



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

**CALL TO ORDER
PLEDGE OF ALLEGIANCE
MINUTES**

Approval of the July 2, 2024 Minutes

**REPORTS
NEW BUSINESS**

Item 1 - Resolution No. 2024-027R
The Dream Academy CUP

Consider a Request for a Conditional Use Permit (CUP) to Allow a Private School in the C-2 General Commercial Zoning District.

Item 2 - Ordinance No. 2024-031
Old Highway 50 LSCPA for Transmittal

Consider an Ordinance to Change the Future Land Use on 123 +/- acres located on Old Highway 50, north of Plaza Collina.

Item 3 - Ordinance No. 2024-035
Hooks Street Self-Storage Phase 2 SSCPA

Consider an Ordinance to Change the Future Land Use for Property Located on Hooks Street, East of US Hwy 27.

Item 4 - Ordinance No. 2024-036
Hooks Street Self-Storage Phase 2 Rezoning

Consider a Request to Rezone 2.29 +/- Acres from Lake County R-6 Urban Residential District to Clermont C-2 General Commercial District for a Vacant Parcel Located on Hooks Street, East of US Hwy 27.

Item 5 - Resolution No. 2024-025R
Hooks Street Self-Storage Phase 2 CUP

Consider a Request for a Conditional Use Permit (CUP) to Allow for a Self-Storage Facility in the C-2 General Commercial Zoning District.

Item 6 - Ordinance No. 2024-037
LDC Amendment Chapter 117 Signs

Consider Proposed LDC Changes to the Sign Code to Allow for Murals in the Central Business District.

UNFINISHED BUSINESS

Item No. 7 - Resolution No. 2024-021R
*US Highway 27 Self-Storage & Car Wash CUP
Table to October 1, 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 HWY 27 & the

**CITY OF CLERMONT
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Hooks Street Off Ramp.

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
JULY 2, 2024

CALL TO ORDER

Vice-Chair Niemiec called the meeting of the Planning and Zoning Commission to order on Tuesday, July 2, 2024 at 6:30 p.m.

MEMBERS PRESENT: Vice-Chair Niemiec, Member Bain, Member Grube, and Member Guerrero

MEMBERS ABSENT: Chair Krzyminski, Members Colby and Norton

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

PLEDGE OF ALLEGIANCE

MINUTES

MOTION TO APPROVE the June 4, 2024 minutes of the Planning and Zoning Commission meeting made by Commissioner Grube, seconded by Commissioner Guerrero. Motion passed 4-0 with Chair Krzyminski, Commissioners Colby and Norton absent.

REPORTS FROM THE COMMISSION

Commissioner Bain wished everyone a happy Independence Day and announced the date and time of the Red, White, and Boom! festivities at Waterfront Park.

Vice-Chair Niemiec also announced the upcoming Independence Day festivities.

(Heard out of Agenda Order)

Item 2 – Resolution No. 2024-021R US Highway 27 Self-Storage & Car Wash 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 August 6, 2024.

MOTION TO TABLE Resolution No. 2024-021R US Highway 27 Self-Storage & Car Wash Conditional Use Permit (CUP) to the August 6, 2024 Planning and Zoning Commission meeting; Moved by Commissioner Grube; Seconded by Commissioner Bain. Motion passed 4-0 with Chair Krzyminski, Commissioners Colby and Norton absent.

Item 7 – Resolution No. 2024-013R The River Church Conditional Use Permit (CUP)

Planning Manager Kruse announced the applicant has withdrawn this item.

NEW BUSINESS

Item 1 – Resolution No. 2024-018R Clermont West South Phase 2 Conditional Use Permit

Planning Manager Kruse presented as follows:

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.

Ryan Phelps, *Equinox Development, 12026 Windstone Street, Winter Garden*, introduced himself and Cory Sitler, and stated Cory has a presentation, and then they will follow up with any questions and/or concerns.

Cory Sitler, P.E., *Applicant, Kimley-Horn & Associates*, presented this proposed project and explained the current establishments being built on the northern portion, Phase 1. This proposed project, Phase 2, includes two hotels, a daycare, and an indoor self-storage facility. He explained this phase will maintain the existing access points and driveway connection with Phase 1; and further, stated they had a very positive meeting with Lake County today, and it seems they may be able to utilize the current access point off of Hooks Street. He stated they are proposing a four or five-story hotel to be situated on the northern portion of the site, and the self-storage and daycare to be on the southern portion of the site adjacent to Hooks Street.

Ryan Phelps summarized that the restaurants in Phase 1 are welcoming the hotels by stating they are a good thing for their businesses. He further detailed the positive meeting with Lake County where they have come into a verbal agreement of what the County is looking for and how to address the issues. He thanked the Board, and stated he is present to answer any questions.

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

Commissioner Bain asked for clarification from staff about whether the access point on Hooks Street was denied or if it was just not granted yet. **Planning Manager Kruse** explained he was on the call with Lake County, and the County believes the current access point is too close to the adjacent parcel to the east (Dick's Sporting Goods); however, the County will entertain a right in/right out turn lane only or an access point further to the west. **Commissioner Bain** asked the applicant what their rationale is for placing a daycare in this vicinity next to a car dealership, hotels, a storage facility and restaurants, because he feels the daycare does not belong. He further stated his concerns with regard to pedestrian walkways, and he suggested walkways be placed from the hotels to the restaurants. **Ryan Phelps** stated the daycare approached them, because their research demonstrated a current need for this use in this general area. He explained the self-storage is a low traffic generator that is proposed to go in front of the daycare where their proposed drop off/pick up is located. He further stated the hotels are proposed to be placed on the northern portion of the site specifically to be close to the restaurants for guests to walk from the hotels to the restaurants, and increasing pedestrian walkability is part of the overall plan.

Commissioner Grube said he has a bunch of issues with this concept. He stated his concerns with walkability, green space, marginal parking, and the height of the hotels. He said maybe they should consider attempting to meet the City's codes first instead of asking for six special conditions. He commented that he also believes the daycare does not fit well, and stated he will not be approving this project.

Commissioner Guerrero stated this project is good, but it is lacking some things. He explained some of his concerns with the walkability, access, traffic flow and the daycare. He likes the hotels and self-storage, but stated he feels it does not overall look safe. He advised they address the City's concerns.

Jonathan Martin, *Kimley-Horn & Associates*, asked if he could address the board. He explained they currently have a pedestrian corridor with a goal of having the pedestrians travel west then north towards the restaurants. He clarified to the west of the daycare the car dealership has a tall retaining wall, which gives the daycare a peaceful, shaded and private backdrop for the children to play outside. He stated he was also on the call with the County and is confident the access issue will be worked out prior to the city council meeting. He thanked the board for their feedback so they can refine the site.

Cory Sitler addressed the elevation differences on the site and explained how this site was once a sand mining quarry. He explained the differences in elevation reduces the ability to develop on this site, which impacts their abilities to expand the footprints of the hotels to meet the four-story requirement. The reasoning behind the condition requesting the five-story hotels is to make it marketable to different users.

Vice-Chair Niemiec asked staff how many hotels within the city limits are over 55 feet. **Planning Manager Kruse** stated he does not believe there are any over 55 feet. **Vice-Chair Niemiec** asked the applicant whether they are willing to compromise on the height of the hotels. **Cory Sitler** explained that would depend on what parking requirements the other users on site need, because the parking is taking up the footprint.

Commissioner Bain asked staff for clarification on the parking spaces and the daycare within the resolution. He further stated he is not comfortable approving this project.

MOTION TO RECOMMEND DENIAL of Resolution No. 2024-018R Clermont West South Phase 2 Conditional Use Permit (CUP); Moved by Commissioner Bain, Seconded by Commissioner Grube. Motion passed 4-0 with Chair Krzyminski and Commissioners Colby and Norton absent.

Item 3 – Resolution No. 2024-022R Potter’s Academy Conditional Use Permit (CUP)

Senior Planner McGruder presented as follows:

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, the private school will be located at the Brookside Church facility which is allowed with a Conditional Use Permit. The subject property is located at 100 Minnehaha Avenue. The school operation will be located in the existing ground 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 facility, which 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 facility. The age range will be from 8th through 12th grade. The school is specifically for students with intellectual and developmental disabilities. The applicant indicates the mission of the academy is to tailor the 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. Future, after school options will be available until 6 pm. The applicant will be required to obtain all local, state, and federal permits relating to the private school.

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.

Ashley Plate, *Applicant, 10401 Reagan’s Run Drive*, thanked the commission and shared the heart and mission of the micro school to provide academic and life skills for children with disabilities.

The floor was opened for public comments.

Sharon Price, *1520 Druid Isle Road, Maitland*, stated she owns a property directly behind the church on Sunny Side Drive. She stated her concerns regarding a steep incline between her

property and the church, and she is worried about parked cars failing on the steep incline and running into her house as one had done in the past.

With no further speakers present, the floor was closed.

Commissioner Guerrero asked staff about the safety of the driveway, and stated there is a big need for this type of school and hopes there are more to come. **Planning Manager Kruse** stated the church has been functioning since 2004 with the same driveway.

Commissioner Grube stated he loves the project, and it is very much needed.

Commissioner Bain asked the applicant what the total number of students and staff are projected to be and whether they are expecting students with physical disabilities; and if so, how do they anticipate accommodating that. **Ashley Plate** stated they project the total number not to exceed 20 people, which is a one to five teacher/student ratio. She further explained the existing building is ADA compliant, and the drop off/pick-up area is wheelchair accessible.

Vice-Chair Niemiec stated he loves the project, but is concerned about the safety factor and asked staff about the current elevations. Staff explained and displayed the current site elevations.

MOTION TO RECOMMEND APPROVAL of Resolution No. 2024-022R Potter's Academy Conditional Use Permit (CUP); Moved by Commissioner Grube, Seconded by Commissioner Guerrero. Motion passed 4-0 with Chair Krzyminski and Commissioners Colby and Norton absent.

Item 4 – Resolution No. 2024-023R 300 E. Highway 50 Food Trucks Conditional Use Permit

Planning Manager Kruse presented as follows:

This request is being presented due to the fact the City does not currently have any rules or regulations that allow the placement and operation of food trucks within the City of Clermont outside the issuance of a special event permit. The last food truck proposal was before City Council on February 13, 2024 through the consideration of a Conditional Use Permit application. The case was presented and City Council denied the request. During public comment, Mr. Harvey Rosenberg, spoke at the meeting in support of the food truck CUP. At that time, Mr. Rosenberg had several food trucks operating within his property at 300 E. Highway 50 without a Conditional Use Permit in place. Code Enforcement cited Mr. Rosenberg for operating food trucks without an approved CUP. Mr. Rosenberg has since applied for a Conditional Use Permit to keep the three food trucks in operation at 300 E. Highway 50.

The applicant, Harvey Rosenberg, is requesting a Conditional Use Permit for up to three food trucks to be placed 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, and has provided a description of use that outlines the intended practices of the food truck area.

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. 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.

Harvey Rosenberg, Applicant, 300 E. Highway 50, stated various reasons why he disagrees with the City. He made some corrections stating the building is 2,800 square feet with two bathrooms. He explained nine food trucks have come and gone over the past eight months since the food trucks have been utilizing the property with the majority of their business coming from third-party providers such as Grubhub, Uber Eats, and DoorDash. He emphasized the food trucks receive very minimal walk-up customers. He listed three food trucks currently operating in the city, which he stated sets a precedence. He concluded with stating that he has already demonstrated that food trucks on this parcel are not a problem, that he is flexible, and that as the owner of the property he has rights; and further, he said the City should not restrict his permit just because they do not know what to do with food trucks.

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

Commissioner Guerrero stated this started with storing of trailers to selling from trailers. **Harvey Rosenberg** explained the business of a food truck, and asked for the City to work with him to work out any issues. **Commissioner Guerrero** stated he is supportive of food trucks and would like to see them here, but they need to meet city code.

Commissioner Grube stated he does not know where he stands. He explained he does not have a problem with the storage of trucks or even the third-party vendors picking up food; however, he stated patrons visiting the site may be another issue. He asked staff to name a few similarly-situated CUPs. **Planning Manager Kruse** named a few similarly-situated CUPs.

Commissioner Bain asked if the restrooms are operable at the time the food trucks are in operation and encouraged him to add ADA parking if this is approved. **Harvey Rosenberg** explained there is a keypad with code and key that the owners of the food trucks have; and further, he stated he

has offered to add the ADA parking. **Commissioner Bain** commented that he believes the City Council erred in not approving the previous food truck application, and he believes this site is a good option for food trucks compared to other uses. He concluded with stating that he hopes the City Council will direct staff to bring food truck regulations forward, because of the many benefits food trucks provide such as exposure to cultural foods, diversity, education, economic impacts, entrepreneurship, and an overall positive impact on the community.

Vice-Chair Niemiec asked what the hours of operation would be and what the night lighting is like. **Harvey Rosenberg** explained the food trucks are closed on Monday, Tuesday & Wednesday. They open around 9am and close by 10pm. He stated they want to hang Edison bulbs from the trees, but no flashing lights. They want to make it look classy, and there will be no sound systems. **Vice-Chair Niemiec** asked staff questions surrounding Food Truck Friday.

MOTION TO RECOMMEND APPROVAL of Resolution No. 2024-023R 300 E. Highway 50 Food Trucks Conditional Use Permit (CUP); Moved by Commissioner Bain, Seconded by Commissioner Grube. Motion passed 4-0 with Chair Krzyminski and Commissioners Colby and Norton absent.

Item 5 – Ordinance No. 2024-028 Bongard Estates Small Scale Comprehensive Plan Amendment (SSCPA)

Item 6 – Ordinance No. 2024-029 Bongard Estates Rezoning to Clermont R-2 Medium Density Residential

Senior Planner McGruder presented as follows:

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 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.

The request is also requesting to change the current zoning from Lake County Agriculture to Clermont R-2 Medium Density Residential to allow for the development of a 51 single family unit subdivision on the property. The R-2 zoning land development regulations require a minimum lot size of 7,500 square feet with a 75-foot lot width. The project must also comply with all other standards and city codes. This request is being heard concurrently with annexation and a small scale future land use map amendment from Lake County Low Density to City Low Density Residential.

The 51 lot development is proposing one full access point off Hartwood Marsh Road and must comply with any traffic mitigation requirements as determined by the Traffic Impact Study (TIS) conducted and submitted with the application. The proposed parcel is adjacent to public utilities, and the City has sufficient capacity to service the project. The density is consistent with the existing and surrounding lot sizes and meets the JPA requirements. The project as designed can meet the R-2 land development regulations and has no conflicts with the Comprehensive Plan goals, objectives and policies for residential development. Staff recommends approval of Ordinance 2024-029.

Steve Sloan, *Applicant, 150 S. Woodlawn Avenue, Bartow*, stated their intentions are to annex into the city utilizing the infrastructure that exists directly in front of the site. He explained their project is not designed yet, but they feel they have a good site plan that is consistent with the surrounding area. He thanked the Board and requested their approval of the project.

The floor was opened for public comments.

Tim Bettencourt, *2832 Majestic Isle Drive*, asked why they are proposing to rezone it to an R-2 zoning. He suggested they approve an R-1 zoning for bigger lots, which is more consistent with the surrounding properties. He stated he is not opposed to this project, but is opposed to an R-2 zoning.

Elliot Hamby, *2848 Majestic Isle Drive*, said this does not meet R-2 zoning and is concerned about multifamily units. He stated this should match the surrounding properties.

Tracy Covey, *4452 Linwood Trace Lane*, stated her concerns about traffic and safety regarding emergency evacuations with Hartwood Marsh being their only road out, the R-2 zoning, and relocating the gopher tortoises which currently live on this parcel. She asked why there are 15 foot buffers on the west and south sides of this parcel, but not on the east side abutting the Linwood subdivision.

James Ellerby, *4456 Linwood Trace Lane*, stated his concerns regarding traffic, the requested density, and multifamily. He asked what type of buffer will be around the proposed site.

With no further speakers present, the floor was closed.

Commissioner Bain asked the applicant about the buffers, their reasoning behind requesting R-2 instead of an R-1 zoning, and whether they can add an eastbound right-turn lane into the development. **Steve Sloan** said they have no intentions on constructing multifamily; however, they

require the R-2 zoning to accommodate their lot widths. He explained there will be buffers, but they are not at that stage yet; and further, they are following what the traffic study recommended, and he believes utilities run just south of Hartwood Marsh, which would cause an issue with installing a right-turn lane.

Commissioner Grube stated if this parcel stays within the county, they are allowed four units per acre, but if the parcel is annexed into Clermont, they will only be allowed three units per acre.

Vice-Chair Niemiec asked what could be built on this parcel with an R-2 medium density. **Senior Planner McGruder** stated single family homes and duplexes. **Vice-Chair Niemiec** asked the city attorney if they can add a condition that only single-family homes can be built. **City Attorney Brandt** stated the Board can make any conditions that they wish, but it may be a moot point because of the three-unit per acre restriction. Discussion ensued regarding the height of the two-story homes and the amenities, if any.

Commissioner Bain closed with stating he really encourages an eastbound right-turn lane into the development. **Development Services Director Henschel** explained Lake County will require them to install an eastbound right-turn lane.

Steve Sloan stated any gopher tortoises will be relocated in accordance with the applicable requirements and state laws.

MOTION TO RECOMMEND APPROVAL of Ordinance No. 2024-028 Bongard Estates Small Scale Comprehensive Plan Amendment (SSCPA); Moved by Commissioner Grube, Seconded by Commissioner Guerrero. Motion passed 4-0 with Chair Krzyminski and Commissioners Colby and Norton absent.

MOTION TO RECOMMEND APPROVAL of Ordinance No. 2024-029 Bongard Estates Rezoning to Clermont R-2 Medium Density Residential; Moved by Commissioner Grube, Seconded by Commissioner Bain. Motion passed 4-0 with Chair Krzyminski and Commissioners Colby and Norton absent.

UNFINISHED BUSINESS – *Heard out of Agenda Order*

DISCUSSION OF NON-AGENDA ITEMS – *None*

ADJOURNMENT – 8:46 pm

Vincent Niemiec, Vice-Chair

ATTEST:

Kathy Heard, Planning Coordinator



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date	
Tuesday, August 6, 2024	
Agenda Item Name	
Resolution No. 2024-027R <i>The Dream Academy CUP</i>	
Requested Action	
Recommend approval of Resolution No. 2024-027R.	
Staff Report	
The applicant is requesting a Conditional Use Permit to allow for a private school in the C-2 General Commercial Zoning District as required by the Land Development Code, Section 125-337. The private school will be located at 102 South US Highway 27, an existing vacant building previously used for a retail establishment. The Dream Academy currently operates at another location in Clermont and would like to relocate to expand and increase the student enrollment for the school. The private school maximum enrollment shall not exceed 80 special needs students per academic year. The Dream Academy is a therapeutic school servicing students from Kindergarten to 8th grade. The school currently has 15 employees and will be required to ensure parking is sufficient for any future growth. A Trip Generation Analysis was conducted by Traffic Planning and Design, Inc., which concludes that the previous use of retail generates a total PM Peak Hour Trips of 82 trips and the private school total PM Peak Hour generates 26 trips. Therefore, the applicant is requesting an exemption from the required Traffic Impact Analysis. The hours of operation will be 8:30 am to 2:30 pm, Monday through Friday. The students will be transported by their parents and utilize the existing onsite parking. The parents will be required to park their vehicles and safely walk the students to the building. The academy will operate on a calendar which is consistent with the Lake County Public Schools. The applicant will be required to obtain all local, state, and federal permits required for 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 C-2 General Commercial zoning district with the conditions contained in Resolution No. 2024-027R.	
	

Additional Analysis			
Fiscal Impact Summary			
Fiscal Impact	Fund Number and Description	Available Budget Amount	
Exhibits Attached (copies of original agreements)			
1.	2024-027R	2024-027R The Dream Academy CUP (07.29.2024).pdf	
2.	Store Site Plan	Store Site Plan.pdf	
3.	Site Plan	Site Plan.pdf	
4.	Traffic Study	Traffic Study.pdf	
5.	Application	Application.pdf	
6.	Legal Ad PZ	Legal Ad PZ.pdf	



CITY OF CLERMONT
RESOLUTION NO. 2024-027R

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 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 August 6, 2024, recommended approval of this Conditional Use Permit to allow for a private school in the C-2 General Commercial zoning district at the following location:

LOCATION:
102 South US Highway 27
(Alternate Key 1071127)

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 C-2 General Commercial zoning district be granted subject to the following conditions:

SECTION 1: GENERAL CONDITIONS

1. The conditions as set forth in this Conditional Use Permit shall be legally binding upon any heirs, assigns and successors in title or interest.
2. 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.



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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 80 special needs students. All building and fire safety codes must be in compliance with the Federal, State, County, and Local jurisdictions requirements for a private school. The Dream Academy is a therapeutic school servicing students from kindergarten to 8th grade.
2. The hours of operation shall be 8:30 AM until 2:30 PM, Monday through Friday.
3. The maximum number of students shall not exceed 80 students per academic year.
4. Parents will be required to park their vehicles and safely walk the student to the school for student pick up and drop off services to the building.



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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.
6. The private school currently has 15 employees, and the school is required to ensure sufficient parking is available for any future growth.

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. 2024-027R

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

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

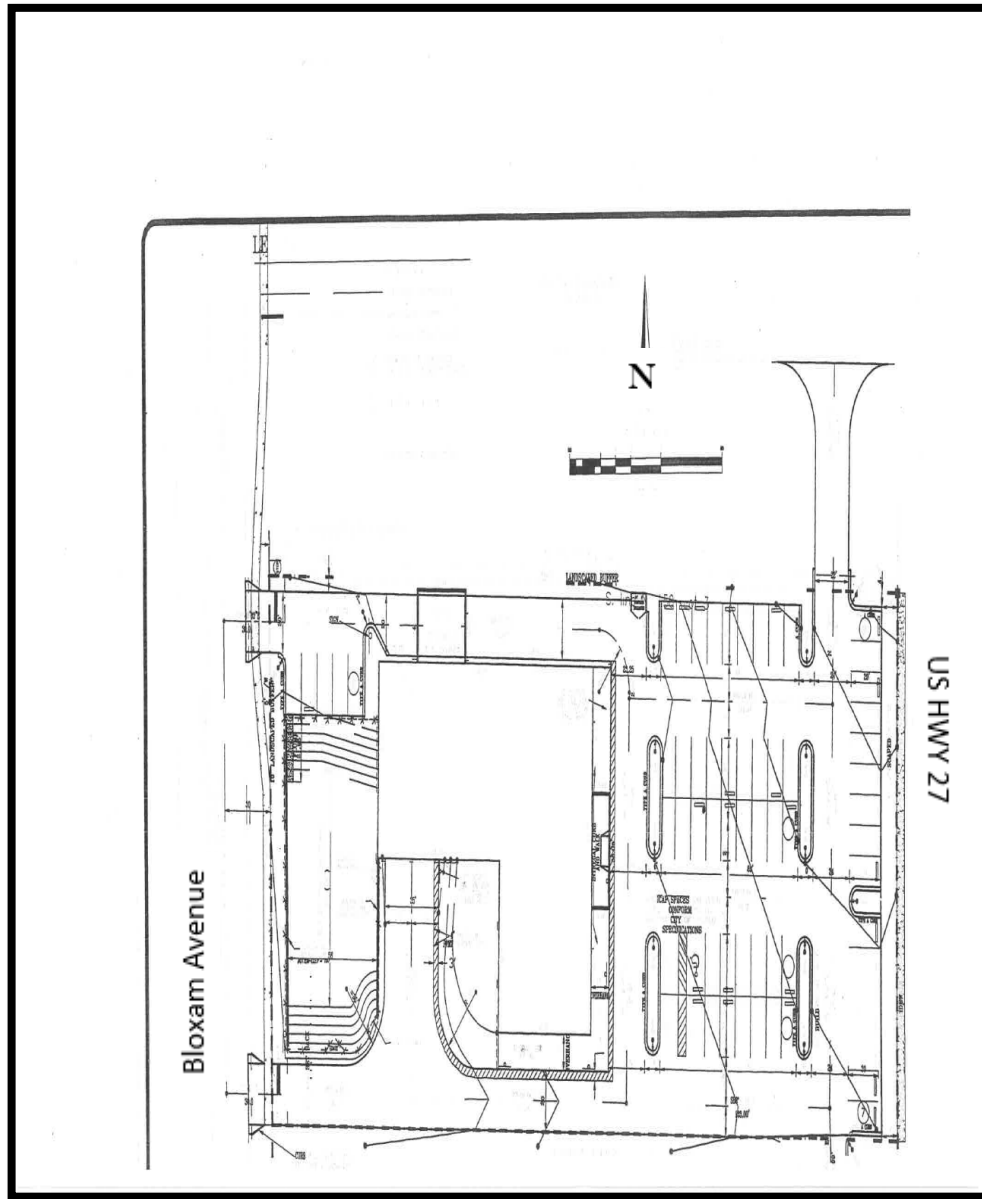
Tracy Ackroyd Howe, MMC
City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

CITY OF CLERMONT
RESOLUTION NO. 2024-027R

EXHIBIT A



2' curb/gutter
Bloxam Ave.
(60' R/W, per plot)

LEGEND

- PROPERTY LINE
- DRIVEWAY CENTERLINE
- LANDSCAPE BUFFER
- BUILDING SETBACK LINE
- ⑥ NUMBER OF STANDARD 10' x 20' PARKING SPACES
- ♿ HANDICAP PARKING
- CONCRETE WHEEL STOP

EXISTING COMMERCIAL
ZONED C2

North 150' of Lot 3 EXIST EOP

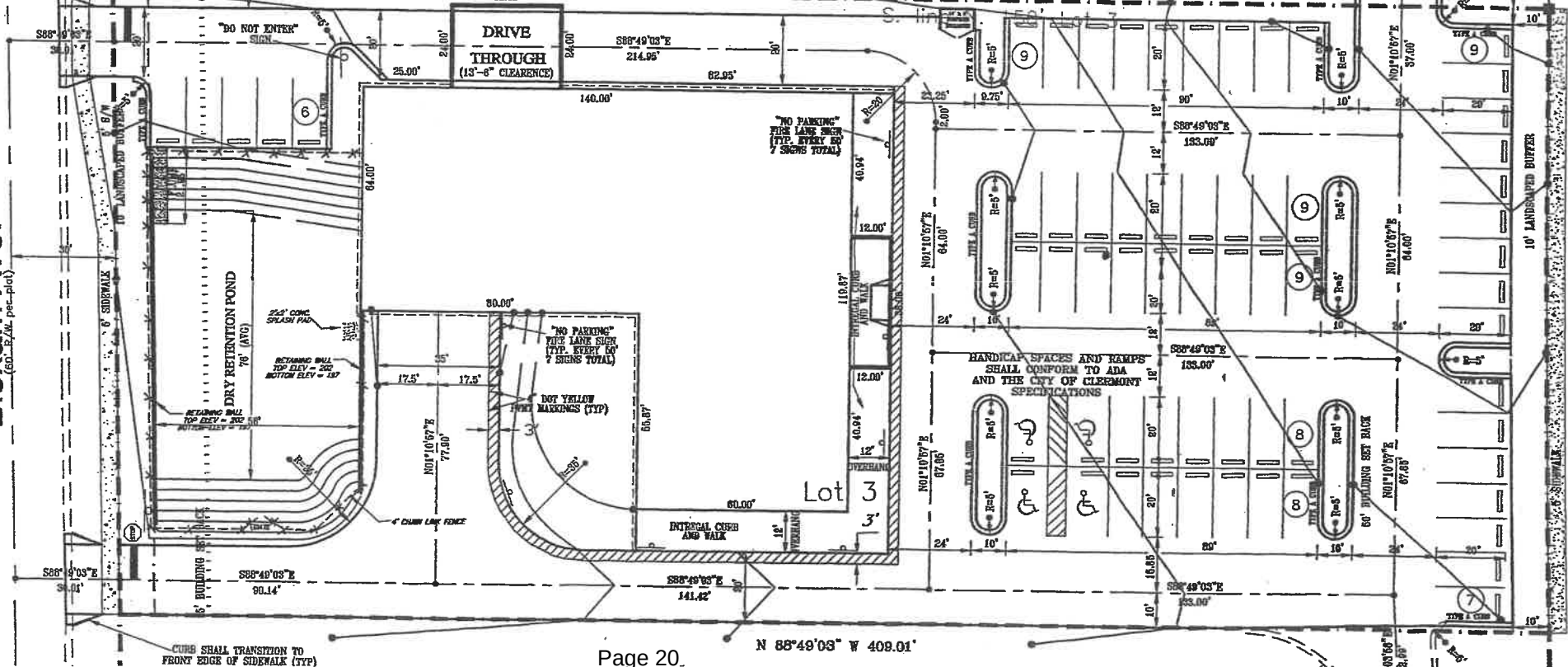
GRAPHIC SCALE

1 inch = 20 ft.

10' ACCESS/UTILITY EASEMENT

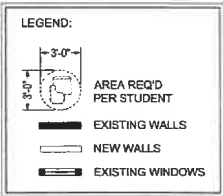
N 88°49'03" W 410.29'

EXIST. 5' LANDSCAPED BUFFER



N 88°49'03" W 408.01'

CUSTOMER:
THE DREAM ACADEMY
JOB #: 2404001



DATE: 5/14/24



**Dream Academy@102 South US 27
Request for Exemption Letter**

The purpose of this evaluation is to provide a traffic analysis for the proposed Dream Academy on South US 27 and request an exemption from conducting a Tier 1 Traffic Impact Analysis. Located at 102 South US 27, the academy will be a K-8 school for special needs students and will have a maximum enrollment of 100 students. **Figure 1** depicts the school site location.

Trip Generation

The school will occupy an existing building consisting of 12,436 square feet. The existing building will be maintained but altered internally into a school. The building, now vacant, was used for retail commercial business. The trip generation for the former use as retail and the trip generation of the proposed use as school was calculated and summarized in **Table 1**. The trip generation calculations were based upon data from the 11th Edition of the ITE Trip Generation Manual. The pass-by trip capture rates were obtained from Table 9-1 of the Lake County Transportation Impact Fee schedule. The ITE trip generation sheets are attached.

