lines, (5) to allow maximum building height up to 65 feet, (6) to allow more than 10 parking spaces, but no more than 12 spaces without a landscape island, and (7) to allow a floor area ratio (FAR) of 0.52. The final public hearing for the proposed request will be heard by the Clermont City Council on Tuesday, July 23, 2024 at 6:30 PM.

LOCATION

Vacant property located north of
Hooks Street,
between Ford of Clermont and
Dick's Sporting Goods
(Portion of Alternate Key 1103916)
10.61 +/- Acres

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

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

All interested parties 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
#10268321 6/17, 7/8/2024



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, July 2, 2024		
Agenda Item Name		
Resolution No. 2024-021R US Highway 27 Self-Storage & Car Wash CUP TABLE TO AUGUST 6, 2024 P&Z MEETING		
Requested Action		
Staff Report		
The applicant and City staff are still working on the final details of the project and the Conditional Use Permit conditions. Additional time is requested.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	Legal Ad-US Hwy 27 Self Storage Car Wash CUP	Legal Ad-US Hwy 27 Self Storage Car Wash CUP.pdf

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:	Andrea M. Clark
Contact Phone:	
Contact Email:	amclark@clermontfl.org
PO Number:	

Date:	06/06/2024
Order Number:	10264322
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	54.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	2	06/17/2024 - 07/08/2024	Govt Public Notices
LEE dailycommercial.com	2	06/17/2024 - 07/08/2024	Govt Public Notices

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

Total Cash Order Confirmation Amount Due	\$159.68
Tax Amount	\$0.00
Service Fee 3.99%	\$6.37
Cash/Check/ACH Discount	-\$6.37
Payment Amount by Cash/Check/ACH	\$159.68
Payment Amount by Credit Card	\$166.05

Order Confirmation Amount	\$159.68
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Ad Preview

LEGAL NOTICE

On Tuesday, July 2, 2024 at 6:30 PM, the Clermont Planning & Zoning Commission will consider a request for a Conditional Use Permit (2024-021R), to allow for a residential storage warehouse greater than 20,000 square feet of floor space and a carwash in the C-2 General Commercial zoning district. The final public hearing for the proposed request will be heard by the Clermont City Council on Tuesday, July 23, 2024 at 6:30 PM.

LOCATION

Vacant property north of the Park-n-Ride Lot on US 27 adjacent to US Highway 27 & Hooks Street Off Ramp, southeast of Wawa
(Alternate Keys 2665866 & 3901206)

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

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

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

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

Tracy Ackroyd Howe, MMC
City Clerk

Daily Commercial
June 17, 2024 and July 8, 2024
10264322

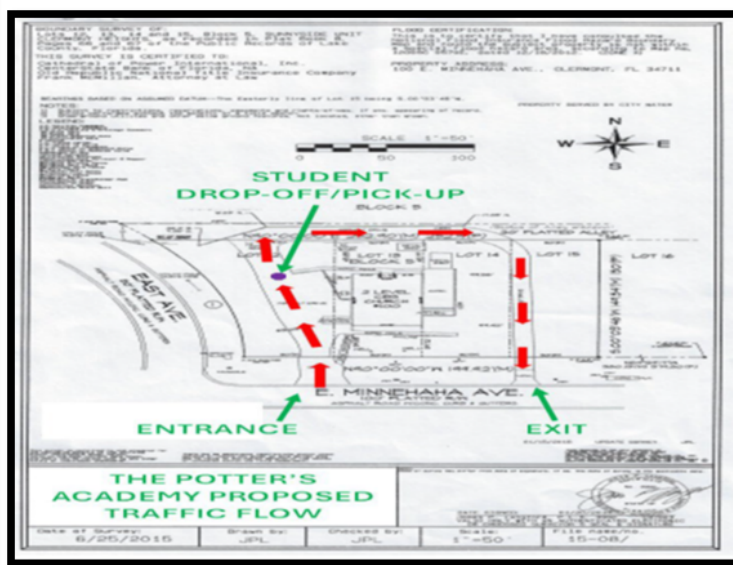
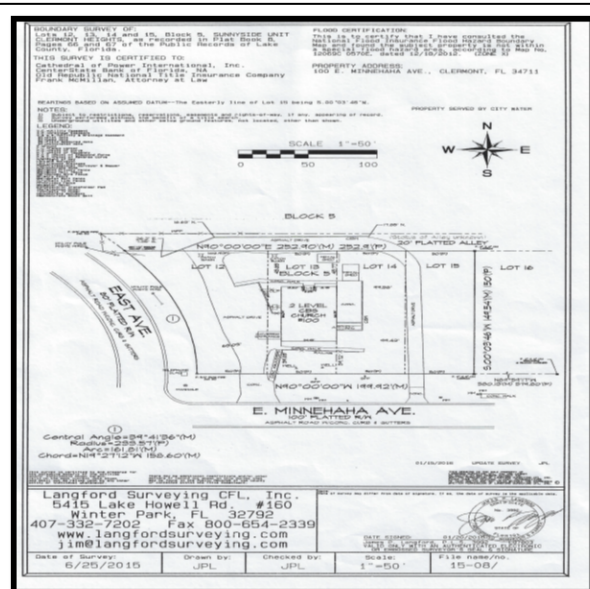


CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date	
Tuesday, July 2, 2024	
Agenda Item Name	
Resolution No. 2024-022R <i>Potter's Academy CUP</i>	
Requested Action	
Recommend approval of Resolution No. 2024-022R	
Staff Report	
The applicant is requesting a conditional use permit to allow for a private school in the R-2 Medium Density Residential zoning district. The Land Development Code, Section 125-193, requires an amendment to the Conditional Use Permit to allow for a private school use at the facility. The subject property is located at 100 Minnehaha Avenue. The school operation will be located in the existing first floor classrooms of the church building. The Potter's Academy is a brand new micro-school for high school students with disabilities. The Brookside Church, which currently operates under Conditional Use Permit Resolution 242, was approved on October 22, 1974. The private school maximum enrollment shall not exceed 15 students for the academy. The age range will be from 8th through 12th grade. The school operation is specifically for students with intellectual and developmental disabilities. The applicant indicates the mission of the academy is to provide a learning process unique to each student's abilities through self-learning and career preparatory experiences. The applicant has indicated that the school will be operated similar to the traditional public school calendar and hours of operation, closed on the weekends and observed holidays and breaks. The students will be transported by their parents and utilize the existing church driveway that wraps around the building and is long enough to accommodate the anticipated vehicle stacking during drop-off and pickup times at the end of the day. The school hours of operation will be from 8:15 am to 3:15 pm. The academy will operate on a calendar which is consistent with the Lake County Public Schools with an after-school option available until 6 pm. The applicant will be required to obtain all local, state, and federal permits relating to the private school. STAFF RECOMMENDATION: Staff has reviewed the application and finds that the proposed use will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, and the proposed use will comply with the regulations and conditions specified. Therefore, staff recommends approval of the Conditional Use Permit to allow for a private school facility in the R-2 Medium Density Residential zoning district with the conditions contained in Resolution No. 2024-022R.	



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.	2024-022R - Potters Academy CUP (06.25.2024) With Exhibit	2024-022R - Potters Academy CUP (06.25.2024) With Exhibit.pdf
2.	LOCATION MAP	LOCATION MAP.pdf
3.	Brookside Church Survey	2_Brookside Church Survey.pdf
4.	Proposed Traffic Plan (Survey) 8 X 11	3_Proposed Traffic Plan (Survey) 8 X 11.pdf
5.	Application Potters Academy	1_Application Potters Academy - AK 1626951.pdf
6.	Legal Ad - Potter's Academy CUP	Legal Ad - Potter's Academy CUP.pdf



CITY OF CLERMONT
RESOLUTION NO. 2024-022R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR A PRIVATE SCHOOL IN THE R-2 MEDIUM DENSITY RESIDENTIAL 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 July 2, 2024, recommended approval of this Conditional Use Permit to allow for a private school in the R-2 Medium Density Residential zoning district at the following location:

LOCATION:
Brookside Church
100 East Minnehaha Avenue
(Alternate Key 1626951)

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

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

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

This application for a Conditional Use Permit to allow for a private school in the R-2 Medium Density Residential 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. 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.



CITY OF CLERMONT
RESOLUTION NO. 2024-022R

3. The Conditional Use Permit must be executed and processed through the office of the City Clerk within 90 days of its date of approval by the City Council or the permit shall become null and voided.
4. 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.
5. If any of the stated conditions are violated, the applicant understands and agrees that the City Council may open the Conditional Use Permit for further conditions or revoke this Conditional Use Permit by Resolution.
6. No business can occupy any portion of the building(s) after construction and final Certificate of Occupancy unless the proposed business has applied for and obtained a Local Business Tax Receipt from the Clermont Development Services Department.
7. Should approved uses cease operation for more than 180 days, a new Conditional Use Permit shall be required for the same or similar operations.
8. In the event that parking at this site proves inadequate, the City reserves the right to open the Conditional Use Permit for further review and additional conditions that may include additional parking requirements or revocation of the Conditional Use Permit.
9. In the event that the noise levels create a nuisance to the surrounding property owners, the City reserves the right to open the Conditional Use Permit for further review and additional conditions.

SECTION 2: LAND USE

1. This Conditional Use Permit shall grant approval to allow for a private school with up to the maximum 15 special needs high school students, located at an existing church facility in the R-2 Medium Density Residential District. Any future development must be able to comply with the Land Development Regulations, and all building and fire safety codes must be in compliance to the Federal, State, County, and Local jurisdictions requirements for a private school.
2. The hours of operation shall be 8:00 AM until 6:00 PM, following the traditional school schedule with no weekends or nights. The school operation will be 8:15 AM to 3:15 PM with afterschool care until 6:00 PM.
3. The maximum number of students shall not exceed 15 students per academic year.



CITY OF CLERMONT
RESOLUTION NO. 2024-022R

4. The student pickup or drop-off system as presented in Exhibit A, shall be monitored to ensure sufficient vehicle stacking and traffic safety for the site.
5. No outside public address (PA) systems including “bull horns” or similar systems shall be used unless approved through an amendment to the Conditional Use Permit.

SECTION 3: CONFLICT

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

SECTION 4: SEVERABILITY

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

SECTION 5: ADMINISTRATIVE CORRECTION

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

SECTION 6: PUBLICATION AND EFFECTIVE DATE

This Resolution shall take effect immediately upon its adoption.



CITY OF CLERMONT
RESOLUTION NO. 2024-022R

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 23rd day of July, 2024.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

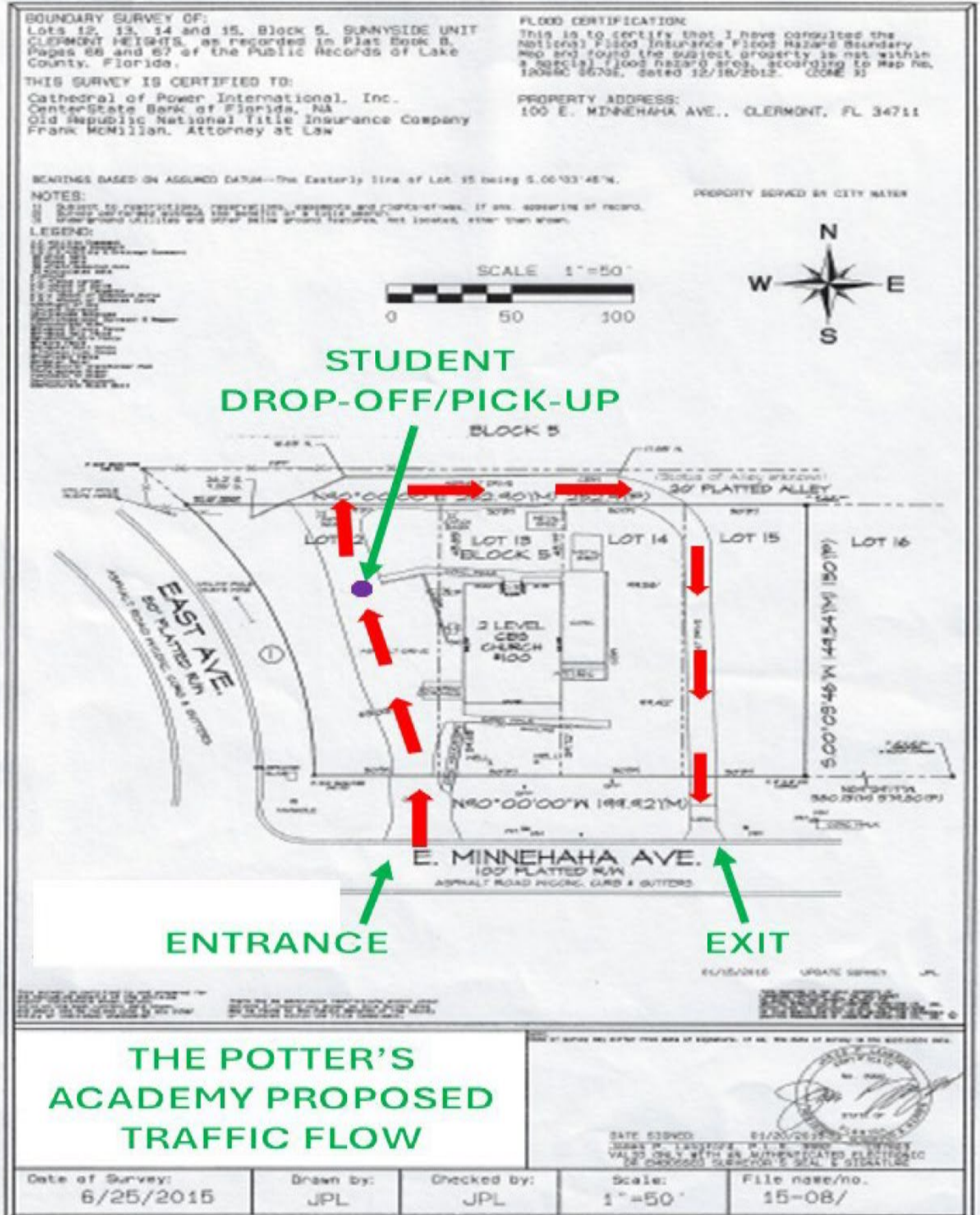
Tracy Ackroyd Howe, MMC
City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

**CITY OF CLERMONT
RESOLUTION NO. 2024-022R**

EXHIBIT A



LOCATION MAP



BOUNDARY SURVEY OF:
Lots 12, 13, 14 and 15, Block 5, SUNNYSIDE UNIT
CLERMONT HEIGHTS, as recorded in Plat Book 8,
Pages 66 and 67 of the Public Records of Lake
County, Florida.

