



**CITY OF CLERMONT
CITY COUNCIL MEETING
CLERMONT CITY HALL
AGENDA
6:30 PM, Tuesday, August 27, 2024**

Welcome to our Council meeting. In the interest of time efficiency and ensuring that everyone who wishes to address the Council is given the opportunity to do so, the following will apply to all comments made by the public. Each speaker will be permitted 3 minutes to address the Council. These time limits may be extended by the Mayor or by majority vote of the Council. To avoid disruption of the meeting, speakers should avoid inappropriate language, personal attacks and derogatory statements and direct comments to the Council. Everyone is requested to be respectful of each other even when we disagree. All public comments should be directed to the Council, and the issue at hand. Everyone should avoid personal attacks and derogatory statements. Thank you for participating in your City Government.

CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

PRESENTATIONS

Commissioner Parks, Lake County Board of County Commissioners Dist. 2

Quarterly Budget Report

PUBLIC COMMENT

REPORTS

CONSENT AGENDA

The next portion of the meeting is the consent agenda which contains items that have been determined to be routine and non-controversial. If anyone in the audience wishes to address a particular item on the consent agenda, now is the opportunity for you to do so. Additionally, if staff or members of the City Council wish to speak on a consent item, they have the same opportunity.

Item No. 1 - Council Meeting Minutes

Consider approval of the meeting minutes of August 13, 2024.

Item No. 2 - Surplus Approval

Consider declaring end-of-life inventory as surplus from various Departments and provide disposal per the Procurement Policy.

Item No. 3 - Rescind Award and Buy Direct
Fire Dept Vehicle Replacement Approval

Consider rescinding the award from Mullinax Ford and purchasing fire department replacement vehicles directly from Dana Safety Supply, Inc. in the budgeted amount of \$131,908.

Item No. 4 - Bid Award
Pickleball Courts

Consider awarding bid to William Medley Construction, Inc. d/b/a Medley Sports Construction to build six (6) pickleball fields at the ARC in the budgeted amount of \$116,250.

Item No. 5 - Utility Agreement
Hartle Hills Apartments

Consider providing water and sewer services for a multi-family project located within Lake County, northwest of the SR 50 and CR 455 Intersection.

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Item No. 6 - Plat Approval

Consider replat approval of Lot 10 within the Plaza Collina development into three smaller commercial lots.

UNFINISHED BUSINESS

Item No. 7 - Variance Request
2490 Holly Berry Circle

Consider a request to allow for a constructed walkway to encroach into a side yard setback on property.

Item No. 8 - Resolution No. 2024-018R
Clermont West South Phase 2 CUP

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

Item No. 9 - Resolution No. 2024-021R
US Highway 27 Self-Storage & Car Wash CUP

The applicant has requested to table the item to the October 22, 2024, meeting.

Item No. 10 - Ordinance No. 2024-037 *Final*
LDC Amendment Chapter 117 Signs

Consider Proposed Land Development Code Changes to the Sign Code to allow for Murals in the Central Business District.

NEW BUSINESS

Item No. 11 - Ordinance No. 2024-007 *Transmittal*
Sundara Eco-Spa Comp Plan Amendment

Consider changing the future land use for property located southwest of the Lakeshore Drive and Hammock Ridge Road intersection.

Item No. 12 - Resolution No. 2024-027R
The Dream Academy CUP

Consider a request for a Conditional Use Permit to allow for a private school in the C-2 General Commercial zoning district at 102 South US Highway 27.

ADJOURN

Public Notice

Any opening invocation that is offered before the official start of the Council meeting shall be the voluntary offering of a private person, to and for the benefit of the Council. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the City Council or the city staff, and the City is not allowed by law to endorse the religious or non-religious beliefs or views of such speaker. Persons in attendance at the City Council meeting are invited to stand during the opening invocation and to stand and recite the Pledge of Allegiance. However, such invitation shall not be construed as a demand, order, or any other type of command. No person in attendance at the meeting shall be required to participate in any opening invocation that is offered or to participate in the Pledge of Allegiance. You may remain seated within the City Council Chambers or exit the City Council Chambers and return upon completion of the opening invocation and/or Pledge of Allegiance if you do not wish to participate in or witness the opening invocation and/or the recitation of the Pledge of Allegiance.

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Meeting agendas are available on the city website and are posted within the first floor of City Hall.

Should any person desire to appeal any decision of the City Council with respect to any matter to be considered at this meeting, that person shall ensure that a verbatim record of the proceedings is made including all testimony and evidence upon which any appeal may be based (F.S. 286.0105).

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodations to participate in this proceeding may contact the Office of the City Clerk at (352) 241-7331 (Voice) no later than two (2) business days prior to the proceeding or by contacting the City Clerk's Office at cityclerk@clermontfl.org. TTY users may call via 711 (Florida Relay Service) no later than two (2) business days prior to the proceeding.

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



CITY OF CLERMONT

AGENDA ITEM

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Meeting Date		
Tuesday, August 27, 2024		
Agenda Item Name		
Quarterly Budget Report		
Requested Action		
Informational - No Action Required		
Staff Report		
The report will be distributed prior to the meeting, and is based on activity from October 2023 through June 2024.		
Additional Analysis		
Fiscal Impact Summary		
None.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		

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MINUTES
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August 13, 2024

CALL TO ORDER

The City Council met in a regular meeting on Tuesday, August 13, 2024 at 6:30pm in the Clermont City Council Chambers. Mayor Murry called the meeting to order at 6:30pm with the following Council Members present: Council Members Gonzalez, Howard, Myers and Pines.

Other City officials present were City Manager Bulthuis, City Attorney Mantzaris, and City Clerk Howe.

INVOCATION AND PLEDGE OF ALLEGIANCE

Observed a moment of silence followed by the Pledge of Allegiance.

PUBLIC COMMENTS

Paula Hoisington, 564 Desoto Street – expressed gratitude for staff showing her how to access the agenda online and for the grass being mowed on the construction site in her neighborhood; she asked if the timeframe for them to comply could be shorter. Inquired about a stop light at the intersection of US Highway 27 and Wellness Way.

Sandy Minkoff, AARP program - thanked staff on behalf of the program for the usage of the Arts and Recreation Center. Provided a brief overview on the program.

Mayor Murry thanked Mr. Minkoff for the work he does with AARP.

City Manager Bulthuis informed Council that there would be a stoplight placed at US Highway 27 and Wellness Way. The expectation is to have it placed by spring 2025.

Mayor Murry addressed the grass on the construction site and stated that the timeframe of six months was for construction, during that time they would still need to maintain the grass.

Ms. Hoisington asked for clarity on the timeframe regarding work done in six months.

City Attorney Mantzaris explained that the contractor has to have an inspection finalized every six months to show that the project is moving forward.

AGENDA CHANGES

City Manager Bulthuis informed the Council of the following agenda changes:

Item No. 19 – Ordinance No. 2024-033, *Code Enforcement Amendment Final*

AN ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING CHAPTER 1 “GENERAL PROVISIONS”, ARTICLE II “CODE ENFORCEMENT”, DIVISION 4 “SUPPLEMENTAL CITATIONS”, SECTION 1-130 “APPLICABLE CODES AND ORDINANCES”; PROVIDING FOR CONFLICT, SEVERABILITY, CODIFICATION, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

City Manager Bulthuis informed the Council this item has been withdrawn.

REPORTS

CITY MANAGER REPORT

City Manager Bulthuis – No report.

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CITY ATTORNEY REPORT

City Attorney Mantzaris – No report.

CITY COUNCIL REPORT

Council Member Howard – No report.

Council Member Myers –

- Recognition of the Olympians from Clermont.

City Manager Bulthuis stated that staff has reached out to the coaches and is waiting for a response.

Council Member Pines –

- Attended the inaugural Clermont Police Department Citizens Academy.
- Attended the Lake County Florida League of Cities luncheon where Congressman Webster spoke.
- Honored to attend Deputy Links service on Saturday.

Council Member Gonzalez –

- Attended the Lake County Florida League of Cities luncheon.
- Will attend the Florida League of Cities conference in Hollywood, Florida this week.
- Attended the Celebration of Life for Deputy Link.
- Attended the Lake County Board of County Commissioners meeting. Toured the County Emergency Operation Center and 911-dispatch call center.

Mayor Murry –

- Attended the Lake County Florida League of Cities luncheon.
- Mayor's luncheon was last Tuesday and had a good turnout.
- Attended the inaugural Clermont Police Department Citizens Academy.

City Manager Bulthuis informed Council that the Citizens Academy would begin on October 2 and for six weeks.

- Will attend the Florida League of Cities conference in Hollywood, Florida this week.

CONSENT AGENDA

Mayor Murry advised the next item on the agenda for consideration was the Consent Agenda and requested anyone wishing to have any item pulled for discussion to please come forward at this time.

Item No. 1 – Meeting Minutes

Consider approval of the July 9 and July 10, 2024, Budget Workshops and the July 23, 2024, Meeting Minutes.

Item No. 2 – Contractor Transfer of Liability
Investment Advisory Services

Consider approval of contractor name change from PFM Asset Management, LLC to U.S. Bancorp Asset Management, Inc.

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Item No. 3 – Resolution No. 2024-029R <i>Budget Amendment</i>	Consider approval of the resolution to amend the Fiscal Year 2024 budget.
Item No. 4 – Resolution No. 2024-030R <i>Capital Expenditures from Debt Issuance Reimbursement</i>	Consider the declaration of the City's intent to seek reimbursement from tax-exempt obligations for the Fire Station No. 2 Project not to exceed \$15 million.
Item No. 5 – Retirement Plan Actuarial Valuation <i>FMPTF Closed Plan</i>	Consider approval of the Florida Municipal Pension Trust Fund Retirement Plan for General Employees.
Item No. 6 – Auditor Selection Committee	Consider appointments to the Auditor Selection Committee.
Item No. 7 – Grant Submittal Approval <i>Florida Department of Environmental Protection</i>	Consider the request to submit 4 applications for a Trail-Go Grant.
Item No. 8 – Federally Funded Subaward and Grant Agreement <i>Hurricane Idalia</i>	Consider approval of the revised Subaward and Grant Agreement for DR 4734 –Hurricane Idalia.
Item No. 9 – License Agreement	Consider approval of agreement for a Lake Minneola Monitoring Site.
Item No. 10 – Boys and Girls Club of Central Florida Rental Agreement	Consider approval of the Facility Use and License Agreement Renewal of the Arts and Recreation Center.
Item No. 11 – Facility Use and License Agreement <i>Lake Sumter State College</i>	Consider approval of agreement to allow usage of the Black Box Theater at the Arts and Recreation Center.
Item No. 12 – Veterans Day Event and Road Closure Request	Consider approval of South Lake Florida Base Submarine Veterans Day Event and Parade, with Road Closures on November 11, 2024.
Item No. 13 – Main Street Oddities and Stranger Things Market Road Closure Request	Consider road closure request of 8th Street between W. Minneola and W. Montrose on Saturday, September 14, 2024, from 2pm - 10pm.

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Item No. 14 – Main Street Events Revised Road Closure Request

Consider expanding the street closure request of Lake Avenue between Montrose and Minneola for the Harvest Fest on October 19, 2024, from 7:00am to 6:00pm and Hometown Holidays on November 16, 2024, from 7:00am to 10:00pm.

Council Member Howard pulled Consent Agenda Item No. 3 and Item No. 4 for further discussion.

Council Member Gonzalez moved to approve Consent Agenda Items 1-2, and 5-14 as presented; seconded by Council Member Howard. Passed unanimously 5-0 with all members present voicing aye.

Item No. 3 - Resolution No. 2024-029R, Capital Expenditures from Debt Issuance Reimbursement

Council Member Howard stated there was confusion regarding the amendment and a presentation would have been helpful. Council needs to have a conversation regarding unrealized revenue within the budget.

Council Member Howard moved to approve Consent Agenda Item 3 as presented; seconded by Council Member Gonzalez. Passed unanimously 5-0 with all members present voicing aye.

Item No. 4 – Resolution No. 2024-030R, Capital Expenditures from Debt Issuance Reimbursement

Council Member Howard stated that this is the debt issuance for Fire Station 2 and he does not support the location therefor will not support the item.

Council Member Pines moved to approve Consent Agenda Item 4 as presented; seconded by Council Member Gonzalez. Passed 4-1 with Council Member Howard opposing.

UNFINISHED BUSINESS

Item No. 15 – Ordinance No. 2024-022, ISBA Amendment Final

AN ORDINANCE OF THE CITY OF CLERMONT ADOPTING AN AMENDMENT TO THE 2010 INTERLOCAL SERVICE BOUNDARY AGREEMENT BETWEEN LAKE COUNTY, THE TOWN OF MONTVERDE, THE CITY OF MINNEOLA, THE CITY OF CLERMONT AND THE PINE ISLAND COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR CONFLICT, SEVERABILITY, THE ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, AND AN EFFECTIVE DATE.

City Clerk Howe read the title aloud.

Development Services Director Henschel presented the item. In 2010, the Town of Montverde, City of Clermont, City of Minneola, Pine Island Community Development District and Lake County, entered into an Interlocal Service Boundary Agreement (“ISBA”) pursuant to §171.203, Florida Statutes. The principal goal of an Interlocal Service Boundary Agreement is to encourage neighboring local governments to determine how to provide services efficiently and effectively to residents and property. The intention is to promote and encourage intergovernmental coordination in planning, service delivery, and boundary adjustments with the goal of creating boundaries that reduce the costs of local governments and avoid duplicating local services. Ordinance 2024-022 approves an amendment to the 2010 Interlocal Service Boundary Agreement, extending the term to September 30, 2043.

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Most significantly, the amendment provides that throughout the term of the Interlocal Service Boundary Agreement the Ferndale Special Area shall not be developed at a density greater than its current entitlement, which is one (1) dwelling unit for five (5) net acres. Additionally, and specifically to the City of Clermont, this amendment would extend the City's agreement not to annex property north of the Turnpike until September 30, 2043.

Mayor Murry opened the public hearing. There were no comments. Mayor Murry closed the public hearing.

Council Member Howard moved to approve Item No. 15, Ordinance No. 2024-022, ISBA Amendment Final; Seconded by Council Member Pines. The motion passed by roll call vote 5-0.

The next three items were presented together and voted on separately. City Clerk Howe read the titles aloud of Ordinance No. 2024-027, Ordinance No. 2024-028 and Ordinance No. 2024-029.