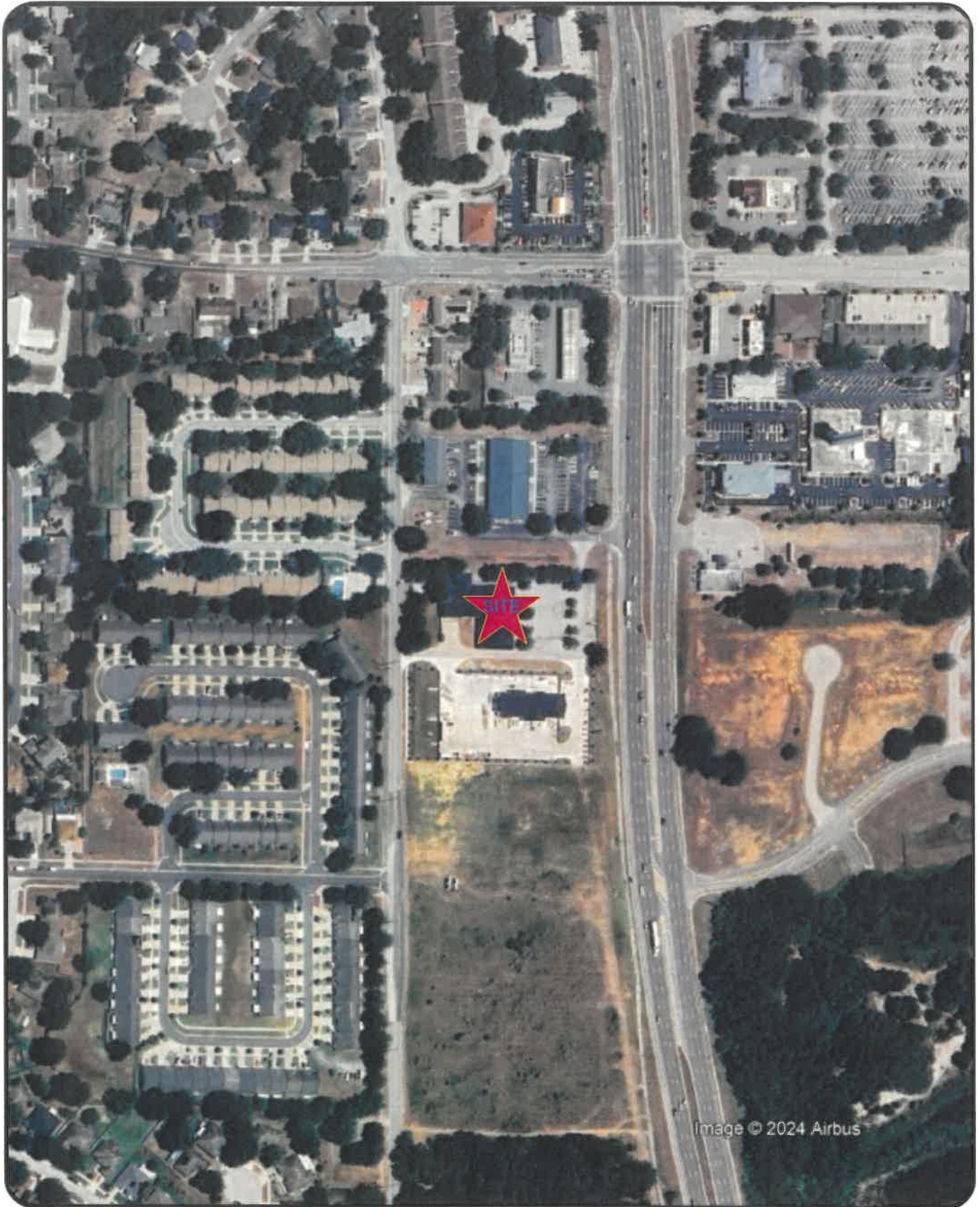
**Table 1
Trip Generation Calculation Summary**

ITE Code	Land Use	Size	Daily		P.M. Peak Hour			
			Rate	Trips	Rate	Enter	Exit	Total
Existing Use								
822	Strip Retail Plaza	12.436 KSF	54.45	677	6.59	41	41	82
Total Trips				677	--	41	41	82
Pass-by-Trips (46%)				311	--	19	19	38
New Net Trips				366	--	22	22	44
Proposed Use								
530	Private K-8 School	100 Students	4.11	411	0.26	12	14	26
Total Trips				411	--	12	14	26
Pass-by Trips (15%)*				62	--	2	2	4
New Net Trips				349	--	10	12	22
Trip Increase (+)/Decrease (-) Due to Redevelopment				-(17)		-(12)	-(10)	-(22)

*20% Elementary School, 10% Middle School (Average 15% for K-8)

Traffic Planning and Design, Inc.

535 Versailles Drive, Maitland, Florida 32751 ■ Phone (407) 628-9955 ■ Fax (407) 628-8850 ■ www.tpdtraffic.com



Dream Academy @ 102 South US 27
 Project № 5951
Figure 1

Site Location



Request for Exemption

The proposed school will result in less daily and less P.M. peak hour trips than existing. The local roadway network has adequate capacities to accommodate the school trips without reducing the Level of Service (LOS). Therefore, we request an exemption from doing a Tier 1 TIA.

ITE Trip Generation Sheets

Strip Retail Plaza (<40k) (822)

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

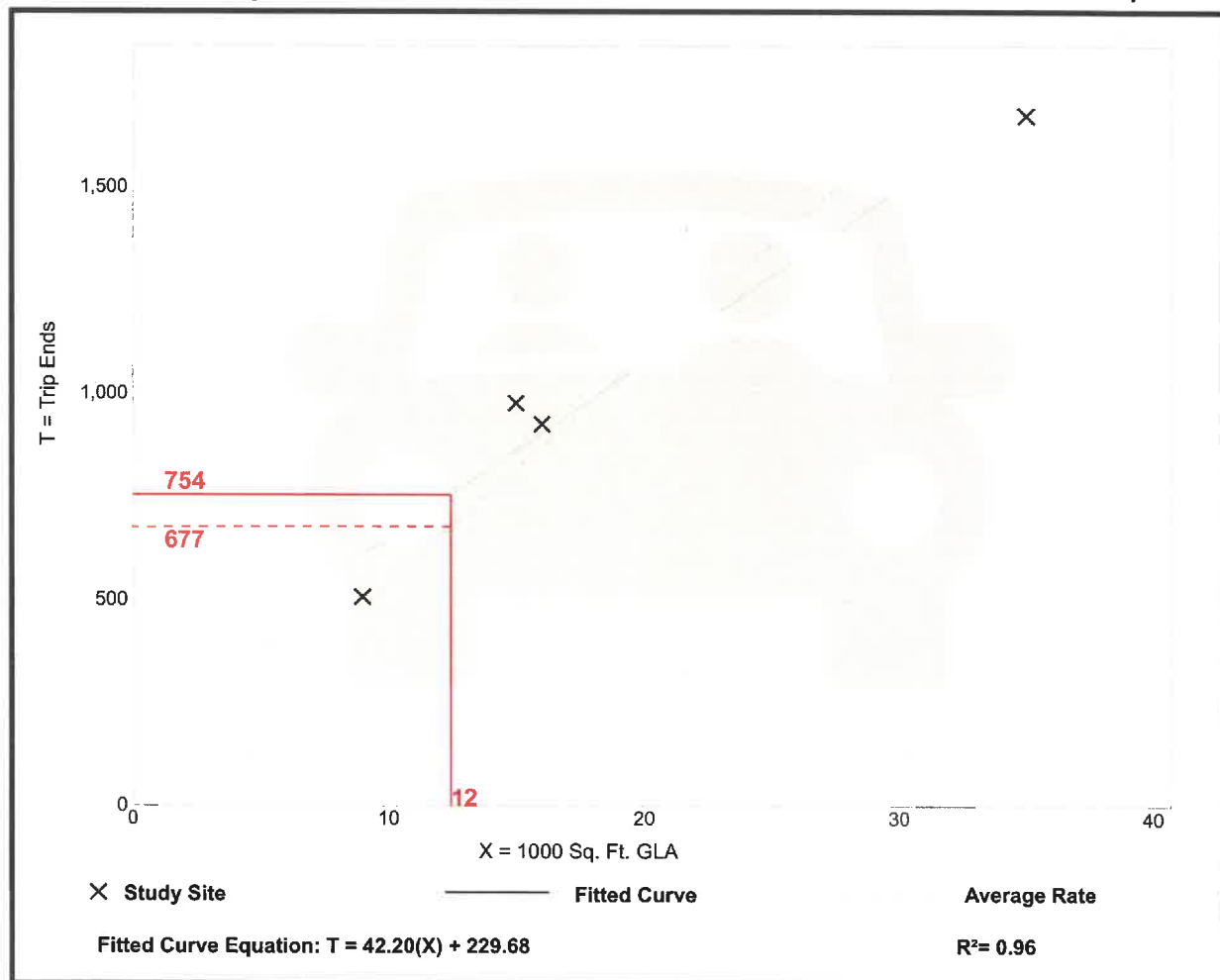
Setting/Location: General Urban/Suburban
Number of Studies: 4
Avg. 1000 Sq. Ft. GLA: 19
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
54.45	47.86 - 65.07	7.81

Data Plot and Equation

Caution – Small Sample Size



Trip Gen Manual, 11th Edition

• Institute of Transportation Engineers

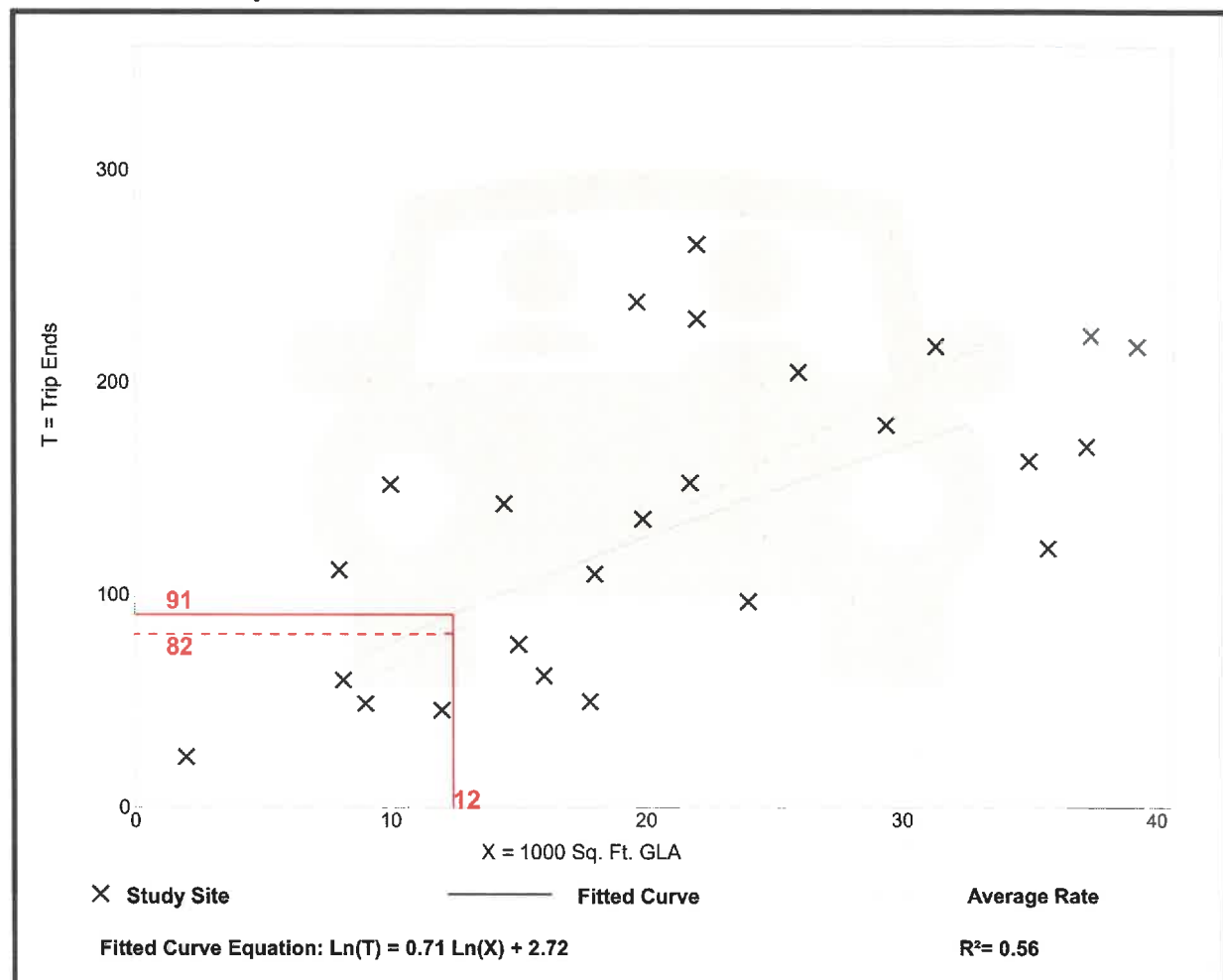
Strip Retail Plaza (<40k) (822)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 25
 Avg. 1000 Sq. Ft. GLA: 21
 Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
6.59	2.81 - 15.20	2.94

Data Plot and Equation



Trip Gen Manual, 11th Edition

● Institute of Transportation Engineers

Private School (K-8) (530)

Vehicle Trip Ends vs: **Students**
On a: **Weekday**

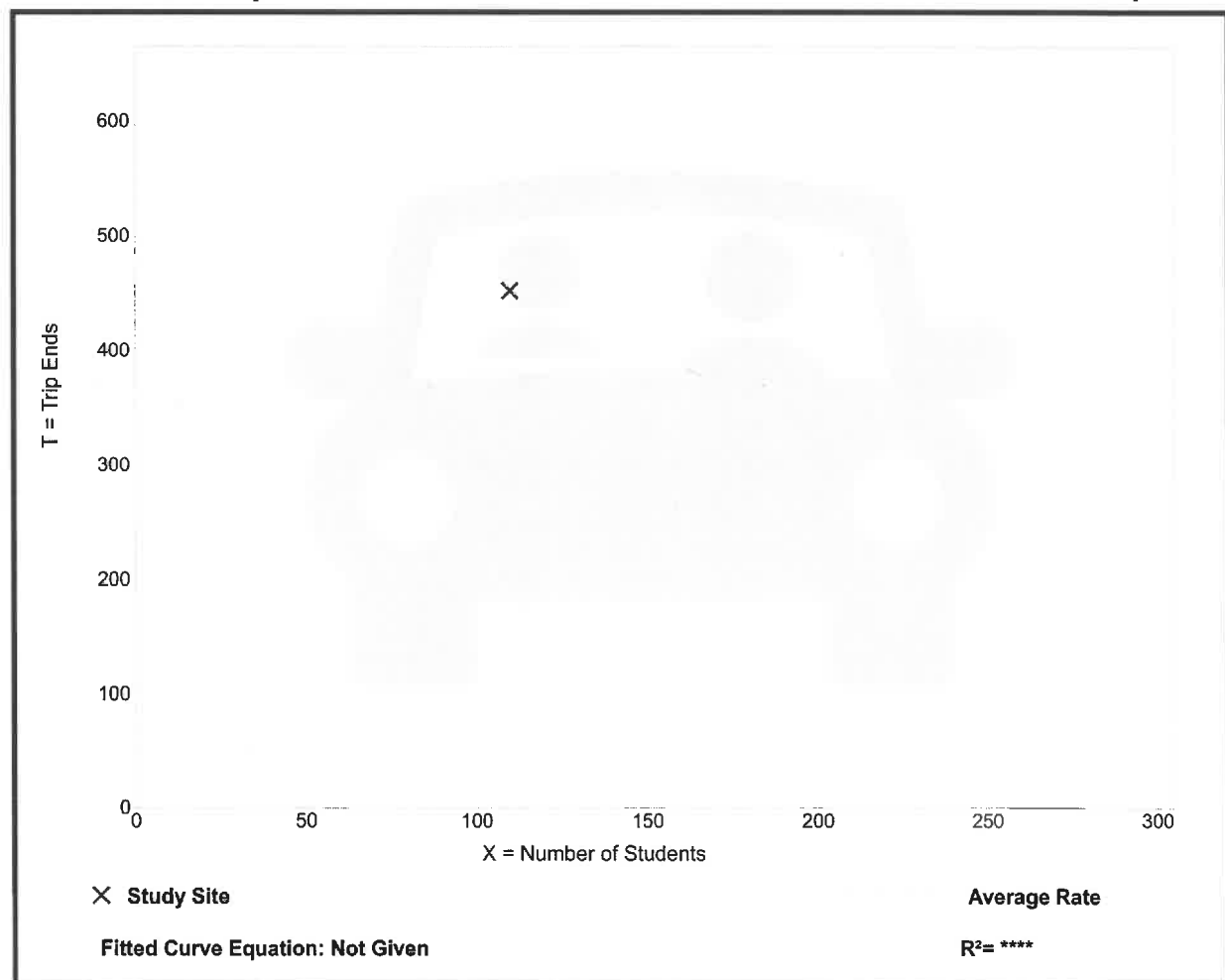
Setting/Location: General Urban/Suburban
Number of Studies: 1
Avg. Num. of Students: 110
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
4.11	4.11 - 4.11	*

Data Plot and Equation

Caution – Small Sample Size



Trip Gen Manual, 11th Edition

• Institute of Transportation Engineers

Private School (K-8) (530)

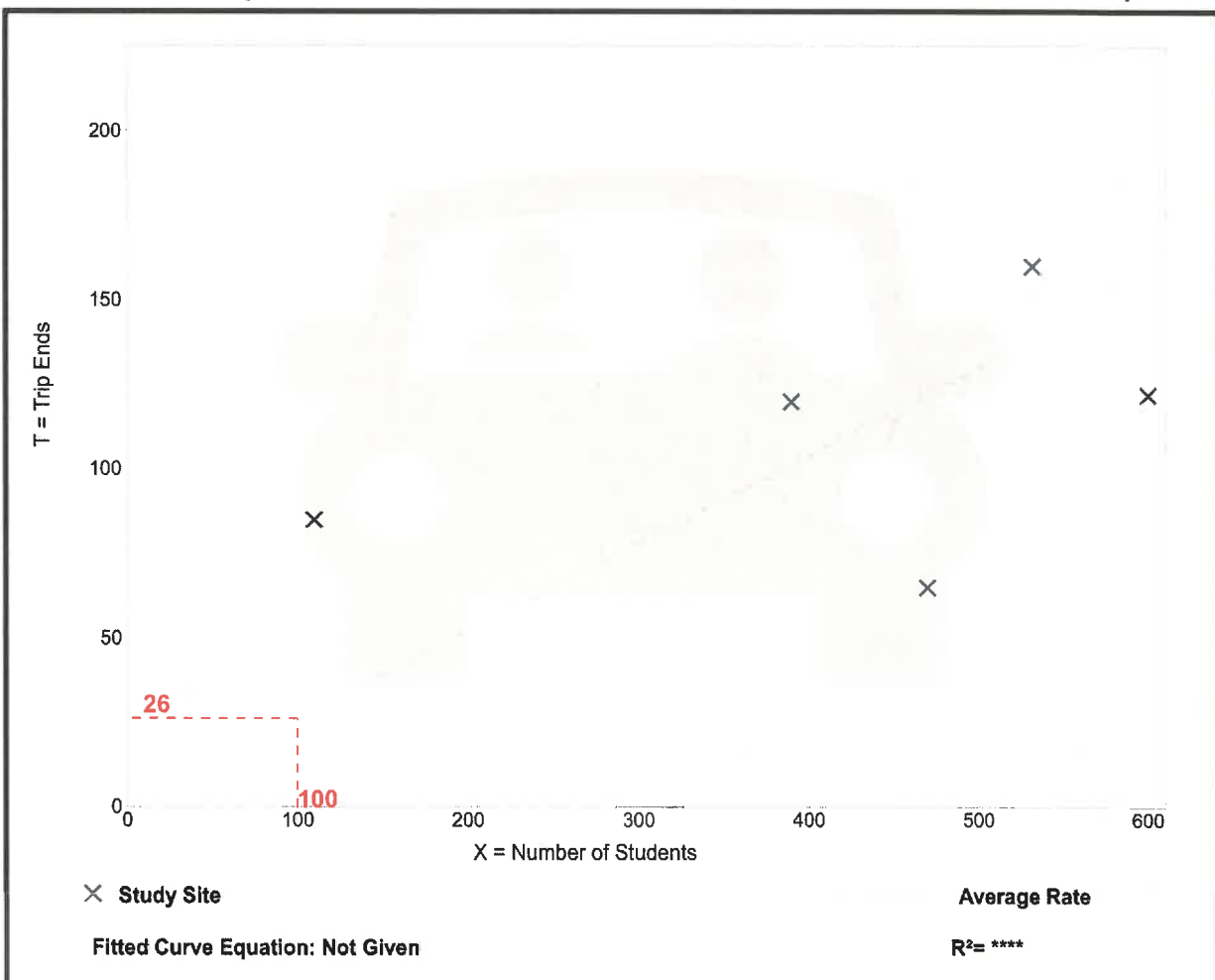
Vehicle Trip Ends vs: Students
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 5
 Avg. Num. of Students: 420
 Directional Distribution: 46% entering, 54% exiting

Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.26	0.14 - 0.77	0.15

Data Plot and Equation

Caution – Small Sample Size



Trip Gen Manual, 11th Edition

• Institute of Transportation Engineers



CITY OF CLERMONT CONDITIONAL USE PERMIT APPLICATION

Date 06/12/2024		FEE: \$845 + cost of advertisement + cost of traffic review (if necessary)	
Project Name (if applicable) The Dream Academy			
Applicant The Dream Academy			
Contact Person Luzel Garcia			
Address 2400 S. Hwy 27 ste 4111		City Clermont	State FL Zip 34711
Telephone 407-285-7008		Fax 352-432-9365	
Email admin@thedreamacademyfl.com			
OWNER INFORMATION ☐ (Check box if owner information is same as applicant)			
Owner's Name Tower Commercial Land Trust			
Owner Address 1135 East Ave.		City Clermont	State FL Zip 34711
Telephone 352-394-8686		Fax 352-394-5971	
PROPERTY INFORMATION			
Address of Subject Property 102 S. Hwy 27		City Clermont	State FL Zip 34711
General Location Highway 27 just south of Grand Highway			
Legal Description & Alternate Key (include copy of survey) AK 1071127 - see property record card for legal			
Land Use (City verification required) Commercial			
Zoning (City verification required) C-2			



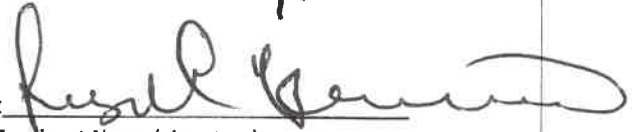
CITY OF CLERMONT
CONDITIONAL USE PERMIT
APPLICATION

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

The Dream Academy is a private therapeutic school servicing students with Autism and related neurological disorders that have been unsuccessful in public school system. We provide a multidisciplinary approach to promote adequate individual learning for students. We need a bigger space to accommodate the high demand of our services, and help our community.

Luzel Garcia

Applicant Name (print)

x 
Applicant Name (signature)

Dale Ladd

Owner Name (print)

x 
Owner Name (signature)

*****NOTICE*****

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

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

5/26/2020

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

Date:	07/10/2024
Order Number:	10375459
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	40.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	1	07/22/2024 - 07/22/2024	Govt Public Notices
LEE dailycommercial.com	1	07/22/2024 - 07/22/2024	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	\$65.20
Tax Amount	\$0.00
Service Fee 3.99%	\$2.60
Cash/Check/ACH Discount	-\$2.60
Payment Amount by Cash/Check/ACH	\$65.20
Payment Amount by Credit Card	\$67.80

Order Confirmation Amount	\$65.20
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Ad Preview

LEGAL NOTICE

On Tuesday, August 6, 2024 at 6:30 PM, the Clermont Planning and Zoning Commission will consider a request for a Conditional Use Permit (2024-027R) to allow for a private school in the C-2 General Commercial zoning district.

LOCATION

102 S. HWY 27

West of US Hwy 27

Alternate Key 1071127

(Former Irish Trails Farm & Pet Supply)

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

Daily Commercial
July 22, 2024 10375459



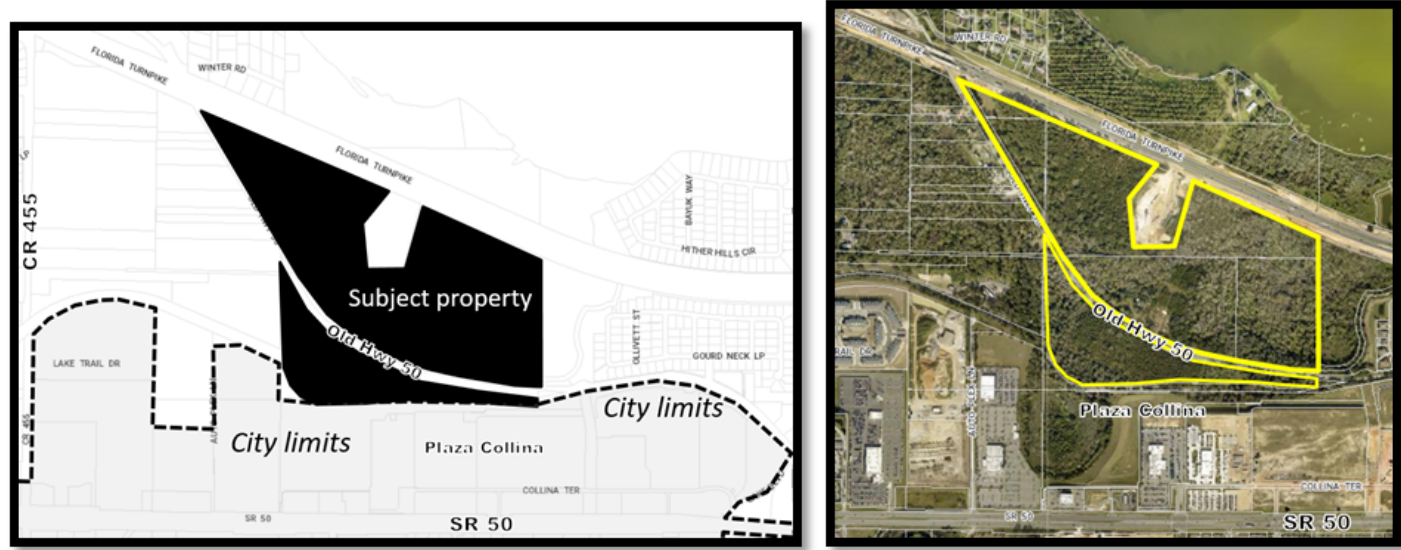
CITY OF CLERMONT

AGENDA ITEM

Meeting Date	
Tuesday, August 6, 2024	
Agenda Item Name	
Ordinance No. 2024-031 Old Highway 50 LSCPA	
Requested Action	
Recommend approval of Ordinance No. 2024-031	
Staff Report	

The applicant, Daly Design Group, is requesting an amendment to the Future Land Use Map as part of the annexation process into the City of Clermont. This will go along with a rezoning request to the R-3 zoning designation. The property, 123 +/- acres, is located entirely within the Clermont Utility Service Area and is adjacent to the City limits. The project is located within the City's Joint Planning Area (JPA) and Interlocal Service Boundary Agreement (ISBA). The City can provide adequate public facilities and services, with water and wastewater service being available at the end of the fourth quarter of 2025.

The applicant previously proposed several different development layouts with increased intensities and densities, which did not meet the City's requirements or the requirements within the JPA with Lake County. These proposals did not receive approval within Lake County or the City. The applicant has revised the development plan and has submitted for annexation, a large scale comprehensive plan amendment and a rezoning for the property that is located south of the Florida Turnpike and is bisected by Old Highway 50, just north of Plaza Collina.



The applicant is requesting the City to designate the property with a future land use of Clermont Low Density Residential, which permits up to 3 dwelling units per acre (3 du/ac). The property currently is designated as Urban Low Density within Lake County, which permits up to 4 dwelling units per acre (4 du/ac). This amendment would be an overall reduction in density.

The property has historically been used for agricultural purposes. The applicant has provided a conceptual site layout showing the lots would conform to the R-3 Residential/Professional District. The lots will be a minimum of 75 feet wide and 100 feet deep, with a minimum square footage of 7,500 square feet per lot. Since the property

consists of approximately 53 acres of wetlands and 70 acres of uplands, the total number of lots will be 130 single-family lots, with a density of 1.85 dwelling units per acre within the upland portion. The applicant is not requesting any variance requests as part of the proposed development.

Due to the required review by the State of Florida Department of Economic Opportunity (DEO) for the amendment to the Comprehensive Plan, this application is being presented to the Planning and Zoning Commission and the City Council to make a recommendation for transmittal. If transmitted, then DEO and other State agencies will review and provide comments prior to a public hearing on the adoption of this amendment. The anticipated adoption hearing will be in November of 2024.

The development proposal for this parcel does not conflict with the Low Density Residential future land use within the City's Comprehensive Plan. The application is consistent with Objective 1.1, Policy 1.6.1, 1.12.3, and 1.16.2 of the City of Clermont Comprehensive Plan. The property is within the City's service area, and the City is able to provide services. Staff supports the applicant's request for a change from Lake County Urban Low Density to City of Clermont Low Density Residential and recommends approval of Ordinance 2024-031.

Additional Analysis

Fiscal Impact Summary

Fiscal Impact

Fund Number and Description

Available Budget Amount

Exhibits Attached (copies of original agreements)

1.	2024-031 - Old Hwy 50 CPA (07.23.2024)	2024-031 - Old Hwy 50 CPA (07.23.2024).pdf
2.	Old Hwy 50 Map	Old Hwy 50 Map.pdf
3.	2024-031 Before	2024-031 Before.pdf
4.	2024-031 after	2024-031 after.pdf
5.	Old Hwy 50 Clermont Rezoning Plan rev 07 29 24	Old Hwy 50 Clermont Rezoning Plan rev 07 29 24.pdf
6.	Condensed Justification Report	Condensed Justification Report.pdf
7.	Application	Application.pdf
8.	Legal Ad	Legal Ad.pdf



CITY OF CLERMONT
ORDINANCE NO. 2024-031

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, ADOPTING THE LARGE-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 LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT; SETTING FORTH THE PURPOSE AND INTENT OF THE LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT; ESTABLISHING THE LEGAL STATUS OF THE COMPREHENSIVE PLAN AMENDMENT; PROVIDING FOR CONFLICT, SEVERABILITY, THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, the Comprehensive Plan of the City of Clermont was adopted by the City of Clermont on 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 ORDAINED and enacted by the City Council of the City of Clermont, Lake County, Florida that:

SECTION 1:

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

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTIONS 23 AND 24, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH QUARTER CORNER OF SAID SECTION 24; THENCE RUN NORTH 89°27'45" WEST ALONG SOUTH LINE OF SOUTHWEST QUARTER OF SAID SECTION 24 FOR A DISTANCE OF 2689.54 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 24; THENCE DEPARTING SAID SOUTH LINE RUN NORTH 00°37'34" EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 23 FOR A DISTANCE 525.12 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°37'34" EAST ALONG SAID EAST LINE FOR A DISTANCE OF 986.76 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY



CITY OF CLERMONT
ORDINANCE NO. 2024-031

OF OLD HIGHWAY 50 (COUNTY ROAD 50), ACCORDING TO MAP BOOK 9, PAGES 1 THROUGH 27 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE DEPARTING SAID EAST LINE RUN ALONG SAID SOUTHERLY RIGHT OF WAY THE FOLLOWING BEARINGS AND DISTANCES: SOUTH 30°57'07" EAST FOR A DISTANCE OF 505.32 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1145.92 FEET, WITH A CHORD BEARING OF SOUTH 46°20'03" EAST, AND A CHORD DISTANCE OF 607.92 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°45'50" FOR A DISTANCE OF 615.28 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 61°42'58" EAST FOR A DISTANCE OF 533.09 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1145.92 FEET, WITH A CHORD BEARING OF SOUTH 70°24'00" EAST, AND A CHORD DISTANCE OF 346.03 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°22'05" FOR A DISTANCE OF 347.36 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 79°05'03" EAST FOR A DISTANCE OF 695.91 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1432.39 FEET, WITH A CHORD BEARING OF SOUTH 82°26'58" EAST, AND A CHORD DISTANCE OF 168.17 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°43'50" FOR A DISTANCE OF 168.26 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 85°48'52" EAST FOR A DISTANCE OF 333.13 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 24; THENCE RUN SOUTH 01°51'26" WEST ALONG SAID EAST LINE FOR A DISTANCE OF 93.74 FEET; THENCE DEPARTING OF SAID EAST LINE RUN SOUTH 78°45'21" WEST FOR A DISTANCE OF 16.58 FEET; THENCE RUN NORTH 89°27'41" WEST FOR A DISTANCE OF 347.93 FEET; THENCE RUN NORTH 81°23'27" WEST FOR A DISTANCE OF 284.88 FEET; THENCE RUN NORTH 89°27'45" WEST FOR A DISTANCE OF 800.93 FEET; THENCE RUN SOUTH 84°40'34" WEST FOR A DISTANCE OF 391.68 FEET; THENCE RUN NORTH 89°27'45" WEST FOR A DISTANCE OF 485.78 FEET; THENCE RUN NORTH 72°52'24" WEST FOR A DISTANCE OF 97.00 FEET; THENCE RUN NORTH 54°21'37" WEST FOR A DISTANCE OF 109.53 FEET; THENCE RUN NORTH 35°52'17" WEST FOR A DISTANCE OF 174.17 FEET; THENCE RUN NORTH 12°34'19" WEST FOR A DISTANCE OF 250.75 FEET; THENCE RUN NORTH 67°01'23" WEST FOR A DISTANCE OF 26.34 FEET TO THE POINT OF BEGINNING.