THIS SURVEY IS CERTIFIED TO:

Cathedral of Power International, Inc.
CenterState Bank of Florida, NA
Old Republic National Title Insurance Company
Frank McMillan, Attorney at Law

FLOOD CERTIFICATION:

This is to certify that I have consulted the
National Flood Insurance Flood Hazard Boundary
Map and found the subject property is not within
a special flood hazard area, according to Map No.
12069C 0570E, dated 12/18/2012. (ZONE X)

PROPERTY ADDRESS:

100 E. MINNEHAHA AVE., CLERMONT, FL 34711

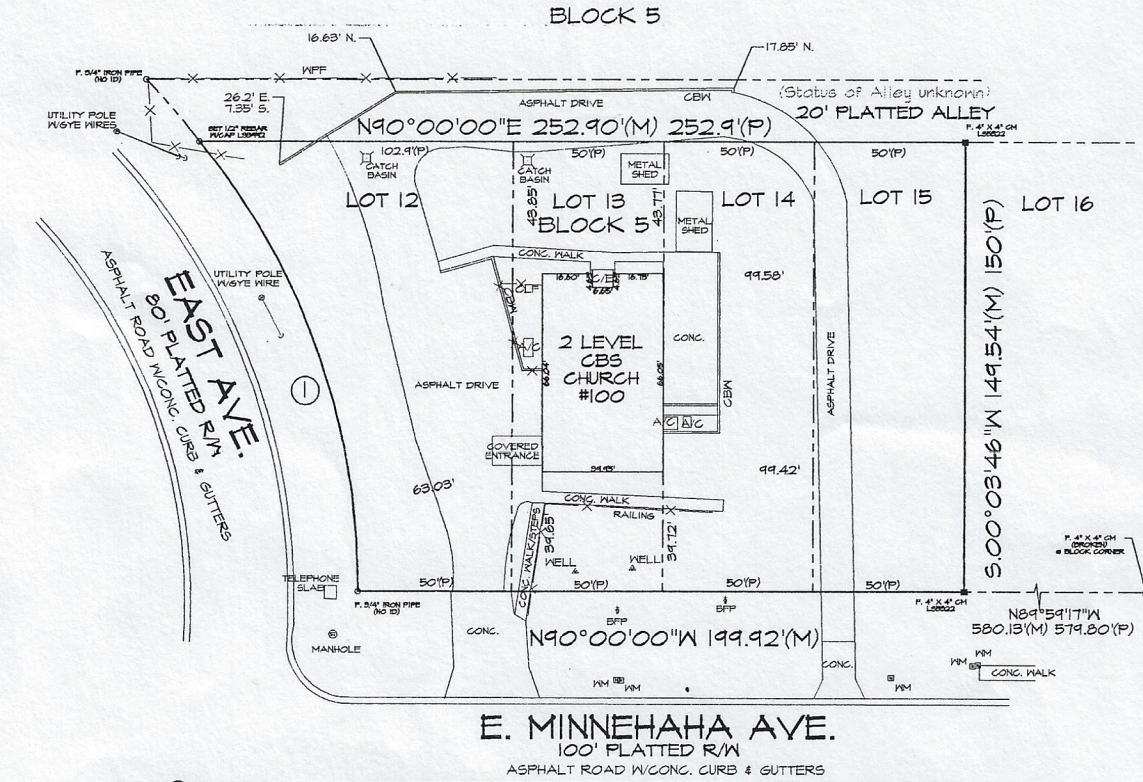
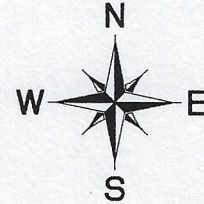
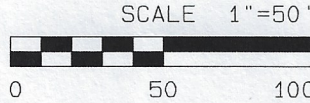
BEARINGS BASED ON ASSUMED DATUM--The Easterly line of Lot 15 being S.00°03'46"W.

NOTES:

- 1) Subject to restrictions, reservations, easements and rights-of-way, if any, appearing of record.
- 2) Survey performed without the benefit of a title search.
- 3) Underground utilities and other below ground features, not located, other than shown.

LEGEND:

U.E.=Utility Easement
D.E.=Drainage Easement
U.D.E.=Utility & Drainage Easement
P.D.=Plat data
M.D.=Map data
F.M.=Field measured data
C.D.=Calculated data
P.C.=Point of Curve
P.T.=Point of Tangency
P.C.T.=Point of Compound Curve
P.R.C.=Point of Reverse Curve
R/W=Right of way
L.S.=Land Surveyor
L.B.=Licensed Business
P.C.S.=Professional Surveyor & Mapper
C.S.=Concrete Slab
M.F.=Wood Privacy Fence
M.H.=Wood Half Fence
M.W.=Marble Wire Fence
M.F.F.=Metal Fence
M.M.F.=Metal Mail Fence
M.P.F.=Metal Privacy Fence
M.W.F.=Wire Fence
E.T.P.=Electric Transformer Pad
T.R.=Telephone Riser
T.V.R.=Cable TV Riser
C.M.=Concrete Monument
C.B.W.=Concrete Block Wall



①
Central Angle=39°41'36"(M)
Radius=233.57'(P)
Arc=161.81'(M)
Chord=N19°27'12"W 158.60'(M)

01/15/2016 UPDATE SURVEY JPL

This survey is certified to and prepared for
the exclusive benefit of the parties
and/or individuals shown herein,
valid on the most current data shown,
and shall not be relied upon by any other
entity or individuals whatsoever.

There may be additional restrictions and/or other
matters of record not shown on this survey that
may be found in the Public Records of the County
or contained within the title commitment.

THIS DRAWING IS THE SOLE PROPERTY OF
LANGFORD SURVEYING CFL, INC. AND SHALL
BE LOANED IN ANY MANNER WITHOUT THE
WRITTEN PERMISSION OF LANGFORD SURVEYING CFL, INC.
OTHER THAN THE ORIGINAL CLIENT. REPRODUCTIONS
OF THIS DRAWING ARE NOT VALID WITHOUT THE EXPRESSED
WRITTEN PERMISSION OF LANGFORD SURVEYING CFL, INC. ©

Langford Surveying CFL, Inc.
5415 Lake Howell Rd. #160
Winter Park, FL 32792
407-332-7202 Fax 800-654-2339
www.langfordsurveying.com
jim@langfordsurveying.com

NOTE:
Date of survey may differ from date of signature. If so, the date of survey is the applicable date.

DATE SIGNED: 01/20/2016
James P. Langford, P.L.S. 3992
VALID ONLY WITH AN AUTHENTICATED ELECTRONIC
OR EMBOSSED SURVEYOR'S SEAL & SIGNATURE

STATE OF FLORIDA
JAMES P. LANGFORD
CERTIFICATE
No. 3992
STATE OF FLORIDA
REGISTERED SURVEYOR & MAPPER

Date of Survey: 6/25/2015	Drawn by: JPL	Checked by: JPL	Scale: 1"=50'	File name/no. 15-08/
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BOUNDARY SURVEY OF:
Lots 12, 13, 14 and 15, Block 5, SUNNYSIDE UNIT
CLERMONT HEIGHTS, as recorded in Plat Book 8,
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FLOOD CERTIFICATION

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National Flood Insurance Flood Hazard Boundary
Map and found the subject property is not within
a Special Flood Hazard Area, according to Map No.
12044C 4679E, dated 12/18/2012. (ZONE X)

PROPERTY ADDRESS:

100 E. MINNEHAHA AVE., CLERMONT, FL 34711

BEARINGS BASED ON ASSUMED DATUM--The Eastern line of Lot 15 being S.00°03'46"W.

NOTES:

- (1) Subject to restrictions, easements, covenants and conditions of record.
- (2) Surveyed and shown on this plat are all existing features.
- (3) Underground utilities and other below ground features, not located, other than shown.

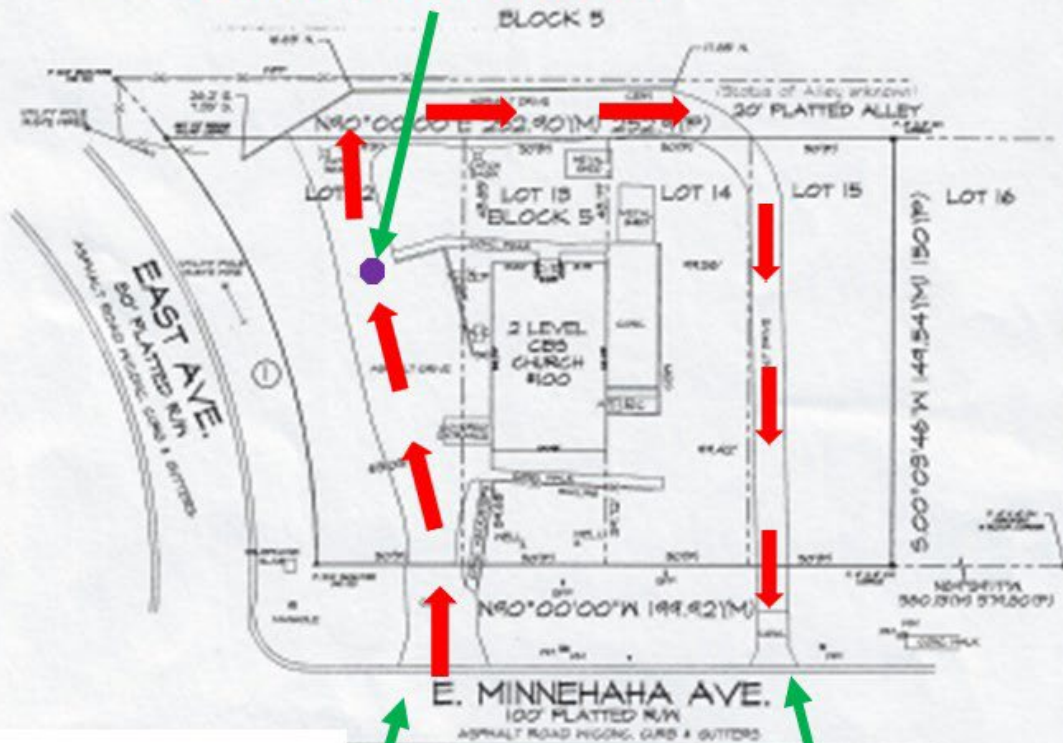
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PROPERTY SERVED BY CITY WATER



**STUDENT
DROP-OFF/PICK-UP**



ENTRANCE

EXIT

**THE POTTER'S
ACADEMY PROPOSED
TRAFFIC FLOW**



DATE SIGNED: 6/25/2015
JAMES M. LADD, P.E., S.F.S.
VALID ONLY WITH AN AUTHENTICATED ELECTRONIC
OR PHYSICAL SURVEYOR'S SEAL & SIGNATURE

Date of Survey: 6/25/2015	Drawn by: JPL	Checked by: JPL	Scale: 1"=50'	File name/no. 15-08/
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CITY OF CLERMONT
CONDITIONAL USE PERMIT
APPLICATION

CUP2405-0001

Date: May 24, 2024		FEE: \$845 + cost of advertisement + cost of traffic review (if necessary)	
Project Name (if applicable) The Potter's Academy (Microschool)			
Applicant The Potter's Academy			
Contact Person Ashley Platé			
Address 10401 Reagan's Run Drive		Clermont	FL 34711
Telephone 321-436-1451			
Email thepottersacademyclermont@gmail.com			
☐ Check box if owner information is same as applicant) Property Owner Name - Brookside Church (Wade Davis, pastor)			
Owner Address: 7130 Groveland Farms Rd		City: Groveland	FL Zip34736
Telephone: 931-237-7500		Email: pastorwade7@gmail.com	

Address of Subject Property 100 E Minnehaha Ave		Clermont	FL 34711
General Location			
Legal Description & Alternate Key (include copy of survey) AK 1626951			
Church CLERMONT, SUNNYSIDE UNIT PB 8 PG 66 LOTS 12, 13, 14, 15 BLOC K 5 ORB 4751 PG 1266			
Land Use (City verification required)			
Zoning (City verification required) R-2			



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.

Brookside Church and The Potter's Academy request to amend the existing Conditional Use Permit to host The Potter's Academy in the existing ground floor classrooms of the church building. The Potter's Academy is a brand new microschool for high school students with disabilities (Autism, Down's Syndrome, Intellectual Disabilities, etc.). As a microschool, our enrollment goal is 10 - 15 students.

The mission of The Potter's Academy is to engage and grow students with unique abilities spiritually by engaging with the Bible daily in a clear and meaningful way; academically by tailoring the learning process to each student's abilities; and civically through service-learning and career preparatory experiences.

These students have traditionally been unable to find success in large public schools, or in private schools that do not offer the services and programs needed for students with disabilities. The Potter's Academy is a safe and welcoming learning environment for Clermont families of students with disabilities, offering a combination of academic, spiritual, and civic education unlike any other program in our community.

The Brookside Church location is ideal for use by The Potter's Academy because the existing classroom space includes enough room for the microschool students to participate in academics, life skills classes, and job skills classes. Additionally, The Potter's Academy seeks to partner with Clermont Health & Rehabilitation Center (across the street) to allow students to practice job skills as a community service to the Center.

Due to the nature of the microschool, The Potter's Academy does not anticipate any impact on the surrounding streets; the Brookside Church driveway, which wraps around the building, is long enough to contain all parent cars during drop off / pick up times - there will be no carline in the street. In short, Brookside Church is the perfect size and location for The Potter's Academy students to learn and serve.

K. Ashley Platé

Applicant Name (print)

K. Ashley Platé

Applicant Name (signature)

WLADE L. DAVIS

Owner Name (print)

WLADE L. DAVIS

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 02/08/2024 Planning@clermontfl.org

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:	Andrea M. Clark
Contact Phone:	
Contact Email:	amclark@clermontfl.org
PO Number:	

Date:	06/06/2024
Order Number:	10265038
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	50.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	2	06/17/2024 - 07/08/2024	Govt Public Notices
LEE dailycommercial.com	2	06/17/2024 - 07/08/2024	Govt Public Notices

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

Total Cash Order Confirmation Amount Due	\$148.00
Tax Amount	\$0.00
Service Fee 3.99%	\$5.91
Cash/Check/ACH Discount	-\$5.91
Payment Amount by Cash/Check/ACH	\$148.00
Payment Amount by Credit Card	\$153.91

Order Confirmation Amount	\$148.00
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Ad Preview

LEGAL NOTICE

On Tuesday, July 2, 2024 at 6:30 PM, the Clermont Planning & Zoning Commission will consider a request for a Conditional Use Permit (2024-022R), to allow for a private school 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, July 23, 2024 at 6:30 PM.