Item No. 16 – Ordinance No. 2024-027, *Bongard Estates Annexation Final*

AN ORDINANCE UNDER THE CODE OF ORDINANCES OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, PROVIDING FOR THE ANNEXATION OF A CERTAIN PARCEL OF LAND CONTIGUOUS TO THE PRESENT CITY BOUNDARIES; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, RECORDING, PUBLICATION AND AN EFFECTIVE DATE.

Item No. 17 – Ordinance No. 2024-028, *Bongard Estates SSCPA Final*

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.

Item No. 18 – Ordinance No. 2024-029, *Bongard Estates Rezoning Final*

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.

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Development Services Planner Kruse presented these three items. The items will deal with a vacant 19-acre parcel located on Hartwood Marsh Road, east of Hancock Road, which is surrounded by subdivisions: Linwood to the east, Southern Fields to the south, and Regency Hills to the west. The property is located in Lake County and historically been used for agriculture.

The applicant, Sloan Engineering Group, is looking to develop the property into a single-family subdivision. The applicant is requesting voluntary annexation into the City in order to receive City services. The parcel is adjacent to the City limits on three sides. The City is able to provide adequate services for the proposed development and the annexation is consistent with Florida Statutes since the property is contiguous and considered an infill development. Staff recommends approval of Ordinance No. 2024-027.

The property is currently designated as Urban Low Density within Lake County. This future land use permits up to four dwelling units per acre. As part of annexing into the City, the applicant is requesting a future land use of Low Density Residential. This would permit up to three dwelling units per acre. The Low Density Residential future land use is consistent with the surrounding designated land uses and current development patterns in the area. This amendment would be an overall reduction in density compared to the property developed within Lake County. Staff recommends approval of Ordinance No. 2024-028. The Planning and Zoning Commission recommended approval 4-0.

The applicant is requesting a change in zoning from Lake County Agriculture to Clermont R-2 Medium Density Residential. The R-2 Medium Density Residential will allow for the construction of a subdivision with 51 single-family lots. Under the R-2 zoning, the Land Development Code requires a minimum lot area of 7,500 square feet with a 75-foot lot width at the building setback line. The project, as proposed, can meet the R-2 land development regulations and no variances requested. The applicant has provided a Traffic Impact Analysis prepared by the Traffic Planning and Design Group. The development is proposing one full access point off Hartwood Marsh Road and must comply with any traffic mitigation requirements, such as installation of turn lanes. The Lake County School Board has reviewed the request and has determined that the subdivision would generate approximately 16 student seats, which they consider a de minimus impact on the school district.

The property is adjacent to public utilities, and the City has sufficient capacity to serve. The density is consistent with the existing and surrounding lot sizes and meets the Joint Planning Agreement requirements. The project, as designed, can meet the R-2 land development regulations and has no conflicts with the Comprehensive Plan has been identified. Therefore, staff recommends approval of Ordinance No. 2024-029. The Planning and Zoning Commission recommended approval 4-0.

Steve Sloan, Sloan Engineering Group, was present. This is an infill project and will be in similar fashion to the surrounding area. Have done preliminary design, site work and drainage work. He requested approval and is available for any questions.

Mayor Murry opened the public hearing.

Samii Yakovetik, Hartwood Reserve- expressed concern with the rezoning and requested large lot estate homes.

Ms. Tracy Covey, 4452 Linwood Trace Lane – expressed the need for a boundary/buffer between construction and existing subdivision.

Mayor Murry closed the public hearing.

Council Member Gonzalez inquired about turn lanes into the development from Hartwood Marsh Road.

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Hartwood Marsh Road is a County Road and ultimately that it a County decision. The City Engineer reviewed and recommended right and left turn lanes.

Mr. Sloan stated explained that they have done upfront work and completed a traffic study. The applicant will construct left and right turn lanes if needed and intends to dedicate Right of Way to the County for future improvements to Hartwood Marsh Road.

Discussion ensued regarding buffers between the property and neighboring properties.

There was talk regarding this being a gated subdivision. There is no plan at this time, if that becomes something they would like to do then they will come before Council for a variance.

Council Member Pines moved to approve Item No. 16, Ordinance No. 2024-027, Bongard Estates Annexation Final; Seconded by Council Member Myers. The motion passed by roll call vote 5-0.

Council Member Pines moved to approve Item No. 17, Item No. 17 – Ordinance No. 2024-028, Bongard Estates SSCPA Final; Seconded by Council Member Myers. The motion passed by roll call vote 5-0.

Council Member Pines moved to approve Item No. 18, Ordinance No. 2024-029, Bongard Estates Rezoning Final; Seconded by Council Member Myers. The motion passed by roll call vote 5-0.

Item No. 19 – This item has been withdrawn.

NEW BUSINESS

Item No. 20 – Variance Request, *Culver's Restaurant*

Development Services Director Henschel presented the variance. The applicant is requesting a variance to allow additional signage located at the Culver's restaurant, 1431 Johns Lake Rd. The property fronts Highway 27 and zoned for Planned Unit Development. The applicant recently installed additional signage on a dumpster enclosure located behind the restaurant building, which is not in conformance with Section 117, Signs. The applicant is seeking this variance request in order to keep the sign in place.

The current allowable wall signage is already on the existing restaurant building. The size of the dumpster enclosure wall sign is approximately 160 square feet, which is approximately 20 feet wide and 8 feet high.

The applicant has indicated on the variance application that this is a mural. Staff have also reviewed this application under the City's sign code section for murals, Section 117-26. The main issue is that the property is not located in the Central Business District, and murals are not permitted outside the Central Business District. If the parcel was located within the Central Business District, the sign would be considered a mural, but would not be permitted to have the advertisement name of "Culver's" painted on it.

Section 101-246 of the Land Development Code requires a positive finding in the Review Criteria and Findings in order to grant a variance. Staff has reviewed the application as presented and finds the application does not meet a positive finding on the review criteria. Therefore, staff recommends denial of the variance request to the Land Development Code.

The applicant, Mr. Montez, was present and requested approval for the mural. He regrets not seeking a variance and being unaware of the process. The mural shows the spirit and culture of Clermont. Many have taken photos and it offers a platform for local artists.

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Mayor Murry opened the public hearing.

Charlene Forth, 939 W. Desoto Street – spoke in opposition to the request.

Samii Yakovetik, Hartwood Reserve – spoke in opposition to the request. The mural can distract drivers on US Highway 27.

Robert Mock, 270 Division Street – spoke in favor of the request. Cannot see the mural from US Highway 27 Requested consideration for the variance request.

Jason Imeidopf, 427 Brimming Lake Road- spoke in favor of the request. The applicant collaborates with the community and first responders and appreciates Clermont. Mayor Murry closed the public hearing.

Mayor Murry closed the public hearing.

Council Members Pines and Myers believes this is a sign and it violates the code.

Mayor Murry agrees with staff however, there is a need to look at broadening our murals in town.

City Manager Bulthuis stated that staff is not currently planning to widen the mural ordinance. Staff will go in that direction if that is the consensus from Council.

Council Member Myers would be in favor on dumpsters as long as it does not interfere with traffic.

Council Member Howard is not in support as a citywide initiative.

Council Member Pines moved to deny Item No. 20, Variance Request, Culver's Restaurant; seconded by Council Member Myers. Passed unanimously 5-0 with all members present voicing aye.

Item No. 21 – Resolution No. 2024-023R, 300 E. Highway 50 CUP

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

City Clerk Howe read the title aloud.

Development Services Director Henschel presented the item. The applicant is requesting a conditional use permit to allow the operation of food trucks at 300 E. Highway 50. Food truck use, other than for special events, requires an approval of a conditional use permit. Mr. Rosenberg has had several food trucks operating within his property for many months without a conditional use permit in place. Code Enforcement cited the applicant for operating food trucks without an approved conditional use permit CUP). The applicant has since applied for a CUP to keep the food trucks in operation within the site.

The 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 currently has two food trucks and an event area as a permanent use within an existing fenced area on the west end of the property. In reviewing an application for a conditional use permit, Section 101-212 (c) of the Land Development Code is consulted.

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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. Primarily, the property has a future land use designation of Office. Under the Comprehensive Plan, the Office Land Use Category 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, parks and open space, municipal facilities and other civic and cultural uses subject to standards and performance criteria set forth in this plan and in the land development regulations." The proposed food truck use is considered retail and not office. Therefore, granting the conditional use permit would be in conflict with the City's Comprehensive Plan. Even though the applicant's property is zoned C-2 General Commercial, the underlying land use does not allow this type of use.

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

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

Staff does have proposed language for the operation of food trucks. This operation however would not comply with the proposed language. In the proposed language, staff would allow one food truck per parcel with a four-day maximum stay. There would be no outdoor dining area allowed and no additional signage permitted on site. There would also be no connection to a permanent power supply. The intent of the ordinance would be for food trucks to be temporary.

With the absence of specific land development regulations addressing food truck use, City staff can only analyze the proposal based upon other requested food truck applications and note any concerns. Staff is unable to support the applicant's request due to conflict with the City's Comprehensive Plan, inadequate site design criteria, and the clear ability to document this use at this location is desirable and not a detriment.

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Therefore, staff recommends denial of Resolution No. 2024-023R. The Planning and Zoning Commission recommended approval, 4-0.

The applicant, Harvey Rosenberg, was present. He stated that in 2019 the site was approved for enclosed trailer storage. In December of 2023, he brought food trucks on the property. For nine months, the food trucks have operated with no issues. The city does not have a code or law being violated. There has been an average of 2.25 trucks a month. All food trucks are licensed and insured and pass inspections. This county has approved food trucks on multiple properties in the past. There is no issue with the current parking on the property and it is sufficient

Mayor Murry opened the public hearing.

Charlene Forth, 939 W. Desoto Street – spoke in opposition. Urged Council to stick to the rules.

Trista Foust, 1727 Chickadee Way – residents enjoy the food trucks. This is a small business opportunity.

Val Kelly, Sandra's Seafood and Soul Kitchen – supports the food truck request. These are family owned business.

Mayor Murry closed the public hearing.

Council Member Howard stated that he does not have an issue with food trucks. He is not in support of trucks on a perpetual basis.

Mr. Rosenberg explained that the food trucks do not operate all the time. They are not open more than four days at a time and the remaining time would only be for storage. He would be willing to beautify the area and keep the screen on the fence.

Council Member Pines stated that there are many conditions and Council can revoke the permit anytime there is an infraction. She is in favor of the request and asked for the operating hours of the food trucks.

Mr. Rosenberg stated that generally the hours are 10:00 am to 10:00 pm.

Council Member Myers supports the request.

Development Services Director Henschel stated that the operating hours in the ordinance are Sunday through Thursday 11:00 am to 10:00 pm and Friday and Saturday 11:00 am to 11:00 pm. If Council chooses, they can update the hours and the parking will not reach what staff has calculated. Also in the ordinance, it does state no flags, banners or other signs allowed except for what is contained on the food truck. The ordinance has a two-year time limit on the Conditional Use Permit.

Mr. Rosenberg informed Council that staff is speaking about a code that is not yet proposed; he should not be held to those standards. Would like to be the test subject to see how food trucks can work within the city.

City Manager Bulthuis stated that since the applicant did not go through the correct process that he is in violation of the code. What Council needs to decide is what is allowable for permanent food trucks within the city.

The city will propose a separate ordinance regarding food trucks. This application is for this location only and you can require they meet certain conditions.

City Attorney Mantzaris clarified that this application is for a Conditional Use Permit. It is for this particular location and use. What happens on this property will not necessarily happen on other properties in the city. A Conditional Use Permit is based on the current code.

Discussion ensued regarding the length the food trucks can stay on site, fencing and landscape along US Highway 50 and the flags and banners on the trucks.

City of Clermont
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Mayor Murry said he would like the screens on the fence removed. Staff suggested leaving the screens and making a condition that they stay maintained.

Council Member Howard asked for a landscape buffer along the road frontage. He stated that he likes consistency and he is not in favor of the application.

Council Member Pines reminded Council that this is a Conditional Use Permit specific for this property. She suggested discussing a food truck ordinance at a workshop.

Council Member Pines moved to approve Resolution No. 2024-023R with conditions of leaving the screen in the fencing, additional landscape buffers, flags and banners to remain with food truck with the knowledge that the permit can be revoked at any time if the conditions are not followed.

City Manager Bulthuis clarified that the fencing should remain screened and maintained, the flags on only while truck is in operation, and a landscaping plan approved by staff.

Mayor Murry would like a condition that the space cannot exceed three food trucks.

Development Services Director Henschel asked for clarification regarding the parking. There is specific language in the proposed Conditional Use Permit, would council like to eliminate the section on the parking ratio.

City Attorney Mantzaris said that section two of the proposed resolution lists nine specific criteria in which you have modified and added language. In the resolution, it states that if parking becomes an issue, the city has the right to revoke so Council does not have to change anything if they are okay with the parking as it is.

Discussion ensued regarding the hours of operation and Council was in agreement with the hours listed in the resolution.

Development Services Director Henschel explained that there is a two-year time limit on the Conditional Use Permit.

Mr. Rosenberg asked Council to remove the two-year time limit; if a condition is not met then you can revoke the permit. Council Member Pines believes that is fair.

The designated use for the property was discussed. City Attorney Mantzaris explained that the Conditional Use Permit changes the zoning and moving forward would only be for an open-air food truck establishment.

Development Services Director Henschel reviewed the conditions that Council has stated for the resolution. The hours of operation will stay as written, flags and banners allowed on the truck itself and only while the truck is in operation. Fence screening must stay maintained and staff must approve landscaping.

City Attorney Mantzaris asked Council Member Pines for clarification on section two number nine with the mandatory expiration date.

Council Member Pines wishes to remove the expiration date. Should there be an issue Council can revoke the permit.

Council Member Pines reinstated her motion to approve Resolution No. 2024-023R with the amendments to the Resolution of having the screen in good condition, additional landscape buffer approved by staff, not to exceed three trucks, flags and banners only on the trucks while in operation; seconded by Council Member Myers. Passed 3-2 with Council Member Gonzalez and Council Member Howard opposing.

City of Clermont
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Item No. 22 – Resolution No. 2024-026R, *Live Local Option*

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, PURSUANT TO SECTION 196.1978(3)(o), FLORIDA STATUTES, ELECTING TO NOT EXEMPT PROPERTY UNDER SECTION 196.1978(3)(d)1.a., FLORIDA STATUTES, COMMONLY KNOWN AS THE “LIVE LOCAL ACT PROPERTY TAX EXEMPTION”; AND PROVIDING FOR AN EFFECTIVE DATE.