CONTAINING: 25.684 ACRES, MORE OR LESS

TOGETHER WITH:

A PARCEL OF LAND LYING IN SECTIONS 23 AND 24, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH QUARTER CORNER OF SAID SECTION 24; THENCE RUN NORTH 01°51'26" EAST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 24 FOR A DISTANCE 177.19 FEET TO A POINT ON THE NORTHERLY



CITY OF CLERMONT
ORDINANCE NO. 2024-031

RIGHT OF WAY OF OLD HIGHWAY 50 (COUNTY ROAD 50), ACCORDING TO MAP BOOK 9, PAGES 1 THROUGH 27 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE RUN ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING BEARINGS AND DISTANCES: NORTH 85°48'52" WEST FOR A DISTANCE OF 215.79 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1909.86 FEET, WITH A CHORD BEARING OF NORTH 82°26'57" WEST, AND A CHORD DISTANCE OF 224.21 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°43'49" FOR A DISTANCE OF 224.34 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 79°05'03" WEST FOR A DISTANCE OF 725.84 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1145.92 FEET, WITH A CHORD BEARING OF NORTH 70°24'00" WEST, AND A CHORD DISTANCE OF 346.03 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°22'05" FOR A DISTANCE OF 347.36 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 61°42'58" WEST FOR A DISTANCE OF 541.90 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1145.92 FEET, WITH A CHORD BEARING OF NORTH 46°20'02" WEST, AND A CHORD DISTANCE OF 607.92 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°45'50" FOR A DISTANCE OF 615.28 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 30°57'07" WEST FOR A DISTANCE OF 2229.26 FEET TO A POINT ON THE SOUTHERLY LIMITED ACCESS RIGHT OF WAY LINE OF STATE ROAD 91 (FLORIDA TURNPIKE), ACCORDING TO FLORIDA DEPARTMENT RIGHT OF WAY MAP F.P. NO. 435784-1/435785-1; THENCE RUN ALONG SAID SOUTHERLY LIMITED ACCESS RIGHT OF WAY LINE THE FOLLOWING BEARINGS AND DISTANCES: SOUTH 66°36'38" EAST FOR A DISTANCE OF 951.88 FEET; THENCE RUN SOUTH 00°53'19" WEST FOR A DISTANCE OF 15.75 FEET; THENCE RUN SOUTH 00°37'34" WEST FOR A DISTANCE OF 5.91 FEET; THENCE RUN SOUTH 66°36'38" EAST FOR A DISTANCE OF 1072.51 FEET; THENCE RUN NORTH 23°23'22" EAST FOR A DISTANCE OF 20.00 FEET; THENCE RUN SOUTH 66°36'38" EAST FOR A DISTANCE OF 105.21 FEET; THENCE RUN SOUTH 39°52'17" WEST FOR A DISTANCE OF 411.95 FEET; THENCE RUN SOUTH 04°09'25" EAST FOR A DISTANCE OF 491.24 FEET; THENCE RUN NORTH 90°00'00" EAST FOR A DISTANCE OF 389.94 FEET; THENCE RUN NORTH 14°51'30" EAST FOR A DISTANCE OF 683.34 FEET; THENCE RUN SOUTH 66°36'38" EAST FOR A DISTANCE OF 1364.27 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 5879.58 FEET, WITH A CHORD BEARING OF SOUTH 66°46'48" EAST, AND A CHORD DISTANCE OF 34.77 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°20'20" FOR A DISTANCE OF 34.77 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 24; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE RUN SOUTH 01°51'26" WEST ALONG SAID EAST LINE FOR A DISTANCE OF 1338.14 FEET TO THE POINT OF BEGINNING.

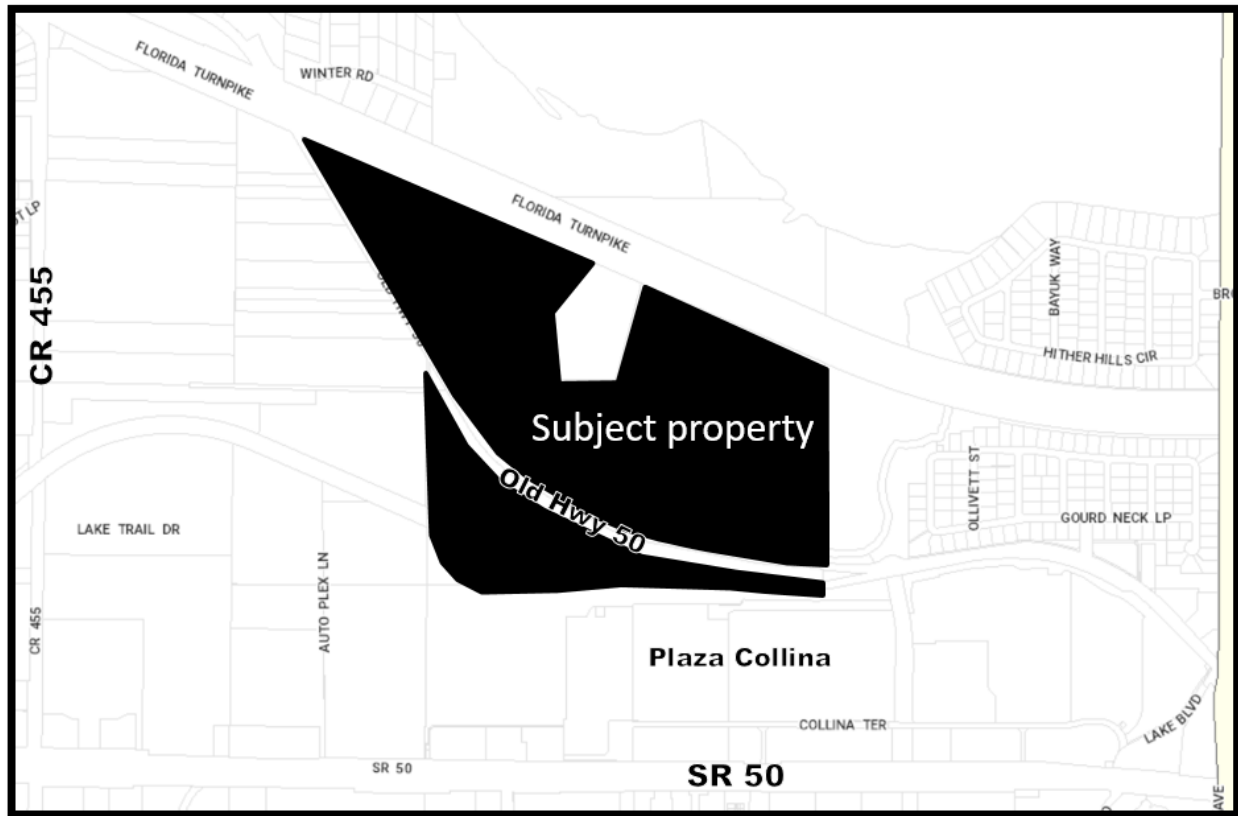
CONTAINING: 97.879 ACRES, MORE OR LESS.

CITY OF CLERMONT
ORDINANCE NO. 2024-031

FOR A TOTAL OF: 123.563 TOTAL ACRES, MORE OR LESS.

LOCATION

Old Highway 50
South of the Florida Turnpike and North of the Lake County Bike Trail
Alternate Keys 1037387 2514809 1109051 3037243 3832862 3884751



CHANGE IN FUTURE LAND USE CLASSIFICATION:

FROM: Lake County Urban Low
TO: City of Clermont Low Density Residential

SECTION 2: CONFLICT

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



CITY OF CLERMONT
ORDINANCE NO. 2024-031

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

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 after a period of thirty days plus one following its Second Reading and Final Passage.



CITY OF CLERMONT
ORDINANCE NO. 2024-031

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, this 12th day of November 2024.

CITY OF CLERMONT

Tim Murry, Mayor

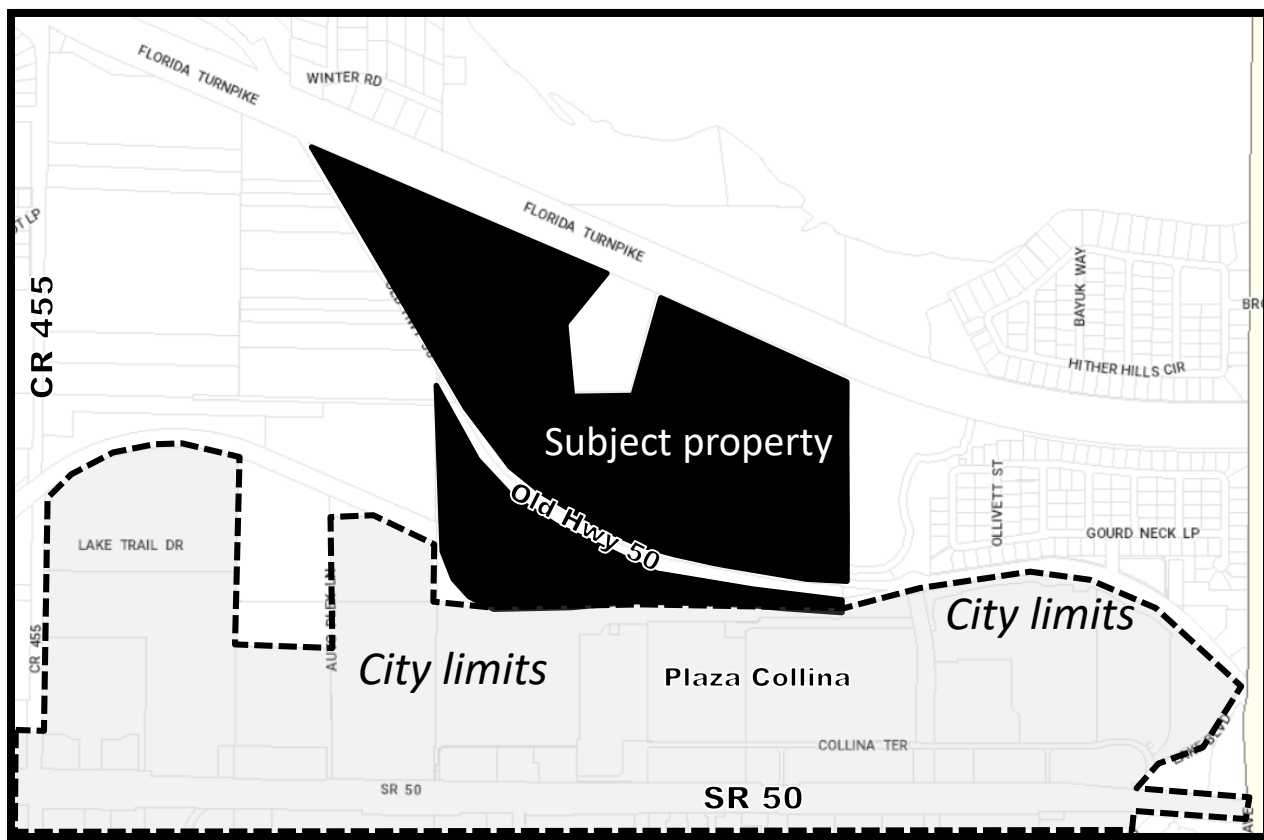
ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

APPROVED AS TO FORM AND LEGALITY:

Daniel F. Mantzaris, City Attorney

Exhibit - Location Map – Old Hwy 50 Property

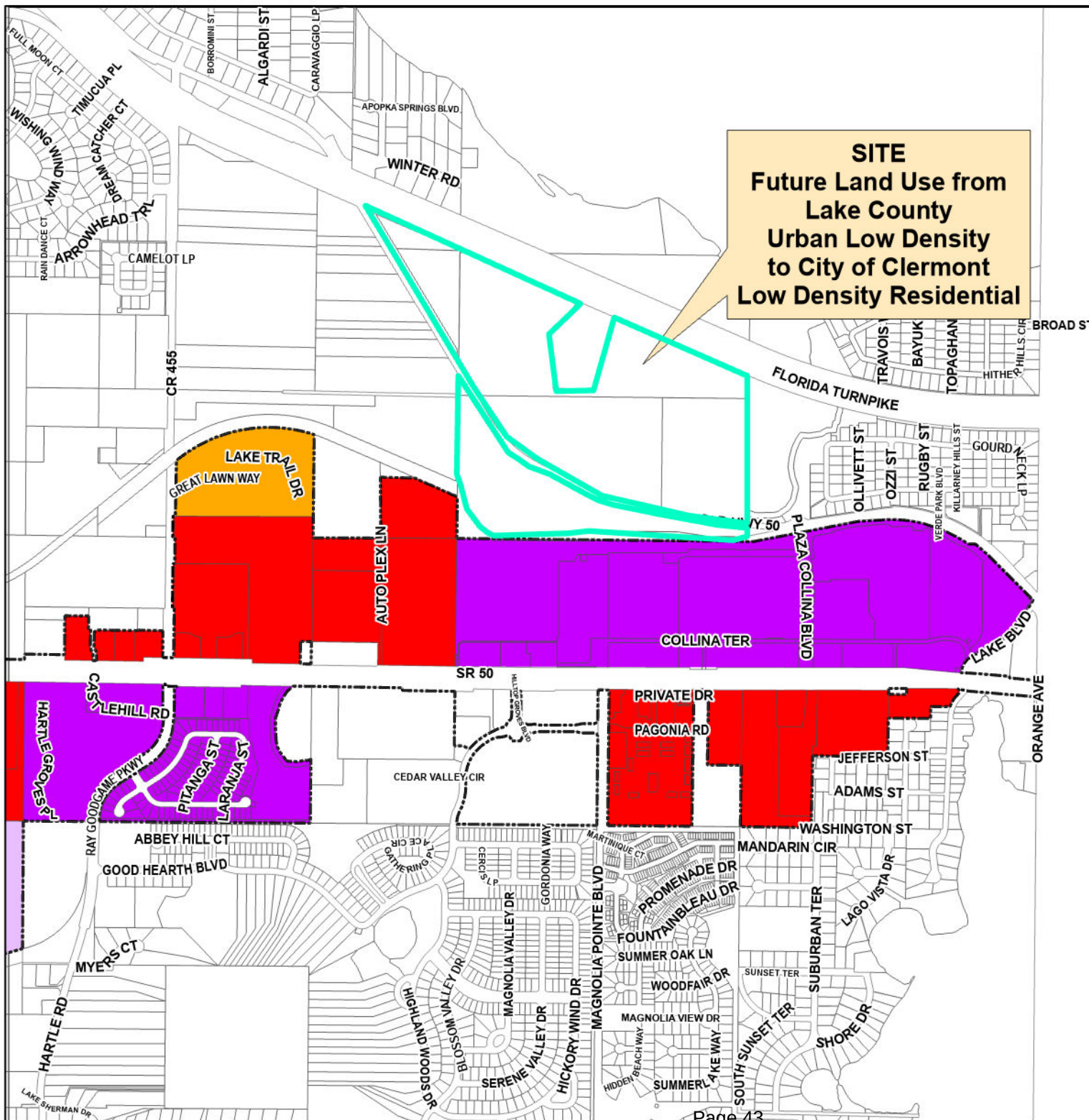


2024 - 031

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



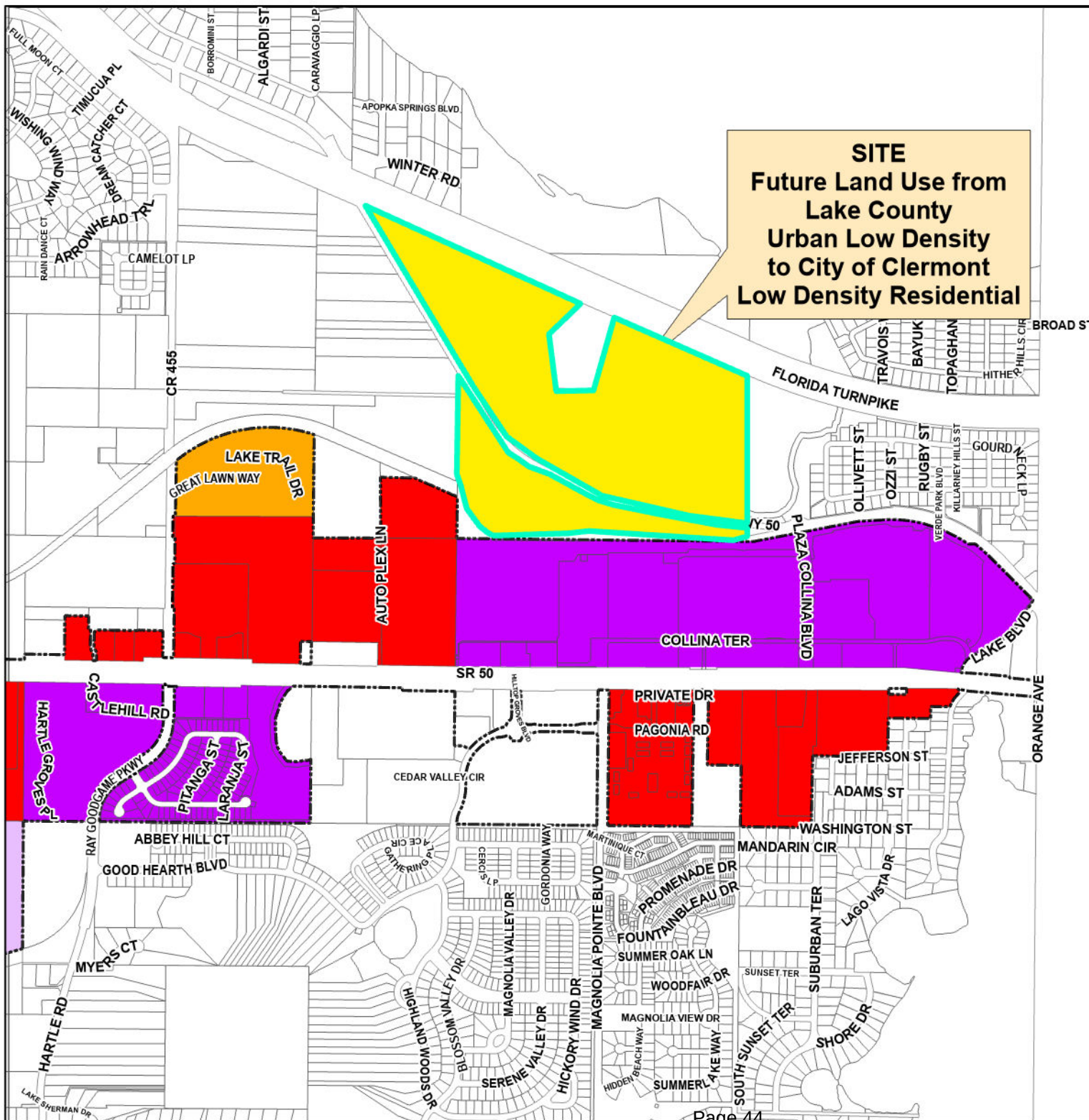


2024 - 031

After

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



LEGAL DESCRIPTIONS

A PARCEL OF LAND LYING IN SECTIONS 23 AND 24, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH QUARTER CORNER OF SAID SECTION 24; THENCE RUN NORTH 89°27'45" WEST ALONG SOUTH LINE OF SOUTHWEST QUARTER OF SAID SECTION 24 FOR A DISTANCE OF 2689.54 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 24; THENCE DEPARTING SAID SOUTH LINE RUN NORTH 00°37'34" EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 23 FOR A DISTANCE 525.12 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°37'34" EAST ALONG SAID EAST LINE FOR A DISTANCE OF 986.76 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF OLD HIGHWAY 50 (COUNTY ROAD 50), ACCORDING TO MAP BOOK 9, PAGES 1 THROUGH 27 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE DEPARTING SAID EAST LINE RUN ALONG SAID SOUTHERLY RIGHT OF WAY THE FOLLOWING BEARINGS AND DISTANCES: SOUTH 30°57'07" EAST FOR A DISTANCE OF 505.32 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1145.92 FEET, WITH A CHORD BEARING OF SOUTH 46°20'03" EAST, AND A CHORD DISTANCE OF 607.92 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°45'50" FOR A DISTANCE OF 615.28 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 61°42'58" EAST FOR A DISTANCE OF 533.09 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1145.92 FEET, WITH A CHORD BEARING OF SOUTH 70°24'00" EAST, AND A CHORD DISTANCE OF 346.03 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°22'05" FOR A DISTANCE OF 347.36 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 79°05'03" EAST FOR A DISTANCE OF 695.91 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1432.39 FEET, WITH A CHORD BEARING OF SOUTH 82°26'58" EAST, AND A CHORD DISTANCE OF 168.17 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°43'50" FOR A DISTANCE OF 168.26 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 85°48'52" EAST FOR A DISTANCE OF 333.13 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 24; THENCE RUN SOUTH 01°51'26" WEST ALONG SAID EAST LINE FOR A DISTANCE OF 93.74 FEET; THENCE DEPARTING OF SAID EAST LINE RUN SOUTH 78°45'21" WEST FOR A DISTANCE OF 16.58 FEET; THENCE RUN NORTH 89°27'41" WEST FOR A DISTANCE OF 347.93 FEET; THENCE RUN NORTH 81°23'27" WEST FOR A DISTANCE OF 284.88 FEET; THENCE RUN NORTH 89°27'45" WEST FOR A DISTANCE OF 800.93 FEET; THENCE RUN SOUTH 84°40'34" WEST FOR A DISTANCE OF 391.68 FEET; THENCE RUN NORTH 89°27'45" WEST FOR A DISTANCE OF 485.78 FEET; THENCE RUN NORTH 72°52'24" WEST FOR A DISTANCE OF 97.00 FEET; THENCE RUN NORTH 54°21'37" WEST FOR A DISTANCE OF 109.53 FEET; THENCE RUN NORTH 35°52'17" WEST FOR A DISTANCE OF 174.17 FEET; THENCE RUN NORTH 12°34'19" WEST FOR A DISTANCE OF 250.75 FEET; THENCE RUN NORTH 67°01'23" WEST FOR A DISTANCE OF 26.34 FEET TO THE POINT OF BEGINNING.

CONTAINING: 25.684 ACRES, MORE OR LESS

TOGETHER WITH:

A PARCEL OF LAND LYING IN SECTIONS 23 AND 24, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH QUARTER CORNER OF SAID SECTION 24; THENCE RUN NORTH 01°51'26" EAST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 24 FOR A DISTANCE 177.19 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF OLD HIGHWAY 50 (COUNTY ROAD 50), ACCORDING TO MAP BOOK 9, PAGES 1 THROUGH 27 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE RUN ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING BEARINGS AND DISTANCES: NORTH 85°48'52" WEST FOR A DISTANCE OF 215.79 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1909.86 FEET, WITH A CHORD BEARING OF NORTH 82°26'57" WEST, AND A CHORD DISTANCE OF 224.21 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°43'49" FOR A DISTANCE OF 224.34 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 79°05'03" WEST FOR A DISTANCE OF 725.84 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1145.92 FEET, WITH A CHORD BEARING OF NORTH 70°24'00" WEST, AND A CHORD DISTANCE OF 346.03 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°22'05" FOR A DISTANCE OF 347.36 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 61°42'58" WEST FOR A DISTANCE OF 541.90 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1145.92 FEET, WITH A CHORD BEARING OF NORTH 46°20'02" WEST, AND A CHORD DISTANCE OF 607.92 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°45'50" FOR A DISTANCE OF 615.28 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 30°57'07" WEST FOR A DISTANCE OF 2229.26 FEET TO A POINT ON THE SOUTHERLY LIMITED ACCESS RIGHT OF WAY LINE OF STATE ROAD 91 (FLORIDA TURNPIKE), ACCORDING TO FLORIDA DEPARTMENT RIGHT OF WAY MAP F.P. NO. 435784-1/435785-1; THENCE RUN ALONG SAID SOUTHERLY LIMITED ACCESS RIGHT OF WAY LINE THE FOLLOWING BEARINGS AND DISTANCES: SOUTH 66°36'38" EAST FOR A DISTANCE OF 951.88 FEET; THENCE RUN SOUTH 00°53'19" WEST FOR A DISTANCE OF 15.75 FEET; THENCE RUN SOUTH 00°37'34" WEST FOR A DISTANCE OF 5.91 FEET; THENCE RUN SOUTH 66°36'38" EAST FOR A DISTANCE OF 1072.51 FEET; THENCE RUN NORTH 23°23'22" EAST FOR A DISTANCE OF 20.00 FEET; THENCE RUN SOUTH 66°36'38" EAST FOR A DISTANCE OF 105.21 FEET; THENCE RUN SOUTH 39°52'17" WEST FOR A DISTANCE OF 411.95 FEET; THENCE RUN SOUTH 04°09'25" EAST FOR A DISTANCE OF 491.24 FEET; THENCE RUN NORTH 90°00'00" EAST FOR A DISTANCE OF 389.94 FEET; THENCE RUN NORTH 14°51'30" EAST FOR A DISTANCE OF 683.34 FEET; THENCE RUN SOUTH 66°36'38" EAST FOR A DISTANCE OF 1364.27 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 5879.58 FEET, WITH A CHORD BEARING OF SOUTH 66°46'48" EAST, AND A CHORD DISTANCE OF 34.77 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°20'20" FOR A DISTANCE OF 34.77 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 24; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE RUN SOUTH 01°51'26" WEST ALONG SAID EAST LINE FOR A DISTANCE OF 1338.14 FEET TO THE POINT OF BEGINNING.

CONTAINING: 97.879 ACRES, MORE OR LESS

CONTAINING: 123.563 TOTAL ACRES, MORE OR LESS

Old Hwy 50 Property

ALT KEY#

3832862/2514809/1037387/3037243/1109051

Rezoning / Land Use Plan

Clermont, Florida

May 2024

Prepared For:

Pinecastle Investments Inc.

5300 S Orange Ave

Orlando FL. 32809

Revisions

General Notes:

1. Site Access shall be via Old Hwy 50. The internal roads may be public and shall be owned and maintained by the City of Clermont. If the community is gated then all internal roads shall be privately owned and maintained by the HOA.

2. The project will be designed with stormwater management ponds that will accommodate the entire property. The pond will be designed in accordance with the City of Clermont and SJRWMD standards.

3. Based upon FIRM Map #12069C0595E a portion of the wetlands are within a flood Zone.

4. Utility infrastructure shall be public and dedicated to the City of Clermont.

5. Water service will be provided by the City of Clermont.

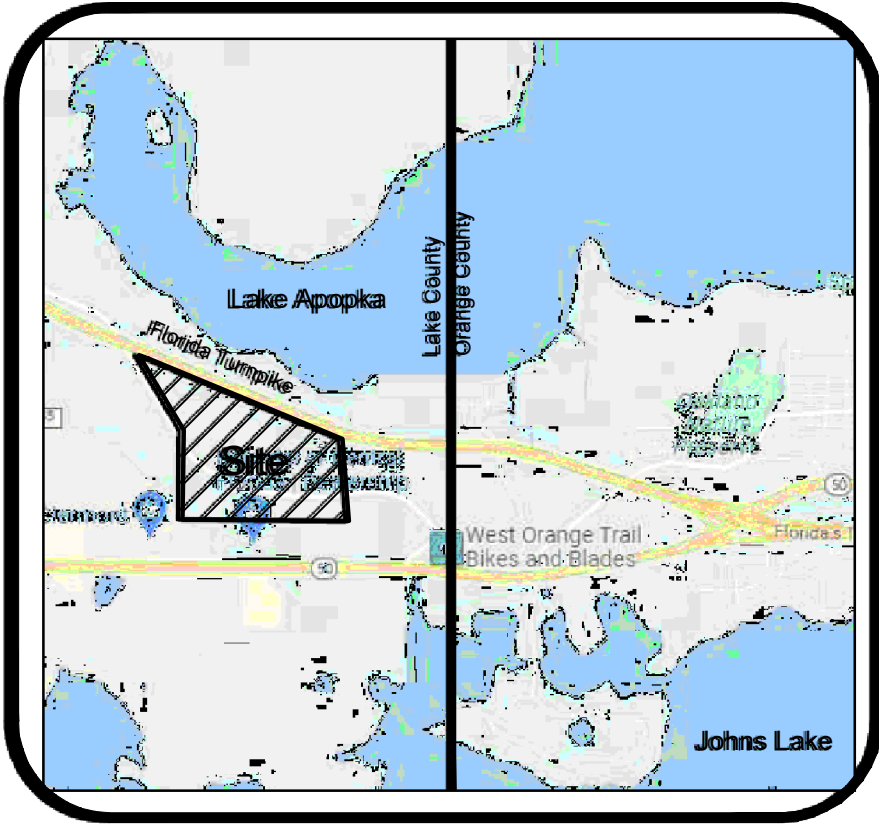
6. Wastewater Service shall be provided by the City of Clermont.

8. Fire Protection shall be provided by Clermont Fire and Rescue.

9. Police Protection shall be provided by Clermont Police Department.

10. Project may be constructed in multiple phases. Determination for phasing shall be established at Preliminary Subdivision Plan development.

11. Pedestrian and bicycle cross access may be provided to the West Orange Bicycle trail. Any connection shall be permitted with the Trail Authorities.