LOCATION

Brookside Church
100 East Minnehaha Avenue
(Alternate Key 1626951)

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

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

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

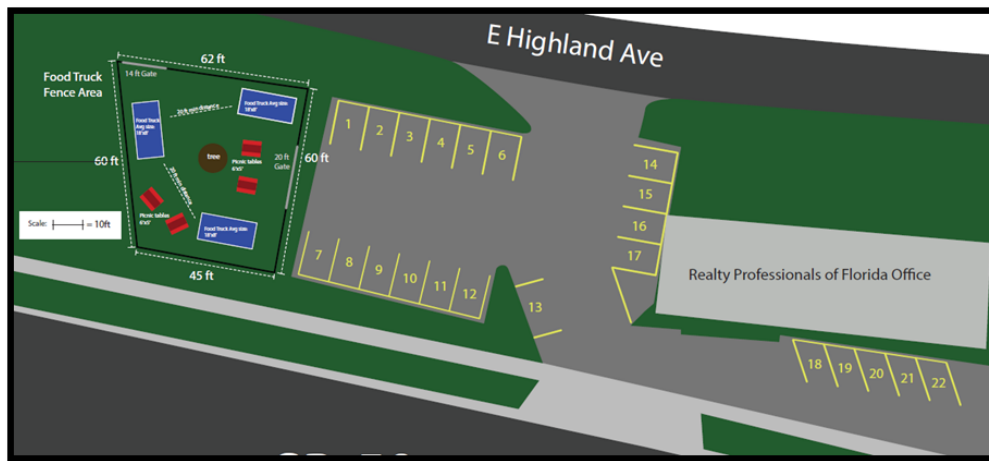
Please be advised that, under State law, if you should decide to appeal a decision made with respect to this matter, you will need a record of the proceedings, and may need to ensure that a verbatim record is made. Persons with disabilities who need assistance should contact the City Clerk's office,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

Tracy Ackroyd Howe, MMC
City Clerk

Daily Commercial
June 17, 2024 and July 8, 2024
10265038

AGENDA ITEM

Meeting Date	
Tuesday, July 2, 2024	
Agenda Item Name	
Resolution No. 2024-023R 300 E. Highway 50 Food Trucks CUP	
Requested Action	
Recommend denial of Resolution 2024-023R.	
Staff Report	
Food truck use, other than for special events, requires an approval of a conditional use permit. The applicant, Harvey Rosenberg, is requesting a conditional use permit to allow the operation of food trucks at 300 E. Highway 50. Mr. Rosenberg has had several food trucks operating within his property for many months without a conditional use permit in place. Code Enforcement cited the applicant for operating food trucks without an approved conditional use permit (CUP). The applicant has since applied for a CUP to keep the food trucks in operation within the site.	
 	
The applicant currently has three food trucks and an event area as a permanent use within an existing fenced area on the west end of the property at 300 E. Highway 50. The property currently has a future land use of Office along with split zoning of R-2 Medium Density Residential and C-2 General Commercial zoning. The applicant has provided a conceptual site sketch showing the area of the food trucks, picnic tables, and gathering area along with a description of use that outlines the intended practices of the food truck area, which is part of this packet.	



In reviewing an application for a conditional use permit, Section 101-212 (c) of the Land Development Code is consulted. This section of the code specifically looks at four items for review: (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.

A review of the application and supporting material indicates that staff is unable to support the applicant's request. First and foremost, the property has a future land use designation of Office. Under the Comprehensive Plan, the Office Land Use Category is described in Objective 1.8: Office Land Use Category. "The office category is established to provide for office uses in areas that transition to residential neighborhoods. Uses allowed in addition to offices are supportive accessory uses, churches and schools as conditional uses, minor public utilities (i.e., telephone switching stations, lift stations, drainage infrastructure, and similar facilities), parks and open space, municipal facilities and other civic and cultural uses subject to standards and performance criteria set forth in this plan and in the land development regulations." The proposed food truck use is considered retail and not office. Therefore, granting the conditional use permit would be in conflict with the City's Comprehensive Plan. Even though the applicant's property is zoned C-2 General Commercial, the underlying land use does not allow this type of use.

The proposed food truck use at this location also has some other challenges as well that have not been fully addressed. This use is being added to the property when an existing use is already present. The existing building is used for office use. The building is approximately 3,627 square feet, based upon the property appraiser's information. The City's parking requirement for office is 1 per 200 square feet. This equates to 19 parking spaces for the current office use. The parking estimate used for the proposed food truck use is also 1 space per 200 square feet of event space. This was the calculation used for a food truck proposal earlier this year and is based upon what other jurisdictions have used. The food truck event area is 3,210 square feet, as based upon the site sketch. This would then require 17 parking spaces. The total spaces required within the property would then be 36 parking spaces. On the site sketch, it is shown that the property currently has 22 parking spaces, in which City staff has not confirmed or agreed with, especially since space 13 is not a valid space. The applicant has indicated that the demand for parking for the current real estate business has diminished; therefore, enough parking is available. Staff has concerns with having sufficient parking available along with no handicap parking and the site meeting ADA accessibility for this use.

The applicant has indicated that electrical outlets will be installed to limit the use of gas and propane during the operation of the food trucks and to allow the food trucks to keep their cooling systems working when they are not in use and stored on the property. The applicant has indicated that trash will be removed from the property daily by each food truck vendor, and that used cooking oils and grease will be collected by a biodiesel production company. The applicant has indicated the sites will be rented with a 30-day agreement and plans to add lights, two flags and remove the existing screening on the fence to increase visibility. The food trucks will essentially operate at this location as a traditional take-out restaurant with some outdoor seating and when not in use, a storage facility.

With the absence of specific land development regulations addressing food truck use, City staff can only analyze the

proposal based upon other requested food truck applications and note any concerns. The current proposal has not addressed restroom facilities, ADA accessibility and parking. Staff is unable to support the applicant's request due to conflict with the City's Comprehensive Plan, inadequate site design criteria, and the clear ability to document this use at this location is desirable and not a detriment. Therefore, staff recommends denial of Resolution 2024-023R.

Additional Analysis

Fiscal Impact Summary

Fiscal Impact

Fund Number and Description

Available Budget Amount

Exhibits Attached (copies of original agreements)

1.	2024-023R 300 E Hwy 50 Food Trucks CUP (06.21.2024)	2024-023R 300 E Hwy 50 Food Trucks CUP (06.21.2024).pdf
2.	Maps	Maps.pdf
3.	Food Truck Request	2_Food Truck Request.pdf
4.	Parking Lot food truck diagram (1)	Parking Lot food truck diagram (1).pdf
5.	food truck proposal	food truck proposal.pdf
6.	violation c2402-0052	violation c2402-0052.pdf
7.	Application	Application.pdf
8.	Legal Ad-300 E Hwy 50 Food Trucks CUP	Legal Ad-300 E Hwy 50 Food Trucks CUP.pdf



CITY OF CLERMONT
RESOLUTION NO. 2024-023R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR SEVERAL FOOD TRUCKS TO OPERATE AT 300 E. HIGHWAY 50, LOCATED IN THE C-2 GENERAL COMMERCIAL ZONING DISTRICT; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida, at a meeting held on July 2, 2024, recommended approval of this Conditional Use Permit to allow for the use of several food trucks, at the following location:

LOCATION:
300 East Highway 50
Realty Professionals
(Alternate Key 1626765)

WHEREAS, from the evidence presented at the public hearing and after consideration of the factors set forth in Sec. 101-212 (c) of the Land Development Code, the City Council finds, that: (1) granting the conditional use permit will not adversely affect the officially adopted comprehensive plan of the city; (2) Such use will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity; (3) The proposed use will comply with the regulations and conditions specified in the codes for such use; and (4) The proposed use may be considered desirable at the particular location.

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

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

This application for a Conditional Use Permit to allow for the use of several food trucks, be granted subject to the following conditions:

SECTION 1: GENERAL CONDITIONS

1. This Resolution shall inure to the benefit of, and shall constitute a covenant running with the land and the terms, conditions, and provisions hereof, and shall be binding upon the present owner and any successor in title or interest, and shall be subject to each and every condition herein set out.
2. Upon approval of the resolution, the aforementioned property shall only be used for the purposes described herein. No further expansion of the use or additions to this project shall be permitted except as approved by another Conditional Use Permit. Any other proposed use shall be specifically authorized by amendment and approval of the City of Clermont City Council.



CITY OF CLERMONT
RESOLUTION NO. 2024-023R

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 food truck business can occupy any portion of the site 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 food truck event area shall be inspected by the Fire Marshal for life safety requirements and other fire code related issues in conjunction with the food truck operation.
9. The food truck event area may be inspected by the City Building Inspector and all building code violations must be corrected prior to operating the food trucks.
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. Should the food truck use cease operation for a period of greater than 60 days, a new Conditional Use Permit shall be required.



CITY OF CLERMONT
RESOLUTION NO. 2024-023R

SECTION 2: LAND USES AND SPECIFIC CONDITIONS

1. This Conditional Use Permit is to allow for an open air food truck establishment. The maximum number of food trucks at the site shall be three (3). The trucks shall not be larger than 10 wide and 20 feet long. The total event space shall be parked at a ratio of 5 parking spaces per 1000 square feet of event space. The event space on the conceptual plan is 3,210 square feet. The final event space determination shall be made during the Site Review process to ensure the Site is designed to meet all Building, Fire and City Codes.
2. The food trucks will be required to comply with all City Codes and Regulations for grease and waste collection and elimination.
3. The hours of operation will be Sunday to Thursday 11:00 AM to 10:00 PM and Friday and Saturday 11:00 AM to 11:00 PM.
4. No outdoor entertainment, loudspeakers or music shall be allowed.
5. All trash shall be disposed of in accordance with City Code.
6. No flags, banners, or other signage shall be allowed except for what is contained on the food trucks.
7. The property shall be designed and developed to comply with the Clermont Land Development Regulations and Codes. The conceptual plan (Exhibit A) 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 required to comply with the Clermont Architectural Design Standards and Land Development Codes.
8. If the parking at the site is deemed to be inadequate, the applicant agrees the City Council, at a public hearing, has the right to amend or revoke the Conditional Use Permit.
9. This permit shall become null and void December 31, 2026.

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. 2024-023R

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. 2024-023R

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 13th day of August, 2024.

CITY OF CLERMONT

Tim Murry, Mayor

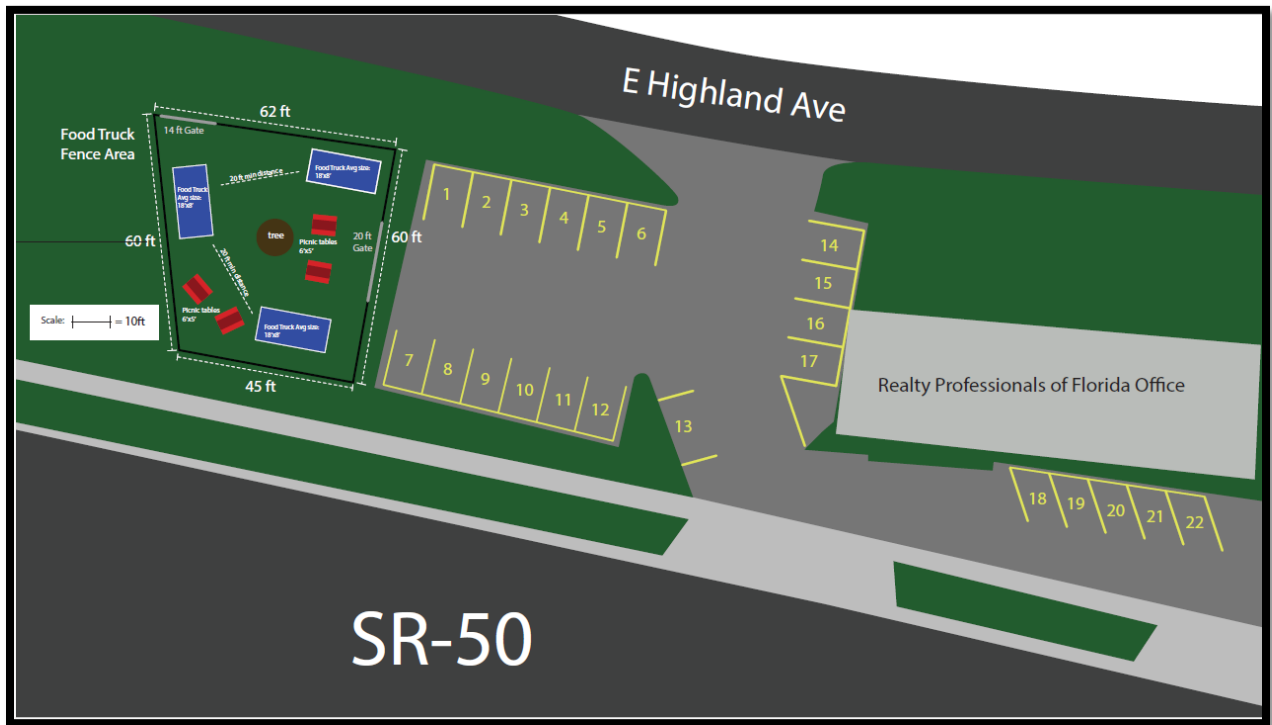
ATTEST:

Tracy Ackroyd Howe, MMC,
City Clerk

Approved as to form and legality:

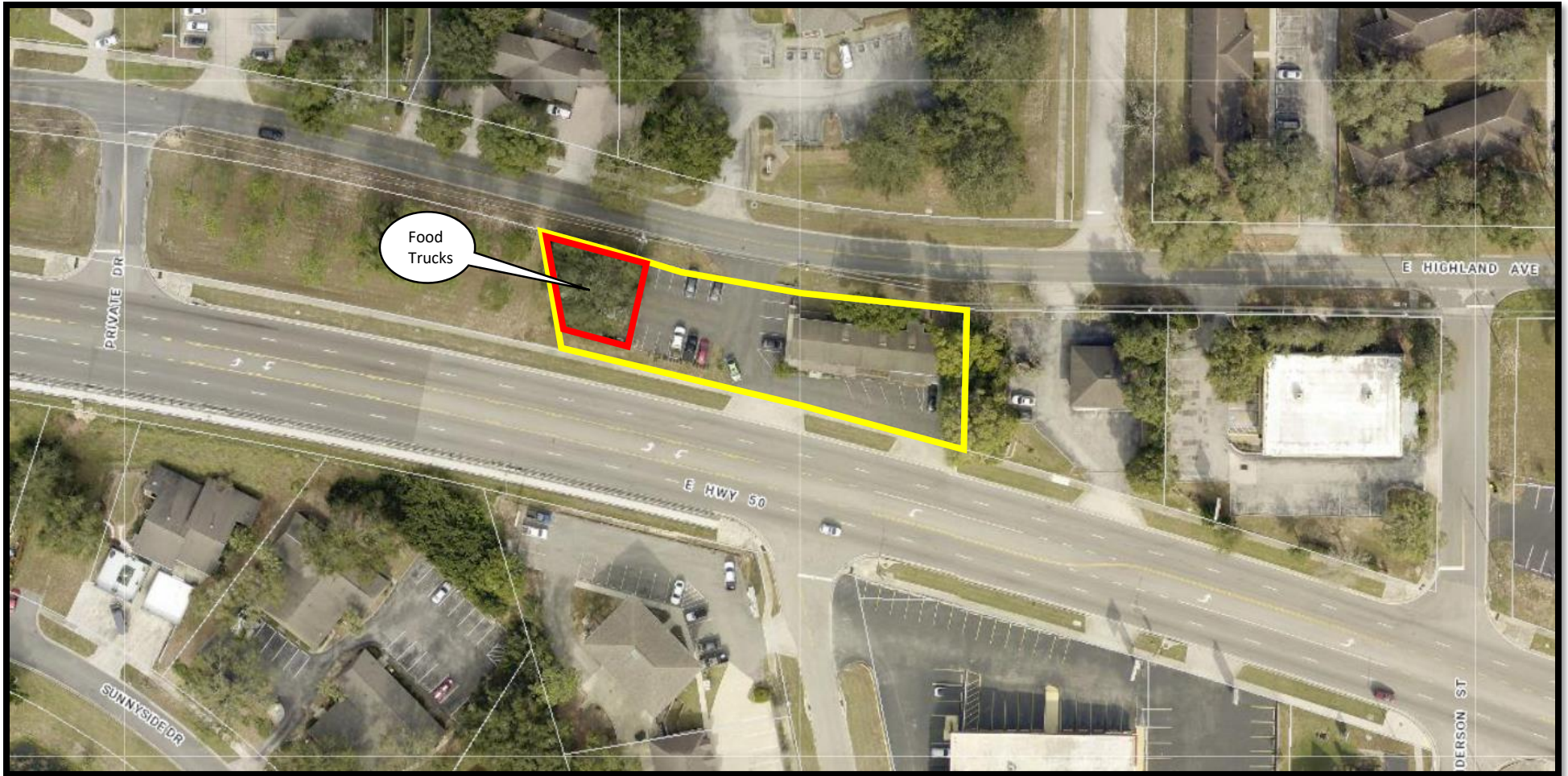
Daniel F. Mantzaris, City Attorney

Exhibit A –Conceptual Site Plan



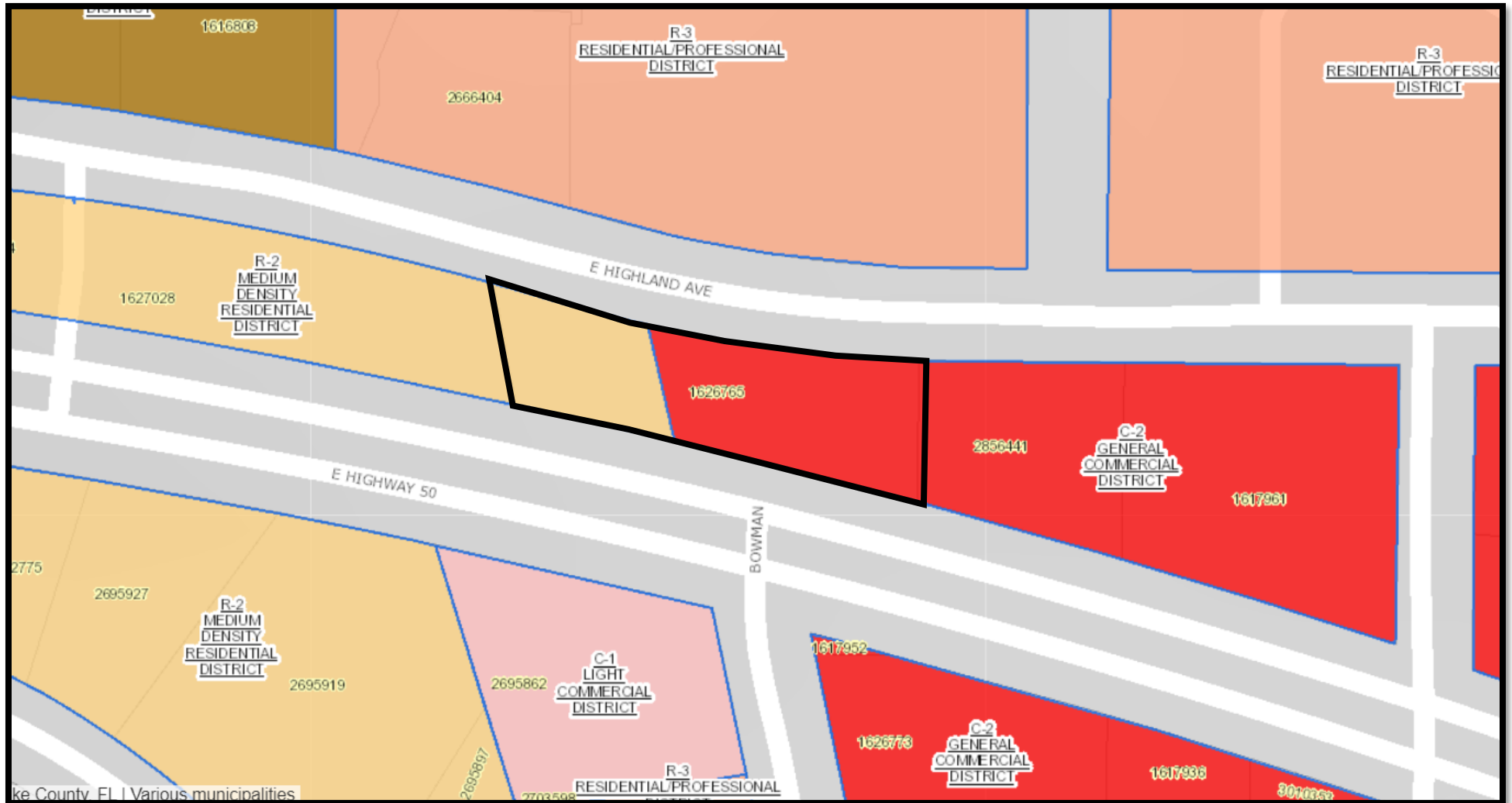
Yellow outline is the parcel and the red outline is the food truck event space.

300 E. Hwy 50 – Aerial Map

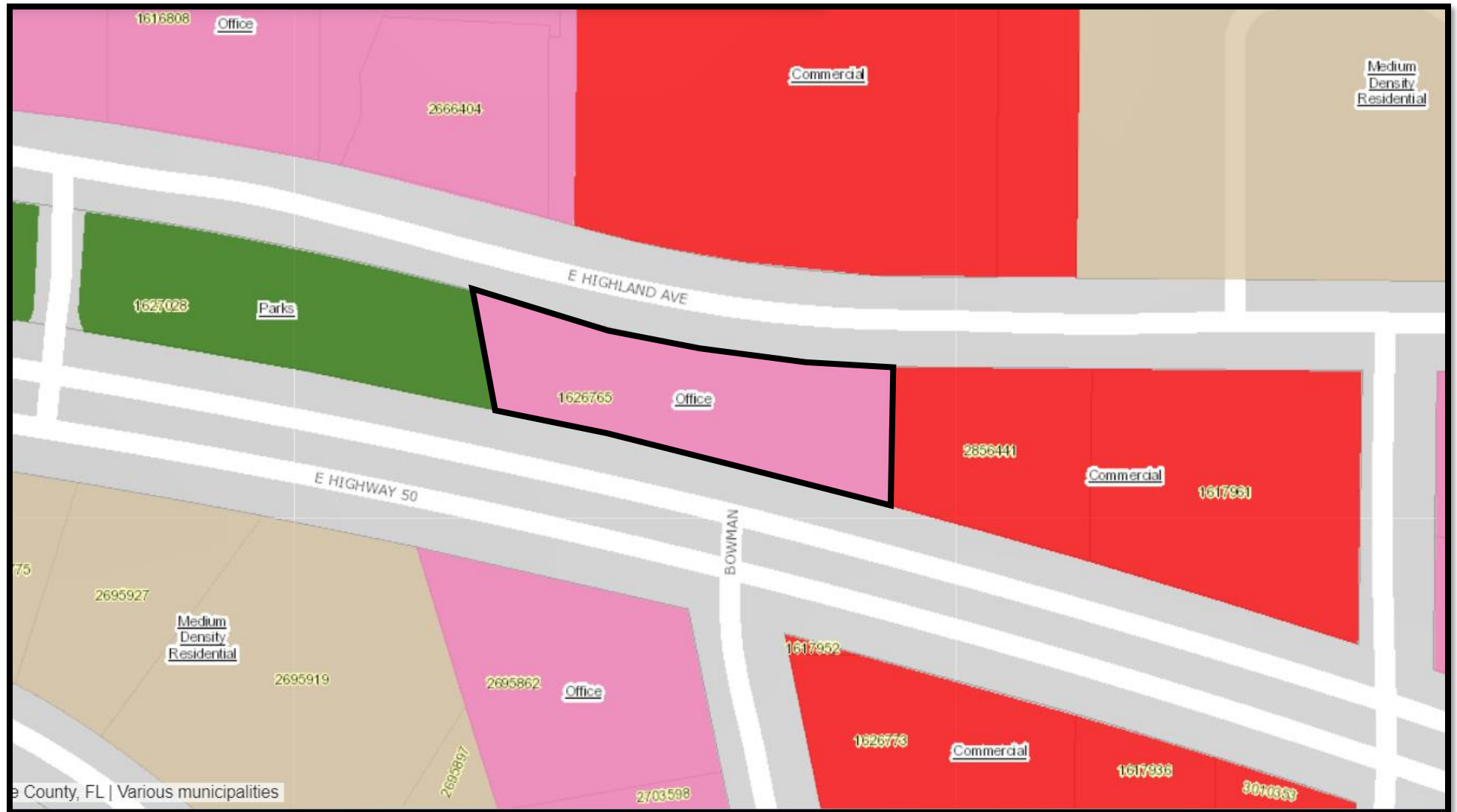


Yellow outline is the parcel and the red outline is the food truck event space.