City Clerk Howe read the title aloud.

Development Services Director Henschel presented the item. Staff recommends approval of Resolution No. 2024-026R exercising the option to "opt-out" of providing the Live Local Act Property Tax Exemption. Under Florida Statutes 196.1978, the "Live Local Property Tax Exemption", grants a 75 percent property tax exemption for multifamily projects that provide housing for individuals whose household income is between 80 and 120 percent of the area's median gross income. This past legislative session, the law was amended to provide an option for the City, as a taxing authority, to "opt-out" of providing the Live Local Act Property Tax Exemption for units rented to individuals in the 80 to 120 percent household income range. To be eligible to opt-out, there must be a surplus of housing for the 80 to 120 percent household income category as determined by the Shimberg Center for Housing Studies Annual Report. According to the latest Shimberg Report, the City of Clermont has a surplus of housing to qualify to opt-out of the exemption. The adoption of this Resolution requires an affirmative vote of four council members. It also does not apply to the 100 percent property tax exemption for residential units occupied by individuals with less than 80 percent of the area's median gross income. If approved, the opt-out restriction on the exemption will be effective for the 2025 tax year and renewed annually if it is to remain in place based on the latest Shimberg Annual Report. By approving this resolution, the city has followed the state regulations for the "opt-out" rule and will collect the full amount of the taxes on parcels that otherwise qualify for the 75 percent property tax exemption.

Mayor Murry opened the public hearing.

Samii Yakovetik, Hartwood Reserve - supports the request.

Mayor Murry closed the public hearing.

City Attorney Mantzaris informed Council that the Shimberg Annual Report was included as part of the record. When Council adopts this resolution, it includes a finding that has been verified and confirmed the Shimberg Annual Report for Lake County and Clermont.

Council Member Howard moved to approve Resolution No. 2024-026R, Live Local Option; seconded by Council Member Pines. Passed unanimously 5-0 with all members present voicing aye.

City Clerk Howe read the title aloud for Ordinance No. 2024-031.

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Item No. 23 – Ordinance No. 2024-031, *Old Highway 50 LSCPA Intro for Transmittal*

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.

Development Services Planner Kruse presented the item. 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 property is located south of the Florida Turnpike and bisected by Old Highway 50, just north of Plaza Collina. The project is located within the City's Joint Planning Area and Interlocal Service Boundary Agreement. 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 Joint Planning Area with Lake County. These proposals did not receive approval within Lake County or the City. The applicant has revised the development plan and is requesting the project go through the City's process since utilities are necessary to development the site.

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

Historically, the property was 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 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 the Department of Economic Opportunity 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 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 transmittal of Ordinance 2024-031.

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Council Member Pines moved to transmit Ordinance No. 2024-031, Old Highway 50 LSCPA; Seconded by Council Member Myers. The motion passed by roll call vote 5-0.

Item No. 24 – Ordinance No. 2024-034, *Hooks Street Self-Storage Phase 2 Annexation Intro*

AN ORDINANCE UNDER THE CODE OF ORDINANCES OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, PROVIDING FOR THE ANNEXATION OF A CERTAIN PARCEL OF LAND CONTIGUOUS TO THE PRESENT CITY BOUNDARIES; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, RECORDING, PUBLICATION AND AN EFFECTIVE DATE.

City Clerk Howe read the title aloud.

Council Member Pines moved to introduce Ordinance No. 2024-034, Hooks Street Self-Storage Phase 2 Annexation; seconded by Council Member Myers. Passed unanimously 5-0 with all members present voicing aye.

Item No. 25 – Ordinance No. 2024-035, *Hooks Street Self-Storage Phase 2 SSCPA Intro*

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.

City Clerk Howe read the title aloud.

Council Member Pines moved to introduce Ordinance No. 2024-035, Hooks Street Self-Storage Phase 2 SSCPA; seconded by Council Member Myers. Passed unanimously 5-0 with all members present voicing aye.

City of Clermont
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Item No. 26 – Ordinance No. 2024-036, *Hooks Street Self-Storage Phase 2 Rezoning Intro*

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.

City Clerk Howe read the title aloud.

Council Member Pines moved to introduce Ordinance No. 2024-036, Hooks Street Self-Storage Phase 2 Rezoning; seconded by Council Member Myers. Passed unanimously 5-0 with all members present voicing aye.

Item No. 27 – Ordinance No. 2024-037, *LDC Amendment Chapter 117 Signs Intro*

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.

City Clerk Howe read the title aloud.

Council Member Pines moved to introduce Ordinance No. 2024-037, LDC Amendment Chapter 117 Signs; seconded by Council Member Myers. Passed unanimously 5-0 with all members present voicing aye.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
August 13, 2024

ADJOURN: With no further comments, this meeting adjourned at 9:17pm.

APPROVED:

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk



AGENDA ITEM

Meeting Date																		
Tuesday, August 27, 2024																		
Agenda Item Name																		
Surplus Approval																		
Requested Action																		
The Procurement Services Department requests approval to declare end-of-life inventory as surplus from the Fire Department, Parks and Recreation Department, and Information Technology Department and provide disposal per the Procurement Policy.																		
Staff Report																		
The Procurement Services Department, on behalf of the Fire Department, Parks and Recreation Department, and Information Technology Department, recommends approval of the above action. The following inventory has reached their end-of-life service, and approval to surplus these items is requested. <u>Fire Department</u> <table border="0"> <tr> <td>Qty.</td> <td>Property Description</td> </tr> <tr> <td>(1)</td> <td>Broken Lexmark X561DE Printer/Scanner</td> </tr> </table> <u>Parks and Recreation Department</u> <table border="0"> <tr> <td>Qty.</td> <td>Property Description</td> </tr> <tr> <td>(3)</td> <td>Folding Tables</td> </tr> </table> <u>Information Technology Department</u> <table border="0"> <tr> <td>Qty.</td> <td>Property Description</td> </tr> <tr> <td>(11)</td> <td>HP Switches</td> </tr> <tr> <td>(5)</td> <td>Cisco Wireless Access Points</td> </tr> <tr> <td>(2)</td> <td>Aerohive Wireless Access Points</td> </tr> </table> The salvageable surplus property will be listed on GovDeals.com, an electronic public auction website for government property. The non-salvageable property will be disposed of appropriately.			Qty.	Property Description	(1)	Broken Lexmark X561DE Printer/Scanner	Qty.	Property Description	(3)	Folding Tables	Qty.	Property Description	(11)	HP Switches	(5)	Cisco Wireless Access Points	(2)	Aerohive Wireless Access Points
Qty.	Property Description																	
(1)	Broken Lexmark X561DE Printer/Scanner																	
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(3)	Folding Tables																	
Qty.	Property Description																	
(11)	HP Switches																	
(5)	Cisco Wireless Access Points																	
(2)	Aerohive Wireless Access Points																	
Additional Analysis																		
Fiscal Impact Summary																		
The surplus property anticipated value is \$500.																		
Fiscal Impact	Fund Number and Description	Available Budget Amount																
Exhibits Attached (copies of original agreements)																		
1.	Fire Disposal Form	Fire Disposal Form.pdf																
2.	Parks and Recreation Disposal Forms	Parks and Recreation Disposal Forms.pdf																
3.	Information Technology Disposal Forms	Information Technology Disposal Forms.pdf																



PROPERTY DISPOSAL FORM

Dept. / Division: FIRE/FIRE INSPECTION Property Tag #: 0000519
 Contact Person: BRIAN HAWTHORNE Phone: 352-241-2160
 Year / Make / Model: LEXMARK X5651de (YR UNKNOWN) Vehicle No. N/A
 Miles / Hours: _____ Serial / VIN: 793P8LY
 Description of Property LEXMARK PRINTER/SCANNER

☐ See attached form with multiple items listed. All items must include above information.

*****MUST CHECK ACTION BELOW (One Action Per Form)*****

- ☐ **CANNIBALIZED:** The equipment is in non-repairable condition but components parts of the equipment may be used to repair or replace parts on other pieces of equipment.
- ☐ **LOST / STOLEN:** Accidental loss or damage - disposition is unknown (Police report must be attached to this form).
- ☐ **TRADE-IN:** Returned to vendor. Submit any other information as to the asset(s) description, trade-in value, etc.
- ☒ **NON-REPAIRABLE:** A piece of equipment that is not repairable or not cost effective to repair.
- ☐ **OBSOLETE:** Refers to any item, material and software, which is of no use to the City or has expired its useful life.
- ☐ **SCRAP:** Any metallic material that can be dissolved to produce new metals.
- ☐ **ABANDONED:** Property which has been left behind by owner or unclaimed and recovered by the Police Department (abandoned property does not require City Council approval).
- ☐ **OTHER:** _____

Director Signature: David Eyell Date: 7/3/2024
DocuSigned by: DADCB525C158496

*****This form must be sent to the Procurement Department to dispose of property*****

Date Approved by City Council: 8-27-24 Agenda Item: #
 Method of Disposal: _____ Date Disposed: _____
 Procurement Director: _____ Date: _____
 Munis Asset Number: none

Revised 5/2/2023

HP Switchees

[illegible]

[illegible]

[illegible]



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 2

Meeting Date		
Tuesday, August 27, 2024		
Agenda Item Name		
Rescind Award and Buy Direct <i>Fire Dept Vehicle Replacement Approval</i>		
Requested Action		
Requesting approval to rescind an award from Mullinax Ford and purchase vehicles directly from Dana Safety Supply, Inc. in the total amount of \$131,908.		
Staff Report		
The Procurement Services Department and the Fire Department recommend approval of the above action. On April 4, 2024, the Procurement Services Department issued bid number 24-080 to purchase two Ford Expeditions, 4x4, black color, to replace Fire Department vehicles that are at their end of life, and at the bid deadline, the City received no response. The Procurement Services Department issued a re-bid on June 3, 2024, bid number 24-096, reaching out to as many dealerships in Florida. The City received three responses to the bid on June 20, 2024, with the lowest bidder being non-responsive. The City Council approved the award to the second-lowest bidder, Mullinax Ford of Central Florida, for \$111,653. On August 15, 2024, the Procurement Director received an email from Mullinax Ford stating that the Ford manufacturer was no longer building the 2024 Expeditions and the dealer could not guarantee the same price for the new 2025 models. Therefore, the Procurement Director is recommending rescinding the award and waiving the bid process to buy directly from dealerships or companies that may have the vehicles in stock. The Procurement Services Department conducted an inventory search of the local Ford and Chevy dealers in Clermont. The vehicles that met the 4x4 black exterior requirement and were available on the lot had a starting price of \$70,000+ each. The Fire Department obtained a quote from Dana Safety Supply, Inc. for two vehicles that meet their specifications. The quote included the price to retrofit the vehicles with emergency equipment, totaling \$131,908. The cost received in the previous bid from Mullinax Ford was for the vehicles only without emergency equipment. Due to the shortage of vehicles in our region, the Procurement Services Department recommends approval to waive the competitive bid process and purchase the two 2024 Ford Explorers, 4x4, black, retrofitted with emergency equipment from Dana Safety Supply, Inc. for the total price of \$131,908.		
Additional Analysis		
Fiscal Impact Summary		
The fiscal impact of \$131,908 is included in the current year's approved budget.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
\$65,954	10529-66400	\$70,000
\$65,954	12522-66400	\$135,366
Exhibits Attached (copies of original agreements)		
1. Dana Sales Quote 544716	Dana Sales Quote 544716.pdf	
2. 2024 Ford Expedition SSV - Window Sticker	2024 Ford Expedition SSV - Window Sticker.pdf	
3. Email message from Mullinax Ford	Email message from Mullinax Ford.png	
4. Previous Bid Results	Previous Bid Results.pdf	

DANA SAFETY SUPPLY, INC
4809 KOGER BLVD
GREENSBORO, NC 27407

Sales Quote

Telephone: 800-845-0405

Sales Quote No.	544716
Customer No.	MISC

Bill To

Clermont
FL

Ship To

(For Pickup - ORLAN)
 ORLANDO WAREHOUSE
 4832 N Orange Blossom Trl
 Orlando, FL 32810

Contact:
Telephone:
E-mail:

Contact:
Telephone: 407-880-2769
E-mail:

Quote Date	Ship Via			F.O.B.	Customer PO Number	Payment Method	
08/16/24	GROUND			PPAY & ADD TO INVOICE		NET30	
Entered By			Salesperson		Ordered By		Resale Number
Patrick Hope			Patrick Hope - Orlando				
Order Quantity	Approve Quantity	Tax	Item Number / Description			Unit Price	Extended Price
2	2	N	MISC 2024 Ford Expedition Black - Specs Attached Warehouse: ORLAN			58,133.0000	116,266.00
2	2	N	TRANSPORT VEHICLE TRANSPORTATION BY HIRED DRIVERS Warehouse: ORLAN			328.0000	656.00
2	2	N	EVP EMERGENCY VEHICLE PACKAGE Warehouse: ORLAN			5,843.0000	11,686.00
2	2	N	MISC Whelen or Soundoff Exterior Light Bar RW/RA Warehouse: ORLAN			0.0000	0.00
2	2	N	ENGSA5100CSP SOI, 500 SERIES PUSHBTN 100W CNTRL, +VOICE PLBK, CO Warehouse: ORLAN			0.0000	0.00
2	2	N	MISC SOI Aftershock Low Frequency Siren Warehouse: ORLAN			0.0000	0.00

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Print Time	09:12:22 AM
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E-mail:

Quote Date	Ship Via		F.O.B.	Customer PO Number	Payment Method	
08/16/24	GROUND		PPAY & ADD TO INVOICE		NET30	
Entered By		Salesperson		Ordered By	Resale Number	
Patrick Hope		Patrick Hope - Orlando				
Order Quantity	Approve Quantity	Tax	Item Number / Description		Unit Price	Extended Price
2	2	N	7170-0567-04 GJ WIDE BODY CONSOLE PACKAGE Warehouse: ORLAN PACKAGE INCLUDES WIDE BODY CONSOLE, DUAL CUPHOLDER, FLIP-UP ARMREST, MONGOOSE MOTION ATTACHMENT, AND THE FOLLOWING EQUIPMENT MOUNTING BRACKETS: 1) 1) 1) 1) ALSO INCLUDES ANY BLANK FILLER PANELS NECESSARY TO COMPLETE THE INSTALLATION. ***** *****		0.0000	0.00
2	2	N	C3900U CODE3 100W SPEAKER W UNIV BRKT Warehouse: ORLAN		0.0000	0.00
4	4	N	CD3802RBW-S CODE3, MEGATHIN, SURFACE MT, RED/BLU/WHT, +SMOKE 3CLR Warehouse: ORLAN MEGA THIN™ SERIES, SURFACE MOUNT 2 in grille area 2 under rear hatch		0.0000	0.00