Location Map

Site Data		
Total Land area	123.56	ac
Potential Conservation	53.06	ac
Net Developable Land Area	70.5	ac
Existing FLU (Lake County)	Urban Low Density	
Proposed FLU (Clermont)	Low Density Residential	
Existing Zoning ((Lake County)	R-3 and A	
Proposed Zoning (Clermont)	R-3	
Overall Residential		
Total Units	130	du
Overall Density	1.84	du/ac
Minimum Lot Size	75'x100'	7,500 sf
Development Criteria Village		
Minimum Living Area	1,000	sf
Maximum Building Ht	45'	
Water and Sanitary Sewer	Yes	
Maximum Impervious	55%	
Setbacks		
Front	25'	
Rear	25'	
Side	7.5'	
Accessory Building	7.5'	
Boundary Setbacks		
North	15'	
South	15'	
East	15'	
West	15'	
Infrastructure		
Wastewater (City of Clermont)	23,660	gpd
Potable Water (City of Clermont)	74,360	gpd

3832862	09-22-26-1000-031-00004
2514809	09-22-26-1000-33A-00000
1037387	24-22-26-0003-000-00800
3037243	24-22-26-0003-000-00901
3884751	24-22-26-0003-000-01700
1109051	23-22-26-0001-000-00100

daly design group inc.
Urban Planning • Landscape Architecture • Project Management
913 N Pennsylvania Ave, Winter Park, FL 32789
Phone 407.740.7373 • www.dalydesign.com

Owner
Pinecastle Investment Properties LLC
5300 S Orange Ave
Orlando, FL 32809
Contact: Mr Robert Harrell

Environmental Consultant
Bio Tech Environmental and Permitting Services
3025 East South Street
Orlando, FL 32803
Contact: Mr Steve Butler

Applicant / Planner
Daly Design Group
913 N Pennsylvania Ave
Winter Park, Florida 32789
Contact: Tom Daly

Surveyor
Allen and Company
16 E. Plant Street
Winter Garden, FL. 34787
Contact: Mr Jim Rickman

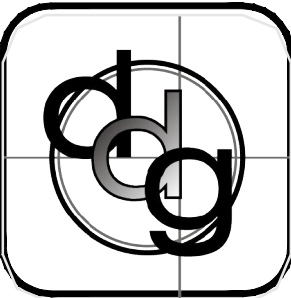
Sheet Index

CVR - Cover

1 of 2 - Villiage A Concept Plan

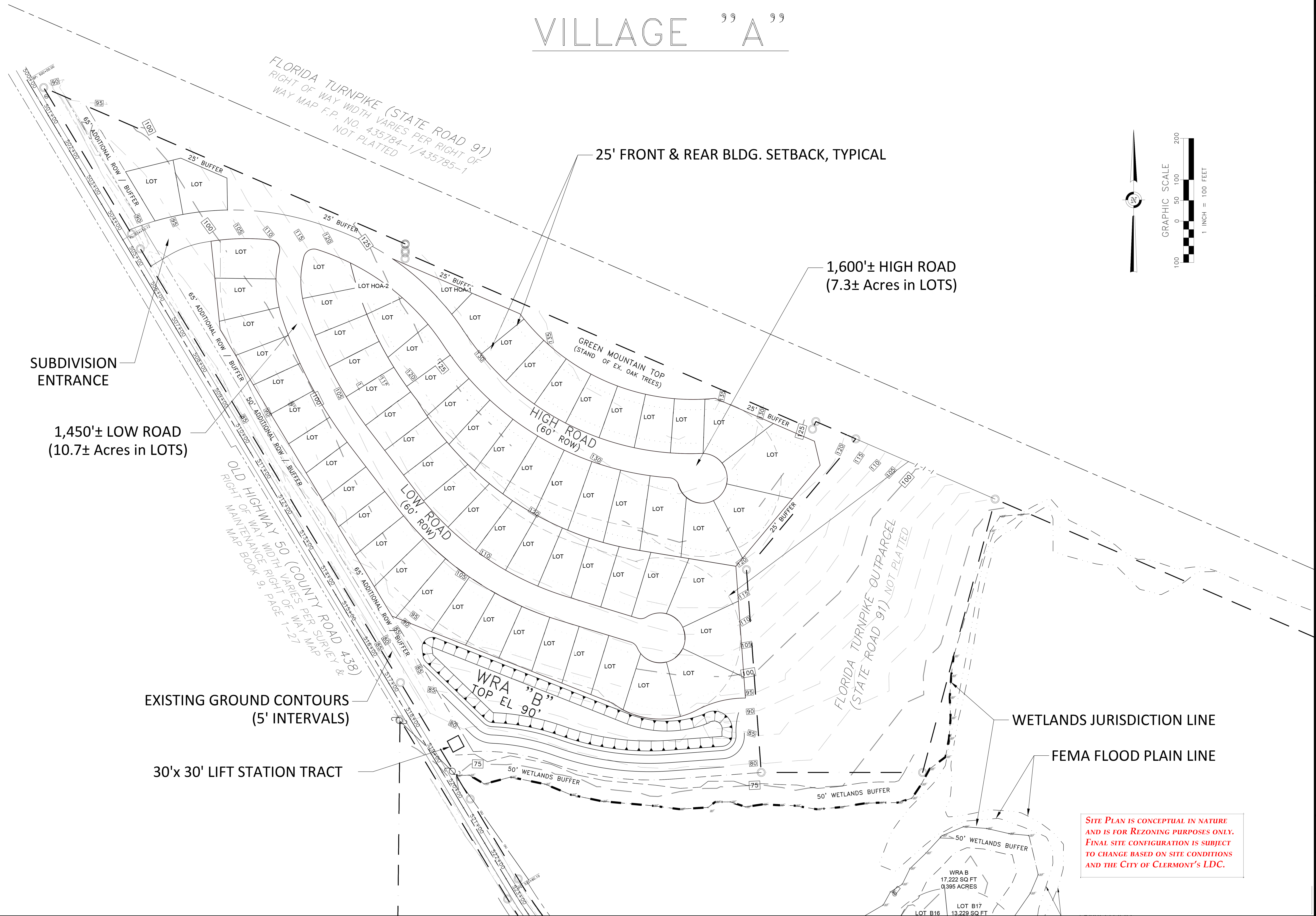
2 of 2 - Villiage B and C Concept Plan

Survey



21235a

VILLAGE "A"



**SITE PLAN IS CONCEPTUAL IN NATURE
AND IS FOR REZONING PURPOSES ONLY.
FINAL SITE CONFIGURATION IS SUBJECT
TO CHANGE BASED ON SITE CONDITIONS
AND THE CITY OF CLERMONT'S LDC.**

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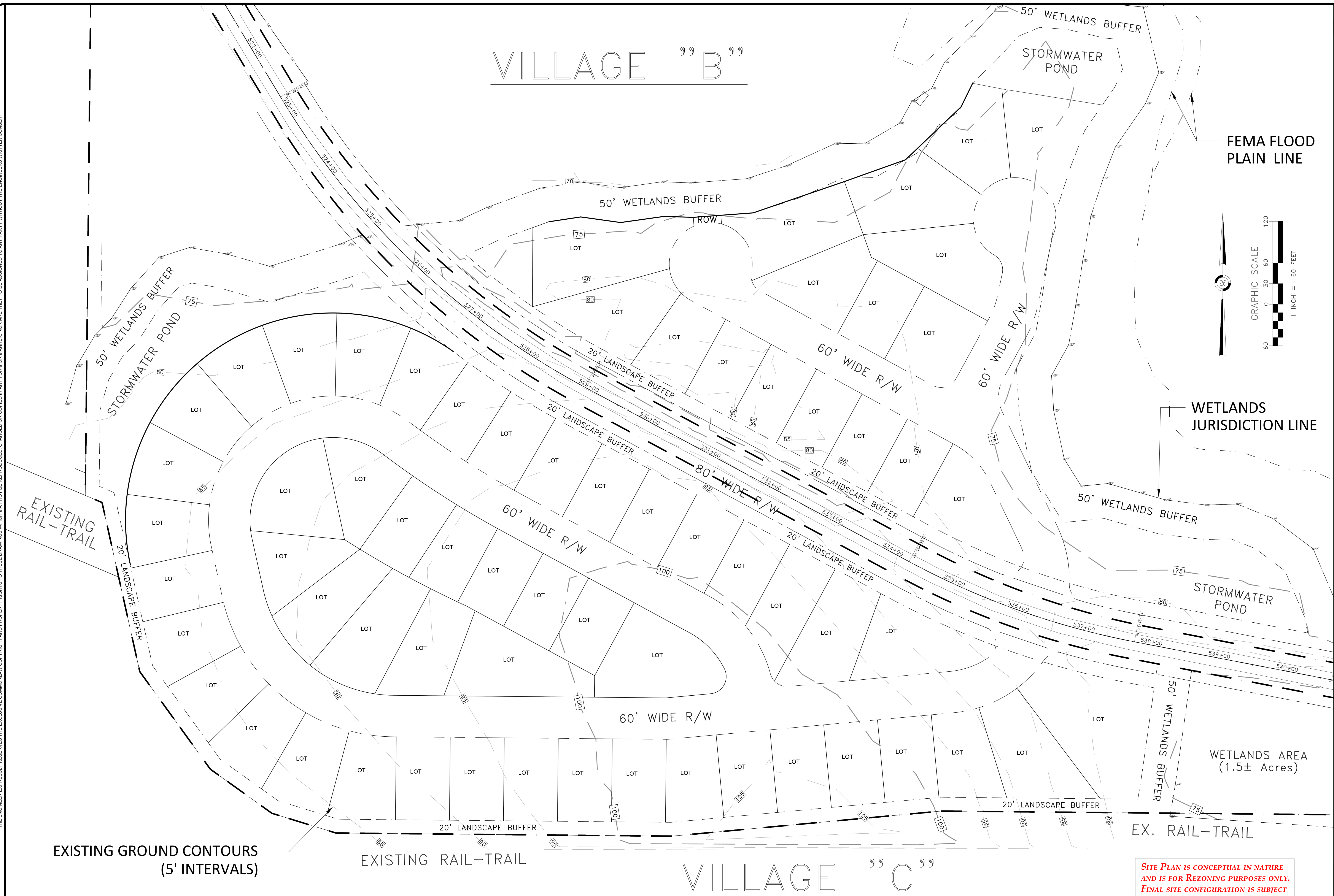
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355

MC & A
McCOY & ASSOCIATES
ENGINEERS & LAND PLANNERS
106 S. PALM AVE., HOWEY-IN-THE-HILLS, FL. 34737
(352) 324-1136
RmCoyPE@att.net
CA#: 8374

VILLAGE "A" CONCEPTUAL PLAN #1

JOB NO.	22-021
DATE	Feb. 2024
DES. BY:	RMc
DWN. BY:	
CHK'D BY:	
APP'D BY:	
SHEET	
1	OF 2

THE ENGINEER EXPRESSLY RESERVES THE EXCLUSIVE COMMON LAW COPYRIGHT AND PROPERTY RIGHTS TO THESE DRAWINGS WHICH MAY NOT BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER, NOR ARE THEY TO BE ASSIGNED TO ANY PARTY WITHOUT THE ENGINEER'S WRITTEN CONSENT.



**SITE PLAN IS CONCEPTUAL IN NATURE
AND IS FOR REZONING PURPOSES ONLY.
FINAL SITE CONFIGURATION IS SUBJECT
TO CHANGE BASED ON SITE CONDITIONS
AND THE CITY OF CLERMONT'S LDC.**

REVISIONS	
NO.	DATE

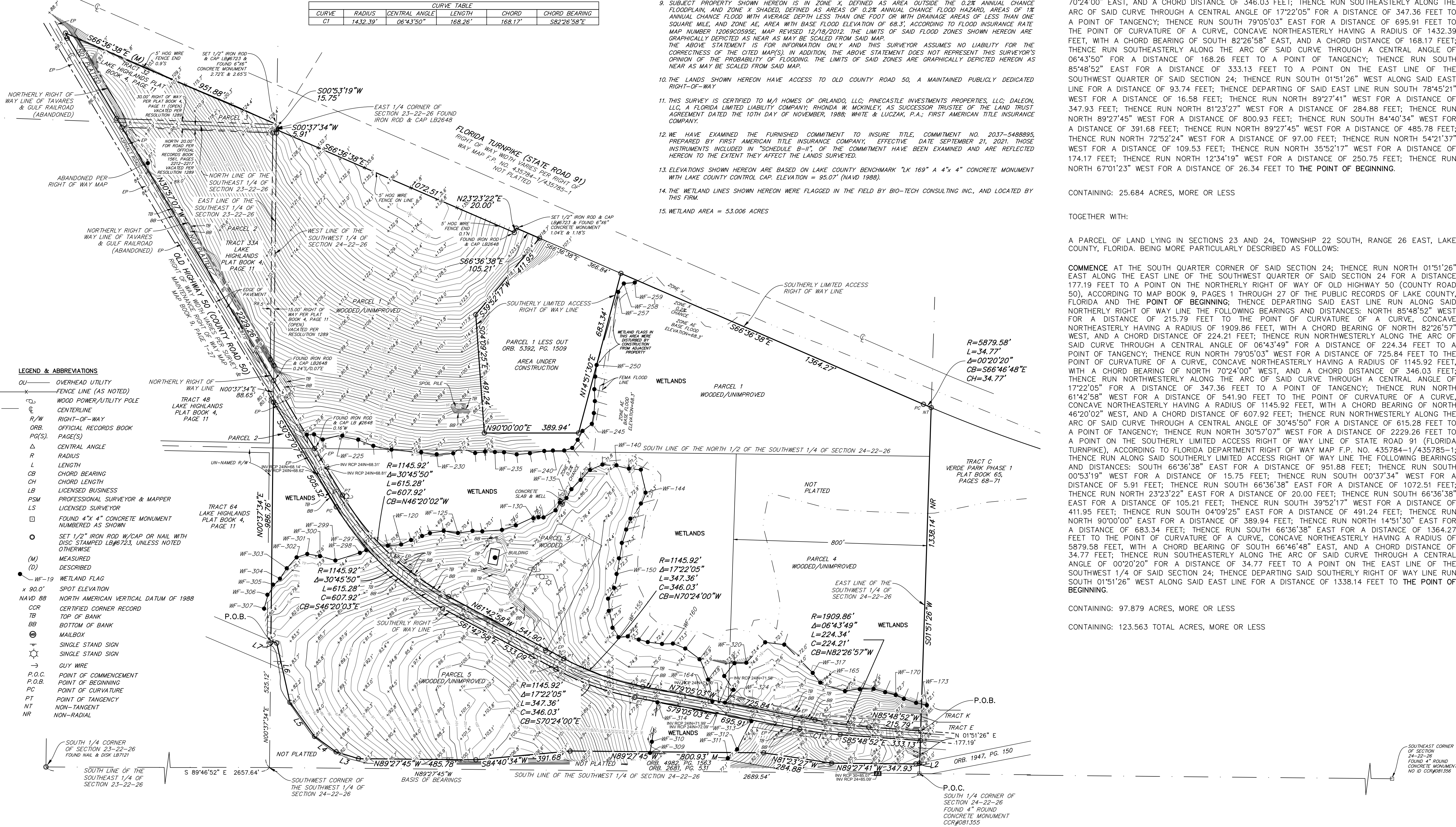
ALLEN & COMPANY
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355

McCOY & ASSOCIATES
ENGINEERS & LAND PLANNERS
165 PALM AVE. HOWEY-IN-THE-HILLS, FL. 34737
(888) 324-1156
CA# 8374

VILLAGE B&C CONCEPTUAL PLAN #2
GREEN MOUNTAIN PUD

JOB NO. 22-021
DATE Feb. 2024
DES. BY: RMc
DWN. BY:
CHK'D BY:
APP'D BY:
SHEET 2 OF 2

LEGEND & ABBREVIATIONS	
OU	OVERHEAD UTILITY
X	FENCE LINE (AS NOTED)
W	WOOD POWER/UTILITY POLE
C	CENTERLINE
R/W	RIGHT-OF-WAY
ORB	OFFICIAL RECORDS BOOK
PG(S)	PAGE(S)
Δ	CENTRAL ANGLE
R	RADIUS
L	LENGTH
CB	CHORD BEARING
CH	CHORD LENGTH
LB	LICENSED BUSINESS
PSM	PROFESSIONAL SURVEYOR & MAPPER
LS	LICENSED SURVEYOR
□	FOUND 4" X 4" CONCRETE MONUMENT NUMBERED AS SHOWN
○	SET 1/2" IRON ROD W/CAP OR NAIL WITH DISC STAMPED LB#6723, UNLESS NOTED OTHERWISE
(M)	MEASURED
(D)	DESCRIBED
WF-19	WETLAND FLAG
x 90.0'	SPOT ELEVATION
NAVD 88	NORTH AMERICAN VERTICAL DATUM OF 1988
CCR	CERTIFIED CORNER RECORD
TB	TOP OF BANK
BB	BOTTOM OF BANK
⊙	MAILBOX
⊙	SINGLE STAND SIGN
⊙	SINGLE STAND SIGN
→	GUY WIRE
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
NT	NON-TANGENT
NR	NON-RADIAL



EXCEPTIONS AS THEY APPEAR IN THE TITLE COMMITMENT

10. RESOLUTION RECORDED NOVEMBER 10, 1953 IN DEED BOOK 344, PAGE 41. DOES NOT AFFECT THE SUBJECT PROPERTY
11. PROVISIONS OF THE PLAT OF MAP OF SECTION 23, TOWNSHIP 22S, RANGE 26E, LAKE HIGHLANDS COMPANY, RECORDED NOVEMBER 6, 1920 IN PLAT BOOK 4, PAGE 11. AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.
12. UNITY OF TITLE RECORDED FEBRUARY 25, 1997 IN BOOK 1498, PAGE 1646. AFFECTS PARCEL 4 AND THAT PORTION OF PARCEL 5 LYING NORTH OF OLD HIGHWAY 50, CANNOT BE SHOWN HEREON, BLANKET IN NATURE.

LINE TABLE MEASURED		
LINE	BEARING	LENGTH
L1	S01°51'26"W	93.74'
L2	S78°45'21"W	16.58'
L3	N72°52'24"W	92.00'
L4	N54°21'57"W	109.53'
L5	N35°51'51"W	174.17'
L6	N12°34'19"W	250.75'
L7	N67°00'57"W	26.34'

LINE TABLE DESCRIBED		
LINE	BEARING	LENGTH
L3	N72°51'58"W	92.00'
L4	N54°21'11"W	109.53'
L5	N35°51'51"W	174.17'
L6	N12°33'53"W	250.75'
L7	N67°00'57"W	26.34'

CURVE TABLE				
CURVE	RADIUS	CENTRAL ANGLE	LENGTH	CHORD
C1	1432.39'	06°43'50"	168.26'	168.17'

SURVEYOR'S NOTES:

1. THE LEGAL DESCRIPTION SHOWN HEREON WAS CREATED BY THE SURVEYOR AT THE CLIENT'S REQUEST.
2. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 24--22-26 AS BEING N89°27'45"W.
3. THERE MAY BE EASEMENTS AND RESTRICTIONS OF RECORD AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THIS SURVEYOR OR SHOWN ON THIS BOUNDARY SURVEY THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE SUBJECT PROPERTY.
4. THERE MAY BE ENVIRONMENTAL ISSUES AND/OR OTHER MATTERS REGULATED BY VARIOUS DEPARTMENTS OF FEDERAL, STATE OR LOCAL GOVERNMENTS AFFECTING THE SUBJECT PROPERTY NOT SHOWN ON THIS SURVEY.
5. THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES LISTED HEREON AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER.
6. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
7. UNLESS OTHERWISE NOTED OR SHOWN HEREON, THERE ARE NO APPARENT AND/OR UNOBSERVED, ABOVE GROUND ENCROACHMENTS, THE DISPOSITION OF ANY POTENTIAL ENCROACHING IMPROVEMENTS SHOWN IS BEYOND PROFESSIONAL PURVIEW AND SUBJECT TO LEGAL INTERPRETATION.
8. UNLESS OTHERWISE NOTED OR SHOWN HEREON, APPARENT AND/OR VISIBLE UNOBSERVED, VISIBLE ABOVE GROUND IMPROVEMENTS WERE LOCATED. UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATIONS AND UTILITIES, WERE NOT LOCATED.
9. SUBJECT PROPERTY SHOWN HEREON IS IN ZONE X, DEFINED AS AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND ZONE X SHADED, DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE, AND ZONE AE, AREA WITH BASE FLOOD ELEVATION OF 68.3', ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER 120600595E, MAP REVISED 12/19/2012. THE LIMITS OF SAID FLOOD ZONES SHOWN HEREON ARE GRAPHICALLY DEPICTED AS NEAR AS MAY BE SCALED FROM SAID MAP. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OR THE PROBABILITY OF FLOODING. THE LIMITS OF SAID ZONES ARE GRAPHICALLY DEPICTED HEREON AS NEAR AS MAY BE SCALED FROM SAID MAP.
10. THE LANDS SHOWN HEREON HAVE ACCESS TO OLD COUNTY ROAD 50, A MAINTAINED PUBLICLY DEDICATED RIGHT-OF-WAY.
11. THIS SURVEY IS CERTIFIED TO M/A HOMES OF ORLANDO, LLC; PINECASTLE INVESTMENTS PROPERTIES, LLC; DALEON, LLC, A FLORIDA LIMITED LIABILITY COMPANY; RHONDA W. MCKINLEY, AS SUCCESSOR TRUSTEE OF THE LAND TRUST AGREEMENT DATED THE 10TH DAY OF NOVEMBER, 1988; WHITE & LUCZAK, P.A.; FIRST AMERICAN TITLE INSURANCE COMPANY.
12. WE HAVE EXAMINED THE FURNISHED COMMITMENT TO INSURE TITLE, COMMITMENT NO. 2037-5488895, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, EFFECTIVE DATE SEPTEMBER 21, 2021. THOSE INSTRUMENTS INCLUDED IN "SCHEDULE B-H", OF THE COMMITMENT HAVE BEEN EXAMINED AND ARE REFLECTED HEREON TO THE EXTENT THEY AFFECT THE LANDS SURVEYED.
13. ELEVATIONS SHOWN HEREON ARE BASED ON LAKE COUNTY BENCHMARK "LK 169" A 4" X 4" CONCRETE MONUMENT WITH LAKE COUNTY CONTROL CAP. ELEVATION = 95.07' (NAVD 1988).
14. THE WETLAND LINES SHOWN HEREON WERE FLAGGED IN THE FIELD BY BIO-TECH CONSULTING INC., AND LOCATED BY THIS FIRM.
15. WETLAND AREA = 53.006 ACRES

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTIONS 23 AND 24, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH QUARTER CORNER OF SAID SECTION 24; THENCE RUN NORTH 89°27'45" WEST ALONG SOUTH LINE OF SOUTHWEST QUARTER OF SAID SECTION 24 FOR A DISTANCE OF 2689.54 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 24; THENCE DEPARTING SAID SOUTH LINE RUN NORTH 00°37'34" EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 23 FOR A DISTANCE 525.12 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°37'34" EAST ALONG SAID EAST LINE FOR A DISTANCE OF 986.76 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF OLD HIGHWAY 50 (COUNTY ROAD 50), ACCORDING TO MAP BOOK 9, PAGES 1 THROUGH 27 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE DEPARTING SAID EAST LINE RUN ALONG SAID SOUTHERLY RIGHT OF WAY THE FOLLOWING BEARINGS AND DISTANCES: SOUTH 30°57'07" EAST FOR A DISTANCE OF 505.32 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1145.92 FEET, WITH A CHORD BEARING OF SOUTH 46°20'03" EAST, AND A CHORD DISTANCE OF 607.92 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°45'50" FOR A DISTANCE OF 615.28 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 61°42'58" EAST FOR A DISTANCE OF 533.09 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1145.92 FEET, WITH A CHORD BEARING OF SOUTH 70°24'00" EAST, AND A CHORD DISTANCE OF 346.03 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°22'05" FOR A DISTANCE OF 347.36 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 79°05'03" EAST FOR A DISTANCE OF 695.91 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1432.39 FEET, WITH A CHORD BEARING OF SOUTH 82°26'58" EAST, AND A CHORD DISTANCE OF 168.17 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°43'50" FOR A DISTANCE OF 168.26 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 85°48'52" EAST FOR A DISTANCE OF 333.13 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 24; THENCE RUN SOUTH 01°51'26" WEST ALONG SAID EAST LINE FOR A DISTANCE OF 93.74 FEET; THENCE DEPARTING OF SAID EAST LINE RUN SOUTH 78°45'21" WEST FOR A DISTANCE OF 16.58 FEET; THENCE RUN NORTH 89°27'41" WEST FOR A DISTANCE OF 347.93 FEET; THENCE RUN NORTH 81°23'27" WEST FOR A DISTANCE OF 284.88 FEET; THENCE RUN NORTH 89°27'45" WEST FOR A DISTANCE OF 800.93 FEET; THENCE RUN SOUTH 84°40'34" WEST FOR A DISTANCE OF 391.68 FEET; THENCE RUN NORTH 89°27'45" WEST FOR A DISTANCE OF 485.78 FEET; THENCE RUN NORTH 72°52'24" WEST FOR A DISTANCE OF 97.00 FEET; THENCE RUN NORTH 54°21'37" WEST FOR A DISTANCE OF 109.53 FEET; THENCE RUN NORTH 35°52'17" WEST FOR A DISTANCE OF 174.17 FEET; THENCE RUN NORTH 12°34'19" WEST FOR A DISTANCE OF 250.75 FEET; THENCE RUN NORTH 67°01'23" WEST FOR A DISTANCE OF 26.34 FEET TO THE POINT OF BEGINNING.

CONTAINING: 25.684 ACRES, MORE OR LESS

TOGETHER WITH:

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CONTAINING: 97.879 ACRES, MORE OR LESS

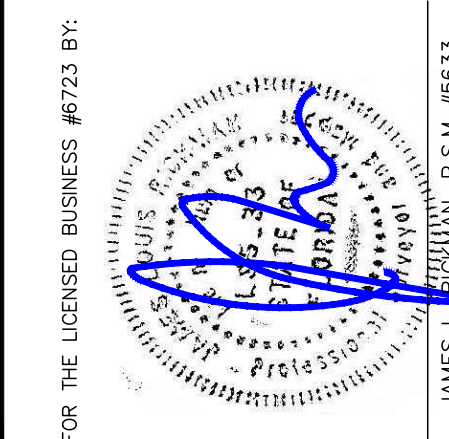
CONTAINING: 123.563 TOTAL ACRES, MORE OR LESS



16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
407 654-5355 FAX 407 654-5356
admin@allen-company.com

BOUNDARY SURVEY
OF
LAND OF WARREN & DALEON
SECTION 23 & 24, TOWNSHIP 22 SOUTH, RANGE 26 EAST
LAKE COUNTY, FLORIDA

FOR:
KROEGER & CO.



DATE	REVISIONS
08/17/24	UPDATED BOUNDARY LINES
08/15/23	REVISED ROAD NAME
07/14/23	ADDRESS COMMENTS
04/1/23	AND ABANDONED R/W
02/17/22	ADD CENT

JOB # 20210608
DATE: 11-19-21
SCALE: 1"=200'
CALC BY: BRH-SEJ
FIELD BY: AB
DRAWN BY: BRH-SEJ
CHECKED BY: SEJ

SHEET 1 OF 1

OLD HWY 50 PROPERTY

COMPREHENSIVE PLAN

AMENDMENT

PREPARED
MAY 2024



Old Hwy 50 Property Comprehensive Plan Amendment

Alt Keys / Property Identification Number:

3832862 / 09-22-26-1000-031-00004
2514809 / 09-22-26-1000-33A-00000
1037387 / 24-22-26-0003-000-00800
3037243 / 24-22-26-0003-000-00901
3884751 / 24-22-26-0003-000-01700
1109051 / 23-22-26-0001-000-00100

Property Owner:

Pinecastle Investment Properties LLC
5300 S Orange Ave
Orlando, FL 32809
Contact: Mr. Robert Harrell

Applicant / Urban Planner:

Daly Design Group
913 N Pennsylvania Ave
Winter Park FL 32789
Contact: Thomas Daly

Traffic Engineer:

Traffic & Mobility Consultants
1507 S. Hiawasse Road, suite 212
Orlando FL 32835
Contact: Mr. Mohammed Abdallah

Environmental Consultant:

Bio-Tech Consulting Inc.
3025 East South Street
Orlando, FL 32803
Contact: Mr. Steve Butler

Engineer:

McCoy and Associates
106 S Palm Ave,
Howey-in-the-Hills, FL 34737
Contact: Mr. Rick McCoy

Surveyor:

Allen and Company
16 East Plant Street
Winter Garden FL 34787
Contact: Mr. Jim Rickman

Old Hwy 50 Property Comprehensive Plan Amendment

Table Exhibits:

1. Location Map
2. Topography Map
3. Existing Future Land Use Map
4. Existing Zoning Map
5. Proposed FLU Map
6. Proposed Zoning Map

Table of Appendix:

- A. Property Appraisers ID Card / Warranty Deeds
- B. Lake County School Concurrency Application
- C. Clermont Utility Service Agreement Application
- D. Traffic Impact Analysis -prepared by TMC, Inc.

Old Hwy 50 Property Comprehensive Plan Amendment

Legal Description:

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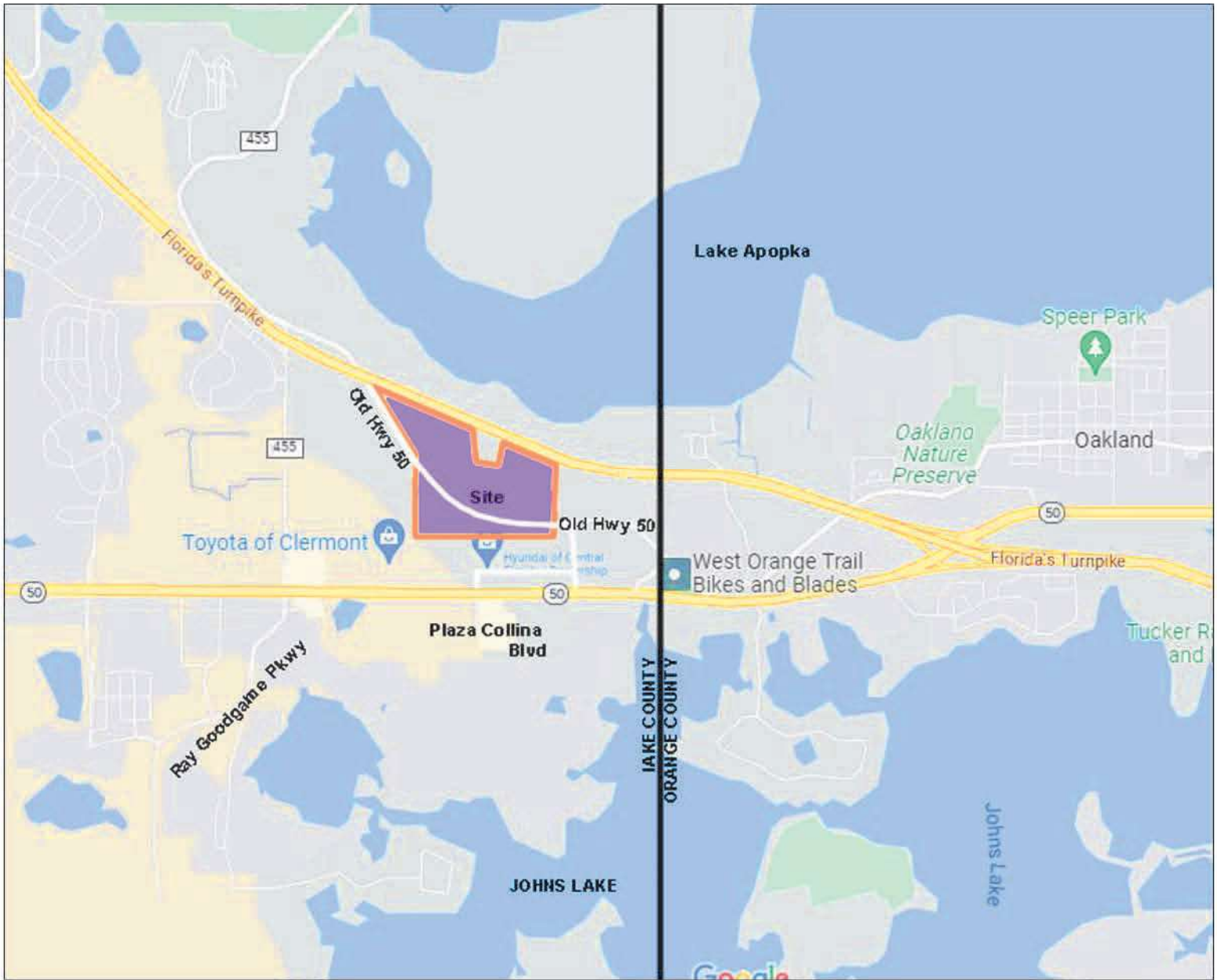
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Old Hwy 50 Property Comprehensive Plan Amendment

WAY OF OLD HIGHWAY 50 (COUNTY ROAD 50), ACCORDING TO MAP BOOK 9, PAGES 1 THROUGH 27 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE RUN ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING BEARINGS AND DISTANCES: NORTH 85°48'52" WEST FOR A DISTANCE OF 215.79 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1909.86 FEET, WITH A CHORD BEARING OF NORTH 82°26'57" WEST, AND A CHORD DISTANCE OF 224.21 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°43'49" FOR A DISTANCE OF 224.34 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 79°05'03" WEST FOR A DISTANCE OF 725.84 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1145.92 FEET, WITH A CHORD BEARING OF NORTH 70°24'00" WEST, AND A CHORD DISTANCE OF 346.03 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°22'05" FOR A DISTANCE OF 347.36 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 61°42'58" WEST FOR A DISTANCE OF 541.90 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1145.92 FEET, WITH A CHORD BEARING OF NORTH 46°20'02" WEST, AND A CHORD DISTANCE OF 607.92 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°45'50" FOR A DISTANCE OF 615.28 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 30°57'07" WEST FOR A DISTANCE OF 2229.26 FEET TO A POINT ON THE SOUTHERLY LIMITED ACCESS RIGHT OF WAY LINE OF STATE ROAD 91 (FLORIDA TURNPIKE), ACCORDING TO FLORIDA DEPARTMENT RIGHT OF WAY MAP F.P. NO. 435784-1/435785-1; THENCE RUN ALONG SAID SOUTHERLY LIMITED ACCESS RIGHT OF WAY LINE THE FOLLOWING BEARINGS AND DISTANCES: SOUTH 66°36'38" EAST FOR A DISTANCE OF 951.88 FEET; THENCE RUN SOUTH 00°53'19" WEST FOR A DISTANCE OF 15.75 FEET; THENCE RUN SOUTH 00°37'34" WEST FOR A DISTANCE OF 5.91 FEET; THENCE RUN SOUTH 66°36'38" EAST FOR A DISTANCE OF 1072.51 FEET; THENCE RUN NORTH 23°23'22" EAST FOR A DISTANCE OF 20.00 FEET; THENCE RUN SOUTH 66°36'38" EAST FOR A DISTANCE OF 105.21 FEET; THENCE RUN SOUTH 39°52'17" WEST FOR A DISTANCE OF 411.95 FEET; THENCE RUN SOUTH 04°09'25" EAST FOR A DISTANCE OF 491.24 FEET; THENCE RUN NORTH 90°00'00" EAST FOR A DISTANCE OF 389.94 FEET; THENCE RUN NORTH 14°51'30" EAST FOR A DISTANCE OF 683.34 FEET; THENCE RUN SOUTH 66°36'38" EAST FOR A DISTANCE OF 1364.27 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 5879.58 FEET, WITH A CHORD BEARING OF SOUTH 66°46'48" EAST, AND A CHORD DISTANCE OF 34.77 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°20'20" FOR A DISTANCE OF 34.77 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 24; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE RUN SOUTH 01°51'26" WEST ALONG SAID EAST LINE FOR A DISTANCE OF 1338.14 FEET TO THE POINT OF BEGINNING.