300 E. Hwy 50 – Zoning Map



Page 71



Submitted by:
Harvey Rosenberg
300 E. Highway 50
Clermont, Florida 34711



1 2 3 4 5 6 7

12

13 14 15 16 17

8 9 10 11

18 19 20 21 22

45 feet

1

Fenced area
for Food Trucks

2

3

62 feet

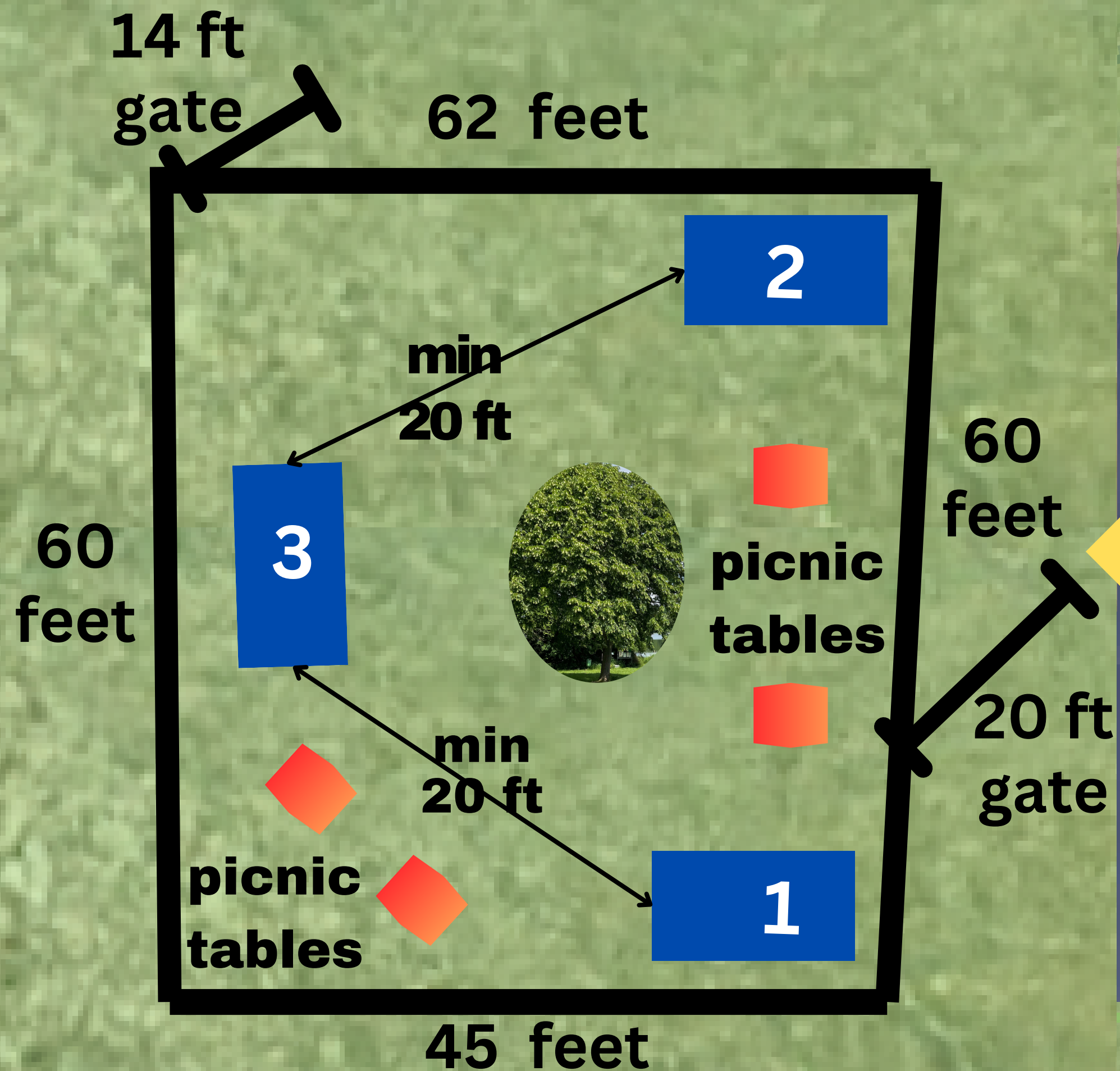
60
feet

60
feet

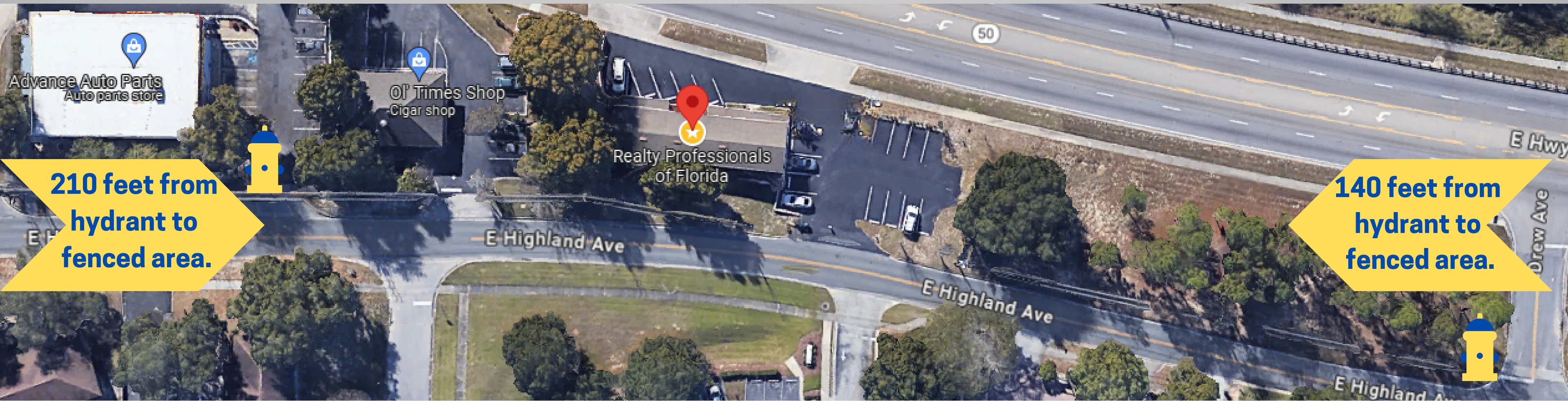
E Highland Ave

E Highland Ave

E Highland Ave



FIRE HYDRANT LOCATIONS



Highland & Advance Auto



Highland & Drew



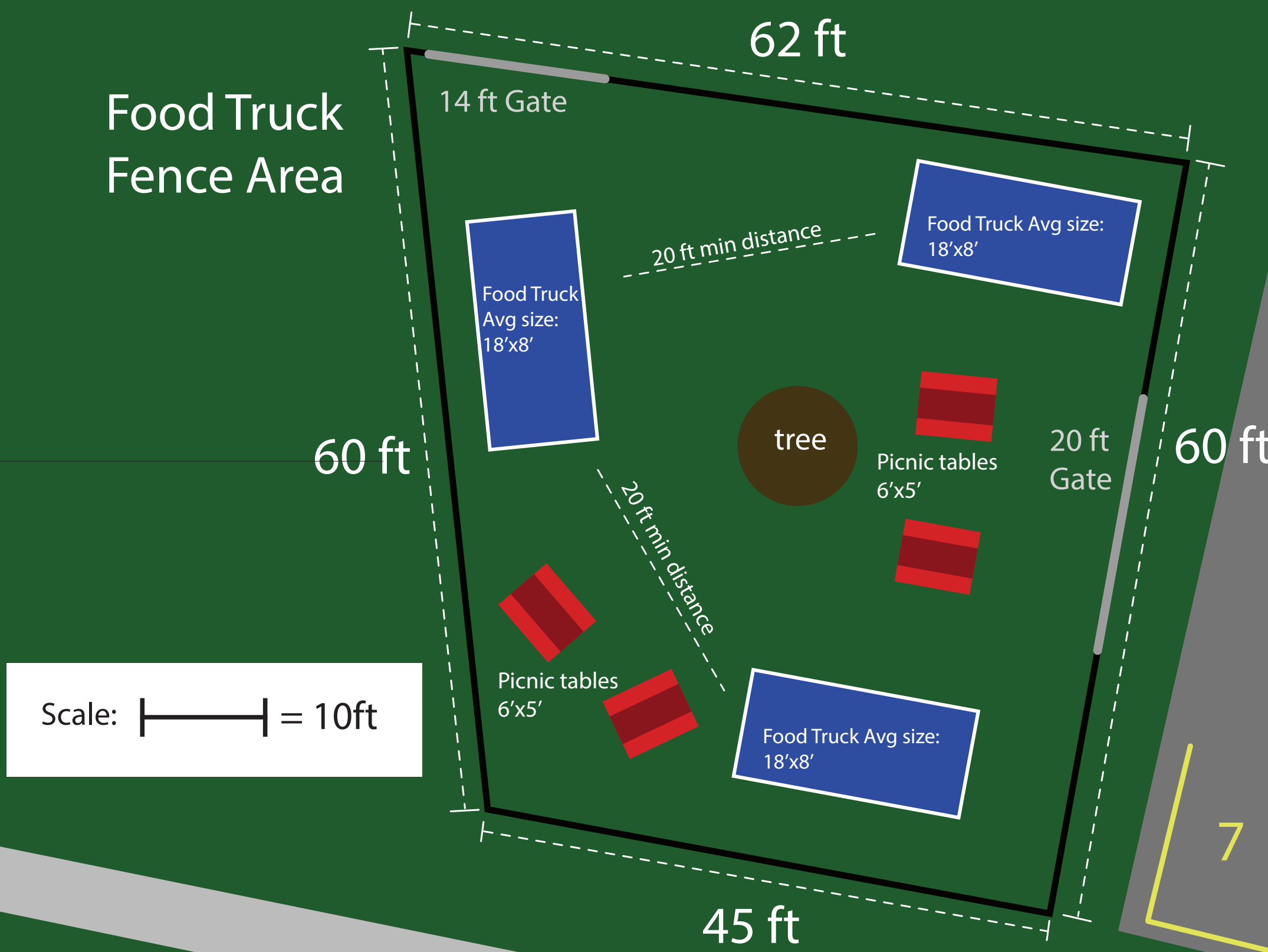
OTHER INFORMATION

- Grease from the trucks is being donated to a bio-fuel company.
- Trash is being taken by the food trucks daily back to their homes or commissary.
- All Food trucks are state inspected, state licensed, and carry insurance.

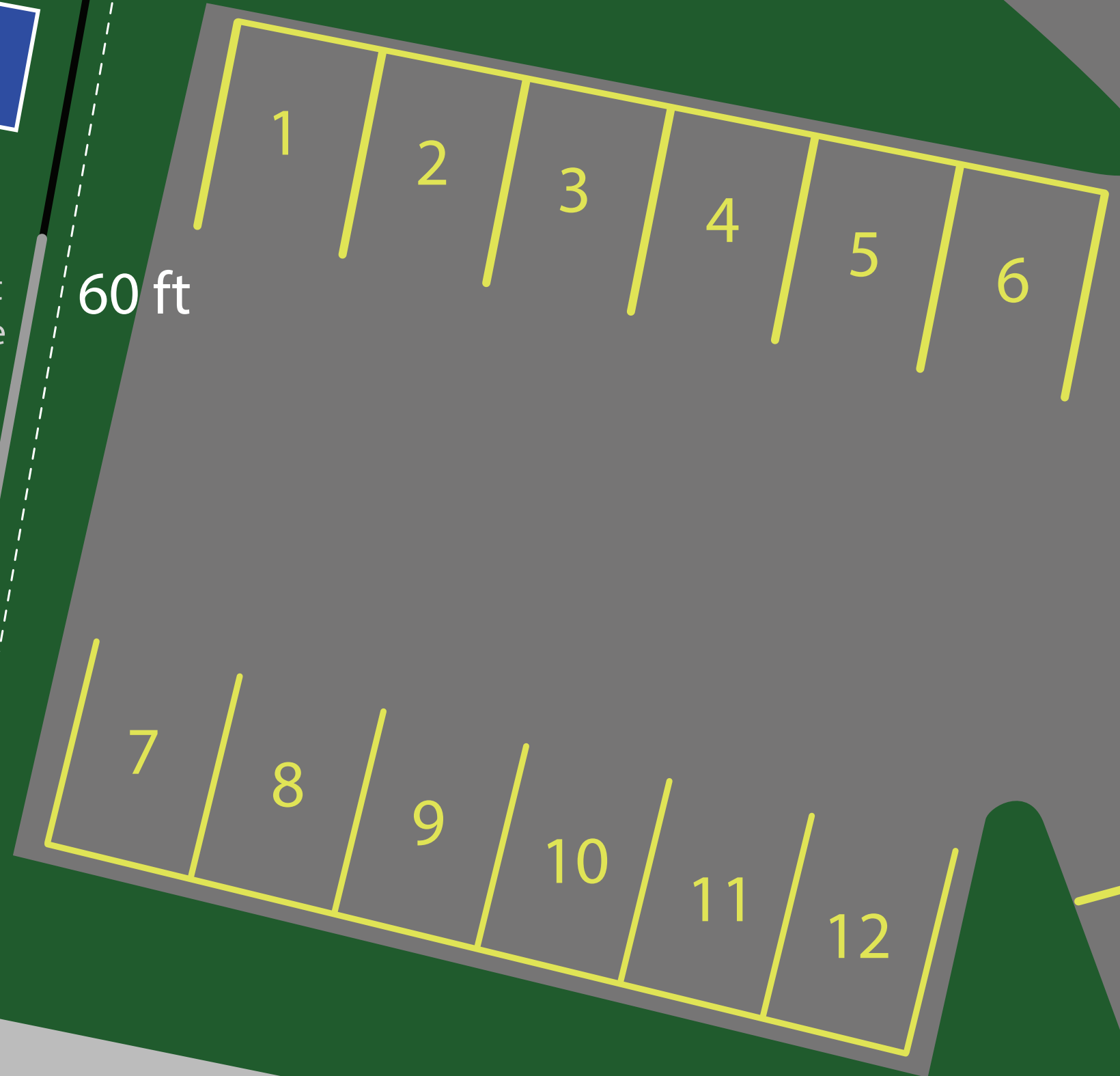
Thank you for your time.

E Highland Ave

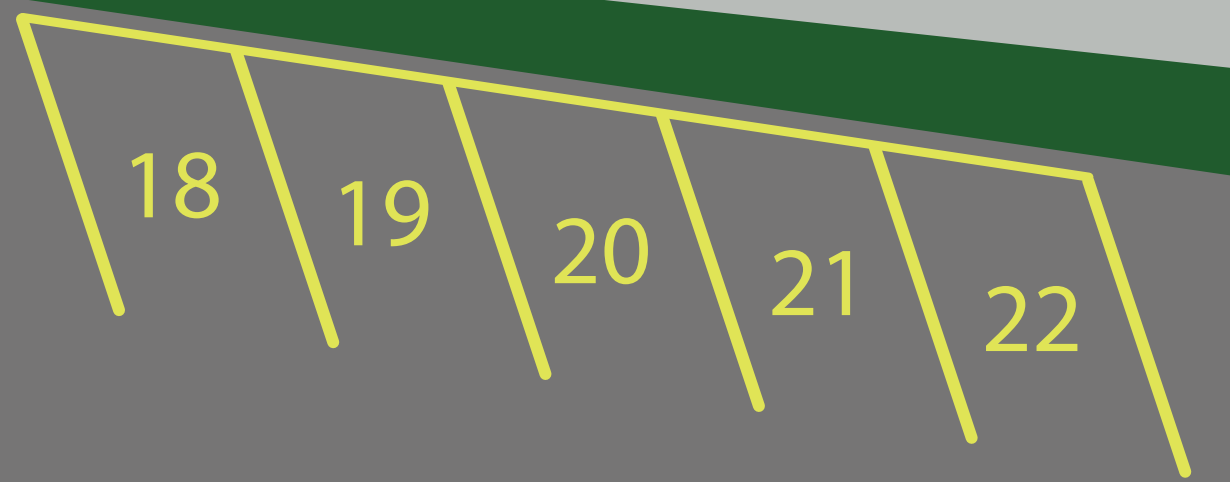
Food Truck
Fence Area



Scale:  = 10ft



Realty Professionals of Florida Office



SR-50

Food Truck Plan for 300 E. Highway 50

Objection: To utilize a portion of my commercial property which was previously approved for landscaping truck and trailer storage and convert it to a food truck area for 3 different food trucks. This will provide the citizens of Clermont with food truck options that are in high demand.

Description of use:

1. We will utilize the existing fenced area, which is approximately 60'' x 60'' square to house the food trucks.
2. We plan to have 3 food trucks offering different varieties of food that is not normally found in local restaurants.
3. Food trucks will either be 12 to 18 ft. enclosed trailers that have been built to meet state requirements or drivable "Step Vans." Also built to meet state requirements which are no longer than 18 feet.
4. These food trucks are the epitome of the American dream as they are owned and operated by local small business owners as they try to build their own paths to financial freedom.
5. The food trucks will open for business mostly when the real estate office is closed. There might be an overlap on weekdays as they open around 3:30pm and the office closes at 5:00pm. Since the real estate business has become more of an off-site business the use of the office space has diminished, so traffic to the office is limited. Normal Food truck hours will be Wednesday to Sunday from 3:30pm to 10:00pm
6. Approximately 45% to 60% of the food trucks business comes from third party delivery companies like Door Dash, Uber Eats, and Grub Hub so parking will be transient.
7. The location of the space is ideal since we have access to both Highway 50 and East Highland Ave for ease of entrance and exit. Additionally, we have Anderson Street to the East and both Drew Ave and East Ave to the west to allow for easy flow of traffic.

8. The property sits between 2 fire hydrants, the one to the East is less than 210 feet away and the one to the West is only 150 feet away. The Fire station is 6 tenths of a mile from this property.
9. Electrical outlets will be installed to limit the use of gas and propane generators which will also reduce the risk of fire and casualty.
10. All Food truck operators are licensed and inspected by the state of Florida and carry General liability insurance.
11. Trash will be removed from the property daily by each food truck vendor so not to add to the waste pick up from the subject property.
12. Used cooking oils and grease will be collected by a Biodiesel production company.
13. To improve the visibility of the food trucks we will remove the black fence screen and add 2-flags to the corners of the fenced area which will only be displayed when the food trucks are open for business.
14. We will add lights to increase visibility to the parking lot and the food truck area for safety.
15. This is not a food truck business; we are only renting space to owners of food trucks to allow them to operate their business. The operators have the ability to leave for special events or open for business at the location. Each food truck will enter into a 30-day lease agreement for the space which can be renewed each month if it makes business sense to the operator. Food trucks will have the ability to store their trucks when not in use connected to power to keep their cooling systems working.

City of Clermont

P.O. BOX 120219, CLERMONT, FLORIDA 34712-0219

VIOLATION NOTICE

February 22, 2024

Violation # C2402-0052

To: ROSENBERG ARLENE A TRUSTEE
988 CORNELL AVE
CLERMONT, FL 34711

Violation/Property address: 300 East Hwy 50 Clermont, Fl. 34711 (Realty Professionals)

You are hereby notified that you are in violation of the referenced section of the City of Clermont Code of Ordinances for the parcel located at 300 East Hwy 50 in reference to: Food Trucks on site without an approved Conditional Use Permit (CUP) that is a required for this commercially zoned area.

Compliance with the Violation(s) listed will be when the following condition(s) are met: A Completed CUP Application; remove all signs and banners; remove lights to not cause a glare at night to eliminate any potential traffic hazard; remove tables/chairs.

Type of Violation: Other Violations

Sec. 101-328. - Uses under conditional use permits.

Any use which is permitted as a conditional use in a district under the terms of this land development code shall be deemed a conforming use, subject to any conditions legally imposed by the city council in the past.

(Code 1998, § 86-284; Code 2008, § 86-284; Ord. No. 281-C, § 1(ch. 3, art. III, § 1(D)), 11-8-1994)

Type of Violation: Other Violations

Sec. 125-337. - Conditional uses.

(a)Conditional uses in the C-2 district are as follows:(1)Manufacturing, provided such manufacturing employs not more than five persons and is incidental, complementary to, and in conjunction with a retail business or service.(2)Residential storage warehouses where storage facility uses are exclusively for storing excess personal property generally stored in residential accessory buildings. This shall not include the storage of manufacturing or commercial products.(3)Shopping centers; any group of businesses with shared parking or in which the total land area of the development is ten acres or more.(4)Agricultural service operations.(5)Public or semipublic facilities or structures not operated by the city and not listed as a permitted use.(6)Utility facilities; such as electric transformers, gas regulator stations, and so forth.(7)Recreational vehicle parks.(8)Hospitals, clinics, and nursing homes.(9)Automobile and truck repair garages; and painting, welding and body shops.(10)Dwelling units, provided that the requirements of the R-3 zone are met, mobile home parks per article V of this chapter, and planned unit developments per article IV of this chapter.(11)Kennels or veterinary clinics, provided that all animal services and confinement areas; including runs, are in air conditioned and sound-attenuated buildings.(12)Churches, funeral homes and cemeteries.(13)Retail establishments more than 100,000 square feet.(14)Private schools.(15)Bus terminals, major equipment sales, manufactured housing sales, travel trailer and recreational vehicle sales.(16)Bed and breakfast inns.(17)Automobile and truck services, carwashes, and automobile, truck, boat and farm equipment sales.(b)In case of uncertainty of the

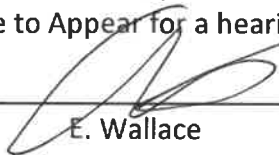
classification of any use, uses may be permitted which; after consideration by the planning and zoning commission and approval of the city council, are not more obnoxious to the district than the uses provided in this section. All conditional uses must be provided per chapter 101, article III, division 3.