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Page No.	2

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Contact:
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Quote Date	Ship Via		F.O.B.	Customer PO Number	Payment Method	
08/16/24	GROUND		PPAY & ADD TO INVOICE		NET30	
Entered By		Salesperson		Ordered By		Resale Number
Patrick Hope		Patrick Hope - Orlando				
Order Quantity	Approve Quantity	Tax	Item Number / Description		Unit Price	Extended Price
2	2	N	INFO Needs Manual Controls of Lights Under Rear Hatch Warehouse: ORLAN		0.0000	0.00
4	4	N	ENT2B3J SOI INTERSECTOR 18-LED UNDER MIRROR LIGHT RED/BLU Warehouse: ORLAN UNIVERSAL 180 DEGREE EXTERNAL UNDER-MIRROR OR SURFACE MOUNT ***** *****		0.0000	0.00
2	2	N	ETHFSS-SP-ISO SOI SOLID STATE ISOLATED HEADLIGHT FLASHER Warehouse: ORLAN NOTE --- NO FLASHER AVAILABLE FOR THE HIGH INTENSITY GAS DISCHARGE HEADKIGHTS. POSITIVE SIDE SWITCHING ONLY *****		0.0000	0.00
2	2	N	ETFBSSN-P SOI 100% SOLID STATE TAILLIGHT FLASHER (12-WIRE) Warehouse: ORLAN		0.0000	0.00
4	4	N	CD3802RW CODE3 DIRECTIONAL MEGA-THIN DUAL COLOR SURFACE MOUNT 1 Warehouse: ORLAN Next to license plate		0.0000	0.00

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08/16/24	GROUND		PPAY & ADD TO INVOICE		NET30	
Entered By		Salesperson		Ordered By	Resale Number	
Patrick Hope		Patrick Hope - Orlando				
Order Quantity	Approve Quantity	Tax	Item Number / Description		Unit Price	Extended Price
8	8	N	I3JC WEC ION TRIO RED/BLUE/WHITE - WHITE O/R - BLK HSNG Warehouse: ORLAN 1 per side - rear side glass 1 per side - in the grille		0.0000	0.00
2	2	N	Just operate Red/White INSTALL DSS INSTALLATION OF EQUIPMENT Warehouse: ORLAN		1,000.0000	2,000.00
2	2	N	INSTALL KIT MISC INSTALLATION SUPPLIES I.E. Warehouse: ORLAN LOOM, WIRE, HARDWARE, CONNECTORS, ETC *****		225.0000	450.00
2	2	N	TINT Vehicle Window Tint Per Customers Specs Warehouse: ORLAN Tint all windows legal - includes windshield strip Approved By: _____ ☐ Approve All Items & Quantities Quote Good for 30 Days		425.0000	850.00

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Page No.	4

Printed By: Patrick Hope

Subtotal	131,908.00
Freight	0.00
Order Total	131,908.00

DANA SAFETY SUPPLY, INC
4809 KOGER BLVD
GREENSBORO, NC 27407

Sales Quote

Telephone: 800-845-0405

Sales Quote No.	544716
Customer No.	MISC

Bill To

Clermont
FL

Ship To

(For Pickup - ORLAN)
ORLANDO WAREHOUSE
4832 N Orange Blossom Trl
Orlando, FL 32810

Contact:
Telephone:
E-mail:

Contact:
Telephone: 407-880-2769
E-mail:

Quote Date	Ship Via			F.O.B.	Customer PO Number	Payment Method	
08/16/24	GROUND			PPAY & ADD TO INVOICE		NET30	
Entered By			Salesperson		Ordered By		Resale Number
Patrick Hope			Patrick Hope - Orlando				
Order Quantity	Approve Quantity	Tax	Item Number / Description			Unit Price	Extended Price

Print Date	08/16/24
Print Time	09:12:22 AM
Page No.	1

Printed By: Patrick Hope

Subtotal	131,908.00
Freight	0.00
Order Total	131,908.00



ford.com

VEHICLE DESCRIPTION

EXPEDITION

2024 EXPEDITION XL 4X4
5-PASSENGER
3.5L ECOBOOST V6 ENGINE
10SPD AUTO TRANS W/SLCTSHFT

STANDARD EQUIPMENT INCLUDED AT NO EXTRA CHARGE

EXTERIOR

- ACOUSTIC-LAMINATE WINDSHLD
- ACTIVE GRILLE SHUTTERS
- DOOR HANDLES - BODY COLOR
- EASY FUEL® CAPLESS FILLER
- GRILLE-TWIN SPAR
- HEADLAMPS - WIPER ACTIVATED
- HEADLAMPS-LED REFLECTOR
- LIFTGATE W/ LIFTGLASS
- MIRRORS-MAN-FOLD DUAL PWR HEATED WITH APPROACH LAMP
- PRIVACY GLASS - REAR DOORS
- REAR INT WIPER/WASH/DFRST
- ROOF-RACK SIDE RAILS-BLACK
- TRAILER SWAY CONTROL

INTERIOR

- 1TOUCH UP/DOWN DR/PASS WIN
- 2ND ROW 40/20/40 FOLD-FLAT
- 8.0" PRODUCTIVITY SCREEN
- CARGO MANAGEMENT SYSTEM
- CLOTH FRONT CAPTAIN CHAIRS
- DUAL ILLUM VIS VANITY MIRR
- DUAL ZONE AUTO CLIMATE CTL
- LEATHER WRAPPED STR WHEEL
- W/CRUISE AND AUDIO CONTROL
- MANUAL PASS SEAT - 4-WAY
- POWER DRIV SEAT - 8-WAY
- POWERPOINTS - 12V (4)
- STR COLUMN MOUNTED SHIFTER
- TILT STEERING COLUMN
- USB A AND C

FUNCTIONAL

- AM/FM/MP3, 6 SPEAKERS
- CARGO PROTECTOR
- CLASS IV TRLR TOW PREP PAK
- CNCTD NAV (1-YR TRIAL)
- FORD CO-PILOT360™
- FORDPASS™ CONNECT 4GWI-FI HOTSPOT TELEMATICS MODEM
- FRONT/REAR IND SUSPENSION
- INTEGRATED KEY FOB
- INTELLIGENT 4WD SYSTEM
- MYKEY®
- POST-COLLISION BRAKING
- POWER STEERING W/EPAS
- REMOTE KEYLESS ENTRY
- SYNC®4 W/EVR & 12" SCREEN

SAFETY/SECURITY

- ADVANCETRAC™ WITH RSC®
- AIRBAGS - DUAL STAGE FRONT
- AIRBAGS - SAFETY CANOPY®
- AIRBAGS - SIDE IMPACT
- INDIV TIRE PRESS MONIT SYS
- LATCH CHILD SAFETY SYSTEM
- PERIMETER ALARM
- PERSONAL SAFETY SYSTEM™
- REAR OCCUPANT ALERT
- SECURILOCK® ANTI-THEFT SYS
- SOS POST-CRASH ALERT SYS™

WARRANTY

- 3YR/36,000 BUMPER / BUMPER
- 5YR/60,000 POWERTRAIN
- 5YR/60,000 ROADSIDE ASSIST

INCLUDED ON THIS VEHICLE

(MSRP)

EQUIPMENT GROUP 102A

- 2,080.00

- CONTROLTRAC WITH 3.73 ELSD
- SKID PLATES

OPTIONAL EQUIPMENT/OTHER

- P275/65R18 A/T TIRES
- HEAVY-DUTY TRAILER TOW PKG
- RUNNING BOARDS, PLATFORM
- 2ND RW VINYL 40/20/40 BENCH
- 18" MACH ALUM WHL W/PNTD PKTS
- FRONT LICENSE PLATE BRACKET

NO CHARGE

995.00

405.00

NO CHARGE

NO CHARGE

Fire Department Expeditions - Message (HTML)

FileMessageAcrobatTell me what you want to do...

IgnoreXDeleteJunkDelete

ReplyReplyAllForwardIMMoreRespond

MeetingRulesActionsMove

MarkUnreadCategorizeTagsFollowUp

TranslateRelatedSelectEditing

FindZoomSearch ArchiveArchiveBarracuda NetworksPhish Alert



Thu 8/15/2024 9:15 AM

James Finchen <jfinchen@mullinaxford.com>

Fire Department Expeditions

To ☐ Freddy Suarez

You forwarded this message on 8/15/2024 9:16 AM.

Freddy:

Ford is not building anymore 2024 Expeditions XL or XLT Models. I was on the phone with Government Sales, and normally the two units would be reordered as 2025 Models and Price Protected.

For the first time in 30 plus years this is not the case. I can reorder the vehicles as 2025 Model Year, but at this time I am unsure of the price as Ford has not published pricing for the 2025 Model Year Expedition.

Jim Finchen
Commercial Account Manager/Government Sales
Master Certified
Mullinax Ford- Apopka
717-215-8922





EVALUATION TABULATION

RFB No. RFB 24-096

Purchase Vehicles for the Fire Department Re-Bid

RESPONSE DEADLINE: June 20, 2024 at 2:00 pm

SELECTED VENDOR TOTALS

Vendor	Total
Hardy Automotive	\$109,550.00
Mullinax Ford of Central Florida	\$111,653.00
Waldorf Ford INC	\$139,040.00

FORD EXPEDITION SUV

Ford Expedition SUV					Hardy Automotive		Mullinax Ford of Central Florida		Waldorf Ford INC	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
X	1	2024 Ford Expedition Full Size SUV 4x4 (Black)	2	EACH	\$54,775.00	\$109,550.00	\$55,826.50	\$111,653.00	\$69,520.00	\$139,040.00
Total						\$109,550.00		\$111,653.00		\$139,040.00



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, August 27, 2024		
Agenda Item Name		
Bid Award <i>Pickleball Courts</i>		
Requested Action		
Requesting approval of bid award and contract with William Medley Construction, Inc. d/b/a Medley Sports Construction to provide all labor, material, and equipment necessary to build six pickleball courts in the amount of \$116,250.		
Staff Report		
The Procurement Services Department and the Parks and Recreation Department recommend approval of the above action. Due to the observed extensive use of the pickleball courts at the Arts and Recreation Center, which were built in 2022, as well as overwhelming community feedback, the development of additional pickleball courts was explored. At a City Council workshop dedicated to the discussion on adding pickleball courts in Clermont on May 21, 2024, City Council directed staff to build six (6) new pickleball courts at the Arts and Recreation Center. City Council allocated \$500,000 from Recreation Impact Fees towards the court surface with lines, net posts and nets; fencing; lights for 12 courts; shade structure; and to address any drainage needs. This pickleball court bid is for the surface, lines, net posts and nets only. The remaining components of the project will be addressed through city contracts and approved piggyback contracts in the upcoming weeks. The Parks and Recreation Department contacted the Procurement Services Department to determine the most effective way to contract a company to build six (6) pickleball courts at the Arts and Recreation Center. The Procurement Services Department issued a Request for Bid (RFB) number 24-101 to acquire these services. The RFB was competitively bid and formally advertised and complies with the City of Clermont Procurement Policy and Procedures. There were five (5) responses to the RFB. The award is being recommended to the low-responsive and responsible bidder, William Medley Construction, Inc. d/b/a Medley Sports Construction, for \$116,250, who complied with all terms, conditions, and specifications stated in the RFB.		
Additional Analysis		
Fiscal Impact Summary		
The fiscal impact of \$116,250 is included in the current year's approved budget.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
\$116,250	14575-66300	\$500,000
Exhibits Attached (copies of original agreements)		
1. RFB 24-101 Evaluation Tabulation		RFB 24-101 Evaluation Tabulation.pdf
2. RFB 24-101 Notice of Intent to Award		RFB 24-101 Notice of Intent to Award.pdf



EVALUATION TABULATION
RFB No. RFB 24-101
Construction of Pickleball Courts
RESPONSE DEADLINE: August 8, 2024 at 2:00 pm

VENDOR TOTALS

Vendor	Total
William Medley Construction Inc	\$116,250.00
Ace Surfaces Inc	\$117,700.00
NIDY SPORTS CONSTRUCTION INC.	\$145,000.00
Court Surfaces	\$152,231.00
Mor Sports Group	\$202,031.44



NOTICE OF INTENT TO AWARD
RFB No. RFB 24-101
Construction of Pickleball Courts
RESPONSE DEADLINE: August 8, 2024 at 2:00 pm

Thursday, August 15, 2024

After the careful and thorough review of all responses received to solicitation number RFB 24-101 titled Construction of Pickleball Courts, the City hereby issues this Award Recommendation to the following company:

William Medley Construction Inc.

Sincerely,

Freddy L. Suarez, MPA, CPPB
Procurement Services Director

AGENDA ITEM

Meeting Date			
Tuesday, August 27, 2024			
Agenda Item Name			
Utility Agreement <i>Hartle Hills Apartments</i>			
Requested Action			
Recommend approval of the requested utility agreement.			
Staff Report			
The applicant, Tara Tedrow, Esq., is requesting water and sewer utility services for a proposed 212 unit, multifamily apartment project located northwest of SR 50 and CR 455 within Lake County. The applicant is currently going through the rezoning process in Lake County and has requested utility service. The property, 17.89 +/- acres, is located in the City's ISBA and JPA with Lake County. The applicant is requesting up to 34,000 gallons per day of water and sewer capacity. City staff have reviewed the project and have determined the City is able to serve the project. Since the City of Clermont does not have reuse water available in this area, the applicant intends to use a private irrigation well for the landscaping within the project. The conceptual plan has been reviewed by City staff and the plan meets the City's Land Development Code. Before vertical construction starts, the project will be annexed and impact fees will be paid to the City. Staff recommends approval of the utility agreement.			
			