CONTAINING: 97.879 ACRES, MORE OR LESS

CONTAINING: 123.563 TOTAL ACRES, MORE OR LESS



Old Hwy 50 Property Clermont, Florida

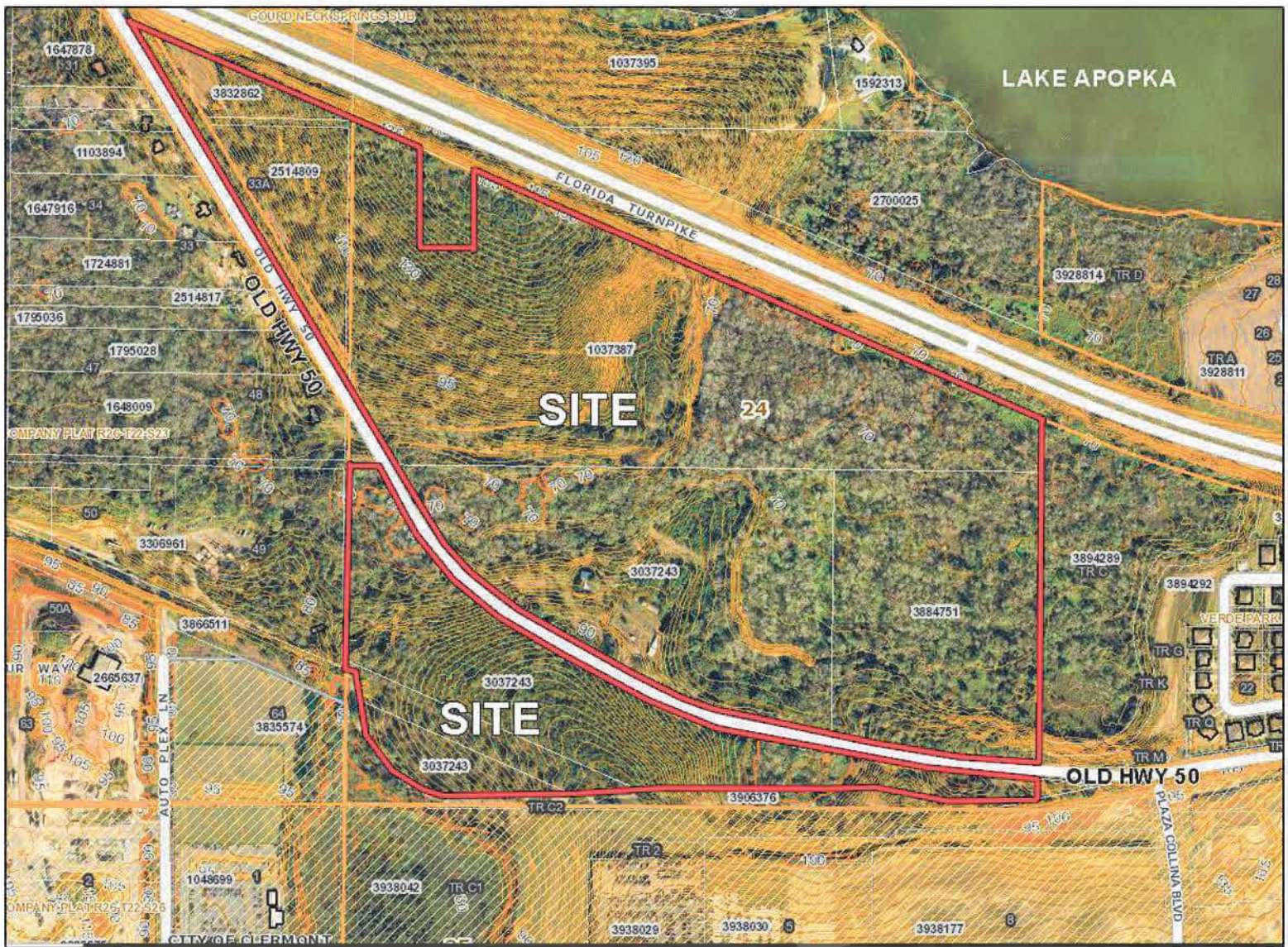
Exhibit 1 Location Map



daly design group

Urban Planning • Landscape Architecture • Project Management
 913 N Pennsylvania Ave, Winter Park, Florida 32789
 Phone 407.740.7373 • www.dalydesign.com
 Job No.: 21235 Scale: nts Date: 05.08.2024





Old Hwy 50 Property Clermont, Florida

Exhibit 2 Topography Map



daly design group

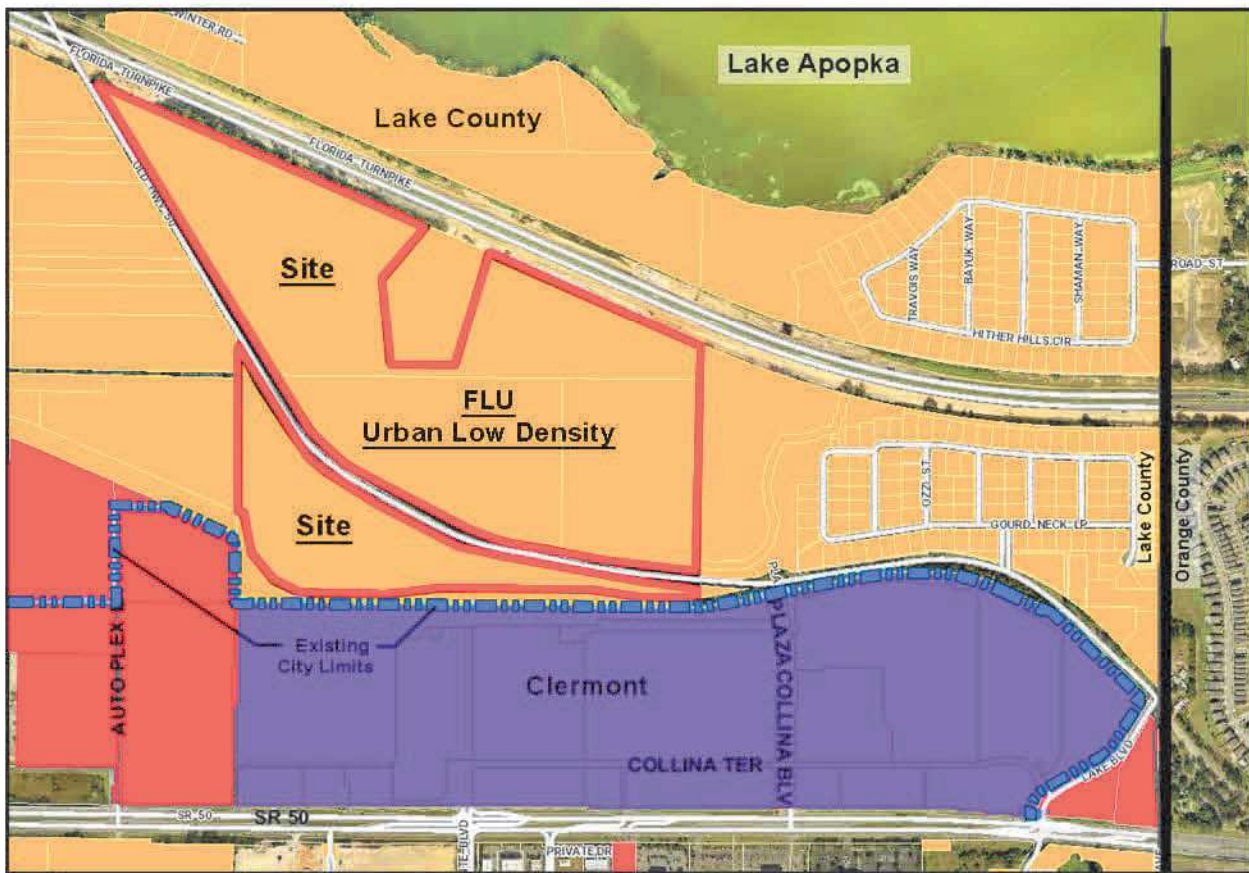
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Lake County FLU Legend



Clermont FLU Legend



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**Old Hwy 50 Property
Clermont, Florida**

**Exhibit 3
Existing FLU Map**





Lake County FLU Legend



Clermont FLU Legend



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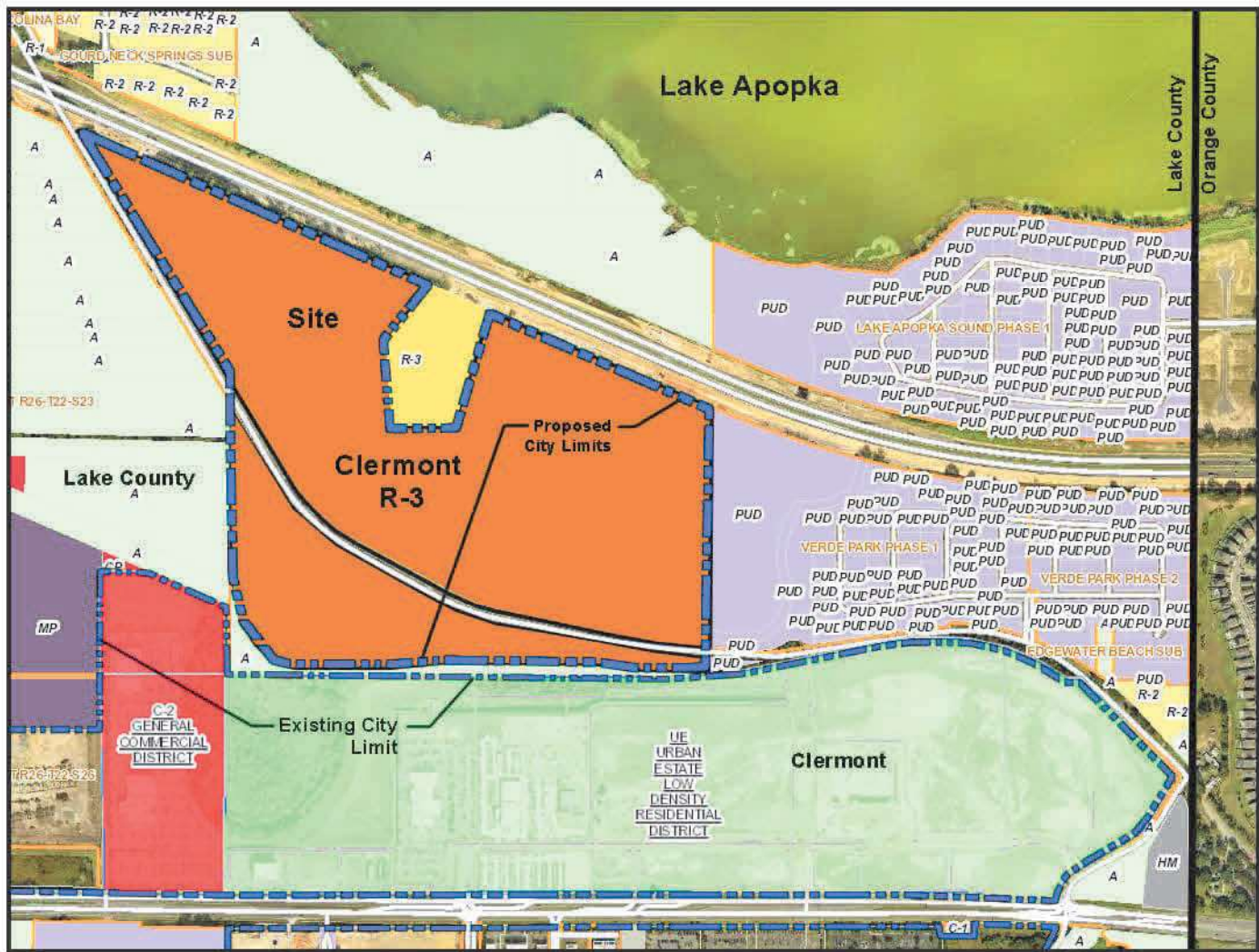
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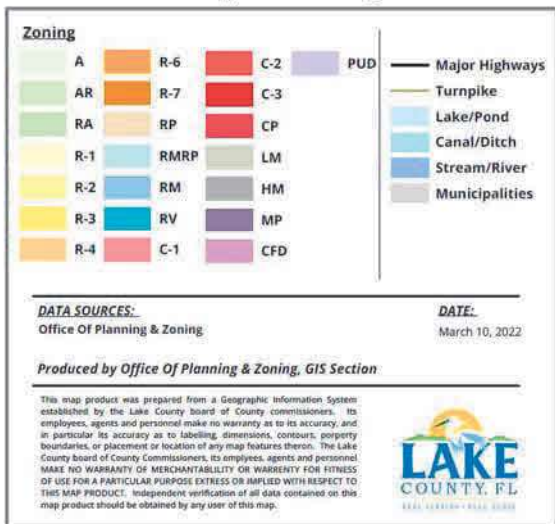
Old Hwy 50 Property Clermont, Florida

Exhibit 5 Proposed FLU Map

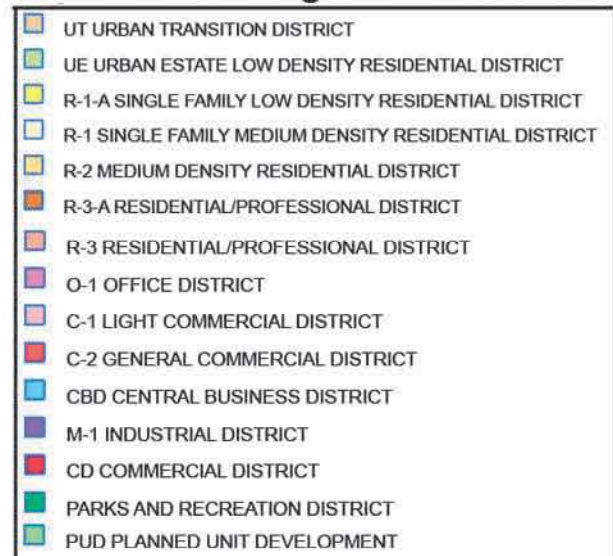




Lake County Zoning



Clermont Zoning



Old Hwy 50 Property Clermont, Florida

Exhibit 6 Proposed Zoning Map



daly design group

Urban Planning • Landscape Architecture • Project Management

913 N Pennsylvania Ave, Winter Park, Florida 32789

Phone 407.740.7373 • www.dalydesign.com

Job No.: 21235 Scale: nts Date: 05.08.2024



Old Hwy 50 Property Comprehensive Plan Amendment

Location:

The subject site is within Lake County Florida and has frontage along the north and south right of way line of Old Highway 50. The north boundary of the site is next to the Florida Turnpike. The southern boundary of the site is next to the West Orange bike trail. The east boundary of the site is next to the Verde Park subdivision. The western boundary of the site is next to existing wetlands and (12) large lot homesteads that are located along the western right of way of Old HWY 50. (Exhibit 1)

The site is located within the Clermont Joint Planning Area as defined in the Land Development Code (LDC) chapter 15.02.00 and the Interlocal Service Boundary Area for utility services provided by the City of Clermont.

Topography:

The site has significant topographic relief across the site. The northern portion of the property assemblage has topography ranging from elevation 136' to elevation 73' and generally slopes southeast towards the existing wetlands located within the northern assemblage boundary.

The southern parcel has topography ranging from elevation 105' to elevation 72' and generally slopes from south to north towards the existing wetlands and Old Hwy 50. (Exhibit 2)

Future Land use:

The existing Future Land Use (FLU) on the subject site is Lake County - Urban Low Density (ULD), which permits a maximum density of 4 dwelling units per net buildable acre. (Exhibit 3)

The applicant is requesting to annex into the City of Clermont and amend the existing FLU from Lake County Urban Low Density to Clermont Low Density Residential (LDR) 3 dwelling units per ac. (Exhibit 5)

The subject site is within ½ mile from Lake Apopka and shall be subject to the Lake County Lake Apopka Basin overlay, which permits residential development at a maximum density of 4 du/ac.

Existing Zoning:

The existing zoning on the subject site is Lake County R-3 and Agricultural (A). (Exhibit 4)

The applicant is requesting an amendment to the existing Lake County zoning from R-3 and A to Clermont R-3 to develop a single-family residential community consistent with Clermont's R-3 zoning designation. (Exhibit 6)

Description

The applicant is requesting to Annex into the City of Clermont. Concurrently with the request to annex, the applicant is seeking approval to amend the existing Lake County Future Land Use of urban low density and Zoning of R-3 and A. The applicant is requesting Clermont's Future land use of Low Density Residential and Zoning of R-3 to develop a single-family residential community on the subject site consistent with Clermont's regulations.

Old Hwy 50 Property Comprehensive Plan Amendment

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.

The City of Clermont is experiencing substantial growth in commercial and multi-family residential development that is focused along the SR 50 corridor at the east gateway to the city. The subject site is located north of the Plaza Collina which is a mixed-use development that includes multi-family and retail / commercial uses. There is limited single family development within this area of the city and the proposed amendment will provide an opportunity for single family home ownership that will add to the variety of housing types available within the surrounding area and close to large employment opportunities.

The subject site is located within the Clermont JPA and the ISBA and will receive potable water and sanitary sewer services from the Clermont utility department. The applicant has requested to be annexed into the City Limits of Clermont. The purpose of the request is to develop a single-family residential community within 3 defined villages consistent with the Clermont development standards and to receive utility and public services from the city.

The applicant seeks approval to amend the existing Future Land Use from Lake County Urban Low Density to Clermont Low Density Residential to develop single-family residential lots on 123.56 gross acres. The applicant has applied to rezone the property from Lake County (R-3) and Agricultural (A) to Clermont R-3. The rezoning application is being reviewed concurrently with comprehensive plan amendment.

The 123.56 gross acre site is currently used as a silviculture tree farm and is extensively planted with pine trees. Existing site improvements include a single enclosed building and pole barns within a fenced area. There are approximately 53.06 acres of existing wetlands within the subject site boundary that provide a natural buffer to the existing residential developments next to the site.

Over the past several years this area of Clermont has seen increased demand for residential housing. The subject site is located within an area of the city that offers multiple opportunities for employment, shopping and recreation that make this a desirable area for residential development.

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.

The applicant is proposing to develop a single-family residential community within 3 distinct villages of the subject site. Access to the individual villages shall be provided along Old Highway 50.

The property to the east of the site is the Verde Park Subdivision, which is a 111-unit single family PUD that was platted in 2014. The existing wetlands that separate villages A and B and Verde Park to the east provides a 600-foot natural buffer between the 2 residential communities.

Old Hwy 50 Property Comprehensive Plan Amendment

The properties to the south of the subject site are comprised of developed and undeveloped commercial properties. There are active commercial properties including 2 car dealerships (Chevrolet and Hyundai) and a clean machine car wash facility. These businesses are located approximately 250 feet south of the subject site. The parcel to the east of the Hyundai dealership is a recently constructed Costco retail store. The eastern part of the Plaza Collina site is currently under construction with multi-family housing development that will be available for rent / lease in 2024.

The West Orange Bike Trail separates the subject site from the adjacent commercial properties found within Plaza Collina. Plaza Collina Blvd is a planned road that will be constructed in the future and will provide a direct roadway connection from SR 50 south of the site to Old Hwy 50. This planned road connection is 450' east of villages B&C.

There are (12) large lot properties along the west side of the Old Hwy 50 right of way that are used as single family and manufactured homesteads with well and onsite septic.

Village A, which aligns with the existing homesteads, shall be comprised of single-family lots. Old Hwy 50 shall provide the separation of uses between the village A and B and the existing residential uses that are next to the site. The existing wetlands located between the existing homesteads and village C to the south shall provide a natural 500-foot buffer between these properties.

The northern boundary of the subject site is next to the Florida Turnpike.

The proposed single-family development within 3 distinct villages is consistent with the evolving development pattern for this area of Clermont. The applicant is requesting to amend the FLU from Lake County Urban Low Density to Clermont Low density Residential and to rezone the property from Lake County R-3 and A to Clermont R-3 to develop the site as a residential planned community that will be integrated into the surrounding area and provide opportunities for home ownership.

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

It is estimated that this community will generate approximately 338 people. The applicant has requested annexation into the City of Clermont to secure utility services to the subject site. The annexation application is being reviewed concurrently with the comprehensive plan amendment.

This community will generate 23,660 gpd (70gpd per capita) of wastewater. The city of Clermont will provide utility service to this community.

This community will use 74,360 gpd (220gpd per capita) of Potable water. The city of Clermont will provide utility service to this community.

This community will produce 2,241 lbs. of solid waste per day (6.63 lbs. per capita). The city's sanitation department will provide service to this community.

Old Hwy 50 Property Comprehensive Plan Amendment

The owner of the property has submitted applications to Clermont regarding the Utility Service Agreement. A copy of the application is attached. (Appendix C)

Stormwater management shall be provided on site and shall be consistent with the regulations of Lake County, St Johns River Water Management district.

The proposed development shall provide recreational amenities within the project boundaries to serve the future residents. Additionally, the proposed community may provide a connection to the West Orange Bike Trail, which provides connectivity to the existing regional recreation facilities located next to village C. Any potential connection shall be reviewed by the appropriate departments.

An application for school concurrency determination has been submitted to Lake County Schools. A copy of the application is attached for review. (Appendix B)

Emergency services shall be provided by Lake County and the City of Clermont. There are existing city and county emergency service stations located near the subject site.

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

Future Land Use Element:

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

Response: The subject site is located north of the Plaza Collina mixed use development. The proposed development of single family residential shall provide a transition of uses from the commercial and multi-family development located within the Plaza Collina south of the project and the large lot residential properties next to Lake Apopka to the north of the site.

Existing public facilities and services are located near the subject parcel and shall be extended to the site by the developer.

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

Response: Wetlands have been found on the subject site and have been flagged and surveyed. The applicant shall adhere to the regulations set by the St Johns River Water Management District and the local environmental protection requirements for wetlands.

Old Hwy 50 Property Comprehensive Plan Amendment

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

Response: The applicant is requesting to develop the subject site with less than 3 dwelling units per ac.

Policy 1.12.3: *The City shall encourage requests for voluntary annexation into the City when those lands are logical extensions of the existing City limits, when services can be properly provided and when proposed uses are compatible with the City's comprehensive plan.*

Response: The applicant has submitted applications for annexation into the City of Clermont with the purpose of receiving utility service from the City of Clermont. A copy of the application is attached. (Appendix C)

Policy 1.16.2: *Zoning districts in the City's land development regulations shall implement the future land use categories adopted in the comprehensive plan, including the types of uses and the densities and intensities of uses.*

Response: The applicant is requesting to amend the existing zoning from Lake County R-3 and A to the City of Clermont R-3. The rezoning application has been submitted and is being reviewed concurrently with the annexation and comprehensive plan amendment request.

Policy 1.16.3: *It is the intent of the City of Clermont to ensure that adequate open space is provided through the following:*

- *active or passive recreation sites;*
- *landscaped buffers;*
- *protected natural resource lands;*
- *protected environmentally sensitive lands;*
- *areas devoted to drainage and stormwater retention;*
- *landscaping requirements;*

Response: The site will be developed to comply with the City of Clermont's requirements for open space.

Transportation Element:

Policy 1.3.5: *Proposed development that is required to follow the site plan review process shall be required to submit a traffic analysis which identifies the development's impact on the City's transportation system.*

Response: A traffic analysis has been provided by TMC traffic consultants and is attached for review. (Appendix D)

Old Hwy 50 Property Comprehensive Plan Amendment

Sanitary Sewer Element:

Policy 1.1.1: *The City's adopted level of service for sanitary sewer capacity shall be 70. gallons per capita per day.*

Response: This community will generate 23,660 gpd (70gpd per capita) of wastewater. The city of Clermont will provide utility service to this community.

Policy 1.2.4: *New residences, residential subdivisions and commercial developments shall be required to connect to the City's central sewer system.*

Response: The applicant shall connect to the City of Clermont's center sewer system.

Solid Waste Element:

Policy 1.1.1: *The City's minimum level of service for municipal solid waste shall be 6.63 pounds per capita per day, which will be utilized to plan for future demand.*

Response: This community will produce 2,241 lbs. of solid waste per day (6.63 lbs. per capita). The city's sanitation department will provide service to this community.

Stormwater Element:

Policy 1.2.2: *New developments shall design stormwater management systems to meet the rules and criteria established by the City of Clermont, the St. Johns River Water Management District (SJRWMD), the Florida Department of Transportation and Lake County, as applicable.*

Response: The on-site stormwater management system shall be designed and constructed consistent with the rules and criteria established by the LDC.

Potable water Element:

Policy 1.1.1: *The City's level of service (LOS) standard for potable water supply shall be 220 gallons per capita per day (gaped).*

Response: This community will use 74,360 gpd (220gpd per capita) of Potable water. The city of Clermont will provide utility service to this community.

Policy 1.3.4: *Before supplying potable water to developments located in the utility service area, the City may require that the development be annexed into the City.*

Response: An application requesting annexation into the city has been submitted and is being reviewed concurrently with the submitted comprehensive plan amendment and rezoning applications.

Old Hwy 50 Property Comprehensive Plan Amendment

Policy 1.3.8: *The City shall require that new developments extend potable water distribution and reclaimed lines along the entire property boundary for future connection to adjacent properties.*

Response: The development shall extend utility services consistent with the City of Clermont's requirements.

Policy 1.3.9: *The City shall discourage urban sprawl through the following activities: The City shall require all new developments within the City limits to connect to the City's central potable water system.*

Response: The development shall connect to the City's central potable water system.

Conservation Element:

Policy 1.2.3: *To reduce groundwater consumption and runoff related to landscape irrigation, the City shall require new development to use and/or preserve native drought-resistant vegetation*

Response: The community shall use native drought tolerant vegetation and plants listed as Florida Friendly as defined by the University of Florida IFAS.

Policy 1.4.1: *The City shall include in its Land Development Code a requirement that any development that contains land meeting the definition of a wetland, as defined in Florida Statutes, Section 373.019(25), shall conduct wetland delineation. A delineation of the upland wetland boundary shall be established based upon an onsite field survey by a professional biologist or registered engineer that, through a comprehensive planning process, identifies the types, values, functions, size, conditions and specific locations of the wetlands on the site.*

Response: The subject site has potential wetlands that have been flagged and surveyed. The developer shall develop the site consistent with the policy and regulations of the SJWMD and the City of Clermont.

Policy 1.4.2: *The City shall require that all new development obtain a stormwater management permit and, as necessary, other required permits from the SJRWMD, FDEP and the U.S. Army Corps of Engineers (ACOE).*

Response: The developer shall develop the onsite stormwater system consistent with the policy and regulations of the SJWMD and the City of Clermont.

Policy 1.4.3: *The City shall require and enforce an undisturbed buffer width of a minimum 25 feet adjacent to all wetlands and lakes. The width of the wetland buffer shall be measured parallel to the edge of the approved wetland delineation. Buffers without native vegetation shall be revegetated with indigenous habitat to protect the quality of the adjacent isolated wetland, wetland system, lake, river or stream.*

Response: The developer shall provide wetland buffers consistent with the regulations of SJWMD and the City of Clermont.



CITY OF CLERMONT
COMPREHENSIVE PLAN AMENDMENT
Application

DATE: 05.21.2024

FEE: _____

Project Name (if applicable): OLD HWY 50 PROPERTY

Applicant: DALY DESIGN GROUP

Contact Person: WILLIAM MAKI

Address: 913 N Pennsylvania Ave

City: Winter Park State: FL Zip: 32789

Phone: 407.740.7373 Fax: NA

E-Mail: bmaki@dalydesign.com

OWNER:

Address: 5300 SOUTH ORANGE AVE

City: ORLANDO State: FLORIDA Zip: 32809

Phone: 407.947.8406 Fax: _____

E-Mail: BHPINC@BELLSOUTH.NET

General Location: OLD HWY 50, SOUTH OF FLORIDA TURNPIKE, NORTH OF LAKE COUNTY BIKE TRAIL

Legal Description (include copy of survey): SEE ATTACHED DOCUMENTS

Property size (in acres or square feet):

Flood hazard area (yes) _____ **and approx. acreage** 123.56 **(no)** _____

Existing (Actual) Land Use: VACANT / PINE TREE FARM

Existing Zoning: LK COUNTY - R-3 AND A-1

Existing Future Land Use: LK COUNTY - URBAN LOW DENSITY

Proposed Future Land Use: CLERMONT - LOW DENSITY RESIDENTIAL

Type of development proposed: SINGLE FAMILY RESIDENTIAL



Proposed density (dwelling units/acre) or intensity: 3 DU/AC

Proposed Zoning District: CLERMONT R-3

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

SEE ATTACHED REPORT

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

WILLIAM MAKI

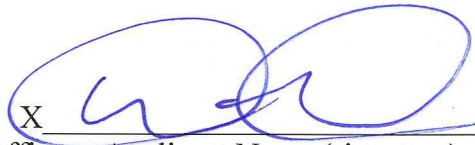
_____, who being

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 DENSITY 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.

WILLIAM MAKI

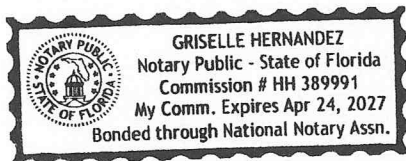
Affiant - Applicant Name (print)

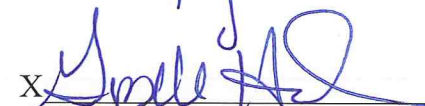
X 

Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 10 day of May, 2024.



X 

Notary Public, State of Florida at Large

My Commission Expires: April 24, 2027



OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

ROBERT HARRELL

, 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
LAKE COUNTY - URBAN LOW DENSITY to CLERMONT - LOW DENSITY RESIDENTIAL for the
property legally described on the attachment of this application.
3. That the owner of said property has appointed **WILLIAM MAKI** 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.

ROBERT HARRELL

Affiant - Applicant Name (print)

X

Affiant - Applicant Name (signature)

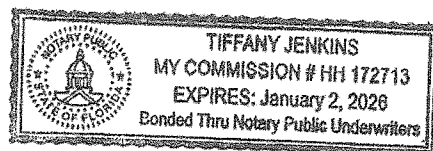
SWORN to and SUBSCRIBED before me by

or personally known by me this 29th day of April, 2021.

X

Notary Public, State of Florida at Large

My Commission Expires: 1.2.26



CITY OF CLERMONT
NOTICE OF PROPOSED LAND USE CHANGE
LARGE SCALE COMPREHENSIVE PLAN
AMENDMENT

ORDINANCE NO. 2024-031

The City of Clermont will hold public hearings on Tuesday, August 6, 2024 at 6:30 p.m. before the Planning and Zoning Commission to consider a proposed change to the City's Future Land Use Map; and on Tuesday, August 13, 2024 at 6:30 p.m. before the City Council to consider introduction of the ordinance and transmittal of the proposed amendment. The map amendment would change the Future Land Use designation for the property below from Lake County Urban Low Density to City of Clermont Low Density Residential



LOCATION:

Old Highway 50

South of the Florida Turnpike and North of the Lake County Bike Trail

Alternate Keys 1037387 2514809 1109051 3037243 3832862
3884751

FUTURE LAND USE MAP AMENDMENT

From: Lake County Urban Low

TO: City of Clermont Low Density Residential

ORDINANCE NO. 2024-031

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, ADOPTING THE LARGE-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 LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT; SETTING FORTH THE PURPOSE AND INTENT OF THE LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT; ESTABLISHING THE LEGAL STATUS OF THE COMPREHENSIVE PLAN AMENDMENT; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

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.