(Code 1998, § 122-224; Code 2008, § 122-224; Ord. No. 281-C, § 1(ch. 7), 11-8-1994; Ord. No. 292-C, § III, 4-13-1999; Ord. No. 294-C, § 2, 9-2

If you have any questions concerning this matter, please contact me at (352)-241-7304 or ewallace@clermontfl.org. Also, when you comply, please contact me so an inspection to determine compliance can be scheduled.

You are directed to take action by **March 22nd, 2024**. Failure to remedy the violation within the allotted time will result in a Notice to Appear for a hearing before the Code Enforcement Board.

By:



E. Wallace
Code Enforcement Officer



CITY OF CLERMONT

CONDITIONAL USE PERMIT

APPLICATION

Date 02/23/2024		FEE: \$845 + cost of advertisement + cost of traffic review (if necessary)	
Project Name (if applicable) Food Trucks on Commercial property			
Applicant Harvey Rosenberg			
Contact Person Harvey Rosenberg			
Address 300 E. Hwy 50	City Clermont	State FL	Zip 34711
Telephone 407-948-4069	Fax N/A		
Email Harvey@realtyprosfl.com			
OWNER INFORMATION ☒ (Check box if owner information is same as applicant)			
Owner's Name Rosenberg Family Trust			
Owner Address 300 E. Hwy 50	City Clermont	State FL	Zip 34711
Telephone 407-948-4069	Fax N/A		
PROPERTY INFORMATION			
Address of Subject Property 300 E. Hwy 50	City Clermont	State FL	Zip 34711
General Location Directly across from Bowman Street and Between highway 50 and East Highland street			
Legal Description & Alternate Key (include copy of survey) CLERMONT SUNNYSIDE UNIT LOT 1 N OF HWY, BLK 2, CLOSED ST LYING W OF LOT 1, BLK 2 N OF HWY, BEG AT INTERSECTION OF N R/W LINE OF SR 50 WITH W R/W LINE OF BOWMAN ST, RUN W'LY ALONG N R/W LINE OF SR 50 A DIST OF 100 FT, N'LY PARALLEL TO W R/W LINE OF BOWMAN ST TO S R/W LINE OF HIGHLAND AVENUE, E'LY TO W R/W LINE OF BOWMAN ST, S'LY TO POB, BEING A PART OF BLK 7 PB 8 PG 66 ORB 3997 PG 1932			
Land Use (City verification required) C2 General Commercial and Office			
Zoning (City verification required) Commercial C2			



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.

We have a fenced in area that has been used for trailer and truck storage, security, and business practices. We are still gonna use it as trailer storage and business, but the trailers will be Foot Truck trailers which will conduct business selling food and beverage. The space is 1290 SQ ft per clermont records, we have 24 parking spaces and the access to both highway 50 and East highland street for easy traffic flow. We plan to have between 1 and 4 food trucks at any given time. The space has already been permitted by the city and it meets the current landscape code as well. The only change will be the type of trailers and work being done in this area.

Harvey Rosenberg

Applicant Name (print)

Harvey Rosenberg

Owner Name (print)

x

Applicant Name (signature)

x

Owner Name (signature)

*****NOTICE*****

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

City of Clermont

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

PROPERTY RECORD CARD

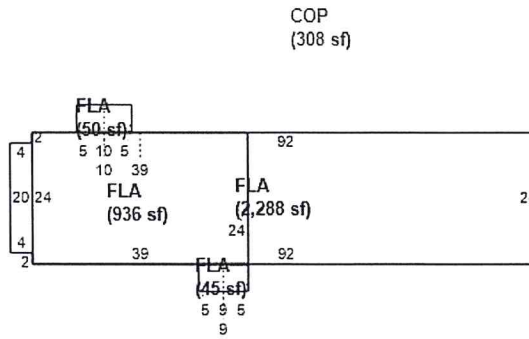
General Information

Name:	ROSENBERG ARLENE A TRUSTEE	Alternate Key:	1626765
Mailing Address:	988 CORNELL AVE CLERMONT , FL 34711 Update Mailing Address	Parcel Number: 📍	25-22-25-1000-002-00100
		Millage Group and City:	000C Clermont
		2023 Total Certified Millage Rate:	17.3304
		Trash/Recycling/Water/Info:	My Public Services Map 📍
Property Location:	300 E HWY 50 CLERMONT FL, 34711	Property Name:	REALTY PROFESSIONALS Submit Property Name 📍
		School Information:	School Locator & Bus Stop Map 📍 School Boundary Maps 📍
Property Description:	CLERMONT SUNNYSIDE UNIT LOT 1 N OF HWY, BLK 2, CLOSED ST LYING W OF LOT 1, BLK 2 N OF HWY, BEG AT INTERSECTION OF N R/W LINE OF SR 50 WITH W R/W LINE OF BOWMAN ST, RUN W'LY ALONG N R/W LINE OF SR 50 A DIST OF 100 FT, N'LY PARLLEL TO W R/W LINE OF BOWMAN ST TO S R/W LINE OF HIGHLAND AVENUE, E'LY TO W R/W LINE OF BOWMAN ST, S'LY TO POB, BEING A PART OF BLK 7 PB 8 PG 66 ORB 3997 PG 1932		
NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.			

Commercial Building(s)

Building 1

Commercial	Building Value: \$197,100.00 Building Use: OFFICE BLDG 1 STORY (17C) Structure Type:		
Summary	Section(s)		
Year Built: 1961	Section Type	No. Stories	Ground Floor Area
Total Effective Area: 3627	COMMERCIAL CANOPY (COP)	1.00	308
Full Bathrooms: 1	FINISHED LIVING AREA (FLA)	1.00	3319
Half Bathrooms: 1			
Elevators: 0			
Elevator Landings: 0			
Residential Units: 0			
Kitchens: 0			
Fireplaces: 0			
	View Larger		



Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
1	PAVING (CPAV1)	8220	SF	1989	\$6,658.00
2	FENCE (CFEN1)	1290	SF	2020	\$1,635.00

NOTE: Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or beneficial/equitable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted [Site Notice](#).

Copyright © 2014 Lake County Property Appraiser. All rights reserved.
Property data updated nightly.

Site Notice

City of Clermont

P.O. BOX 120219, CLERMONT, FLORIDA 34712-0219

AFFIDAVIT OF COMPLIANCE

In the matter of:

Case # C2020-000960

ROSENBERG ARLENE A TRUSTEE

7365 POTOMAC FALLS DR

BOYNTON BEACH, FL 33437

Violation Address: 300 EAST HWY 50

Personally appeared before me, Evie Wallace Code Enforcement Officer of the City of Clermont:

1. That on May 18, 2021, the Code Enforcement Special Magistrate held a public hearing and issued an Order in the abovementioned case.
2. That, pursuant to said Order, the Respondent was to have taken certain corrective action by or before November 14th, 2021 for this violation or a \$150.00 per day fine was to be imposed.
3. That, an inspection was performed on November 12th, 2021 and found that the corrective action ordered by the Special Magistrate was completed.
4. In accordance with the Special Magistrate's order, a fine of \$0.00 per day accrued from to per calendar day with a grand total of 0 days fines were accrued.

Sworn to and subscribed before me this 12th day of November, 2021.

Evie Wallace
Evie Wallace

Code Enforcement Officer

City of Clermont, 685 W. Montrose Street

Clermont, FL 34711

The forgoing instrument was acknowledged before me this 12th day of November, 2021, by Evie Wallace as the Code Enforcement Officer for the City of Clermont, who is personally known to me and who did take an oath.



Signature:

Printed Name:

City of Clermont
P.O. BOX 120219, CLERMONT, FLORIDA 34712-0219

Case Closed

November 12th, 2021

Violation # C2020-000960

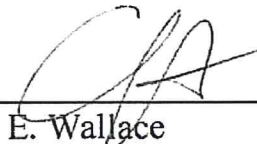
**To: Rosenberg Arlene A Trustee
7365 Potomac Falls Dr
Boynton Beach, Fl. 33437**

Violation/Property Address: 300 East Hwy 50 (Alt Key# 1626765) Clermont, Fl. 34711

You are hereby notified that as of November 12th, 2021 the property is in full compliance.
This case has been closed and no further action is required.

Thank you for your cooperation.

By: E. Wallace



E. Wallace
Code Enforcement Supervisor
352-241-7304
ewallace@clermontfl.org

State Road 50

 **Magnolia**
3 in caliper/12' tall
65 gallon container

 **Crepe Myrtle**
minimum 8' height

 **Shrubs**
30 inches on center
minimum 24 in height

Highland

State Road 50

 **Magnolia**
3 in caliper/12' tall
65 gallon container

 **Crepe Myrtle**
minimum 8' height

 **Shrubs**
30 inches on center
minimum 24 in height

Highland











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:	2024-0236R

Date:	06/06/2024
Order Number:	10264136
Prepayment Amount:	\$ 0.00

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

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	2	06/17/2024 - 07/29/2024	Govt Public Notices
LEE dailycommercial.com	2	06/17/2024 - 07/29/2024	Govt Public Notices

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

Total Cash Order Confirmation Amount Due	\$150.92
Tax Amount	\$0.00
Service Fee 3.99%	\$6.02
Cash/Check/ACH Discount	-\$6.02
Payment Amount by Cash/Check/ACH	\$150.92
Payment Amount by Credit Card	\$156.94

Order Confirmation Amount	\$150.92
----------------------------------	-----------------

Ad Preview

LEGAL NOTICE

On Tuesday, July 2, 2024 at 6:30 PM, the Clermont Planning & Zoning Commission will consider a request for a Conditional Use Permit (2024-023R), to allow for several food trucks to operate at 300 E. Hwy 50, located in the C-2 General Commercial zoning district. The final public hearing for the proposed request will be heard by the Clermont City Council on Tuesday, August 13, 2024 at 6:30 PM.

LOCATION

300 East Highway 50
Realty Professionals
(Alternate Key # 1626765)

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

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

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

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

Tracy Ackroyd Howe, MMC
City Clerk

Daily Commercial
June 17, 2024 and July 29, 2024
10264136



CITY OF CLERMONT

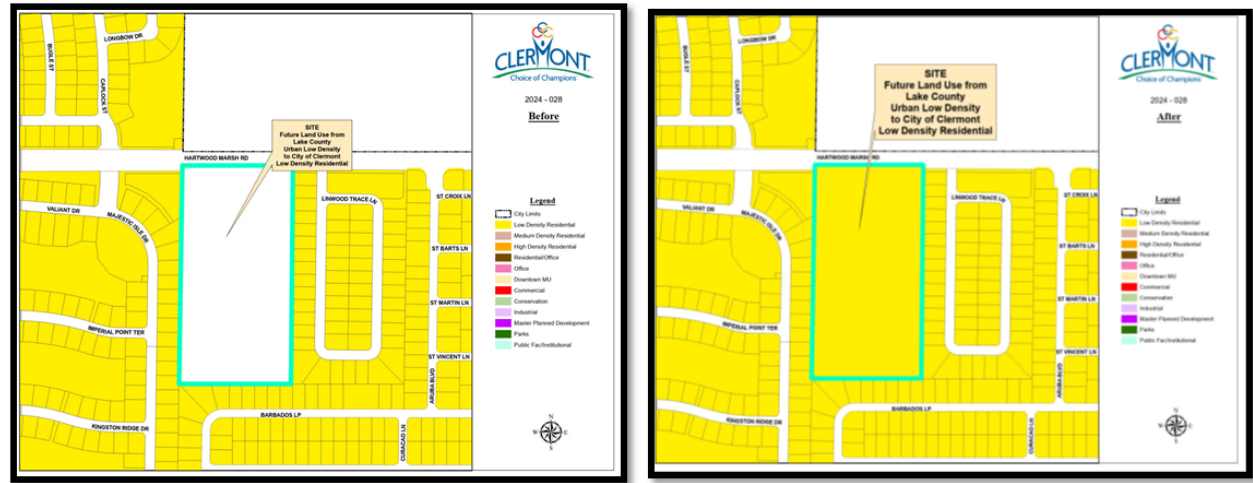
AGENDA ITEM

Meeting Date	
Tuesday, July 2, 2024	
Agenda Item Name	
Ordinance No. 2024-028 <i>Bongard Estates SSCP</i>	
Requested Action	
Recommend approval of Ordinance No. 2024-028.	
Staff Report	

The applicant, Sloan Engineering Group, Inc., is requesting a small-scale comprehensive plan amendment for approximately 19.68 +/- acres for a vacant parcel located on Hartwood Marsh Road, east of Hancock Road. The parcel is adjacent to the Regency Hills Subdivision. The property is contiguous to city boundaries, as required for annexation by Florida Statutes 171.044.

The current Lake County future land use designation is Urban Low Density, which allows up to four (4) units per acre. The applicant is requesting a future land use map change upon annexation to Clermont Low Density Residential designation, which allows up to three (3) dwelling units per acre. The proposed map amendment would allow for the construction of 51 single family dwelling units. The Low Density Residential future land use is consistent with the surrounding designated land uses and current development patterns in the area. The applicant has provided a Traffic Impact Analysis prepared by Traffic Planning and Design, Inc., conducted in accordance with the Lake–Sumter MPO’s Traffic Impact Methodology and Guidelines. The study concluded: "Access to the site is proposed via one full access driveway on Hartwood Marsh Road. This site access driveway is projected to operate satisfactorily in the projected conditions. The Traffic Impact Study (TIS) recommends that a 210-foot westbound left turn lane be constructed at the site access driveway. All other intersections currently operate within the adopted Level of Service (LOS) standards and will continue to do so upon the addition of background and projected trips. The development proposal for this parcel does not conflict with the Low Density Residential future land goals, objectives and policies for the City’s Comprehensive Plan. The Lake County School Board has determined that 51 single family units would generate approximately sixteen (16) student seats, which would be considered de-minimus impact on the school district. Therefore, school concurrency review is not required for the project.

Staff recommends approval of Ordinance 2024-028.



Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	2024-028 - Bongard Estates SSCPA (06.19.2024)	2024-028 - Bongard Estates SSCPA (06.19.2024).pdf
2.	LOCATION MAP	LOCATION MAP.pdf
3.	2024-28 Before	2024-28 Before.pdf
4.	2024-18 After	2024-18 After.pdf
5.	2804 Prelim3-Site	2804 Prelim3-Site.pdf
6.	BongardEstates_SC_NoImpactLtr_05232024	BongardEstates_SC_NoImpactLtr_05232024.pdf
7.	Comp Plan Amendment Application	Comp Plan Amendment Application.pdf
8.	Legal Ad SSCPA	Legal Ad SSCPA.pdf



CITY OF CLERMONT
ORDINANCE NO. 2024-028

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

PARCEL ID: 10-23-26-0004-000-00600

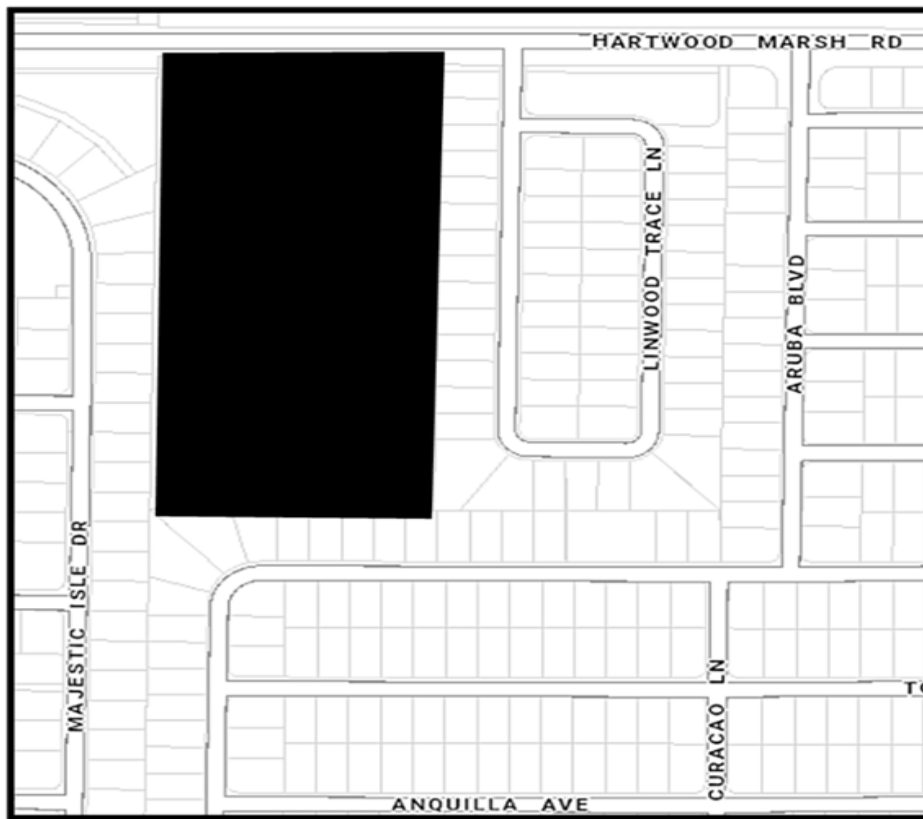
A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY FLORIDA, BEING DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF LOT 28, SOUTHERN FIELDS PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 53, PAGES 30-32, PUBLIC RECORDS OF LAKE COUNTY FLORIDA FOR A POINT OF BEGINNING; THENCE RUN NORTH 00°49'47" EAST, ALONG THE EAST LINE OF REGENCY HILLS PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 49, PAGES 51-58 AND REGENCY HILLS PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 48, PAGES 32-36, BOTH RECORDED

CITY OF CLERMONT
ORDINANCE NO. 2024-028

IN SAID PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, 1294.13 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF HARTWOOD MARSH ROAD; THENCE RUN NORTH 89°59'36" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 662.10 FEET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, RUN SOUTH 00°47'10" WEST, 1294.52 FEET TO THE NORTH LINE OF AFORESAID PLAT OF SOUTHERN FIELDS PHASE 1; THENCE RUN NORTH 89°58'20" WEST, ALONG SAID NORTH LINE, 663.08 FEET; TO THE POINT OF BEGINNING

LOCATION

A vacant parcel located on Hartwood Marsh Road
and east of Hancock Road
Alternate Key 1412293
19.68 +/- Acres



CHANGE IN FUTURE LAND USE DESIGNATION:

**FROM: LAKE COUNTY URBAN LOW DENISTY
TO: CITY OF CLERMONT LOW DENSITY RESIDENTIAL**



CITY OF CLERMONT
ORDINANCE NO. 2024-028

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. 2024-028

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

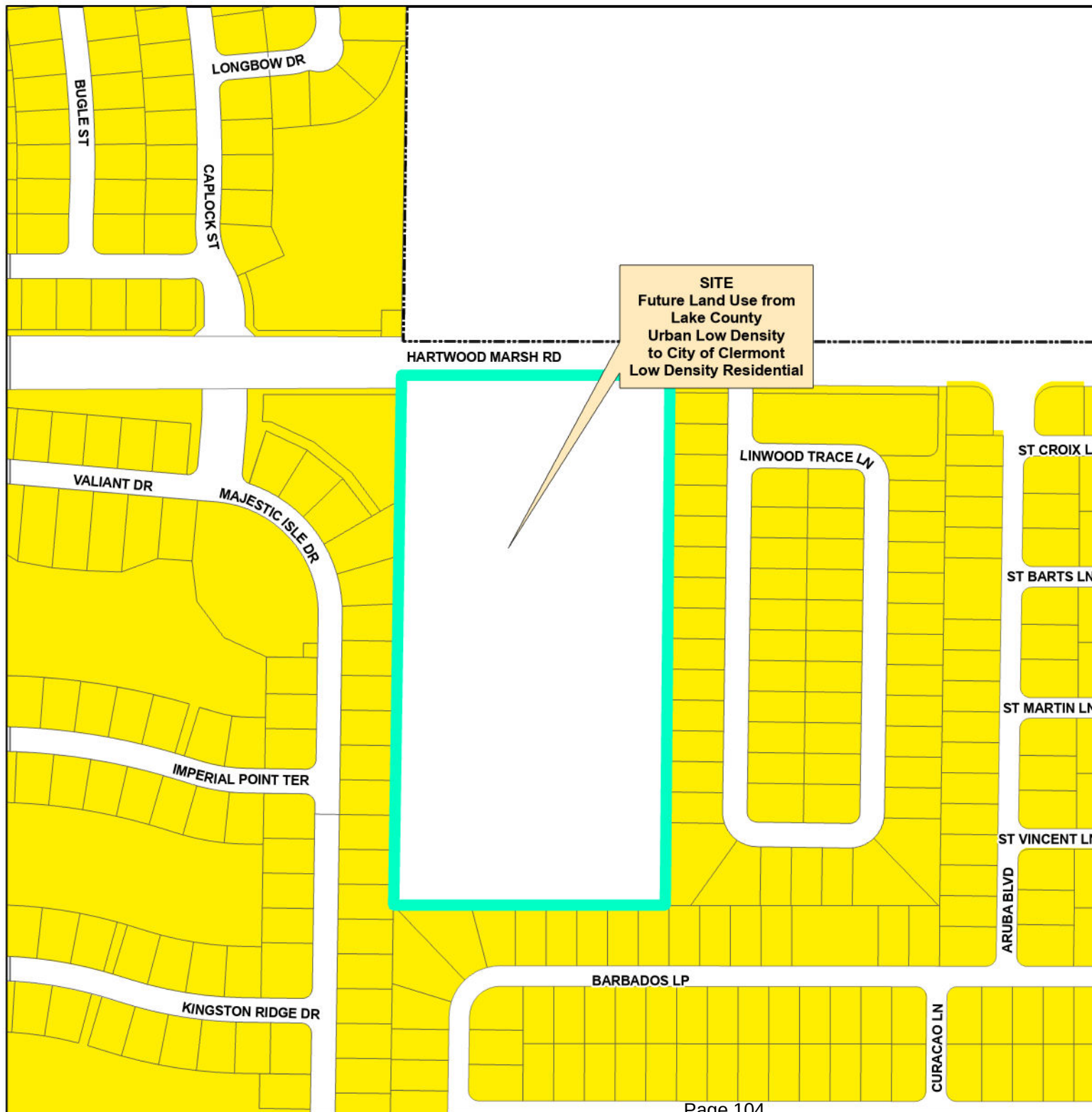
LOCATION MAP



**Subject Property
Outlined in Yellow**

2024 - 028

Before

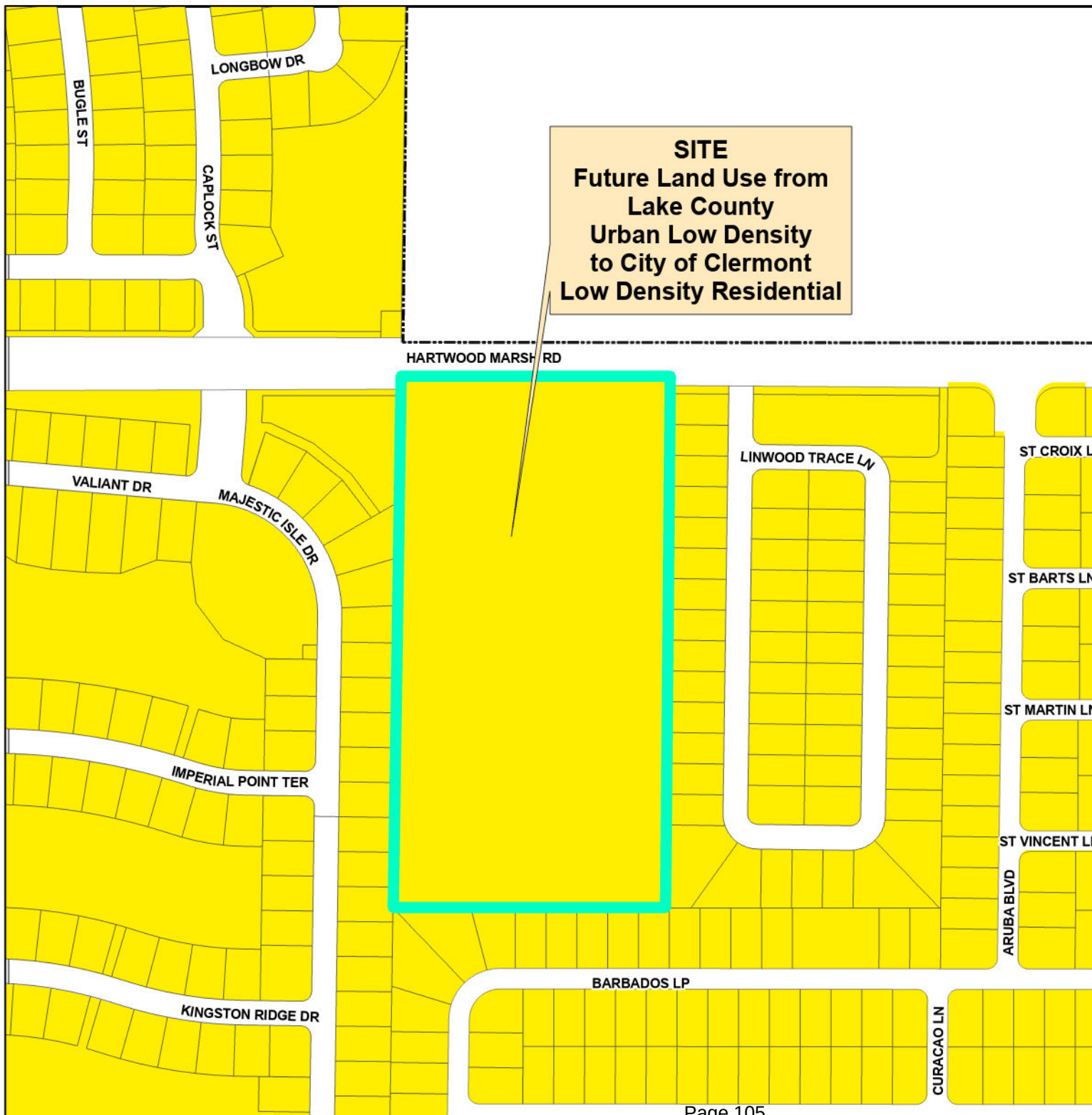


Legend

-  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



SITE
Future Land Use from
Lake County
Urban Low Density
to City of Clermont
Low Density Residential



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





Superintendent:
Diane S. Kornegay, M.Ed.

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

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

May 23, 2024

Ms. Sharon Bongard
c/o Sloan Engineering Group
PO Box 253
Bartow, FL 33831

RE: Bongard Estates - Clermont
School Concurrency – Letter of No Impact #NI2024-08
Alt Key(s): 1412293 - approximately 20 acres

Dear Ms. Bongard:

The school district has received your request for a school concurrency review for fifty-one (51) single-family dwelling units on approximately 20 acres. The property is currently undeveloped.

Please be advised that 51 single-family units would generate approximately sixteen (16) students which, at this time, would be considered a de minimus impact for the school district. Therefore, full school concurrency review will not be required at this time.

If you should have questions or need more information please do not hesitate to contact me at 352-253-6696 or by email at croneyh@lake.k12.fl.us.

Sincerely,

Helen LaValley
Growth Planning Department



CITY OF CLERMONT
COMPREHENSIVE PLAN AMENDMENT
Application Instructions

APPLICATION FEE:

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

APPLICATION PROCESS:

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

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

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

AMENDMENT TIME FRAME:

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



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

Application Information Required

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

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

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



CITY OF CLERMONT
COMPREHENSIVE PLAN AMENDMENT
Application

DATE: 04/16/2024

FEE: _____

Project Name (if applicable): Bongard Estates

Applicant: Sloan Engineering Group Inc.

Contact Person: Steve Sloan

Address: P.O. Box 253

City: Bartow State: Florida Zip: 33831

Phone: 863-800-3046 Fax: _____

E-Mail: ssloan@sloaneg.com

OWNER: Sharon G Bongard

Address: 193 Pascack Road

City: Woodcliff Lake State: NJ Zip: 07677

Phone: 540-357-1913 Fax: _____

E-Mail: vbongard03@gmail.com

General Location: Hartwood Marsh Rd

Legal Description (include copy of survey): See attached survey and Word document

Property size (in acres or square feet): 19.68 acres

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

Existing (Actual) Land Use: Planted Pines

Existing Zoning: Agricultural (A)

Existing Future Land Use: Urban Low

Proposed Future Land Use: Clermont Low Density Residential

Type of development proposed: Single Family Subdivision



Proposed density (dwelling units/acre) or intensity: 2.59 units per acre

Proposed Zoning District: R-2

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

The proposed amendment will allow the construction of a single family home subdivision consisting of approximately 51 lots.
The subdivision will connect to City of Clermont existing utilities including water, sewer and re-use water.
The subdivision will directly connect to Hartwood Marsh Road.
The subject property is surrounded by similar residential subdivisions that are within the City of Clermont.
This proposal will accommodate the ongoing need for housing.

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

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

***** NOTICE *****

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

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



APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Steve Sloan

, 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
Lake County Urban Low _____ to Clermont Low 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.

Steve Sloan

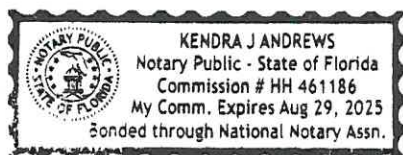
Affiant - Applicant Name (print)

X

Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 16 day of April, 2024.



X

Notary Public, State of Florida at Large

My Commission Expires: 08/29/2025

See attached Executed Affidavit
for
Land Development



OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

_____, 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 _____ to _____ for the property legally described on the attachment of this application.
3. That the owner of said property has appointed _____ 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.

Affiant - Applicant Name (print)

X _____
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this _____ day of _____, 20__.

X _____
Notary Public, State of Florida at Large

My Commission Expires: _____

CITY OF CLERMONT
NOTICE OF PROPOSED LAND USE CHANGE
Small Scale Comprehensive Plan Amendment
ORDINANCE NO. 2024-028

The Clermont Planning and Zoning Commission will hold a public meeting on Tuesday, July 2, 2024 at 6:30 p.m., and a public meeting will be held before the Clermont City Council on Tuesday, August 13, 2024 at 6:30 p.m. for the final reading of the adoption ordinance 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 19.68 +/- acre parcel from Lake County Urban Low Density to Clermont Low Density Residential Land Use Designation.