Additional Analysis			
Fiscal Impact Summary			
None.			
Fiscal Impact	Fund Number and Description	Available Budget Amount	
Exhibits Attached (copies of original agreements)			
1. Location Map	Location Map.pdf		
2. Hartle Hills Apartments Conceptual Site Plan 7.8.24	Hartle Hills Apartments Conceptual Site Plan 7.8.24.pdf		
3. Hartle Hills Utility Agreement edits (8.20.2024)	Hartle Hills Utility Agreement edits (8.20.2024).docx		
4. Hartle Utility-Service-Agreement-Application	Hartle Utility-Service-Agreement-Application.pdf		
5. Hartle Property Details _ Lake County Property Appraiser	Hartle Property Details _ Lake County Property Appraiser.pdf		

Location Map – Hartle Hills Apartments





SITE DATA	
OWNER	HARTLE BURTON B ET AL PO BOX 1565 SORRENTO, FL 32776-1565
DEVELOPER	SKORMAN DEVELOPMENT, LLC 6000 METROWEST BLVD., STE 111 ORLANDO, FL - 32825 PHONE NUMBER: 407-253-2001
TOTAL ACRES:	+/- 17.89 AC, +/- 779,288 SF
ALT KEY:	1724899
EXISTING ZONING:	AGRICULTURE - LAKE COUNTY
FUTURE LAND USE:	REGIONAL OFFICE - LAKE COUNTY
PROPOSED ZONING:	PUD - LAKE COUNTY
PROPOSED FUTURE LAND USE:	PUD - LAKE COUNTY
UNITS:	212
DENSITY:	11.85 DU/AC PER GROSS BUILDABLE ACRES
PARKING REQUIRED:	318 SPACES (1.5 SPACES / DU)
PARKING PROVIDED:	477 TOT SPACES (SURFACE 357, GARAGE 60, TANDEM 60)
WETLANDS:	+/- 2.78 AC
OPEN SPACE REQUIRED:	MIN. OF 25% OF THE TOTAL ACRES (4.47 AC)
OPEN SPACE PROVIDED:	44% (7.91 AC)
ISR REQUIRED:	0.65 MAX
ISR PROVIDED:	0.48
BUILDING SETBACKS:	T.B.D. AT PUD APPROVAL
LANDSCAPE BUFFERS:	10'-20' (FRONT, REAR AND SIDE)
WETLAND BUFFER:	50' NATURAL UPLAND BUFFER
MAX BUILDING HEIGHT:	MAXIMUM HEIGHT OF THIRTY-FIVE (35) FEET SHALL BE ALLOWABLE FOR ALL DESIGNATED HABITABLE, OCCUPANCY USE AREAS OF A BUILDING OR STRUCTURE, AND A MAXIMUM HEIGHT OF FORTY-FIVE (45) FEET SHALL BE ALLOWABLE FOR THE FINISHED HEIGHT OF ALL BUILDINGS OR STRUCTURES.
WATER:	CITY OF CLERMONT
SEWER:	CITY OF CLERMONT

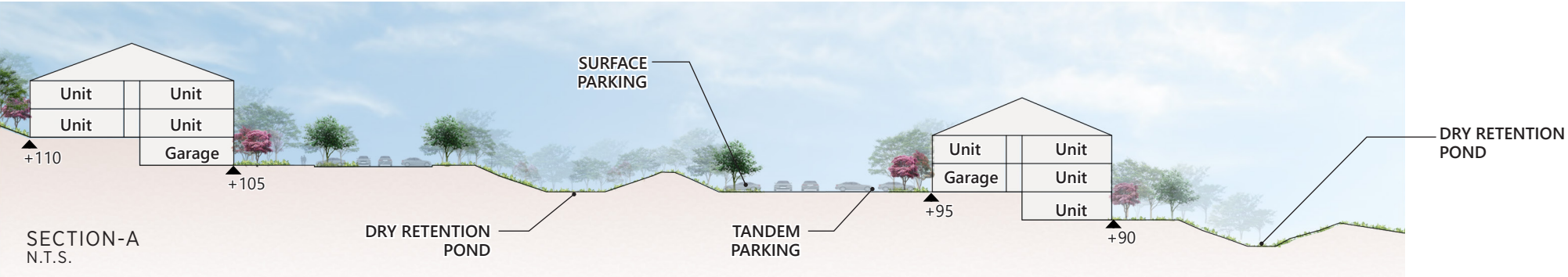
*THE PROPOSED STORMWATER SYSTEM WILL UTILIZE DRY RETENTION PONDS AND UNDERGROUND TREATMENT, AND WILL DISCHARGE TO THE ON-SITE WETLAND.

* THE PROPOSED ON-SITE WATER AND SEWER SYSTEM WILL CONNECT TO A 16" DIP WATERMAIN ADJACENT TO THE PROPERTY ON THE EAST SIDE OF THE CR 455 R/W AND TO A 16" PVC FORCEMAIN ON THE SOUTH OF SR 50 RESPECTIVELY.

* PER CHAPTER XV LAND DEVELOPMENT REGULATIONS FOR JOINT PLANNING AREAS OF LAKE COUNTY. ELEVATION CHANGES IN TOPOGRAPHY SHALL BE LIMITED TO TEN (10) FEET. THE EXCEPTION TO THIS RULE WILL BE FOR ROADS, STORMWATER PONDS AND GOLF COURSES WITH APPROVAL OF THE COUNTY MANAGER OR DESIGNEE.

*PROJECT TO BE GATED AND THE STREETS TO BE PRIVATE AND OWNED AND MAINTAINED BY THE OWNER

*CONCEPTSIT PLAN DEPICTS THOSE REQUIRED AND IDENTIFIED FEATURES OF WETLANDS, ROADS AND OPEN SPACE, PER COMPREHENSIVE PLAN POLICY I-7.13.5



FINAL CONCEPT PLAN



UTILITY SERVICE AGREEMENT FOR WATER & WASTEWATER

This Agreement is entered into this ___ day of _____, 2024 by and between the City of Clermont, a Florida Municipal Corporation, hereinafter referred to as “**CITY**”, and , Burton B. Hartle, Benson K. Hartle, Allan H. Hartle, and Miriam F. Condron, their successors, transferees and assigns, hereinafter collectively referred to as “**OWNER**”.

WITNESSETH

Whereas, OWNER owns that certain property identified as ALT Key 1724899, consisting of approximately 17.89+/- acres as more particularly described in Exhibit ‘A’, attached hereto and incorporated herein, hereinafter referred to as the “**PROPERTY**”; and

Whereas, the PROPERTY is located in unincorporated Lake County and OWNER is requesting water and sewer utility service from the CITY; and

Whereas, as a condition of CITY providing said water and sewer service to the PROPERTY, OWNER will extend water and sewer lines as needed to serve the PROPERTY in accordance with the minimum requirements of CITY Land Development Regulations, its water and sewer specifications and as required to meet the flow demands for the subdivision; and

Whereas, the CITY may, at the sole option and cost of the CITY, elect to enlarge or oversize the water and/or sewer lines and appurtenances in order to provide additional capacity to other properties; and

Whereas, as a condition of the provision of water and sewer service to the PROPERTY by the CITY, subject to the terms and conditions contained herein, OWNER agrees that this Agreement shall constitute an unconditional application to annex the PROPERTY into the City of Clermont, if CITY chooses to do so; and

Whereas, OWNER and CITY are entering into this Agreement to set forth the terms and conditions under which water and sewer service shall be extended and sized.

NOW THEREFORE, in consideration of the mutual promises and covenants hereinafter contained, the parties do hereby agree as follows:

Section 1. OFF-SITE WATER/SEWER – Each and all of the foregoing premises are incorporated into and constitute a part of this Agreement.

- 1.1 CITY shall provide water and sewer service for the PROPERTY for multi-family residential utility flow/demand of up to 34,000 gpd for water and 34,000 gpd for sewer.
- 1.2 OWNER shall connect to the existing City system at connection point or points approved by CITY as more particularly depicted in Exhibit ‘B’ attached hereto and incorporated herein; provided if City system connection points are located closer to the PROPERTY at

the time OWNER submits for plans and permits and available for connection in accordance with the City's technical codes and specification, then OWNER shall have the option to connect into such alternative connection points.

- 1.3 The route of any off site lines shall be according to engineering plans produced by OWNER and approved by the CITY. Subject to Section 1.2 above, the route is generally depicted in Exhibit 'B' attached hereto and incorporated herein.
- 1.4 The OWNER shall construct the facilities, lines and appurtenances necessary to serve the development. The project's lift station and sanitary forcemain shall be privately owned and maintained.
- 1.5 In the event the CITY chooses to oversize the lines or appurtenances, the CITY shall provide to the OWNER the specifications regarding sizes to be included in the final improvement plans.
 - 1.5.1 The CITY shall be responsible for the difference in cost of materials to oversize the line if the CITY chooses to oversize based on plans and cost estimates provided by OWNER to CITY, and approved in advance by the CITY. Reimbursement to OWNER for the cost hereunder shall be, at the sole option of CITY, in the form of water and/or sewer impact fee credits or cash reimbursement.
 - 1.5.2 The OWNER shall provide to the CITY a cost estimate for materials for the minimum size lines and appurtenances and a cost estimate for materials for the approved oversize. Cost estimate shall be contractors bid as certified by OWNER'S project engineer. The CITY shall review and either approve or reject the costs within thirty (30) days from the date the OWNER provides to the CITY.
 - 1.5.3 Prior to the commencement of construction, OWNER and CITY shall agree on the cost difference, which will be eligible for reimbursement as set forth herein.
 - 1.5.4 The OWNER shall be responsible for all costs of on site and off site improvements, including but not limited to design, material, permitting and installation of sufficient size lines, lift stations and other appurtenances necessary to allow the CITY to serve the Property. CITY shall reimburse OWNER for the difference in costs as determined above solely in the form of water and/or sewer impact fee credits.
 - 1.5.5 The Impact Fee Credits, if any, shall be established subject to this Section 1.5 at the time of issuance of each building permit by applying the then current impact fee, which shall be deducted from the Impact Fee Credit balance until credit is used.
 - 1.5.6 In the event that available Impact Fee Credits for the cost of materials for any oversizing as contemplated herein exceed the amount of water and sewer impact fees calculated and assessed to the OWNER for the PROPERTY, the dollar amount of the excess impact fee credits may be transferred outside of the PROPERTY and assigned to any transferee, heir, assign or successor in interest for any development or project upon which water or sewer impact fees are assessed by CITY. Any transfer of impact fee credits shall be subject to and evidenced by the execution of an assignment of the credits by OWNER in a form

acceptable to CITY. As an administrative fee for processing the contemplated transfer, the CITY shall receive for each assignment processed the greater of \$500 or seven (7) per cent of the credit amount transferred,

- 1.6 The OWNER shall be responsible for the construction of all on site and off site lines and appurtenances to serve the project or any oversizing as referred to above. No building permits shall be applied for by OWNER or its agents or assigns or issued until the later of:
i) water and sewer are provided to the site or until a bond, acceptable to CITY, is in place to guarantee completion of off-site improvements or ii) the PROPERTY has been annexed into the City of Clermont. No Certificate of Occupancy shall be issued until water and sewer extensions have been completed and accepted by the CITY.
- 1.7 OWNER acknowledges that as of the effective date of this Agreement and for an undetermined period of time thereafter, CITY will not have sufficient or available reclaimed water to be used for irrigation on the PROPERTY. As a result, OWNER agrees that until such time as sufficient quantities of reclaimed water, as determined by CITY, are available to irrigate the PROPERTY, OWNER, at its expense, shall:
 - 1.7.1 construct, operate and maintain a private well to be used to irrigate the PROPERTY;
 - 1.7.2 construct, operate and maintain a pumping station and storage facility sufficiently sized to meet the irrigation requirements for the PROPERTY.
- 1.8 The OWNER shall be responsible for all applicable fees including but not limited to impact fees, connection fees and permitting fees.
- 1.9 The City may require a looped system to provide reliability and redundancy to the PROPERTY.
- 1.10 The OWNER shall install a master backflow and master meter at the property line, water line servicing the property, starting at the master backflow and including the master backflow, and it shall be privately owned and maintained.
- 1.11 This Agreement shall be voided after five (5) years if building permits have not been issued and building construction has not started.

Section 2. DEVELOPMENT STANDARDS

- 2.1 Except as provided below in Section 2.2 and Section 3, the PROPERTY shall be developed according to City standards, unless otherwise stipulated in this Agreement or subsequent amendments to this Agreement.
- 2.2 The PROPERTY shall be developed in substantial accordance with the PUD Ordinance (File No. PZ2023-231, Application Request No. 5436) approved by the Lake County Board of County Commissioners.

Section 3. ANNEXATION/BUILDING PERMITS

The OWNER agrees that the CITY may annex the PROPERTY into the City of Clermont, if the CITY, in its sole discretion, chooses to do so. Notwithstanding the foregoing, unless otherwise agreed to by the parties, the CITY agrees that it shall not annex the PROPERTY or any portion thereof, until the earlier of the time that (i) the construction plans and final plat have been approved by Lake County or (ii) two (2) years after the effective date of this AGREEMENT. In consideration of CITY's agreement to delay annexation, OWNER agrees that it will not apply for any building permit or permits until such time that the City Council of CITY has granted or denied OWNER's application for annexation of the PROPERTY. In conjunction herewith, the OWNER shall provide to the CITY a Notice of Encumbrance to Annex the PROPERTY in a form substantially in compliance with the form set forth in Exhibit "C", attached hereto and incorporated herein. The CITY shall record this Notice in the public records of Lake County, whereupon it is agreed it shall serve as an enforceable encumbrance on the PROPERTY described therein. The Notice of Encumbrance shall be executed by all owners of the PROPERTY and shall be accompanied, at the OWNER'S expense, by a current certificate of title or opinion letter acceptable to the CITY and issued by a licensed title company or attorney identifying all owners in interest of the ENTIRE PROPERTY. All land transfers by the OWNER occurring prior to annexation of the PROPERTY shall contain a deed restriction or covenant noting the existence of this encumbrance to annex, such restriction to be recorded as a covenant to run with the land. Notwithstanding anything above to the contrary, the OWNER expressly agrees that it shall not apply for a building permit for any structure to be constructed on the PROPERTY until such time as the PROPERTY has been annexed into the City of Clermont. Notwithstanding the foregoing, in the event the CITY fails to annex the PROPERTY, within six (6) months of the expiration of the annexation restriction above the CITY shall continue to provide utility services to the PROPERTY and the OWNER shall be able to apply and receive building permits from Lake County. Owner agrees, however, that in the event CITY fails to annex the PROPERTY, the Notice of Encumbrance to Annex shall remain in full force and effect and CITY may annex the property at any time thereafter.