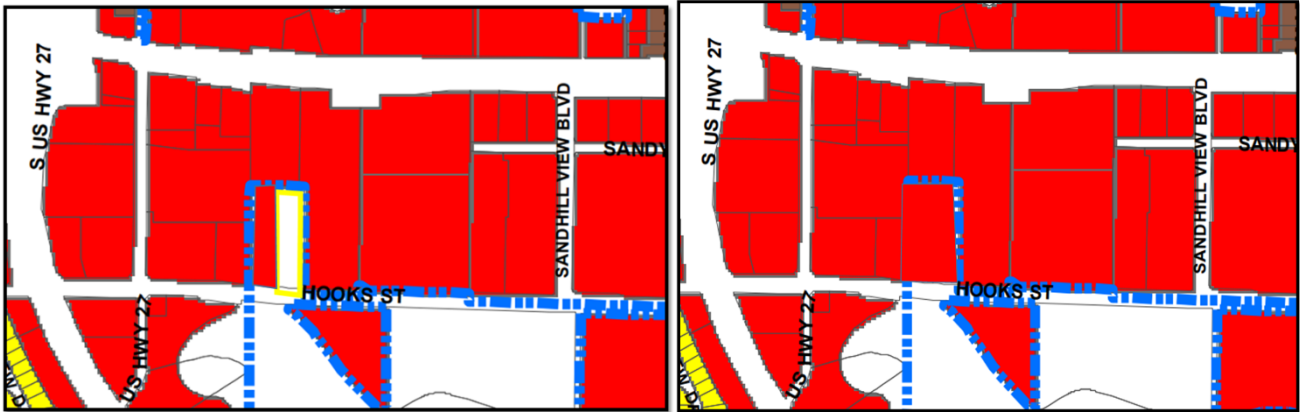
Tracy Ackroyd Howe,
MMC
City Clerk



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date		
Tuesday, August 6, 2024		
Agenda Item Name		
Ordinance No. 2024-035 <i>Hooks Street Self-Storage Phase 2 SSCPA</i>		
Requested Action		
Recommend approval of Ordinance No. 2024-035		
Staff Report		
The applicant is requesting a voluntary annexation, small scale comprehensive plan amendment, rezoning and Conditional Use Permit for a vacant parcel located east of US Highway 27 and north of Hooks Street. The subject property is contiguous to the City of Clermont boundaries and is approximately <u>2.29</u> +/- acres, which is located within the City's utility service area, ISBA, and JPA. The small scale comprehensive plan amendment would change the Future Land Use designation from Lake County's Regional Commercial to City Commercial. The proposed development is consistent with the comprehensive plan goals, objective and policies and the intent of the Commercial Land Use Category. The Future Land Use Policy 1.9.5 indicates, Residential Self-Storage Facilities shall be allowed as a Conditional Use Permit and shall be limited to 1.00 Floor Area Ratio. This shall not include the storage of manufactured or commercial products. The commercial land use category is established to assure the availability of sufficient office and commercial sites to serve the needs of the existing and projected population. Staff recommends approval of Ordinance 2024-035 to change the future land use designation from Lake County Regional Commercial to City Commercial.		
		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. 2024-035 - Hooks St. Mini Warehouse SSCPA (07.24.2024)	2024-035 - Hooks St. Mini Warehouse SSCPA (07.24.2024).pdf	
2. Aerial Location Map	Aerial Location Map.pptx	
3. Existing Future Land Use	Existing Future Land Use.pdf	
4. Proposed Future Land Use	Proposed Future Land Use.pdf	

5.	SSCPA Application	02_SSCPA Application_AK 1724937.pdf
6.	Legal Ad PZ	2024-035 SSCPAs Hooks St. Self-Storage II - Legal Ad PZ.pdf



CITY OF CLERMONT
ORDINANCE NO. 2024-035

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

THE EAST ½ (ONE HALF), OF THE WEST ½ (ONE HALF), OF TRACT 26, PROPERTY OF LAKE HIGHLANDS COMPANY, LYING IN SECTION 29, TOWNSHIP 22 SOUTH, RANGE 26 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGE 25, OF THE PUBLIC RECORDS OF THE COUNTY OF LAKE, STATE OF FLORIDA.

LESS-ADDITIONAL RIGHT OF WAY DESCRIPTION:

CITY OF CLERMONT
ORDINANCE NO. 2024-035

COMMENCING FROM THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 29, RUN SOUTH 88°26'37" EAST, 826.82 FEET, THENCE RUN NORTH 00°25'46" EAST, 15.00 FEET TO THE NORTH RIGHT OF WAY LINE OF HOOKS STREET FOR THE POINT OF BEGINNING; CONTINUE NORTH 00°25'46" EAST 36.21 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 2033.00 FEET, THENCE EASTERLY 70.98 FEET ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 02°00'02", HAVING A CHORD BEARING OF SOUTH 87°27'07" EAST AND A CHORD DISTANCE OF 70.98 FEET, THENCE RUN SOUTH 88°26'37" EAST A DISTANCE OF 94.41 FEET; THENCE SOUTH 00°24'51" WEST, 35.00 FEET TO SAID NORTH LINE OF HOOKS STREET, THENCE NORTH 88°26'37" WEST, 165.36 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING FOR ADDITIONAL ROAD RIGHT OF WAY.

LOCATION

13125 Hooks Street, Clermont, FL
Vacant parcel located East of US Highway 27 and
North of Hooks Street
(Alternate Key 1724937)



CHANGE THE FUTURE LAND USE CLASSIFICATION:

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



CITY OF CLERMONT
ORDINANCE NO. 2024-035

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. 2024-035

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, this 10th day of September 2024.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

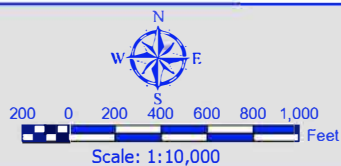
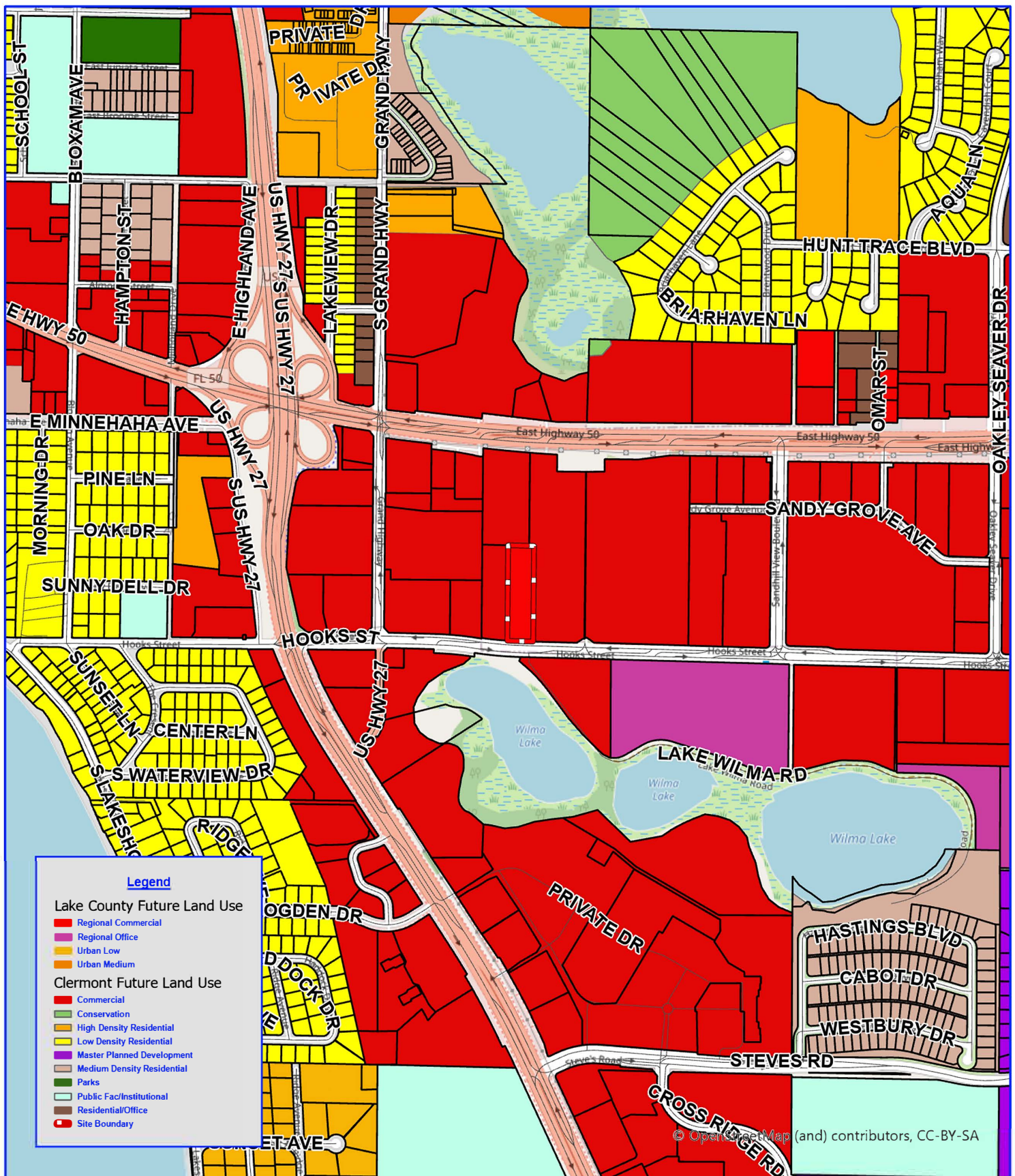
Tracy Ackroyd Howe, MMC
City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Hooks Street Self-storage Facility



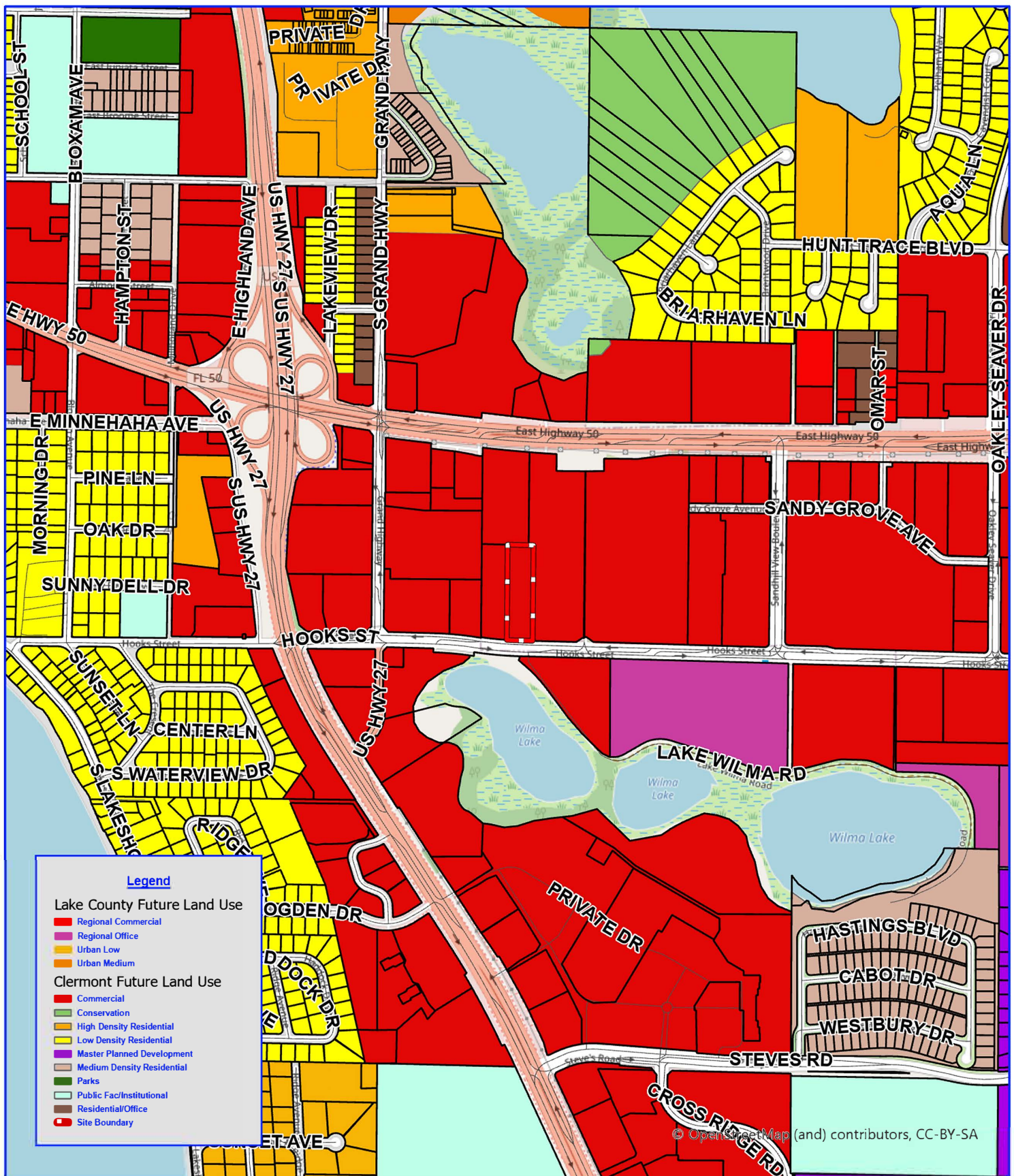


Flex I CRE Investments, LLC

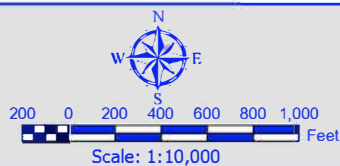
Lake County, Florida
Existing Future Land Use Map

Project: 2071-2
File: FLU
Name: CEO CRE
PM: S. Lindh
Date: March 8, 2024
Created By: T. Kalebaugh





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Flex I CRE Investments, LLC

Lake County, Florida
Proposed Future Land Use Map

Project: 2071-2
File: FLU
Name: CEO CRE
PM: S. Lindh
Date: March 8, 2024
Created By: T. Kalebaugh





CITY OF CLERMONT
COMPREHENSIVE PLAN AMENDMENT
Application

DATE: March 7, 2024

FEE: \$755.00

Project Name (if applicable): Flex I CRE Investments, LLC

Applicant: LPG Urban & Regional Planners, LLC

Contact Person: Michael Rankin

Address: 1162 Camp Ave.

City: Mount Dora State: FL Zip: 32757

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

E-Mail: MichaelR@lpgurp.com

OWNER: Flex I CRE Investments LLC, Eduardo Bontempo, Manager

Address: 8336 Boyla Ct.

City: Windermere State: FL Zip: 34786

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

E-Mail: Ebontempo@gmail.com

General Location: 13125 Hooks Street (West of US Hwy. 27 and north of Hooks Street)

Legal Description (include copy of survey): See attached

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

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

Existing (Actual) Land Use: Undeveloped Commercial

Existing Zoning: Urban Residential District (R-6)

Existing Future Land Use: Lake County Regional Commercial

Proposed Future Land Use: Commercial

Type of development proposed: Self-storage facility



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

Proposed Zoning District: General Commercial (C-2)

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

See attached executive summary

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

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

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

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

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



APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Michael Rankin

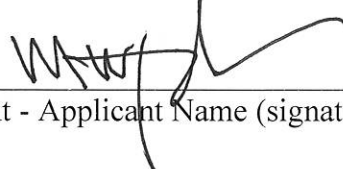
_____, who being

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

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

Michael Rankin

Affiant - Applicant Name (print)

X 

Affiant - Applicant Name (signature)

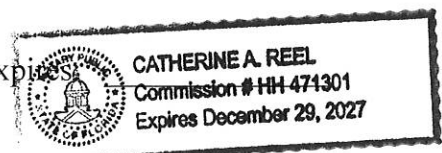
SWORN to and SUBSCRIBED before me by

or personally known by me this 29th day of May, 2024





Catherine A. Reel, State of Florida at Large





OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Eduardo Bontempo

_____, who being

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

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

Eduardo Bontempo

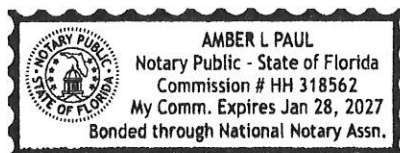
Affiant - Applicant Name (print)

X

Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 20th day of MAY, 2024



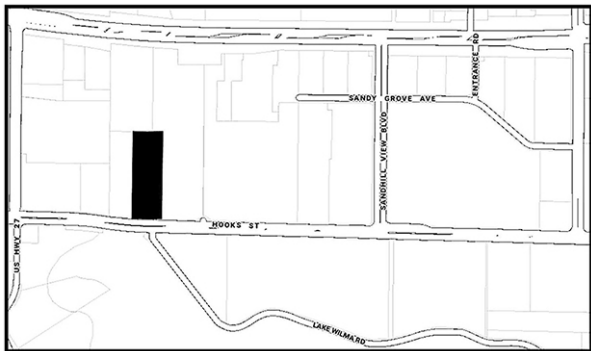
X

Notary Public, State of Florida at Large

My Commission Expires: 01/28/2027

CITY OF CLERMONT
NOTICE OF PROPOSED LAND USE CHANGE
SMALL SCALE COMPREHENSIVE PLAN AMENDMENT
ORDINANCE NO. 2024-035

The Clermont Planning and Zoning Commission will hold a public hearing on Tuesday, August 6, 2024 at 6:30 p.m., to consider a proposed change to the City's Future Land Use Map. The map amendment would change the Future Land Use designation for the 2.29 +/- acre parcel from Lake County Regional Commercial to City of Clermont Commercial Land Use Designation.



Location:

13125 Hooks Street
Vacant parcel located on Hooks Street
East of US Hwy 27
Alternate Key 1724937
2.29 +/- Acres

ORDINANCE NO. 2024-035

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



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date	
Tuesday, August 6, 2024	
Agenda Item Name	
Ordinance No. 2024-036 Hooks Street Self-Storage Phase 2 Rezoning	
Requested Action	
Recommend approval of Ordinance No. 2024-036	
Staff Report	
The applicant is requesting a voluntary annexation, small scale comprehensive plan amendment, rezoning and Conditional Use Permit for the vacant parcel located east of US Highway 27 and north of Hooks Street. The subject property is contiguous to the City of Clermont boundaries and is approximately 2.29 +/- acres, which is located within the City's utility service area, ISBA, and JPA. The proposed rezoning request would change the current zoning from Lake County R-6 Urban Residential District to City C-2 General Commercial zoning. The C-2 Commercial zoning category is compatible with the uses and improvements of the surrounding area, and is consistent with the City's Comprehensive Plan goals, objectives and policies. The applicant proposes the rezoning to allow for a self-storage facility with a Conditional Use Permit. The project will be compatible with the surrounding development pattern and not out of character with the adjacent properties. The adjacent parcel zoning located to the north is Planned Unit Development (PUD) with C-2 General Commercial permitted uses, and R-6 Urban Residential. The project will be required to meet all the land development regulations, and any buildings must be designed to comply with the Clermont Architectural Design Standards. Staff recommends approval of Ordinance 2024-036 to change the zoning from Lake County R-6 Urban Residential District to City C-2 General Commercial zoning.	
Additional Analysis	

Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	2024-036 - Hooks St Mini Warehouse Rezoning (07.24.2024)	2024-036 - Hooks St Mini Warehouse Rezoning (07.24.2024).pdf
2.	LOCATION MAP	LOCATION MAP.pdf
3.	Zoning Before-After	Zoning Before-After.pdf
4.	03_Rezoning Application_AK 1724937	03_Rezoning Application_AK 1724937.pdf
5.	Legal Ad PZ	Legal Ad PZ.pdf



CITY OF CLERMONT
ORDINANCE NO. 2024-036

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

THE EAST ½ (ONE HALF), OF THE WEST ½ (ONE HALF), OF TRACT 26, PROPERTY OF LAKE HIGHLANDS COMPANY, LYING IN SECTION 29, TOWNSHIP 22 SOUTH, RANGE 26 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGE 25, OF THE PUBLIC RECORDS OF THE COUNTY OF LAKE, STATE OF FLORIDA.

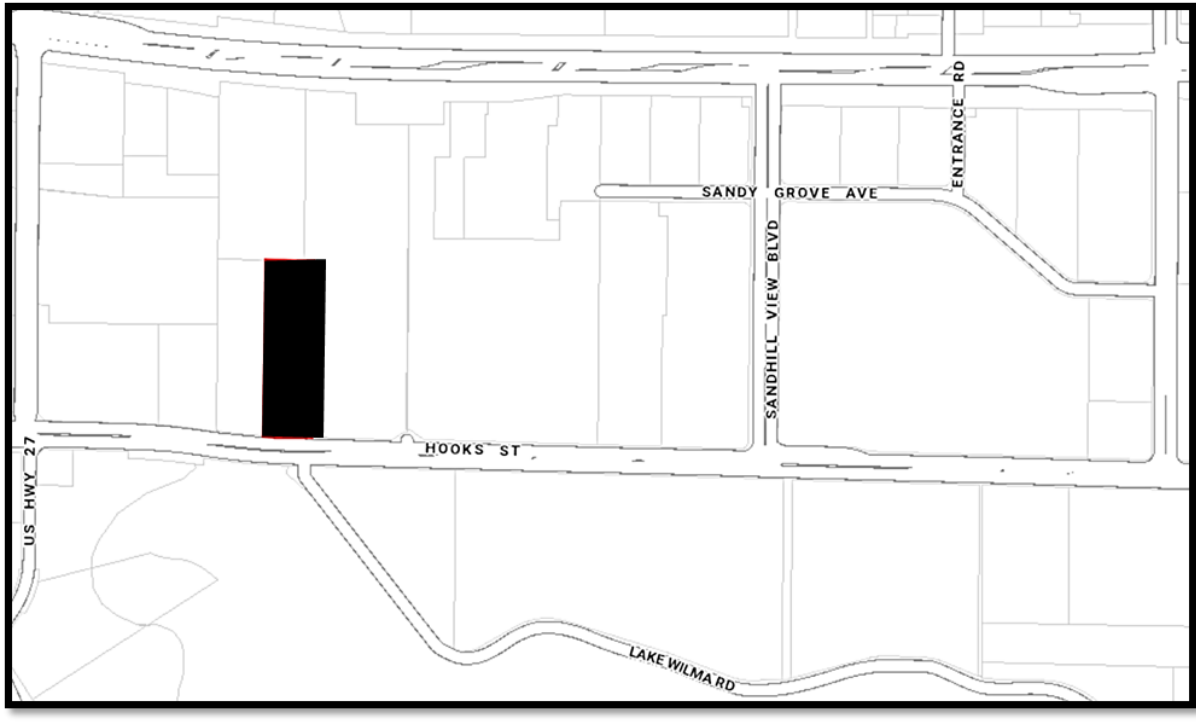
LESS-ADDITIONAL RIGHT OF WAY DESCRIPTION:

COMMENCING FROM THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 29, RUN SOUTH 88°26'37" EAST, 826.82 FEET, THENCE RUN NORTH 00°25'46" EAST, 15.00 FEET TO THE NORTH RIGHT OF WAY LINE OF HOOKS STREET FOR THE POINT OF BEGINNING; CONTINUE NORTH 00°25'46" EAST 36.21 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 2033.00 FEET, THENCE EASTERLY 70.98 FEET ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 02°00'02", HAVING A CHORD BEARING OF SOUTH 87°27'07" EAST AND A CHORD DISTANCE OF 70.98 FEET, THENCE RUN SOUTH 88°26'37" EAST A DISTANCE OF 94.41 FEET; THENCE SOUTH 00°24'51" WEST, 35.00 FEET TO SAID NORTH LINE OF HOOKS STREET, THENCE NORTH 88°26'37" WEST, 165.36 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING FOR ADDITIONAL ROAD RIGHT OF WAY.

LOCATION

13125 Hooks Street, Clermont, FL
Vacant parcel located East of US Highway 27 and North of Hooks Street
(Alternate Key 1724937)

LOCATION MAP



PROPERTY REZONING

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

SECTION 2: CONFLICT

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

SECTION 3: SEVERABILITY

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



CITY OF CLERMONT
ORDINANCE NO. 2024-036

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. 2024-036

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 10th day of September 2024.

CITY OF CLERMONT

Tim Murry, Mayor

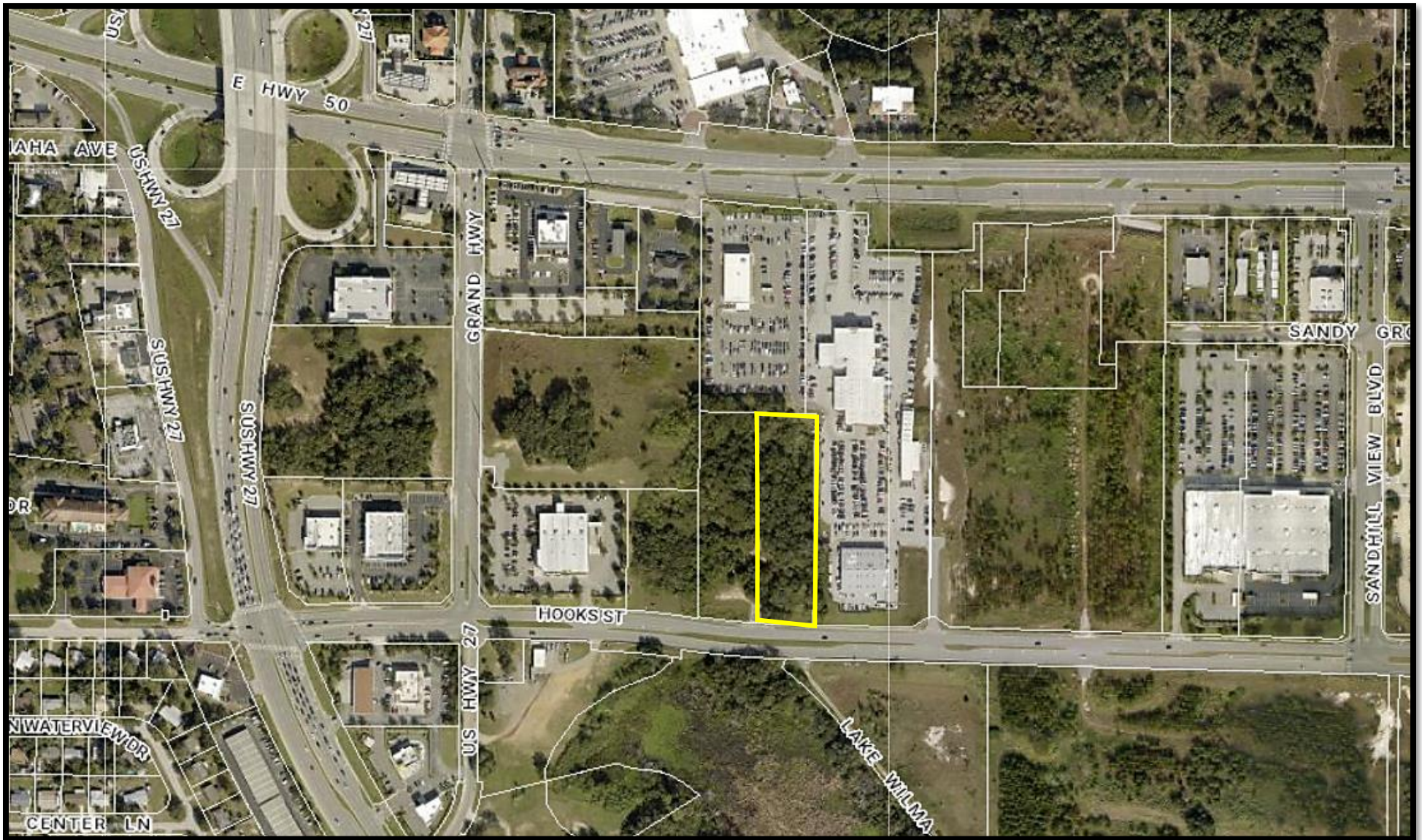
ATTEST:

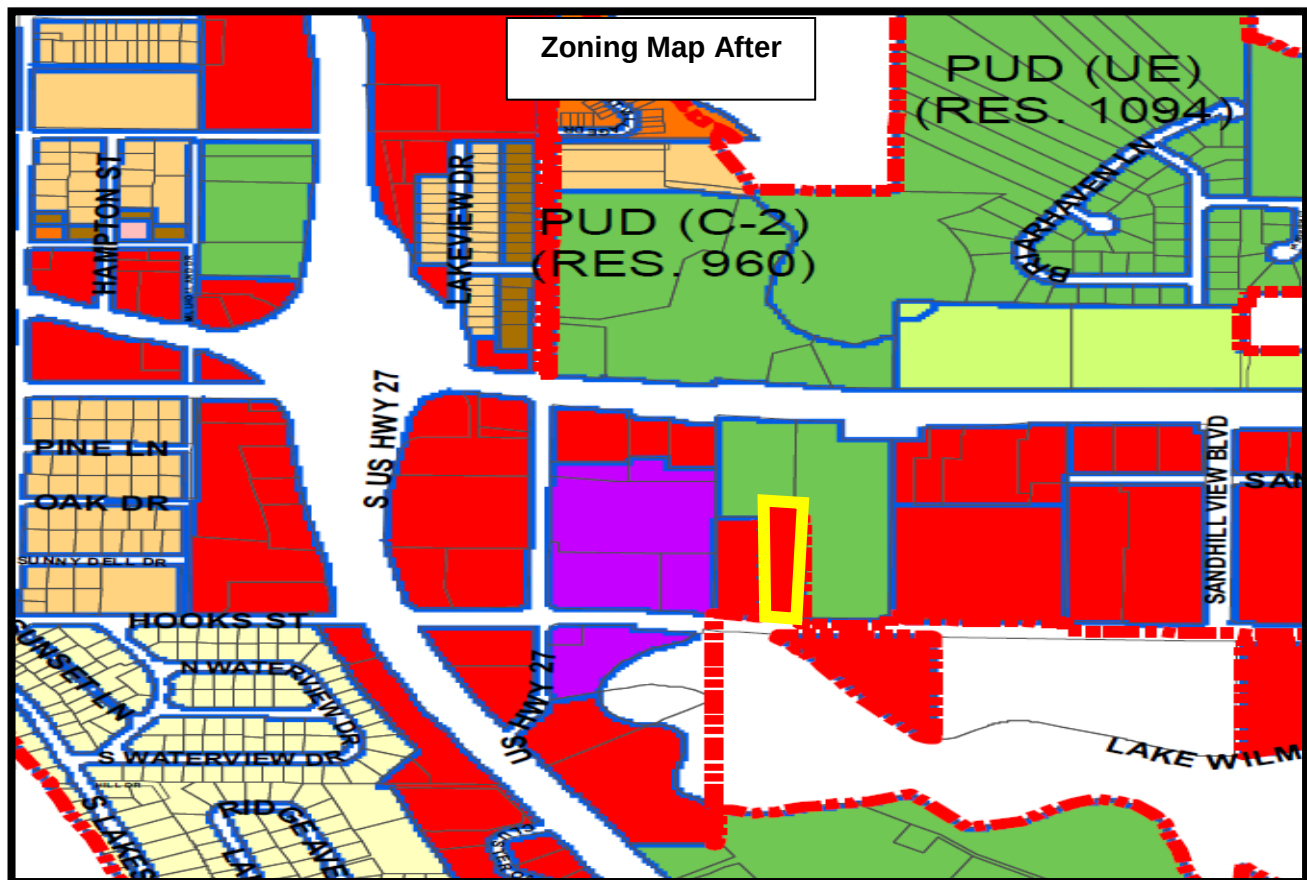
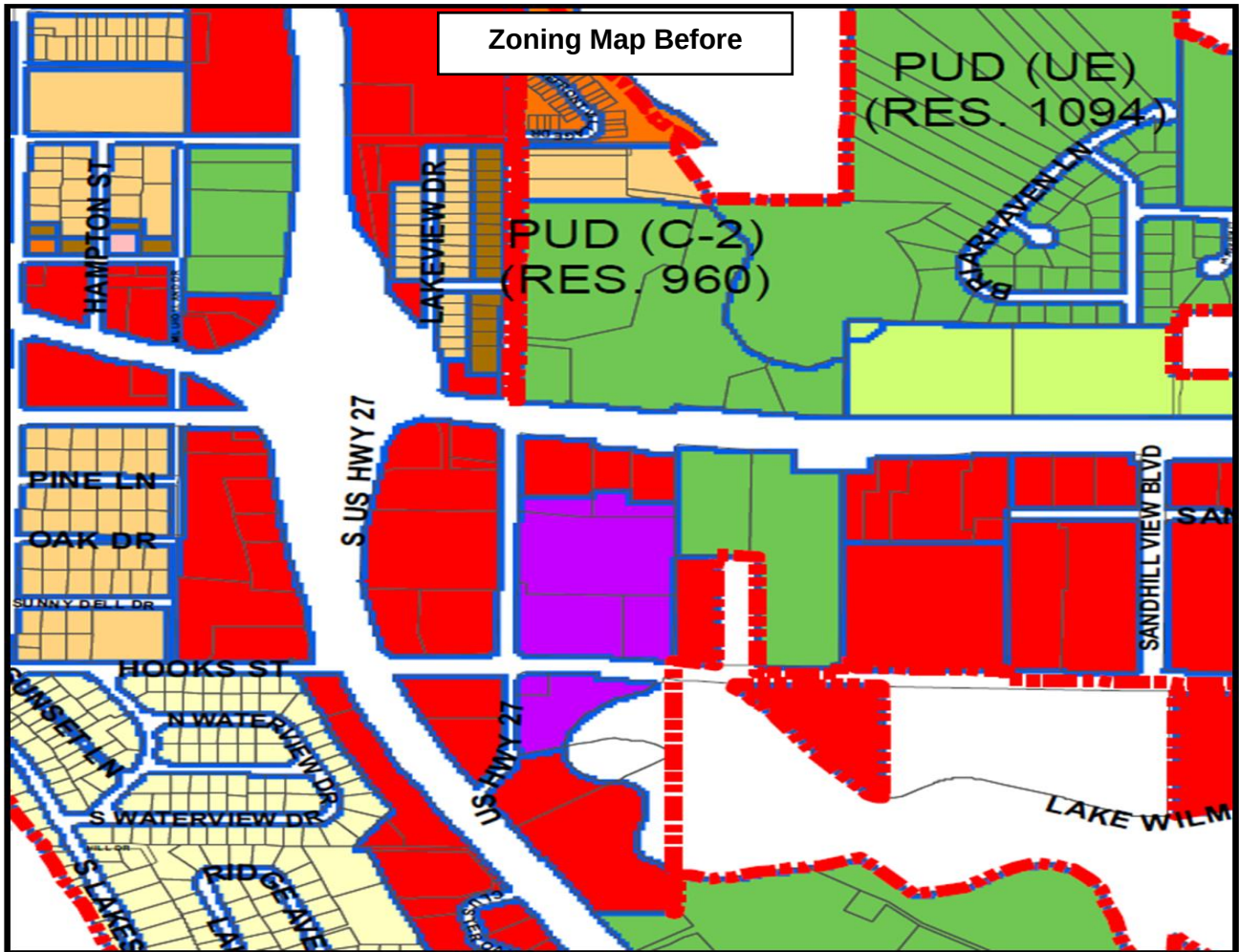
Tracy Ackroyd Howe, MMC
City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Hooks Street Self-Storage Facility







CITY OF CLERMONT
REZONING
APPLICATION

DATE March 7, 2024		FEE: \$542.00 + cost of advertisement + cost of traffic review, if necessary	
Project Name (if applicable) Flex I CRE Investments, LLC			
Applicant LPG Urban & Regional Planners, LLC			
Contact Person Michael Rankin			
Address 1162 Camp Ave.	City Mount Dora	State FL	Zip 32757
Telephone 352-385-1940	Fax 352-383-4824		
Email MichaelR@lpgurp.com			
OWNER INFORMATION			
Owner's Name Flex I CRE Investments LLC, Eduardo Bontempo, Manager			
Owner Address 8336 Boyla Ct.	City Windermere	State FL	Zip 34786
Telephone 352-988-7316	Email Ebontempo@gmail.com		
PROPERTY INFORMATION			
Address of Subject Property 13125 Hooks Street	City Clermont	State FL	Zip 34711
Legal Description (include copy of survey) See attached			
Acreage 2.29	Land Use (City verification required) Lake County Regional Commercial		
Present Zoning (City verification required) Lake County Urban Residential District (R-6)	Proposed Zoning General Commercial (C-2)		



CITY OF CLERMONT REZONING APPLICATION

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

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

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

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

Michael Rankin

Applicant Name (print)

x 
Applicant Name (signature)

Eduardo Bontempo

Owner Name (print)

x 
Owner Name (signature)

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

5/22/2020

LEGAL NOTICE

On Tuesday, August 6, 2024 at 6:30 PM the Clermont Planning and Zoning Commission will consider the enactment of the following proposed ordinance.