Location:

Vacant parcel located on Hartwood Marsh Road
And east of Hancock Road
Alternate Key 1412293
19.68 +/- Acres

ORDINANCE 2024-028

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

The public hearings are held in the Council Chambers of City Hall, located at 685 W. Montrose Street, and are open to public comment. Please call (352) 394-4083, ext. 3 if you have any questions.

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

Exhibits Attached (copies of original agreements)	
1. 2024-029 - Bongard Estates Rezoning (06.19.2024)	2024-029 - Bongard Estates Rezoning (06.19.2024).pdf
2. LOCATION MAP	LOCATION MAP.pdf
3. 2804 Prelim3-Site	2804 Prelim3-Site.pdf
4. 2024-029 Before	2024-029 Before.pdf
5. 2024-029 After	2024-029 After.pdf
6. Rezoning Application	Rezoning Application.pdf
7. Ad_REZ Bongard Estates - Legal Ad RZ	Ad_REZ Bongard Estates - Legal Ad RZ.pdf



CITY OF CLERMONT
ORDINANCE NO. 2024-029

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 PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY FLORIDA, BEING DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF LOT 28, SOUTHERN FIELDS PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 53, PAGES 30-32, PUBLIC RECORDS OF LAKE COUNTY FLORIDA FOR A POINT OF BEGINNING; THENCE RUN NORTH 00°49'47" EAST, ALONG THE EAST LINE OF REGENCY HILLS PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 49, PAGES 51-58 AND REGENCY HILLS PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 48, PAGES 32-36, BOTH RECORDED IN SAID PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, 1294.13 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF HARTWOOD MARSH ROAD; THENCE RUN NORTH 89°59'36" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 662.10 FEET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, RUN SOUTH 00°47'10" WEST, 1294.52 FEET TO THE NORTH LINE OF AFORESAID PLAT OF SOUTHERN FIELDS PHASE 1; THENCE RUN NORTH 89°58'20" WEST, ALONG SAID NORTH LINE, 663.08 FEET; TO THE POINT OF BEGINNING
CONTAINING 19.68 ACRES MORE OR LESS

LOCATION:

Vacant parcel located on Hartwood Marsh Road and
East of Hancock Road
(Alternate Key 1412293)
19.68 +/- Acres

LOCATION MAP



PROPERTY REZONING

**FROM: Lake County Agriculture
TO: Clermont R-2 Medium 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

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.



CITY OF CLERMONT
ORDINANCE NO. 2024-029

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. 2024-029

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

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

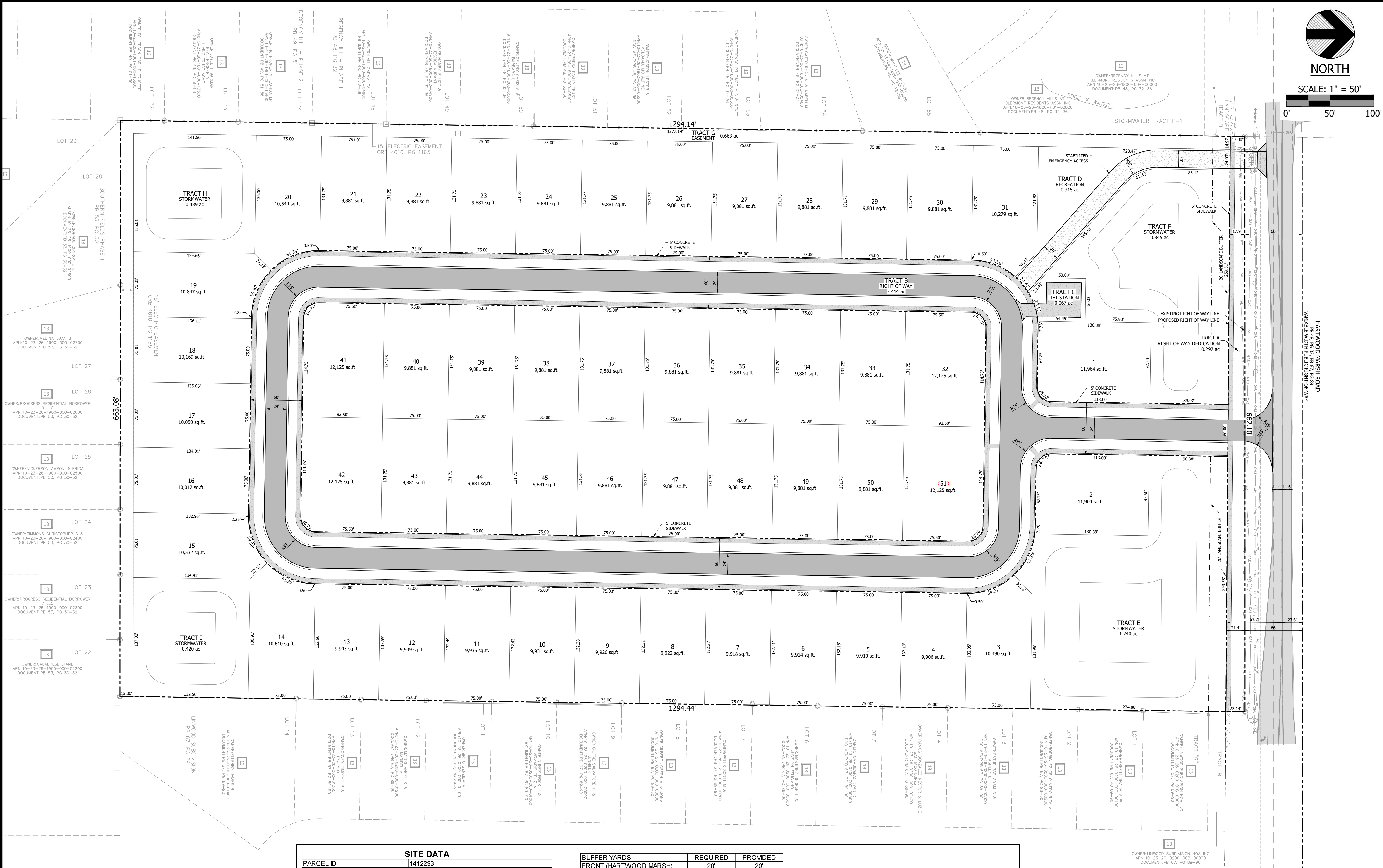
Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

LOCATION MAP



**Subject Property
Outlined in Yellow**



SITE DATA			
PARCEL ID	1412293		
COUNTY	LAKE (CLERMONT ANNEXATION PROPOSED)		
PROJECT AREA	19.88 AC		
ZONING	CLERMONT R-2 (PROPOSED)		
FUTURE LAND USE	CLERMONT LOW DENSITY RESIDENTIAL (PROPOSED), MAX 3 du/ac		
EXISTING CONDITIONS	WOODLANDS		
PROPOSED CONDITIONS	SINGLE FAMILY DETACHED		
	ALLOWABLE		PROVIDED
	MIN	MAX	
NUMBER OF UNITS	N/A	59	51
MAX IMPERVIOUS SURFACE RATIO PER LOT	N/A	55%	55%
MAX IMP. (PRIMARY STRUCTURE, DRIVEWAY, SIDEWALK)	N/A	45%	45%

BUFFER YARDS	REQUIRED	PROVIDED
FRONT (HARTWOOD MARSH)	20'	20'
SIDE	N/A	N/A
STREET SIDE	N/A	N/A
REAR	N/A	N/A

STORMWATER	PROVIDED	% OF TOTAL
	2.944 AC	14.96%

RIGHT OF WAY DEDICATION	PROVIDED	% OF TOTAL
	0.297 AC	1.51%

OPEN SPACE	REQUIRED	PROVIDED
	N/A	N/A

RECREATION	PROVIDED	% OF TOTAL
	.315 AC	1.60%

BUILDING SETBACKS	MINIMUM	PROVIDED
LOT WIDTH	75'	75'
LOT SIZE	7,500 SF	9,881 SF
FRONT	25'	25'
SIDE	7.5'	7.5'
STREET SIDE	25'	25'
REAR	25'	25'
BUILDING SEPARATION	N/A	15'
BUILDING MAX HEIGHT	35'	35'
MINIMUM LIVING AREA	1,000 SF	1,000 SF

CLIENT:	ERPC CLERMONT	PROJECT:	BONGARD ESTATES
PROJECT NO.	2804	SHEET	1
PRELIMINARY SITE PLAN		HARTWOOD MARSH RD, CLERMONT, FL	
DESIGNED BY:		DRAWN BY:	CHECKED BY:
NO.		DATE	DESCRIPTION
REVISION BLOCK		03/29/2024	
SLOAN Engineering Group 150 SOUTH WOODLAWN AVENUE, BARTOW, FL 33830 (883) 840-1199 FLORIDA CERTIFICATE OF AUTHORIZATION (FLC) #26547			

Zoning
2024-029

Before

SITE
Zoning from
Lake County Agriculture
to City of Clermont R-2
Medium Density Residential

Legend

-  City Limits
-  CBD CENTRAL BUSINESS DISTRICT
-  CD COMMERCE DISTRICT
-  CDD COMMUNITY DEVELOPMENT DISTRICT
-  C-1 LIGHT COMMERCIAL DISTRICT
-  C-2 GENERAL COMMERCIAL DISTRICT
-  M-1 INDUSTRIAL DISTRICT
-  O-1 OFFICE DISTRICT
-  PR PARKS AND RECREATION DISTRICT
-  PUD PLANNED UNIT DEVELOPMENT
-  R-1-A SINGLE FAMILY LOW DENSITY RESIDENTIAL DISTRICT
-  R-1 SINGLE FAMILY MEDIUM DENSITY RESIDENTIAL DISTRICT
-  R-2 MEDIUM DENSITY RESIDENTIAL DISTRICT
-  R-3 RESIDENTIAL/PROFESSIONAL DISTRICT
-  R-3-A RESIDENTIAL/PROFESSIONAL DISTRICT
-  UE URBAN ESTATE LOW DENSITY RESIDENTIAL DISTRICT
-  UT URBAN TRANSITION DISTRICT
-  AREAS NOT WITHIN THE CITY LIMITS



Zoning
2024-029

After

SITE
Zoning from
Lake County Agriculture
to City of Clermont R-2
Medium Density Residential

Legend

-  City Limits
-  CBD CENTRAL BUSINESS DISTRICT
-  CD COMMERCE DISTRICT
-  CDD COMMUNITY DEVELOPMENT DISTRICT
-  C-1 LIGHT COMMERCIAL DISTRICT
-  C-2 GENERAL COMMERCIAL DISTRICT
-  M-1 INDUSTRIAL DISTRICT
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-  PUD PLANNED UNIT DEVELOPMENT
-  R-1-A SINGLE FAMILY LOW DENSITY RESIDENTIAL DISTRICT
-  R-1 SINGLE FAMILY MEDIUM DENSITY RESIDENTIAL DISTRICT
-  R-2 MEDIUM DENSITY RESIDENTIAL DISTRICT
-  R-3 RESIDENTIAL/PROFESSIONAL DISTRICT
-  R-3-A RESIDENTIAL/PROFESSIONAL DISTRICT
-  UE URBAN ESTATE LOW DENSITY RESIDENTIAL DISTRICT
-  UT URBAN TRANSITION DISTRICT
-  AREAS NOT WITHIN THE CITY LIMITS





CITY OF CLERMONT REZONING FILING INSTRUCTIONS

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

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

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

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



CITY OF CLERMONT
REZONING
APPLICATION

DATE 04/16/2024		FEE: \$542.00 + cost of advertisement + cost of traffic review, if necessary	
Project Name (if applicable) Bongard Estates			
Applicant Sloan Engineering Group Inc.			
Contact Person Steve Sloan			
Address P.O. Box 253	City Bartow	State Florida	Zip 33831
Telephone 863-800-3046	Fax		
Email ssloan@sloaneg.com			
OWNER INFORMATION			
Owner's Name Sharon G Bongard			
Owner Address 193 Pascack Road	City Woodcliff Lake	State NJ	Zip 07677
Telephone 540-357-1913	Email vbongard03@gmail.com		
PROPERTY INFORMATION			
Address of Subject Property Hartwood Marsh Rd	City Clermont	State FL	Zip 34711
Legal Description (include copy of survey) See attached word doc and survey			
Acreage 19.68	Land Use (City verification required) Lake County Urban Low		
Present Zoning (City verification required) Lake County Agricultural (A)	Proposed Zoning Clermont R-2		



CITY OF CLERMONT REZONING APPLICATION

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

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

Construct a residential subdivision in accordance with the attached site plan.

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

Steve Sloan

Applicant Name (print)

Owner Name (print)

Stephen L. Sloan Digitally signed by Stephen L. Sloan
Date: 2024.04.16 09:20:49 -04'00'

x Applicant Name (signature)

x Owner Name (signature)

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

5/22/2020

LEGAL NOTICE

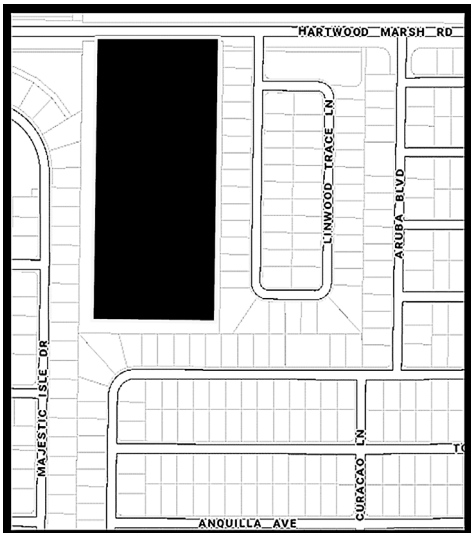
On Tuesday, July 2, 2024 at 6:30 PM the Clermont Planning & Zoning Commission will consider the enactment of the following proposed ordinance, and on Tuesday, August 13, 2024 at 6:30 PM at a public hearing the request will be held before the City Council for Final Adoption.

ORDINANCE NO. 2024-029

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 MAP

Vacant parcel located on Hartwood Marsh Road
And east of Hancock Road
Alternate Key 1412293
19.68 +/- Acres



PROPERTY REZONING

**From: Lake County Agriculture
To: Clermont R-2 Medium Density Residential**

LEGAL DESCRIPTION

A Parcel of land lying in the Southeast Quarter of Section 10, Township 23 South, Range 26 East, Lake County Florida, Being Described as follows: Commence at the Northwest Corner of lot 28, Southern Fields Phase 1, According to the Plat thereof as Recorded in Plat Book 53, Pages 30-32, Public Records of Lake County Florida for a Point of Beginning; Thence Run North 00°49'47" East, Along the east line of Regency Hills Phase 2, According to the Plat Thereof as Recorded in Plat Book 49, Pages 51-58 and Regency Hills Phase 1, According to the Plat Thereof as Recorded in Plat Book 48, Pages 32-36, Both Recorded in Said Public Records of Lake County, Florida, 1294.13 Feet to the South Right-of-Way Line of Hartwood Marsh Road; Thence Run North 89°59'36" East, Along Said South Right-of-Way Line, 662.10 Feet; Thence Departing Said South Right-of-Way Line, Run South 00°47'10" West, 1294.52 Feet to The North Line of Aforesaid Plat of Southern Fields Phase 1; Thence Run North 89°58'20" West, Along said North Line, 663.08 Feet; to the Point of Beginning

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.

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

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:	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