Section 4. DEFAULT

In the event of default by OWNER of any of the terms and conditions of this Agreement, the OWNER expressly agrees and consents that the CITY shall have the right to not provide water and sewer service to the PROPERTY, or if applicable, terminate water and sewer service to the PROPERTY.

Section 5. SEVERABILITY

In the event that any provision of this Agreement shall be held invalid or unenforceable, the provision shall be deleted from this Agreement without affecting in any respect whatsoever the validity of the remainder of this Agreement.

Section 6. NOTICES

All notices, demands, or other writings required to be given or made or sent in this Agreement, or which may be given or made or sent, by either party to the other, shall be deemed to have been fully given or made or sent when in writing and addressed as follows:

CITY

City of Clermont
City Manager
P.O. Box 120219
Clermont, FL 34712-0219

OWNER

Burton B. Hartle, et. al.
PO Box 1565
Sorrento, FL 32776-1565

With a copy to:

Tara Tedrow, Esq.
Lowndes
215 N. Eola Dr.
Orlando, FL 32801
Tara.Tedrow@lowndes-law.com

Section 7. AMENDMENTS

Any amendment to this Agreement is not effective unless the amendment is in writing and signed by all parties.

Section 8. EFFECTIVE DATE

The effective date of this Agreement shall be the day of execution of the Agreement required hereunder. This Agreement shall be valid for no longer than five (5) years.

IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement on the date listed below. CITY through its City Manager, authorized to execute same by City Council action, and OWNER through _____.

DATED this _____ day of _____, 2024.

CITY OF CLERMONT

ATTEST:

Tim Murry, Mayor

Tracy Ackroyd Howe, MMC, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Signed, sealed and delivered
in the presence of:

OWNER:
Burton B. Hartle

Witness: _____
Print Name: _____
Address: _____

By: _____
Name: _____

Witness: _____
Print Name: _____
Address: _____

Its: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of _____, 20__, by _____, as _____ of _____, a _____ corporation, on behalf of the corporation. He (She) is personally known to me or has produced _____ as identification.

(NOTARY SEAL)

Notary Public Signature

(Name typed, printed or stamped)

Signed, sealed and delivered
in the presence of:

OWNER:
Benson K. Hartle

Witness: _____
Print Name: _____
Address: _____

By: _____
Name: _____

Witness: _____
Print Name: _____
Address: _____

Its: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of _____, 20____, by _____, as _____ of _____, a _____ corporation, on behalf of the corporation. He (She) is personally known to me or has produced _____ as identification.

(NOTARY SEAL)

Notary Public Signature

(Name typed, printed or stamped)

Signed, sealed and delivered
in the presence of:

OWNER:
Allan H. Hartle

Witness: _____
Print Name: _____
Address: _____

By: _____
Name: _____

Witness: _____
Print Name: _____
Address: _____

Its: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of _____, 20____, by _____, as _____ of _____, a _____ corporation, on behalf of the corporation. He (She) is personally known to me or has produced _____ as identification.

(NOTARY SEAL)

Notary Public Signature

(Name typed, printed or stamped)

Signed, sealed and delivered
in the presence of:

OWNER:
Miriam F. Condon

Witness: _____
Print Name: _____
Address: _____

By: _____
Name: _____

Witness: _____
Print Name: _____
Address: _____

Its: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of _____, 20____, by _____, as _____ of _____, a _____ corporation, on behalf of the corporation. He (She) is personally known to me or has produced _____ as identification.

(NOTARY SEAL)

Notary Public Signature

(Name typed, printed or stamped)

EXHIBIT "A"

PROPERTY DESCRIPTION

Tracts 5 and 6 of Section 26, Township 22 South, Range 26 East, less that portion of Tract 6 north of the Seaboard Railway as represented on the map of said section made by the Lake Highlands Company of Florida, according to the plat thereof, as recorded in Plat Book 3, at Page 52, of the public records of Lake County, Florida.

EXHIBIT “B”

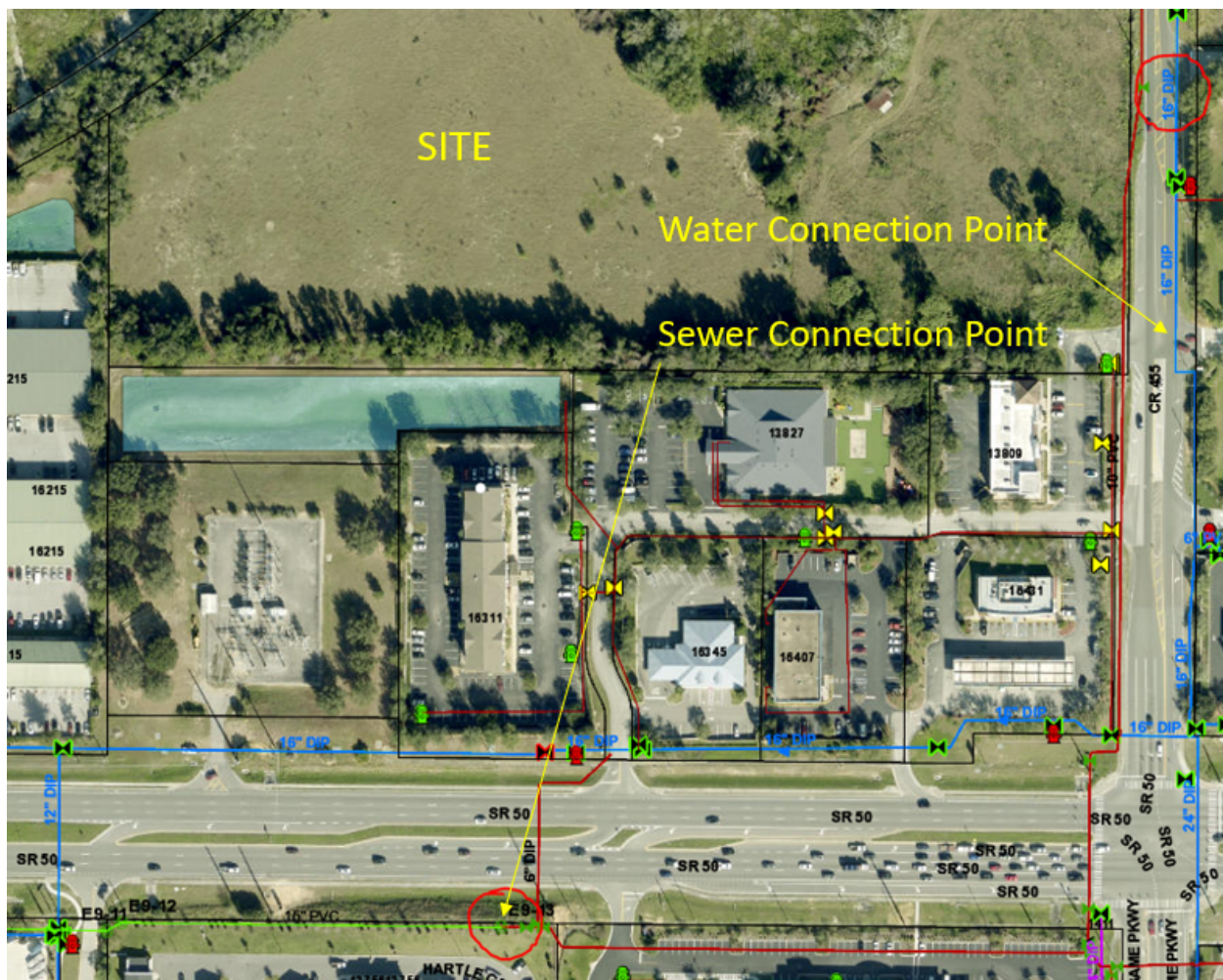


EXHIBIT “C”

Notice of Encumbrance
to Annex to City of Clermont

City of Clermont
685 W. Montrose Street
Clermont, FL 34712

THIS INSTRUMENT, Made this _____ **day of** _____, **202__**, between Burton B. Hartle, Benson K. Hartle, Allan H. Hartle, and Miriam F. Condrón, property owners in the County of Lake, State of Florida (“Grantor”), and the **CITY OF CLERMONT, FLORIDA**, A Municipal Corporation (“Grantee”).

WITNESSETH, NOTICE is given that heretofore or contemporaneously herewith Grantor has petitioned the Grantee for it to permit voluntary annexation of Grantor’s property below described into the corporate limits of the City of Clermont, and

GRANTOR, for and in consideration of the sum of ONE and 00/100 (\$1.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, DOES HEREBY ENCUMBER the below – described real property situate, lying and being in Lake County, Florida with the absolute requirement that the subject real property may be, at the sole discretion, and upon request of Grantee, annexed into the city limits of the City of Clermont at such time that the annexation of said real property is in accordance with applicable law, and consistent with the Utility Services Agreement for Water and Wastewater between GRANTOR and Grantee dated _____, 202__.

GRANTOR, further agrees, on his/hers/theirs/its own behalf and that of Grantors’ heirs and assigns to perform all ministerial functions necessary of the Grantor or Grantor’s heirs and/or assigns (as the case may be) then required by law to enable the described real property to be incorporated into the city limits of the City of Clermont and where such ministerial functions consist of a simple written request or the renewal of the petition of which notice is given above, then this instrument shall be considered such request and/or renewal. The subject property is described as:

Exhibit “A”

Grantor is used for singular or plural, as the context requires. IN WITNESS THEREOF, GRANTOR has hereunto set Grantor’s hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

GRANTOR:
Benson K. Hartle

Witness: _____
Print Name: _____
Address: _____

By: _____
Name: _____

Witness: _____
Print Name: _____
Address: _____

Its: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of _____, 20____, by _____, as _____ of _____, a _____ corporation, on behalf of the corporation. He (She) is personally known to me or has produced _____ as identification.

(NOTARY SEAL)

Notary Public Signature

(Name typed, printed or stamped)

Signed, sealed and delivered
in the presence of:

GRANTOR:
Allan H. Hartle

Witness: _____
Print Name: _____
Address: _____

By: _____
Name: _____

Witness: _____
Print Name: _____
Address: _____

Its: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of _____, 20____, by _____, as _____ of _____, a _____ corporation, on behalf of the corporation. He (She) is personally known to me or has produced _____ as identification.

(NOTARY SEAL)

Notary Public Signature

(Name typed, printed or stamped)

Signed, sealed and delivered
in the presence of:

GRANTOR:
Miriam F. Condon

Witness: _____
Print Name: _____
Address: _____

By: _____
Name: _____

Witness: _____
Print Name: _____
Address: _____

Its: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of _____, 20____, by _____, as _____ of _____, a _____ corporation, on behalf of the corporation. He (She) is personally known to me or has produced _____ as identification.

(NOTARY SEAL)

Notary Public Signature

(Name typed, printed or stamped)

EXHIBIT “A”

PROPERTY DESCRIPTION

Tracts 5 and 6 of Section 26, Township 22 South, Range 26 East, less that portion of Tract 6 north of the Seaboard Railway as represented on the map of said section made by the Lake Highlands Company of Florida, according to the plat thereof, as recorded in Plat Book 3, at Page 52, of the public records of Lake County, Florida.



CITY OF CLERMONT UTILITY SERVICE AGREEMENT APPLICATION

For Utilities Outside of Municipal Boundaries & Determination of Capacity

Date 8/16/24			
Applicant Burton B. Hartle, Benson K. Hartle, Allan H. Hartle, and Miriam F. Condon			
Contact Person: Tara Tedrow, Esq			
Address 215 N Eola	City Orlando	State FL	Zip 32801
Telephone 4074186361	Fax		
Email tara.tedrow@lowndes-law.com			
OWNER INFORMATION			
Owner's Name Burton B. Hartle, Benson K. Hartle, Allan H. Hartle, and Miriam F. Condon			
Owner Address PO Box 1565	City Clermont	State FL	Zip 34711
Telephone	Fax		
Email			
AGREEMENT INFORMATION			
Party Responsible for Agreement Tara Tedrow, Esq			
Address of the Subject Property CR 455 (ALT Key 1724899)			
General Location of the Property (include Location Map) CR 455			
Area of the property: 17.89 acres			
Zoning: County AG (PUD rezoning pending with County)		County Future Land Use: County Regional Office (PUD FLU change pending with the County)	
Attach development orders, ordinances and staff reports by Lake County and the Florida Dept. of Economic Opportunity (DEO).			
Estimated Water Consumption (excluding irrigation): 34,000 gallons per day			
Estimated Sewer Consumption: 34,000 gallons per day			
Estimated Re-Use (Gray Water) Water Consumption: gallons per day			
Attach a detailed description of project.			
Notes: The site is being entitled for 212 market rate multifamily residential units with significant and extensive amenities for residents			



CITY OF CLERMONT UTILITY SERVICE AGREEMENT APPLICATION

Items required for submittal include one (1) copy of the following items:

- ☐ Signed original application and materials required for processing
- ☐ Letter of capacity and utility line location from the City of Clermont Environmental Services Dept.
Phone: (352) 241-0178
- ☐ Proposed Site Plan (if applicable)
- ☐ Lake County Property Appraiser – Record Card
- ☐ Location Map
- ☐ Any applications currently on file with Lake County
- ☐ Any Lake County staff reports
- ☐ DEO or ECFRPC correspondence
- ☐ Any information needed for determination of utility services requested

Tara Tedrow, Esq

Applicant Name (print)

Owner Name (print)

x

Applicant Name (signature)

x

Owner Name (signature)

Prior to submitting an application, a meeting with the City of Clermont is required

To schedule a meeting please contact:

Development Services Department

Phone: 352-394-4083

A review by the *Site Review Committee* may be required, which would require 6 sets of site plans for review by staff. Upon the receipt of all necessary information and review by staff the request will be scheduled for the next available City Council regular meeting.

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

03/09/2021

PROPERTY RECORD CARD

General Information

Name:	HARTLE BURTON B ET AL	Alternate Key:	1724899
Mailing Address:	PO BOX 1565 SORRENTO, FL 32776-1565 Update Mailing Address	Parcel Number: ⓘ	09-22-26-1100- 005-00000
		Millage Group and City:	0003 Unincorporated
		2023 Total Certified Millage Rate:	13.2799
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	COUNTY ROAD 455 CLERMONT FL, 34711	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	LAKE HIGHLANDS 26-22-26 TRACT 5, TRACT 6 SE'LY OF RR PB 3 PG 52 ORB 1268 PG 481		

NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	VACANT INDUSTRIAL (4000)	0	0		17.500	Acre		\$2,049,740.00	\$2,049,740.00
Click here for Zoning Info ⓘFEMA Flood Map									

Miscellaneous Improvements

There is no improvement information to display.