ORDINANCE NO. 2024-036

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

13125 Hooks Street
Vacant parcel located on Hooks Street
East of US Hwy 27
Alternate Key 1724937
2.29 +/- Acres



PROPERTY REZONING

**From: Lake County R-6 Urban Residential District
To: Clermont C-2 General Commercial District**

LEGAL DESCRIPTION

THE EAST ½ (ONE HALF), OF THE WEST ½ (ONE HALF), OF TRACT 26, PROPERTY OF LAKE HIGHLANDS COMPANY, LYING IN SECTION 29, TOWNSHIP 22 SOUTH, RANGE 26 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGE 25, OF THE PUBLIC RECORDS OF THE COUNTY OF LAKE, STATE OF FLORIDA.

LESS-ADDITIONAL RIGHT OF WAY DESCRIPTION:

COMMENCING FROM THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 29, RUN SOUTH 88°26'37" EAST, 826.82 FEET, THENCE RUN NORTH 00°25'46" EAST, 15.00 FEET TO THE NORTH RIGHT OF WAY LINE OF HOOKS STREET FOR THE POINT OF BEGINNING; CONTINUE NORTH 00°25'46" EAST 36.21 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 2033.00 FEET, THENCE EASTERLY 70.98 FEET ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 02°00'02", HAVING A CHORD BEARING OF SOUTH 87°27'07" EAST AND A CHORD DISTANCE OF 70.98 FEET, THENCE RUN SOUTH 88°26'37" EAST A DISTANCE OF 94.41 FEET; THENCE SOUTH 00°24'51" WEST, 35.00 FEET TO SAID NORTH LINE OF HOOKS STREET, THENCE NORTH 88°26'37" WEST, 165.36 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING FOR ADDITIONAL ROAD RIGHT OF WAY.

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



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date	
Tuesday, August 6, 2024	
Agenda Item Name	
Resolution No. 2024-025R <i>Hooks Street Self-Storage Phase 2 CUP</i>	
Requested Action	
Recommend approval of Resolution No. 2024-025R	
Staff Report	
The applicant is requesting a voluntary annexation, small scale comprehensive plan amendment, rezoning and Conditional Use Permit for the vacant parcel located east of US Highway 27 and north of Hooks Street. The subject property is contiguous to the City of Clermont boundaries and is approximately 2.29 +/- acres, which is located within the City's utility service area, ISBA, and JPA. The applicant is also requesting a Conditional Use Permit (CUP) to allow for a self-storage facility with more than 20,000 square feet of floor space. The Land Development Code, Section 125-337 requires a Conditional Use Permit for any building structure that occupies more than 20,000 square feet and to allow for residential storage facilities in the C-2 General Commercial zoning district. On February 27, 2024, the City Council approved a Conditional Use Permit for a self-storage facility on the adjacent parcel located to the west. The applicant is requesting to combine the two parcels and construct a larger building on the properties. The applicant has requested an exemption to a Tier 1 Traffic Impact Analysis Report by Walsh Engineering indicating the proposed self-storage facility is projected to generate 218 daily trips, of which 23 trips will occur during the PM Peak Hour. The proposed development will provide an enclosed three-story building that will be up to 150,000 square feet with approximately 1,150 units for the collective lots. The building will be designed to comply with the Clermont Architectural Design Standards. The proposed self-storage facility will be gated and secured. Any fencing along or adjacent to roadways shall be ornamental metal or decorative vinyl/pvc. No outside storage will be allowed. Staff has reviewed the CUP application and believes that the proposed use will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity and the proposed use will comply with the regulations and conditions specified. Therefore, staff recommends approval of the Conditional Use Permit for a self-storage facility over 20,000 square feet in the C-2 zoning district with the conditions contained in Resolution No. 2024-025R.	

Inspiration for Elevation - Still work in progress



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.	2024-025R - Hooks St Mini Warehouse CUP (07.31.2024)	2024-025R - Hooks St Mini Warehouse CUP (07.31.2024).pdf
2.	LOCATION MAP	LOCATION MAP.pdf
3.	2071-2 Concept Plan 5-26-24	2071-2 Concept Plan 5-26-24.pdf
4.	10056-Clermont Self Storage TIA Memo-4-26-24-S&S	10056-Clermont Self Storage TIA Memo-4-26-24-S&S.pdf
5.	CUP Support Document_03-08-2024_SDL	CUP Support Document_03-08-2024_SDL.pdf
6.	Elevation	Elevation.pdf
7.	04_CUP Application_AK 1724937	04_CUP Application_AK 1724937.pdf
8.	2024-024R CUP Hooks St. Self-Storage II - Legal Ad PZ	2024-024R CUP Hooks St. Self-Storage II - Legal Ad PZ.pdf



CITY OF CLERMONT
RESOLUTION NO. 2024-025R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR A SELF-STORAGE FACILITY OCCUPYING MORE THAN 20,000 SQUARE FEET OF FLOOR SPACE IN THE C-2 GENERAL COMMERCIAL ZONING DISTRICT PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida, at a meeting held on August 6, 2024 recommended approval of this Conditional Use Permit to allow for a self-storage/warehouse facility with up to 149,000 square feet with 1,150 units in the C-2 General Commercial zoning district, at the following location:

LOCATION:

13125 Hooks Street, Clermont, FL
Vacant parcel located on Hooks Street, East of US Highway 27
(Alternate Key 1724937)

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 a self-storage/warehouse facility with up to 149,000 square feet with up to 1,150 units in the C-2 General Commercial zoning district, be granted subject to the following conditions:

SECTION 1: GENERAL CONDITIONS

1. The conditions as set forth in this Conditional Use Permit shall be legally binding upon any heirs, assigns and successors in title or interest.



CITY OF CLERMONT
RESOLUTION NO. 2024-025R

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



CITY OF CLERMONT
RESOLUTION NO. 2024-025R

SECTION 2: LAND USES AND SPECIFIC CONDITIONS

1. This application for a Conditional Use Permit to allow for a self-storage/warehouse facility with up to 149,000 square feet with up to 1,150 units may be permitted in the C-2 General Commercial zoning district.
2. The property shall be developed in substantial accordance with the Preliminary Conceptual Site Plan prepared by LPG Urban & Regional Planners, LLC; and Identified as (Exhibit A). The conceptual plan submitted with the Conditional Use Permit application is not an approved site plan. Formal construction plans incorporating all conditions stated in this Permit shall be submitted for review and approved by the Site Review Committee prior to the issuance of a Zoning Clearance or other development permits. The site will be developed to meet the City's Architectural Standards and Land Development Regulations.
3. The site may also be used for any permitted use in the C-2 General Commercial zoning district. All uses must adhere to the requirements of the Land Development Code.
4. No outside storage will be allowed. Any outside storage shall be completely enclosed and screened from public view and streets. All enclosures shall be designed to be compatible and complement the architecture color and materials of the primary building.
5. The self-storage facility shall be gated and secured from the General Public. Any fencing shall be ornamental metal or decorative PVC/vinyl. All walls constructed must comply with Clermont Codes.
6. Interior lightening on the site shall be directed downward onto the site and not spill over onto the adjacent properties.

SECTION 3: CONFLICT

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

SECTION 4: SEVERABILITY

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



CITY OF CLERMONT
RESOLUTION NO. 2024-025R

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. 2024-025R

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 10th day of September 2024.

CITY OF CLERMONT

Tim Murry, Mayor

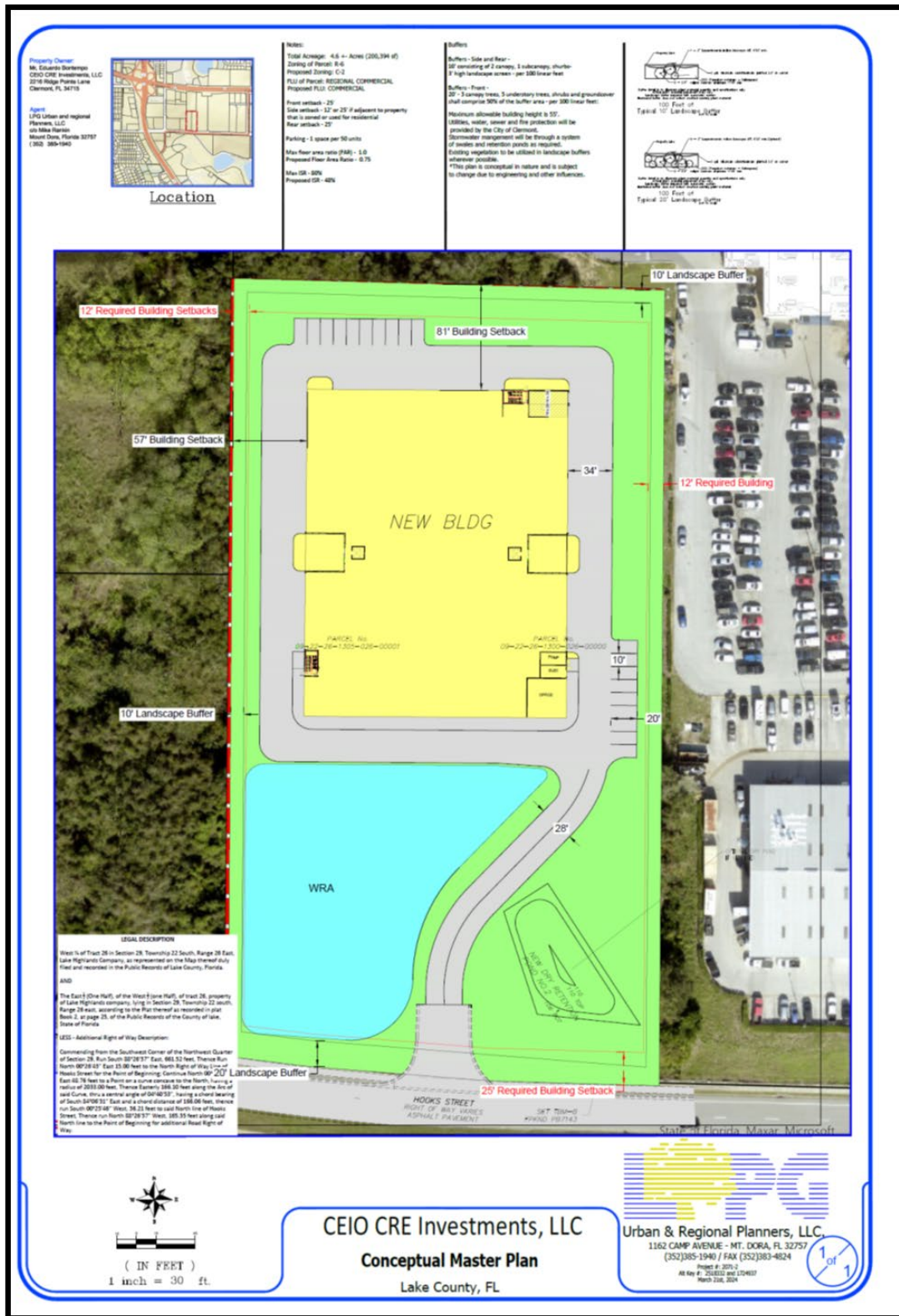
ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Exhibit A – Preliminary Conceptual Site Plan

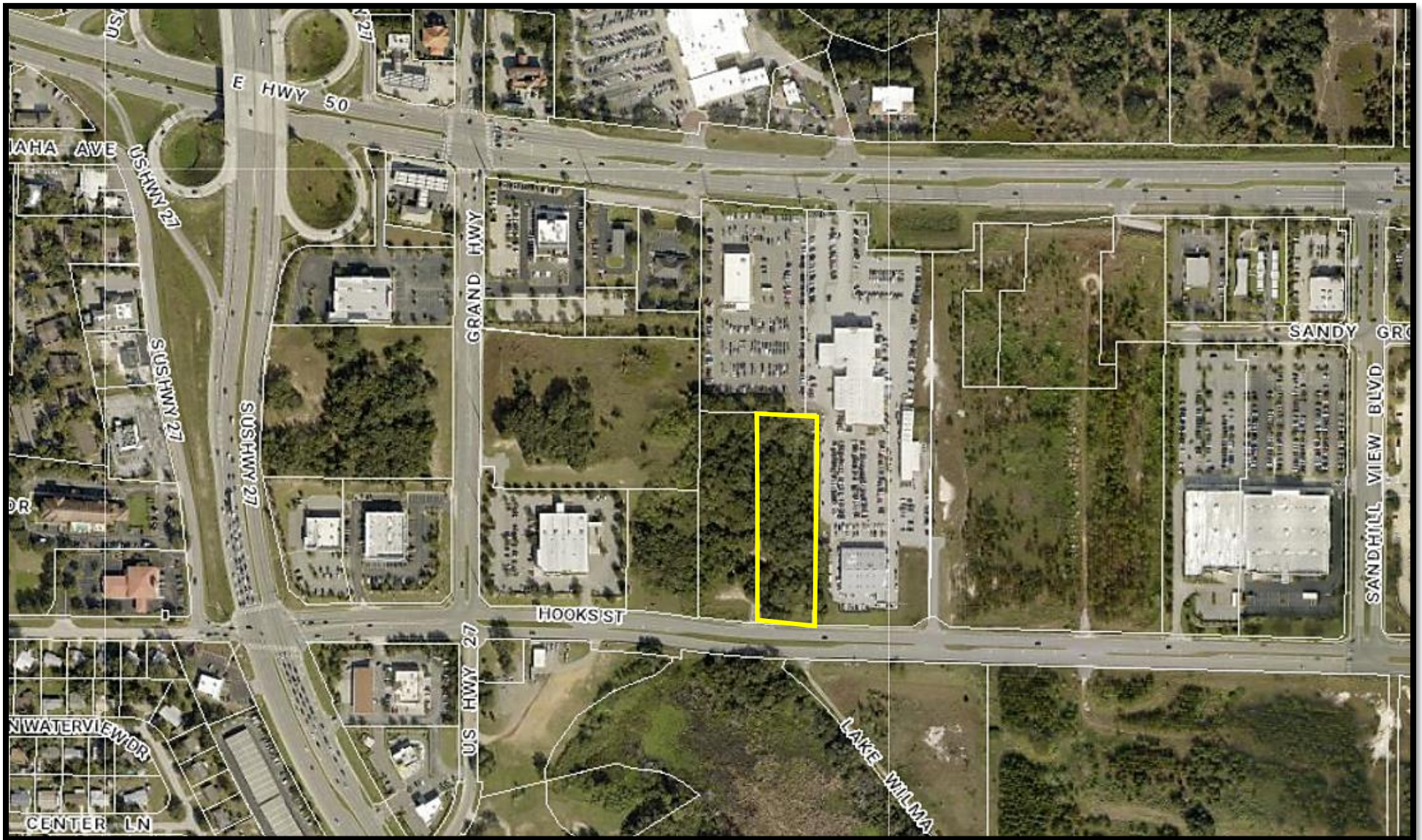


Conceptual Building Façade Elevations

Inspiration for Elevation - Still work in progress

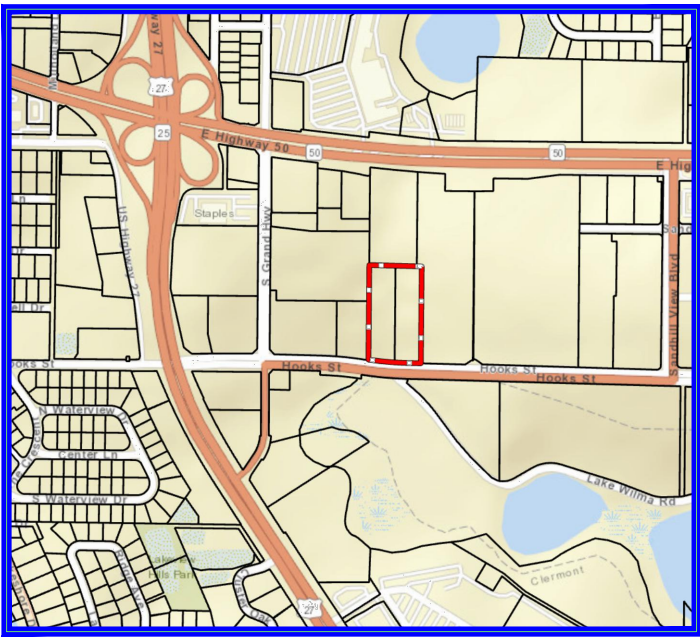


Hooks Street Self-Storage Facility



Property Owner:
Mr. Eduardo Bontempo
CEIO CRE Investments, LLC
2216 Ridge Pointe Lane
Clermont, FL 34715

Agent:
LPG Urban and regional
Planners, LLC
c/o Mike Rankin
Mount Dora, Florida 32757
(352) 385-1940



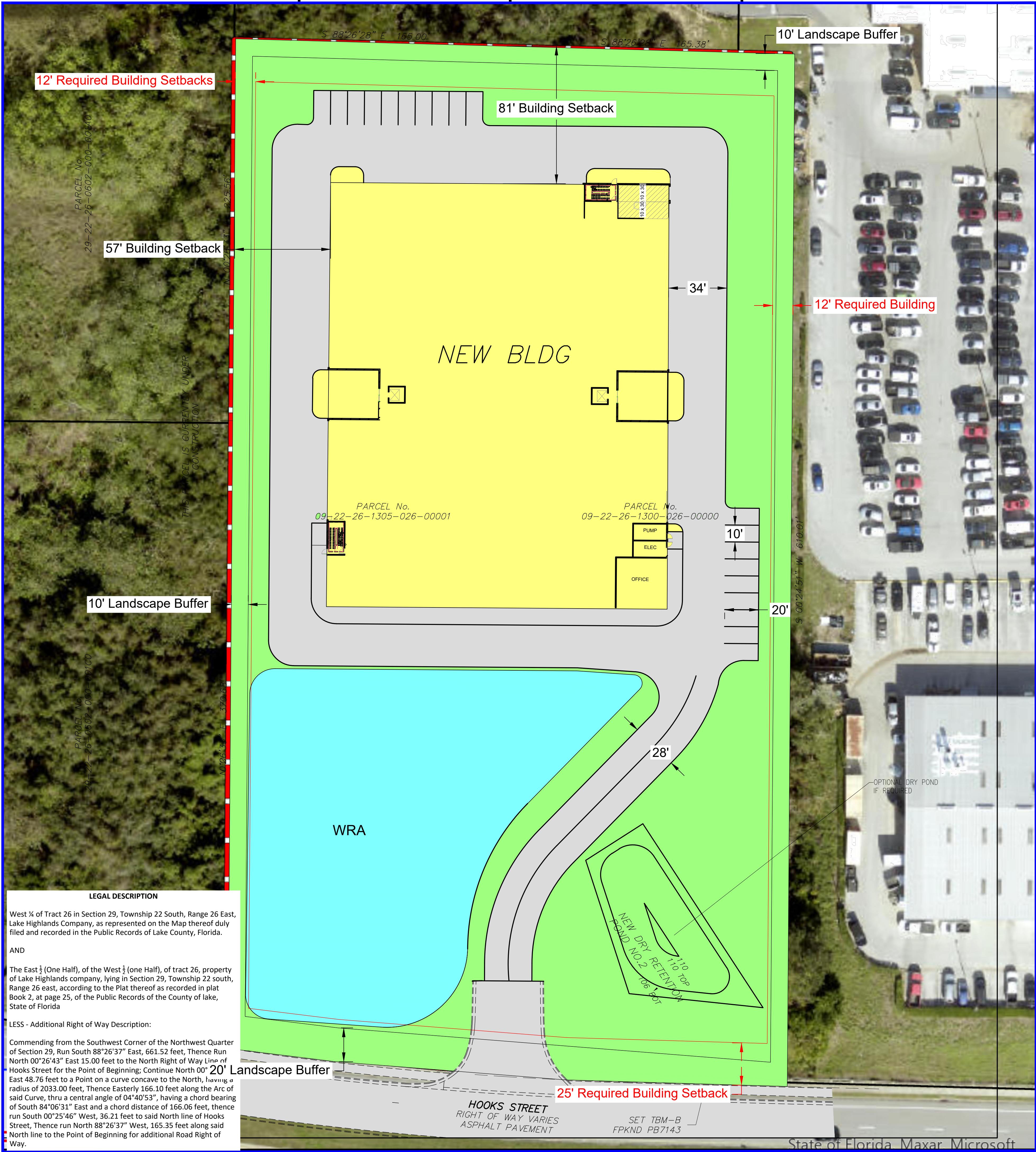
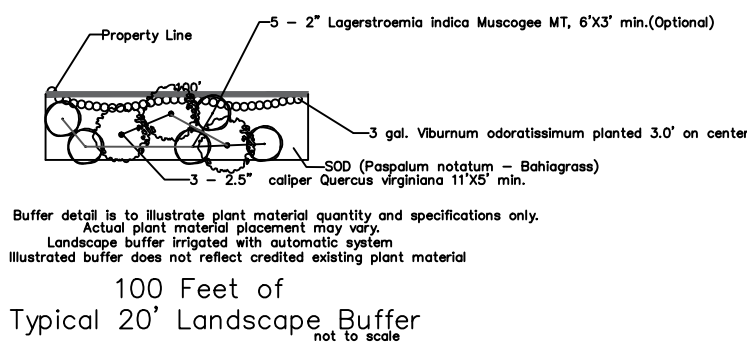
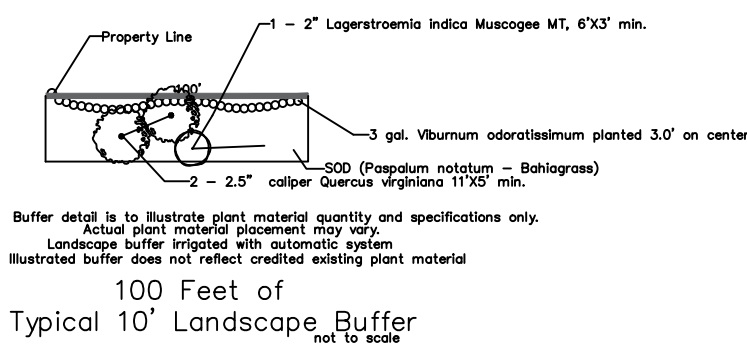
Location

Notes:

Total Acreage: 4.6 +- Acres (200,394 sf)
Zoning of Parcel: R-6
Proposed Zoning: C-2
FLU of Parcel: REGIONAL COMMERCIAL
Proposed FLU: COMMERCIAL
Front setback - 25'
Side setback - 12' or 25' if adjacent to property that is zoned or used for residential
Rear setback - 25'
Parking - 1 space per 50 units
Max floor area ratio (FAR) - 1.0
Proposed Floor Area Ratio - 0.75
Max ISR - 80%
Proposed ISR - 48%

Buffers

Buffers - Side and Rear -
10' consisting of 2 canopy, 1 subcanopy, shrubs-
3' high landscape screen - per 100 linear feet
Buffers - Front -
20' - 3 canopy trees, 5 understory trees, shrubs and groundcover shall comprise 50% of the buffer area - per 100 linear feet:
Maximum allowable building height is 55'.
Utilities, water, sewer and fire protection will be provided by the City of Clermont.
Stormwater management will be through a system of swales and retention ponds as required.
Existing vegetation to be utilized in landscape buffers wherever possible.
*This plan is conceptual in nature and is subject to change due to engineering and other influences.



LEGAL DESCRIPTION

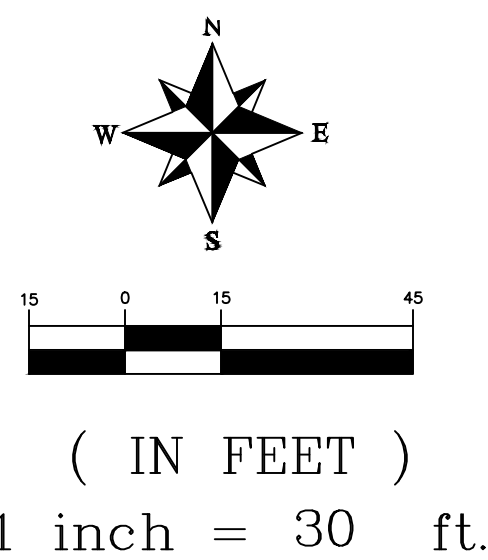
West ¼ of Tract 26 in Section 29, Township 22 South, Range 26 East, Lake Highlands Company, as represented on the Map thereof duly filed and recorded in the Public Records of Lake County, Florida.

AND

The East ½ (One Half), of the West ½ (one Half), of tract 26, property of Lake Highlands company, lying in Section 29, Township 22 south, Range 26 east, according to the Plat thereof as recorded in plat Book 2, at page 25, of the Public Records of the County of lake, State of Florida

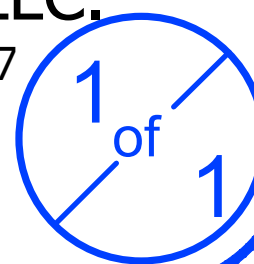
LESS - Additional Right of Way Description:

Commencing from the Southwest Corner of the Northwest Quarter of Section 29, Run South 88°26'37" East, 661.52 feet, Thence Run North 00°26'43" East 15.00 feet to the North Right of Way Line of Hooks Street for the Point of Beginning; Continue North 00°20' Landscape Buffer



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

Urban & Regional Planners, LLC.
1162 CAMP AVENUE - MT. DORA, FL 32757
(352)385-1940 / FAX (352)383-4824
Project #: 2071-2
Alt Key #: 2518332 and 1724937
March 21st, 2024



MEMORANDUM

To: Mr. Eduardo Bontempo
From: Mr. Chris J. Walsh, P.E.
Date: April 26, 2024
Subject: Hooks Street Self Storage Traffic Analysis – Clermont, Florida

Walsh Traffic Engineering, LLC (Walsh Traffic) has been retained to conduct a traffic impact analysis for the proposed self-storage facility proposed on the north side of Hooks Street, approximately 700 feet east of S. Grand Highway in Lake County, Florida (see **Site Location Map** below). The property (Alternate Key # 2518332 and #1724937), which is currently vacant, will be annexed into the City of Clermont and rezoned to C-2 with a conditional use permit restricting the property to self-storage. The self-storage facility will be an enclosed 3-story facility of 150,000 square feet. A copy of the preliminary site plan is attached. The development is proposed to be constructed by year 2025. Given that the development is projected to generate less than 100 peak-hour trips, as demonstrated later within this memorandum, this memorandum is intended to serve as a Request for Exemption Letter in accordance with Section 5 of the *Lake Sumter MPO TIS Methodology Guidelines (2022)*.



Trip Generation

The total daily, AM peak-hour, and PM peak-hour trip generation potential for the proposed development was estimated based on trip generation equations/rates for Land Use Code 151 (Mini-Warehouse) as provided in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual, 11th Edition*. The proposed self-storage facility is projected to generate 218 total weekday daily trips, 14 total AM peak-hour trips (8 in, 6 out), and 23 total PM peak-hour trips (11 in, 12 out). These trip generation estimates are based on the trip rate per 1,000 square feet as the trip rate per 100's of storage units yields lower trips.

Table 1 – Trip Generation Summary

Land Use	ITE Land Use Code	Intensity	Daily		
			Total Trips		
			In	Out	Total
Mini-Warehouse	151	150.0 KSF	109	109	218

Land Use	ITE Land Use Code	Intensity	AM Peak Hour		
			Total Trips		
			In	Out	Total
Mini-Warehouse	151	150.0 KSF	8	6	14

Land Use	ITE Land Use Code	Intensity	PM Peak Hour		
			Total Trips		
			In	Out	Total
Mini-Warehouse	151	150.0 KSF	11	12	23

Development Impact

The development will have a driveway on Hooks Street which has a generalized peak-directional service volume of 1,800 vehicles per hour for the 2022 Lake County CMP Database (8-2-22). The maximum directional volume generated by the proposed development is the outbound PM peak-hour volume of 12 vehicles. This equates to approximately 0.67% of the overall generalized service volume, indicating the impact is marginal. Additionally, based on existing traffic counts from the CMP Database, the existing peak-directional volume on Hooks Street is 508 vehicles per hour, equating to an existing volume-to-capacity ratio of 0.28. Given the development's marginal impact and that Hooks Street has adequate capacity to accommodate the new trips, we request an exemption from doing a Tier 1 Traffic Impact Analysis.

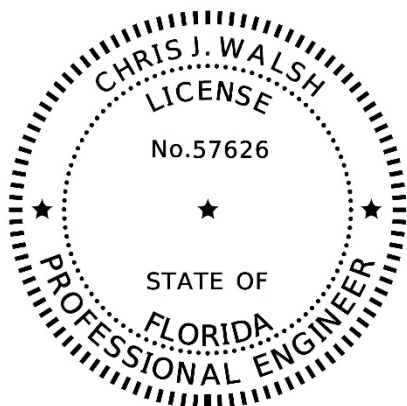
Turn-Lane Evaluation

When considering the need for an eastbound left-turn lane or westbound right-turn lane on Hooks Street at the project driveway, Figure 2.5 and 2-6 from NCHRP 457 are typically used. For the assessment it was assumed that while a portion of trips would be from the west on Hooks Street with the balance from the east on Hooks Street, a worst-case analysis was used for the left-turn lane assessment assuming that all PM peak-hour inbound trips would make an eastbound left turn into the development. Similarly, a worst-case analysis was also used for the right-turn lane assessment assuming that all PM peak-hour inbound trips would make a westbound right turn into the development. The eastbound and westbound PM peak-hour through volumes for this analysis were obtained from the 2022 Lake County CMP Database (8-2-22) equating to 479 eastbound through vehicles and 508 westbound through vehicles. Based on these analysis figures attached, neither an eastbound left-turn lane nor a westbound right-turn lane is warranted at the project driveway.