Sales History

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

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
1268 / 481	12/01/1993	Warranty Deed	Unqualified	Vacant	\$0.00
894 / 2186	09/01/1986	Personal Rep Deed	Unqualified	Vacant	\$1.00
Click here to search for mortgages, liens, and other legal documents. ⓘ					

Values and Estimated Ad Valorem Taxes ⓘ

Values shown below are 2024 CERTIFIED VALUES. The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$2,049,740	\$475,590	\$475,590	5.0364	\$2,395.26
SCHOOL BOARD STATE	\$2,049,740	\$2,049,740	\$2,049,740	3.2080	\$6,575.57
SCHOOL BOARD LOCAL	\$2,049,740	\$2,049,740	\$2,049,740	2.9980	\$6,145.12
LAKE COUNTY WATER AUTHORITY	\$2,049,740	\$475,590	\$475,590	0.2940	\$139.82
ST JOHNS RIVER FL WATER MGMT DIST	\$2,049,740	\$475,590	\$475,590	0.1793	\$85.27
LAKE COUNTY MSTU STORMWATER	\$2,049,740	\$475,590	\$475,590	0.4957	\$235.75
LAKE COUNTY MSTU AMBULANCE	\$2,049,740	\$475,590	\$475,590	0.4629	\$220.15
LAKE COUNTY VOTED DEBT SERVICE	\$2,049,740	\$475,590	\$475,590	0.0918	\$43.66
LAKE COUNTY MSTU FIRE	\$2,049,740	\$475,590	\$475,590	0.5138	\$244.36
				Total:	Total:
				13.2799	\$16,084.96

Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

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

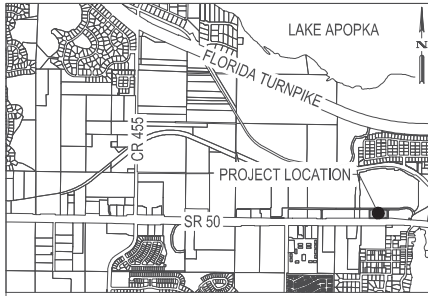
NOTE: Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes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

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

Site Notice

AGENDA ITEM

Meeting Date		
Tuesday, August 27, 2024		
Agenda Item Name		
Plat Approval		
Requested Action		
Recommend approval of the plat.		
Staff Report		
The applicant, BGE, Inc., is requesting a replat of Plaza Collina Lot 10 from one commercial lot to 3 commercial lots, 10A, 10B and 10C. The property, highlighted in red below, consists of 2.473 +/- acres and is located south of Floor and Décor and north of SR 50. The newly created lots will be served by a regional stormwater system for the Plaza Collina Development, there will be accessed from the private internal drive of Collina Terrace, and there will be smaller commercial uses. The City's surveyor and engineer have reviewed the plat, and the plat is in compliance with Chapter 177 of the Florida Statutes and the City's Land Development Code. Staff recommends approval of the replat of Plaza Collina Lot 10.		
		
Additional Analysis		
Fiscal Impact Summary		
None.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Plaza Collina Lot 10 Replat	Plaza Collina Lot 10 Replat.pdf	



VICINITY MAP
N.T.S.

PROPERTY DESCRIPTION:

ALL OF LOT 10 OF PLAZA COLLINA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 76, PAGE(S) 53, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 10; THENCE SOUTH 89°50'00" WEST, 475.08 FEET ALONG THE NORTH RIGHT-OF-WAY OF STATE ROAD 50 AS SHOWN ON F.D.O.T. RIGHT-OF-WAY MAP SECTION 11070 TO THE SOUTHWEST CORNER OF SAID LOT 10; THENCE NORTH 00°00'00" WEST, 224.78 FEET ALONG THE WEST LINE OF SAID LOT 10 TO THE SOUTH LINE OF TRACT "C10", THE SAME BEING COLLINA TERRACE AS SHOWN ON SAID PLAT OF PLAZA COLLINA; THENCE SOUTH 89°48'40" EAST, 451.49 FEET ALONG THE SOUTH LINE OF SAID COLLINA TERRACE TO THE WEST LINE OF TRACT "C9" AS SHOWN ON SAID PLAT OF PLAZA COLLINA; THENCE SOUTH 41°16'44" EAST, 36.73 FEET ALONG THE WEST LINE OF SAID TRACT "C9"; THENCE SOUTH 00°17'20" WEST, 195.57 FEET CONTINUING ALONG THE WEST LINE OF SAID TRACT "C9" TO THE POINT OF BEGINNING.

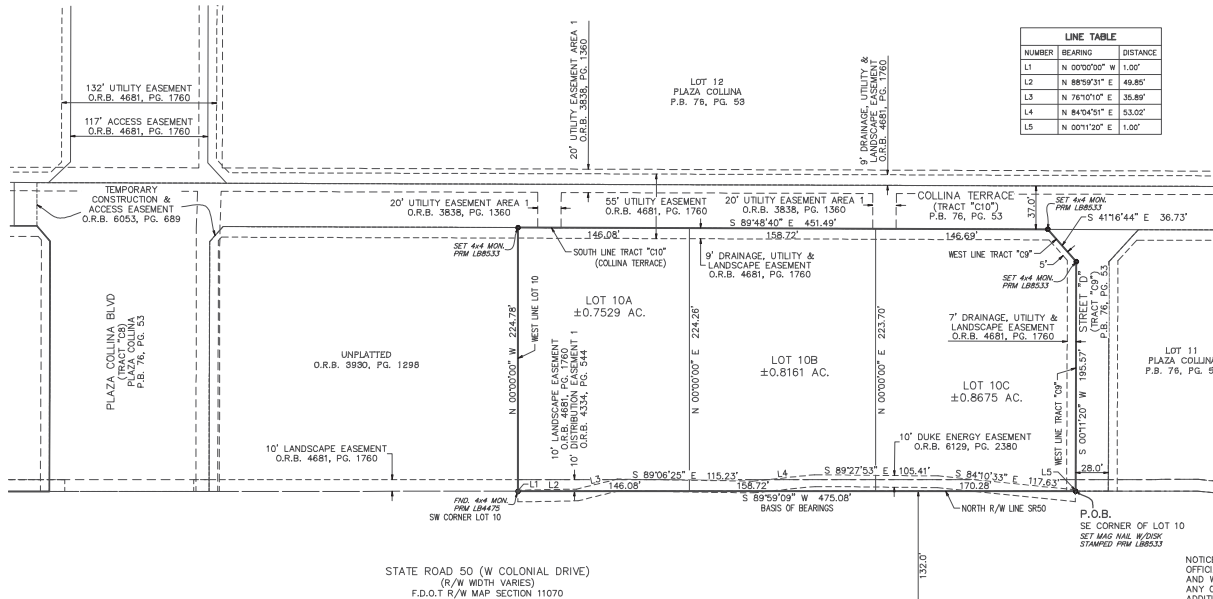
CONTAINING A TOTAL OF 2.437 ACRES MORE OR LESS.

PLAZA COLLINA LOT 10 REPLAT

A REPLAT OF LOT 10, PLAZA COLLINA, PLAT BOOK 76, PAGE 53, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND LYING IN SECTION 25, TOWNSHIP 22 SOUTH, RANGE 26 EAST, CITY OF CLERMONT, LAKE COUNTY, FLORIDA

NOTES:

- THE BASIS OF BEARING FOR THIS SURVEY IS THE NORTH LINE OF THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 50, AS SHOWN ON THE PLAT OF PLAZA COLLINA, PLAT BOOK 76, PAGE 53, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, HAVING A BEARING OF SOUTH 89°59'09" WEST.
- LOTS 10A THROUGH 10C SHALL BE OWNED AND MAINTAINED BY PROFESSIONAL RESOURCE DEVELOPMENT, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR THE PURPOSES OF DEVELOPMENT.
- ALL DISTANCES SHOWN HEREON ARE U.S. SURVEY FEET (GRID).
- ALL PUBLISHED RECORDS SHOWN ARE FROM THE OFFICIAL RECORDS OF LAKE COUNTY, FLORIDA.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL BE EASEMENTS FOR CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR UTILITY, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- ACCORDING TO THE TITLE CERTIFICATION PROVIDED BY PAVISE LAW FIRM, DATED JUNE 18, 2024, THE LANDS SHOWN HEREON ARE SUBJECT TO THE FOLLOWING:
 - DISTRIBUTION EASEMENT IN FAVOR OF DUKE ENERGY FLORIDA, INC., D.B.A. DUKE ENERGY RECORDED JUNE 6, 2013 IN BOOK 4334, PAGE 944, AFFECTS THE PLAT, AS SHOWN HEREON.
 - EASEMENTS CONTAINED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS FOR PLAZA COLLINA, WHICH CONTAINS PROVISIONS FOR A PRIVATE CHARGE OR ASSESSMENTS, RECORDED SEPTEMBER 18, 2015 IN BOOK 4681, PAGE 1760, AS SUPPLEMENTED BY THAT CERTAIN SUPPLEMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS FOR PLAZA COLLINA RECORDED SEPTEMBER 22, 2015 IN BOOK 4682, PAGE 2261, AND AS FURTHER AMENDED BY THAT CERTAIN AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS FOR PLAZA COLLINA RECORDED MAY 2, 2019 IN BOOK 5272, PAGE 1649; THIRD AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS FOR PLAZA COLLINA RECORDED JULY 4, 2019 IN BOOK 5305, PAGE 756; SUPPLEMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS FOR PLAZA COLLINA RECORDED FEBRUARY 24, 2022 IN BOOK 5902, PAGE 1914; SUPPLEMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS FOR PLAZA COLLINA RECORDED NOVEMBER 14, 2022 IN BOOK 6051, PAGE 1625; AND SUPPLEMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS FOR PLAZA COLLINA RECORDED NOVEMBER 16, 2022 IN BOOK 6053, PAGE 662. ALL OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AFFECTS THE PLAT, AS SHOWN HEREON.
 - EASEMENTS CONTAINED ON THE PLAT OF PLAZA COLLINA, RECORDED IN PLAT BOOK 76, PAGE 53, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AFFECTS THE PLAT, AS SHOWN HEREON.
 - EASEMENT IN FAVOR OF DUKE ENERGY FLORIDA, LLC RECORDED IN OFFICIAL RECORDS BOOK 6129, PAGE 2380, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AFFECTS THE PLAT, AS SHOWN HEREON FROM A FIELD SURVEY PERFORMED BY BGE, INC. TO MARK AND MAP THE UNDERGROUND ELECTRICAL LINES OF WHICH THE EASEMENT IS CENTERED ON.



LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 00°00'00" W	1.00'
L2	N 88°59'31" E	49.85'
L3	N 76°10'10" E	35.89'
L4	N 84°43'51" E	53.02'
L5	N 00°12'00" E	1.00'

- LEGEND
- AC. ACRES
 - C. CENTERLINE
 - F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
 - FND FOUND
 - LB LICENSED BUSINESS
 - LS LICENSED SURVEYOR
 - MON MONUMENT
 - NO. NUMBER
 - O.R.B. OFFICIAL RECORDS BOOK
 - P.B. PLAT BOOK
 - PG. PAGE
 - P.O.B. POINT OF BEGINNING
 - P.P.M. PERMANENT REFERENCE MONUMENT
 - PSM PROFESSIONAL SURVEYOR & MAPPER
 - R/W RIGHT-OF-WAY
 - SET PRM AS NOTED

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

-PLAT PREPARED BY-

BGE, Inc.
3428 Bay Center Drive, Suite 100, Tampa, FL 33609
Tel: 813-648-0301 • www.bgeinc.com
Florida Licensed Surveying Firm No. LB8533

SHEET 1 OF 1

PLAT BOOK _____ PAGE _____

PLAZA COLLINA LOT 10 REPLAT

DEDICATION

LOTS 10A THROUGH 10C

KNOW ALL MEN BY THESE PRESENTS, THAT PROFESSIONAL RESOURCE DEVELOPMENT, INC., AN ILLINOIS CORPORATION, IS THE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN, AS PLAZA COLLINA LOT 10 REPLAT, BEING IN THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USES AND PURPOSES HEREIN EXPRESSED AND DEDICATES NOTHING TO THE PUBLIC.

IN WITNESS WHEREOF, THE UNDERSIGNED, HAS CAUSED THESE PRESENTS TO BE SIGNED AND ATTESTED TO BY THE OFFICER NAMED BELOW AFFIXED HERETO ON THE _____ DAY OF _____, 2024.

WITNESSES:

PROFESSIONAL RESOURCE DEVELOPMENT, INC.
AN ILLINOIS CORPORATION

PRINT NAME: _____ BY: _____

PRINT NAME: _____ TITLE: _____

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OF _____, THIS _____ DAY OF _____, 2024, BY _____ AS _____, ON BEHALF OF PROFESSIONAL RESOURCE DEVELOPMENT, INC., AN ILLINOIS CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC: _____ SEAL
PRINTED NAME: _____
COMMISSION EXPIRES: _____
COMMISSION NUMBER: _____

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, THAT THIS PLAT WAS REVIEWED IN ACCORDANCE WITH SECTION 177.081, FLORIDA STATUTES AND PRESENTED TO THE CITY COUNCIL OF CLERMONT, LAKE COUNTY, FLORIDA AND APPROVED BY SAID CITY COUNCIL OF CLERMONT FOR RECORD ON THE _____ DAY OF _____, 2024. PROVIDED THAT THIS PLAT IS RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF LAKE COUNTY, FLORIDA WITHIN 365 DAYS FROM THE DATE OF APPROVAL BY SAID CITY OF CLERMONT, FLORIDA.

ATTEST: _____ CITY OF CLERMONT:

CITY CLERK: _____ MAYOR

TRACY A. HOWE _____ TIM MURRY _____

PRINT NAME: _____ PRINT NAME: _____

REVIEWER STATEMENT

PURSUANT TO SECTION 177.081, PLATTING, FLORIDA STATUTES, I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, PART 1, PLATTING, FLORIDA STATUTES, AND FIND THAT SAID PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF THAT CHAPTER, PROVIDED, HOWEVER, THAT MY REVIEW DOES NOT INCLUDE FIELD VERIFICATION OF ANY COORDINATE, POINTS OR MEASUREMENTS SHOWN ON THIS PLAT.