Conclusion

The proposed self-storage facility (3-story facility of 150,000 square feet) proposed on Hooks Street is projected to have a marginal impact, generating 14 AM peak-hour trips and 23 PM peak-hour trips. This equates to approximately 0.67% of the overall generalized service volume of Hooks Street. Given the development's marginal impact and that Hooks Street currently has a v/c ratio of 0.28 indicating there is substantial excess available capacity on the roadway, we request an exemption from doing a Tier 1 Traffic Impact Analysis. Lastly, neither an eastbound left-turn lane nor a westbound right-turn lane is warranted at the project driveway on Hooks Street.

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



THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY:

Chris J Walsh Date: 2024.04.26
10:52:14 -04'00'

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

Attachments

Mini-Warehouse (151)

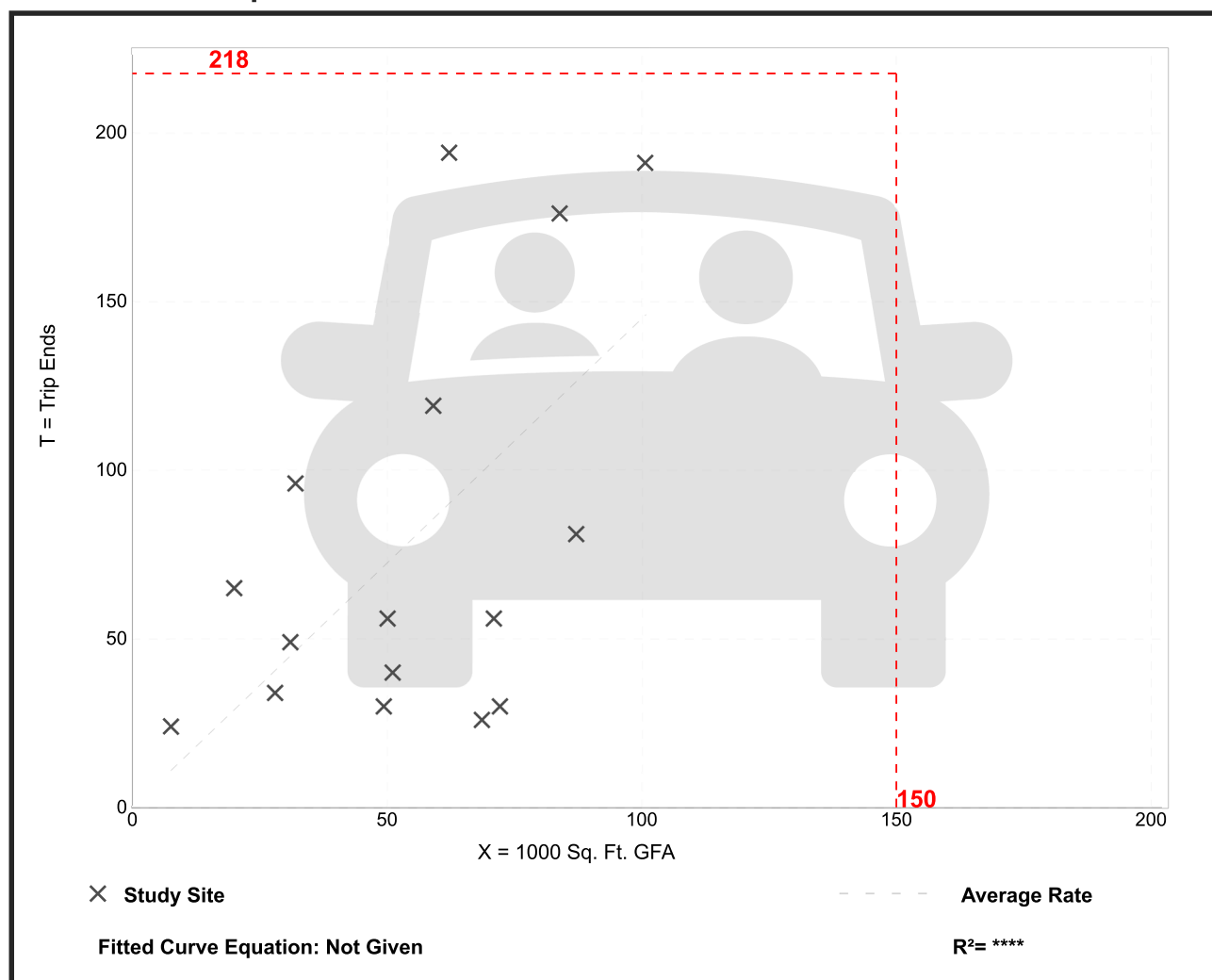
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

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

Vehicle Trip Generation per 1000 Sq. Ft. GFA

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

Data Plot and Equation



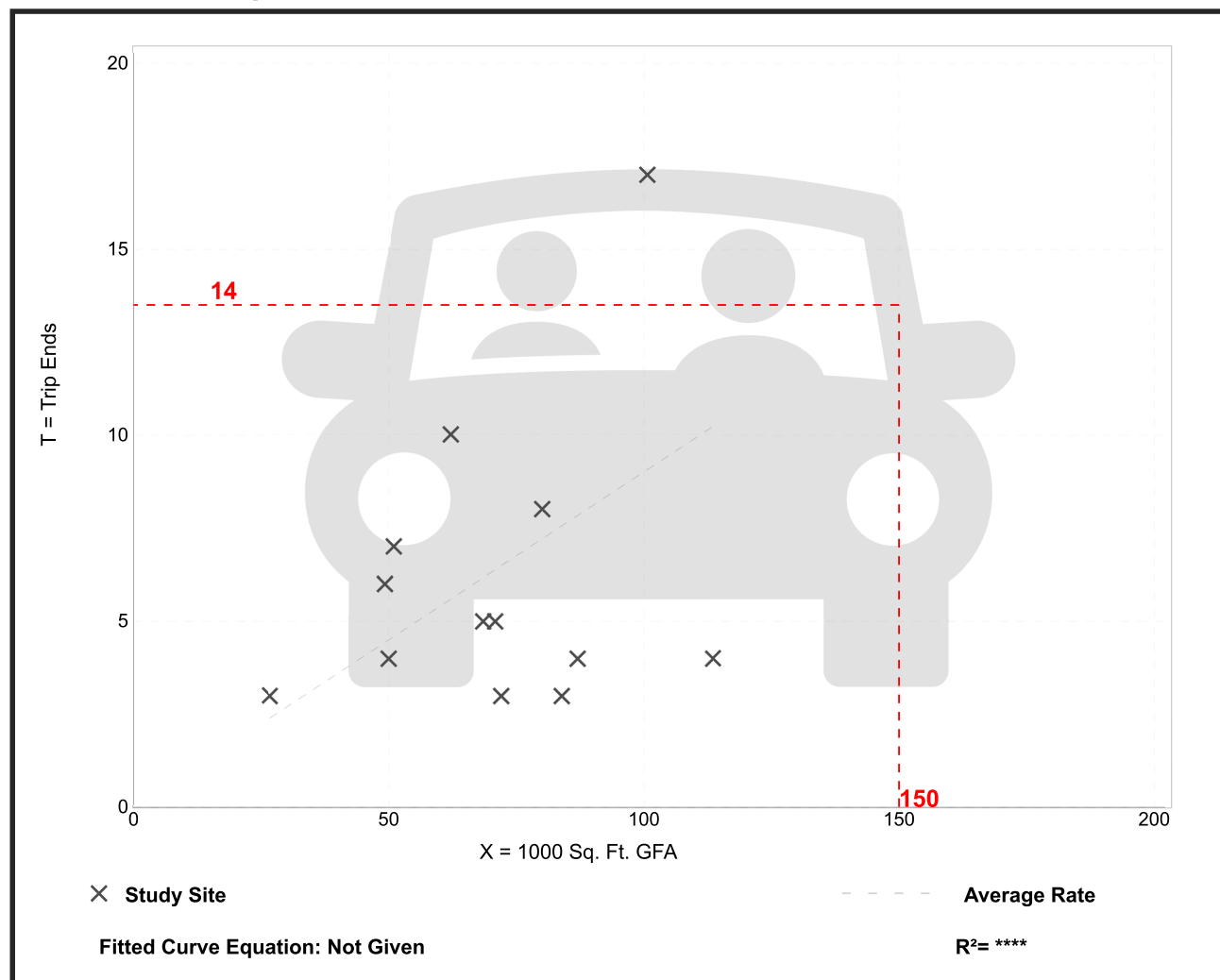
Mini-Warehouse (151)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 13
 Avg. 1000 Sq. Ft. GFA: 70
 Directional Distribution: 59% entering, 41% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

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

Data Plot and Equation



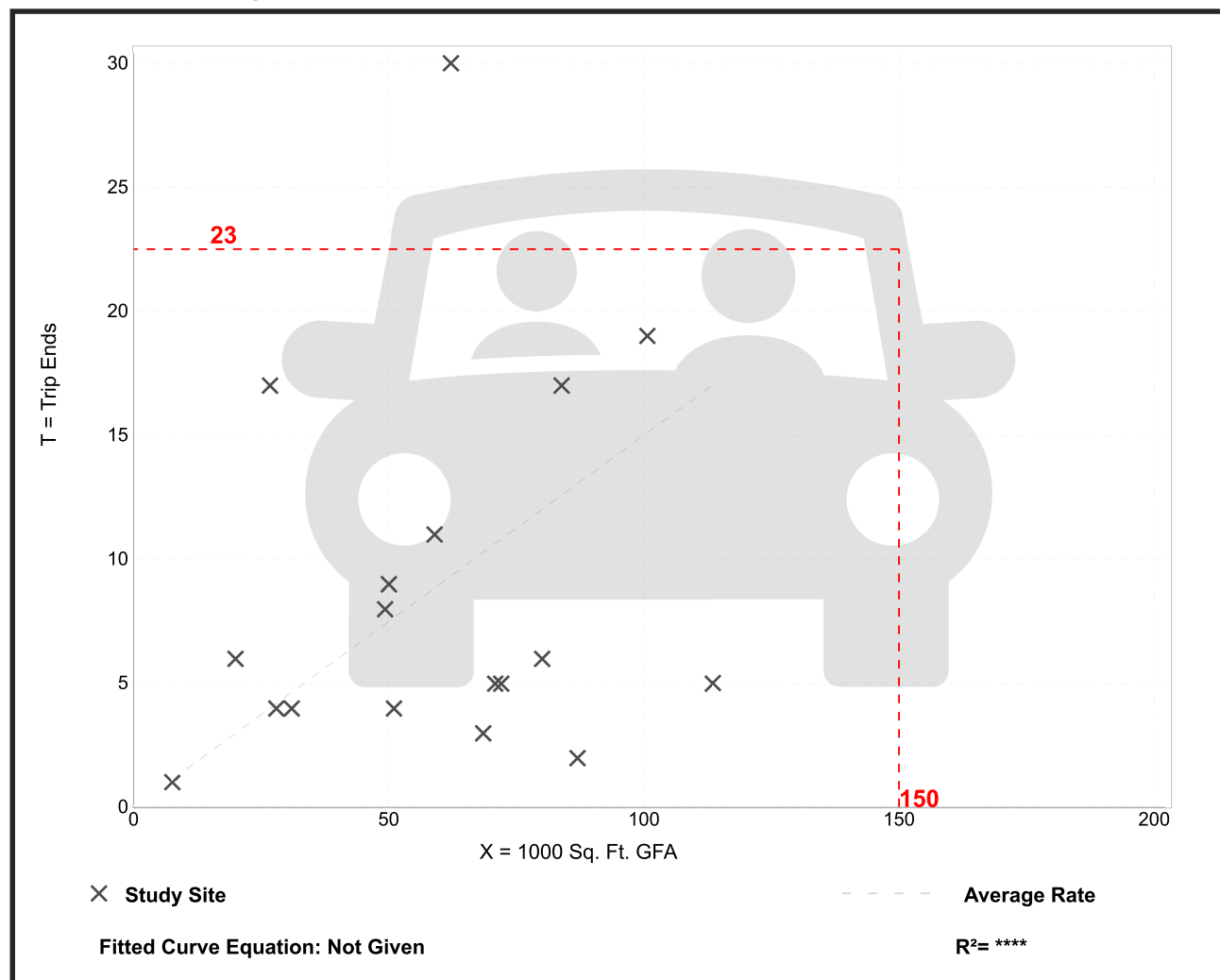
Mini-Warehouse (151)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 18
 Avg. 1000 Sq. Ft. GFA: 59
 Directional Distribution: 47% entering, 53% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

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

Data Plot and Equation



Lake County CMP Database

SEGMENT ID	COUNTY STATION	DATA SOURCE	SPEED LIMIT	SEGMENT LENGTH (MI)	ROAD NAME	FROM	TO	LANES (2022)	URBAN / RURAL	MAINTAINING AGENCY	JURISDICTION	ADOPTED LOS STANDARD	DAILY SERVICE VOLUME	2022 AADT	2022 DAILY V/C	2022 DAILY LOS	PEAK HOUR DIRECTIONAL SERVICE VOLUME	2022 PEAK HOUR NB/EB VOLUME	2022 PEAK HOUR SB/WB VOLUME	2022 PEAK HOUR V/C	2022 PEAK HOUR LOS
2150	31	County	40	0.84	HOOKS STREET	US 27	OAKLEY SEAVER DRIVE	4	URBAN	COUNTY	CITY OF CLERMONT	D	35,820	11,413	0.32	C	1,800	479	508	0.28	C

Left-turn Lane Analysis - Hooks Street at Project Driveway

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

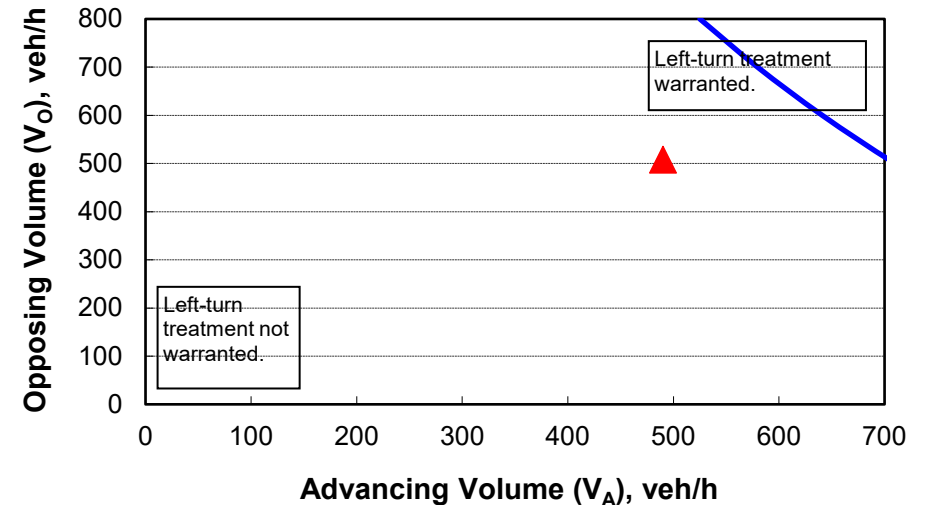
2-lane roadway (English)

INPUT

Variable	Value
85 th percentile speed, mph:	40
Percent of left-turns in advancing volume (V_A), %:	2%
Advancing volume (V_A), veh/h:	490
Opposing volume (V_O), veh/h:	508

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	704
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment NOT warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9

Right-turn Lane Analysis - Hooks Street at Project Driveway

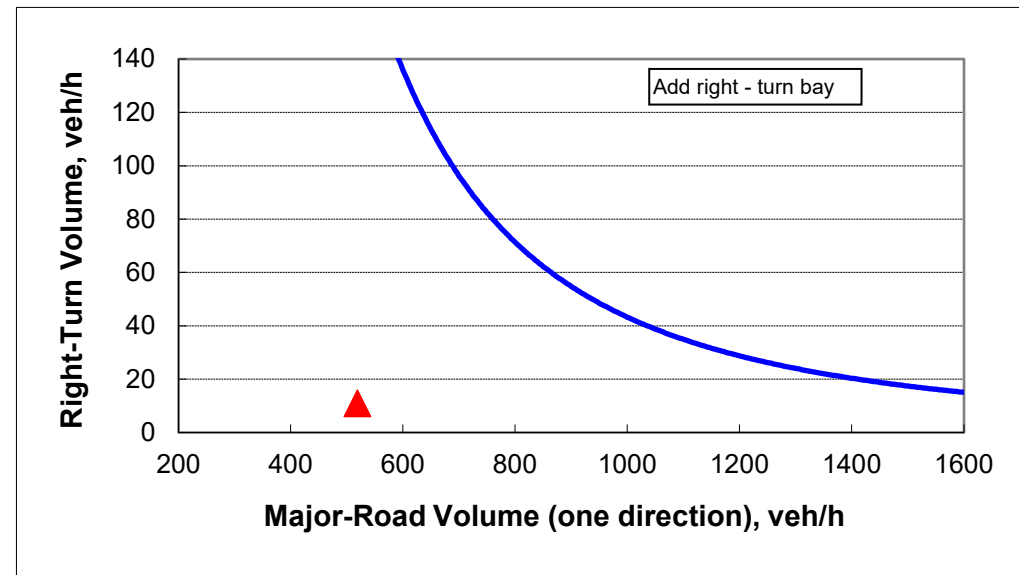
Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

INPUT

Roadway geometry:	4-lane roadway
Variable	Value
Major-road speed, mph:	40
Major-road volume (one direction), veh/h:	519
Right-turn volume, veh/h:	11

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	188
Guidance for determining the need for a major-road right-turn bay for a 4-lane roadway:	
Do NOT add right-turn bay.	





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

It is proposed to amend the existing CUP (Resolution No. 2024-004R) to include the subject site which is located adjacent to the existing site covered in the CUP and is also owned by the same property owner which would result in an increase of acreage from 2.29 $\pm$ acres to 4.58 $\pm$ acres; increase the self-storage facility from 79,400 SF to 150,000 SF; and increase the number of units from 453 to 1158. The proposed additional property consists of 2.29 $\pm$ acres (Alternate Key # 2518332), has a future land use designation of Commercial and a zoning designation as General Commercial (C-2). The subject property is located on the north side of Hooks Street and east of Grand Highway (Figures 1 and 2). The surrounding area in general is developed as commercial. Chapter 125 of the City of Clermont's Land Development Code of Ordinances dictates the type of uses allowed within the C-2 zoning designation. The applicant is applying for a conditional use permit in accordance with Section 125-337(a)(2), *Conditional Uses*, to allow residential storage facilities.

Figure 1. Project Location



Figure 2. Project Aerial



Land Use Compatibility

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

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

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

The surrounding land uses are as follows:

Alternate Key	Location	Future Land Use	Zoning
1103924	North	Commercial	Planned Unit Development
1648343	East	Commercial	C-2
3883715	South	Regional Office	R-6
3885085	West	Commercial	Light Manufacturing (M-1)

Site Design Standards

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

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



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

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

Special Condition

A special condition is also respectfully requested regarding the height of retaining walls. It is requested that retaining walls be allowed greater than 6' and no higher than 12'. The site ranges in elevations from 160' NGVD along the northern portion of the site to 95' NGVD along the southern portion of the site. The request is made due to the physical constraints of the site due to the historic use of the site as a borrow pit. Review of historical aerials indicate the site was formerly utilized as a borrow pit from 1958 to approximately 1978. In addition, the costs associated with importing fill to balance the site and utilizing retaining walls of 6' would be a financial burden. Further, the adjacent properties also utilize retaining walls greater than 6'. Please see attached conceptual plan to show the locations of the proposed retaining walls and photos of adjacent developments.

Traffic Impact Analysis

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

Comprehensive Plan Compliance

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

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

Use of the subject site for a residential storage facility is compatible with the existing commercial uses located along the Hooks Street Corridor and is considered infill development. The proposed facility is in close proximity to end users and review of available data from the Lake County



Property Appraisers Office indicates that within a one-mile radius there are 1,781 residential units (Figure 3). The closest existing storage facility is approximately ½ mile to the west along US Highway 27. The proposed Conditional Use Permit is in compliance with Policy 1.2.4, which states:

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

Policy 1.9.5 dictates:

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

The subject property is in compliance with Policy 1.9.5.

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

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

Inspiration for Elevation - Still work in progress





CITY OF CLERMONT
**CONDITIONAL USE PERMIT
APPLICATION**

Date March 7, 2024		FEE: \$845 + cost of advertisement + cost of traffic review (if necessary)	
Project Name (if applicable) Flex I CRE Investments, LLC			
Applicant LPG Urban & Regional Planners, LLC			
Contact Person Michael Rankin			
Address 1162 Camp Ave.		City Mount Dora	State FL Zip 32757
Telephone 352-385-1940		Fax 352-383-4824	
Email MichaelR@lpgurp.com			
OWNER INFORMATION ☐ (Check box if owner information is same as applicant)			
Owner's Name Flex I CRE Investments, LLC, Eduardo Bontempo, Manager			
Owner Address 8336 Boyla Ct.		City Windermere	State FL Zip 34786
Telephone 352-988-7316		Fax N/A	
PROPERTY INFORMATION			
Address of Subject Property 13125 Hooks Street		City Clermont	State FL Zip 34711
General Location East of US Highway 27 and north of Hooks Street			
Legal Description & Alternate Key (include copy of survey) See Attached - Alternate Key # 1724937			
Land Use (City verification required) Commercial			
Zoning (City verification required) General Commercial (C-2)			



CITY OF CLERMONT
**CONDITIONAL USE PERMIT
APPLICATION**

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

Amend existing CUP (Resolution No. 2024-004R) to include the subject property to allow the use of self-storage. The amendment would change the total square footage of the facility from 74,500 SF to 149,000 SF and the total # of units from 453 to 1150. The closest self-storage facility in the general area is approximately 1/2 mile. Within a 1 mile radius there are approximately 1781 residential units. Storage facilities are needed to serve the surrounding residential development.

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

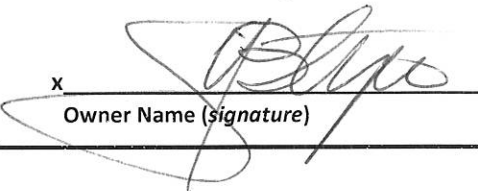
Michael Rankin

Applicant Name (print)

x 
Applicant Name (signature)

Eduardo Bontempo

Owner Name (print)

x 
Owner Name (signature)

*****NOTICE*****

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

City of Clermont

Development Services Department

685 W. Montrose St.

P.O. Box 120219

Clermont, FL 34712-0219

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

5/26/2020

Order Confirmation

Not an Invoice

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

Date:	07/11/2024
Order Number:	10375253
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	44.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	1	07/22/2024 - 07/22/2024	Govt Public Notices
LEE dailycommercial.com	1	07/22/2024 - 07/22/2024	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	\$71.52
Tax Amount	\$0.00
Service Fee 3.99%	\$2.85
Cash/Check/ACH Discount	-\$2.85
Payment Amount by Cash/Check/ACH	\$71.52
Payment Amount by Credit Card	\$74.37

Order Confirmation Amount	\$71.52
----------------------------------	----------------

Ad Preview

LEGAL NOTICE

On Tuesday, August 6, 2024 at 6:30 PM, the Clermont Planning and Zoning Commission will consider a request for a Conditional Use Permit (2024-025R) to allow for a Self-Storage Facility in the C-2 General Commercial zoning district.

LOCATION

13125 Hooks Street
Vacant parcel located on Hooks
Street
East of US Hwy 27
Alternate Key 1724937
2.29 +/- Acres

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
10375253 7/22/2024



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, August 6, 2024		
Agenda Item Name		
Ordinance No. 2024-037 <i>LDC Amendment Chapter 117 Signs</i>		
Requested Action		
Recommend approval of Ordinance 2024-037.		
Staff Report		
Staff is proposing changes to the Land Development Code for mural signs. Currently, murals are only allowed within the Downtown Central Business District (CBD). This area does not extend south of Highway 50. This code change would allow murals to be located within the Community Redevelopment Agency (CRA) district, which is an area slightly larger than the CBD district. The CRA district does extend to the south side of Highway 50 encompassing approximately 30 additional businesses fronting Highway 50. No other changes to the code are proposed.		
Additional Analysis		
Fiscal Impact Summary		
None		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. 2024-037 - LDC AmendmentSigns_Murals (07.30.2024)	2024-037 - LDC AmendmentSigns_Murals (07.30.2024).pdf	
2. 2024-037 Business Impact Estimate	2024-037 Business Impact Estimate.pdf	
3. 2024-037 Chapter117-26 Murals - Legal Ad PZ	2024-037 Chapter117-26 Murals - Legal Ad PZ.pdf	



CITY OF CLERMONT
ORDINANCE NO. 2024-037

AN ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE; CHAPTER 117 SIGNS; SECTION 117-26 “OTHER SIGNS”; PROVIDING FOR CONFLICT, SEVERABILITY, CODIFICATION, THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERRORS, RECORDING, PUBLICATION AND AN EFFECTIVE DATE.

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

WHEREAS, the City Council of the City of Clermont shall amend the Land Development Code, Chapter 117-26 “Other Signs”, to add and clarify language to allow murals and artworks that reflects and enhances the City’s diversity, character and heritage through designs by artists for commercial development in the ~~Central Business District (CBD)~~ Community Redevelopment Agency (CRA) boundaries; and

WHEREAS, the City of Clermont Code of Ordinances, Land Development Code, Chapter 117 “Signs”, purpose and intent is to ensure adequate means of communication through signage while maintaining attractive visual appearance within the City; and

NOW, THEREFORE, BE IT HEREBY ORDAINED by the City Council of the City of Clermont, that Chapter 117 “Signs” of the Clermont Code of Ordinances be amended to add and clarify language to Section 117-26 “Other Signs” as set forth in the following amendments shown in Section 2.

SECTION 1: AUTHORITY

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

SECTION 2:

The Land Development Code of the City of Clermont Code of Ordinances is hereby amended to read as follows (strikethrough indicates removed words and underlined indicates added):

Section 117-26. “Other Signs”

(a) Mural signs. Artwork painted or affixed to building walls, facades or other exterior surfaces shall be limited to the sides and rear building facades on the first floor of any commercial buildings located in the ~~Central Business District~~ Community Redevelopment Agency (CRA) boundaries. The city council may approve larger murals as a variance to the land development codes, at a



CITY OF CLERMONT
ORDINANCE NO. 2024-037

public hearing after notice to adjacent property owners. Mural art works are to be exclusively non-commercial in nature, and in no way identify a product and deemed to provide artistic value and benefit to the surrounding area and not just of benefit to the building or business proposing the mural. Murals and works of art shall be permitted on the sides and rear of any commercial building walls and shall not be allowed on any front building facades and walls.

(1) Works of art and murals shall be located in the Clermont ~~Central Business Distriet (CBD)~~ Community Redevelopment Agency (CRA) boundaries. Murals and artwork projects are prohibited for residential only buildings and uses.

(2) The artwork should show sensitivity be family-oriented, appropriate for all ages, educational, display community values, provide creativity and quality workmanship, enrich history, and create a vision of what makes it unique. Artwork projects may not encompass any nudity, offensive languages or gestures, gang symbols, graffiti, political affiliations, drugs or alcohol symbols, violence, and no racial or hate messages within its content. The maximum amount of text within any mural shall be limited to five percent.

(3) Corporate logos and/or any commercial signage shall be prohibited for any art project or artwork design content. This article will not permit or allow any type of illegal sign, irrespective of artist content.

(4) The property owner is required to obtain a permit for any artwork and/or mural art project display before the installation of any art display on any buildings. The artwork permit application must include an 11 inches times 17 inches sketch/graphic design of the proposed artwork for review and approval by the designated city staff. All proposed artwork must include the artwork display location on site and/or buildings.

(5) All works of art must comply with any applicable Clermont Codes and Regulations that include any applicable building and fire code requirements for installation, creation, and construction on site. No art project can be placed on or located on any streets, sidewalks, dedicated easements; city owned property, rights-of-way, public access and must comply with any ADA requirements for the site.

(6) Custody, supervision, maintenance and preservation of the murals and art works is the responsibility of the property owner. The property owner is required to maintain the mural and artwork in good condition at the approved location, failure to comply with this requirement as required by law or other applicable guidelines shall subject the property owner to code enforcement action including violations and fines, and the Clermont City Council may revoke the permit after a public hearing.

(7) A hold-harmless release and identification wavier in a form acceptable to the city must be signed by the property owner that excludes, indemnifies and releases the City of Clermont of any liability for public art projects on private property.

SECTION 3: CONFLICT

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



CITY OF CLERMONT
ORDINANCE NO. 2024-037

SECTION 4: SEVERABILITY

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

SECTION 5: CODIFICATION

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

SECTION 6: ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR

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

SECTION 7: RECORDING

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

SECTION 8: PUBLICATION AND EFFECTIVE DATE

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



CITY OF CLERMONT
ORDINANCE NO. 2024-037

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



CITY OF CLERMONT
ORDINANCE NO. 2024-037

BUSINESS IMPACT ESTIMATE

TO: Mayor Murry and Council Members

FROM: Development Services Director Henschel

DATE: July 22, 2024

SUBJECT: Ordinance No. 2024-037 Land Development Code, Chapter 117, Section 117-26-Other Signs

Section 166.041, *Florida Statutes*, effective July 1, 2023, requires the City prepare (or cause to be prepared) a Business Impact Estimate prior to final consideration of an ordinance, subject to exemptions noted in the Law. The new law requires that the Business Impact Estimate be posted on the City’s website at the time of the published notice of the City Council’s final consideration of the ordinance, or ten (10) days prior to the adoption public hearing, whichever is longer. Following are the categories required to be addressed for the proposed ordinance based on the new legislation:

1. Summary of proposed Ordinance 2024-037

Land Development Code, Chapter 117-26 -“Other Signs”, to add and clarify language allowing murals and artworks that reflects and enhances the City’s diversity, character and heritage through designs by artists for commercial development in the Central Business District with a purpose and intent to ensure adequate means of communication through signage while maintaining attractive visual appearance within the City.

2. Estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the city

a. Estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted.

A business would not be required to add a mural or artworks, therefore no costs are involved.

b. Identification of any new charge or fee on businesses subject to the proposed ordinance or for which businesses will be financially responsible.

A business will not be financially impacted provided they do not add a mural or artwork project.

c. An estimate of the City’s regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs.

The proposed ordinance does not add any new charges or fees.

3. A good faith estimate of the number of businesses likely to be impacted by the ordinance.

The proposed ordinance would only affect those businesses that wish to take advantage of adding a mural or artwork project.

4. Any additional information the board determines may be useful.

No additional information.

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:	07/11/2024
Order Number:	10376844
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	56.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	1	07/22/2024 - 07/22/2024	Govt Public Notices
LEE dailycommercial.com	1	07/22/2024 - 07/22/2024	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	\$90.48
Tax Amount	\$0.00
Service Fee 3.99%	\$3.61
Cash/Check/ACH Discount	-\$3.61
Payment Amount by Cash/Check/ACH	\$90.48
Payment Amount by Credit Card	\$94.09

Order Confirmation Amount	\$90.48
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Ad Preview

LEGAL NOTICE

On Tuesday, August 6, 2024 at 6:30 PM the Clermont Planning and Zoning Commission will consider the proposed ordinance to allow for the amendment of the Land Development Regulations, Chapter 117, Section 117-26-Other Signs.

ORDINANCE NO. 2024-037
AN ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE; CHAPTER 117 SIGNS; SECTION 117-26 OTHER SIGNS; PROVIDING FOR CONFLICT, SEVERABILITY, CODIFICATION, THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERRORS, RECORDING, 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
Daily Commercial
July 22, 2024



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, August 6, 2024		
Agenda Item Name		
Resolution No. 2024-021R US Highway 27 Self-Storage & Car Wash CUP Table to October 1, 2024 P&Z Meeting		
Requested Action		
Staff Report		
The applicant and City staff are working on the final details of this project and the conditions for the Conditional Use Permit. 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