SIGNED: _____ DATE _____

JENNINGS E. GRIFFIN, PLS #4486
PROFESSIONAL LAND SURVEYOR
HALFF, INC.
902 N. SINCLAIR AVENUE
TAVARES, FL 32778

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED PROFESSIONAL SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT ON MAY 15, 2024, HE COMPLETED THE SURVEY OF THE LANDS SHOWN IN THE FOREGOING PLAT; AND THAT SAID PLAT WAS PREPARED UNDER HIS DIRECTION AND SUPERVISION AND THAT SAID PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, FLORIDA STATUTES, AND THAT SAID LAND IS LOCATED IN LAKE COUNTY, FLORIDA.

JIM SULLIVAN, PSM _____ DATE _____

REGISTRATION NO. L56889

BGE, INC.
3428 BAY CENTER DRIVE, SUITE 100
TAMPA, FL 33609
REGISTRATION NO. LB8533

CERTIFICATE OF CLERK

I HEREBY CERTIFY, THAT I HAVE EXAMINED THE FOREGOING PLAT AND FIND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND WAS FILED FOR RECORD ON _____ AT _____ FILE NO. _____.

CLERK OF THE CIRCUIT COURT
IN AND FOR LAKE COUNTY, FLORIDA

AGENDA ITEM

Meeting Date	
Tuesday, August 27, 2024	
Agenda Item Name	
Variance Request 2490 Holly Berry Circle	
Requested Action	
Recommend denial of the requested variance.	
Staff Report	
<i>This item was tabled from the March 12, 2024, and May 14, 2024, City Council meetings in order to give the applicant time to consult with a professional engineer that could evaluate the property. Due to a family emergency, the applicant requested this item be tabled at the July 23, 2024, City Council meeting.</i> ** An engineering report has been provided for the applicant with possible solutions along with the City's Engineer's assessment of the offered solutions. City staff will not be able to fully support the variance request with the information presented and still recommend denial based upon these reports. The applicant is requesting a variance to allow for a walkway constructed of concrete pavers to remain as existing for a single family residence located at 2490 Holly Berry Circle in the Southridge Subdivision. This case is a result of code enforcement action on the parcel.	
	
The paver walkway has been constructed on both sides of the house within the side yard setback. It has been constructed all the way to the property lines on each side of the house. Per city code, a setback of 5 feet is required for any driveway or walkway for a single family residence, and the house itself is required to maintain a minimum of 7.5 foot side yard setback. The survey of the house indicates a side yard setback of 8 feet. This would allow a 3 foot paved walkway on each side of the house leading back to the rear yard (leaving a 5-foot setback to the property line). In this case, the applicant has filled the entire side yard with pavers, leaving a zero-foot setback. The survey also identifies a utility easement on each side of the single family structure. The purpose of the utility easement is to ensure sufficient water runoff and prevent property flooding. The existing walkways may be	

considered intrusive and could impede the proper water runoff and drainage for the lot. All utility easements should remain free of this type of improvement or encroachments to ensure proper drainage. The applicant has provided HOA approval documents for the improvements.

Since the March hearing, the applicant has obtained a professional engineer to assess the parcel for rainwater runoff. The report concludes there is a minor increase in runoff from the adjoining parcels. Much of this is attributed to the existing pavers being semi-pervious. Also included in the report are mitigation options. These include: 1) Routinely pressure washing the pavers and remanding the joints annually, 2) Adding stone aggregate between the fence and pavers, 3) Roof drains could be collected and piped under the pavers to the rear yard, 4) installing a small trench drain parallel to the edge of the pavers to divert runoff to the rear yard.

The City's contracted engineer has reviewed the applicants' engineer report and does have concerns. The memo (included in this packet) points out the pavers are not as permeable as indicated by the applicants' engineer.

The Land Development Code, Section 101-246, requires a positive finding on the five review criteria for granting a variance. Staff has reviewed the application and supporting documents and finds the applicant does not meet the required positive findings for the provisions of the code. Therefore, staff recommends denial of the requested variances to the Clermont Land Development Code.

If the city council recommends approval of the variance request, staff does recommend including all four (4) mitigation options recommended by the engineer to be included in the variance approval. These mitigation options shall be in place within 90 days of the approval. The applicant shall obtain an "after the fact" permit for the work already completed, and also permit any further activities regarding this variance request.

Additional Analysis

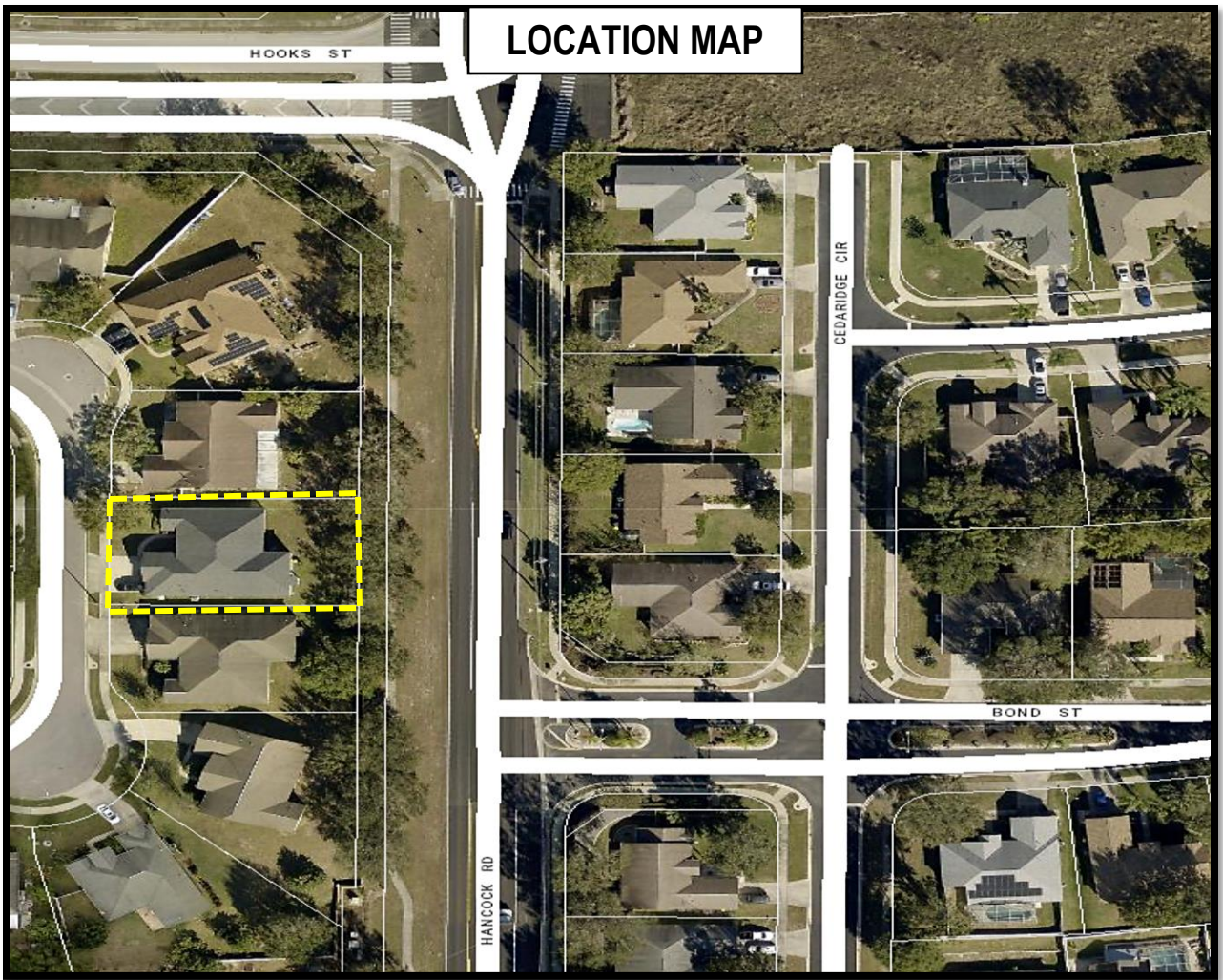
Fiscal Impact Summary

None.

Fiscal Impact	Fund Number and Description	Available Budget Amount
---------------	-----------------------------	-------------------------

Exhibits Attached (copies of original agreements)

1.	LOCATION MAP	LOCATION MAP.pdf
2.	Lot Layout	Lot Layout.pdf
3.	101-246 Review Criteria 2490 Holly Berry Circle	101-246 Review Criteria 2490 Holly Berry Circle.pdf
4.	City Engineer Report	City Engineer Report.pdf
5.	Engineer Report	Engineer Report.pdf
6.	Photos	Photos.pdf
7.	Side Yard Photos	Side Yard Photos.pdf
8.	HOA Approval Letters	HOA Approval Letters.pdf
9.	Application	Application.pdf
10.	Additional Information - Backup	Additional Information - Backup.pdf
11.	Legal Ad	Legal Ad.pdf



2490 Holly Berry Circle -- Variance

The requirements for a variance are as follows:

“Sec. 101-246, Review Criteria and Finding. When reviewing an application for a variance, the City Council shall not vary the requirements of the land development code unless it makes a positive finding, based on substantial competent evidence, on each of the following:”

FINDINGS:

- (1) Granting the variance will not cause or allow interference with the reasonable enjoyment of adjacent or nearby property owners of negatively impact the standard of living of the citizens of the city;
Applicant response:

Staff comments: *The variance request to allow for the pavers encroachment into the required side yard setback. The paver have currently been installed and the applicant is requesting a variance to allow the pavers to remain as existing. A permit was never approved for the installation of the paver walkway.*

Negative finding

- (2) The variance will allow reasonable use of the property; which use is not out of character with other properties in the same zoning category;
Applicant response:

Staff comments: *The variance request would allow for the pavers to remain as installed. The pavers have been placed in the required side yard setback which could interfere with proper and sufficient drainage for the lot.*

Negative finding

- (3) In the context presented, strict compliance with the land development regulation will not further any legitimate city objective, or the benefits that would be achieved under the other variance criteria by the granting of the variance outweigh the benefits under this criteria if the variance was denied;
Applicant response:

Staff comments: *The requested variances to the Land Development Code will not further any legitimate city objective, and granting the variance would not outweigh the benefits over if it was denied.*

Positive finding

- (4) The granting of the variance is consistent with the city’s comprehensive plan;

Applicant response

Staff comments: *The variance request is consistent with the comprehensive plan goals, objectives and policies for single family residential lots.*

Positive finding

- (5) The variance requested is the minimum variance that will make reasonable use of the land, building, or structure of the benefits that would be achieved under the other variance criteria by granting of the variance outweigh the benefits under this criteria if the variance was denied;

Applicant response:

Staff comments: The installation of the pavers into the side yard setback which has been identified as a utility easement on the survey may be considered as intrusive and could impede the proper water runoff and drainage for the lot. The purpose of utility easement is to ensure sufficient water runoff and prevent property flooding. Although pavers are considered pervious because of the ability for water to percolate, all utility easements should remain free of any type of improvements or encroachment into that easement

Negative finding

STAFF RECOMMENDATION: Section 101-246 of the Land Development Code requires a positive finding on all Review Criteria and Findings requirements for granting a variance. Staff has reviewed the application as presented and finds the application does not meet the criteria for a positive finding on all five of the review criterion. Therefore, staff recommends denial of the variance request to the Land Development Code.

From: Larry Wray (P.E.) <lwray@cphcorp.com>
Sent: Friday, May 10, 2024 9:25 AM
To: Jimmy Conard <jconard@clermontfl.org>
Subject: [CAUTION] RE: Engineer Report for Variance

Jimmy, based on the information provided I do not agree with the assumptions being made and have a two main concerns. First, while permeable pavers do exist and can reduce the runoff coefficient, these do not appear to be permeable pavers. Permeable pavers are specifically designed to be more porous, to have more of a gap between the pavers, and when installed are placed over a gravel bed with the base beneath the gravel compacted to a lower level than typical. Nothing shown in the photos leads me to believe this was designed as a permeable paver section. If these are standard pavers you could argue a slightly reduced runoff coefficient, but nowhere as low as the .4 assumed in the report.

And second, this lot was designed as a type C lot, there should be a swale centered between this lot and the adjacent lot that allows drainage to flow from the front of the lot to the back of the lot. Based on figure 4 the pavers are raised and completely fill the swale on this own's lot. This would require all drainage from front to back be on the neighbor's lot. For larger storms this will increase the depth of flow on the neighbors lot as there area of the swale has been but in half. This is further aggravated, because the pavers will increase the runoff going to this swale.

In the submitted report several solutions are proposed to address impacts. I don't think option 1 will resolve the above concerns. Options 2 and 3 would help by preventing runoff from the sides of the house from being directed into the neighbor's yard. What is not addressed is any drainage in the front of the house. To prevent any impact to the neighbor some way of collecting drainage from the front yard and directing it to the back without flowing through the neighbor's yard would be needed.

Let me know if you have any questions. Thanks.

Larry Wray, P.E., CFM

SENIOR CIVIL ENGINEERING DIVISION MANAGER

lwray@cphcorp.com

o 407.322.6841 (Ext. 1031)



BUILDING STRONGER COMMUNITIES TOGETHER



HIGHLAND ENGINEERING, INC

April 22, 2024

Mr. and Mrs. Somwatti
2490 Holly Berry Circle
Clermont, Florida 34711

RE: Engineering Report and Drainage Summary
Additional Pavers

As per your request, Highland Engineering, Inc. (HEI) performed an inspection of the residence located at 2490 Holly Berry Circle. It is our understanding that additional pavers were installed along both side yards of the property to improve accessibility around the residence by providing a flat stable semipervious surface for access around the property. It is also our understanding that the pavers were installed by a licensed contractor who obtained prior approval from the Home Owners Association (HOA) prior to the installation of the pavers. However, the contractor failed to obtain the additional permits required from the City of Clermont prior to the installation of the pavers. The contractor's failure to obtain the required permits from the City of Clermont resulted in several violations of important Land Development Regulations as imposed by the City of Clermont. Most importantly of which are related to the percentage of imperviousness for residential lots and alteration of the grading and drainage plans approved by the City of Clermont.

According to the City of Clermont Land Development Code and the Official Zoning Map, the South Ridge Subdivision was zoned PUD (R-1). According to Article 6, Section 5.6.2, Part H., the maximum impervious surface coverage for residential Lots in the R-1 Zoning District is 50%. Additionally, the approved grading plans for the South Ridge PUD Subdivision note the subject property as a C Graded Lot. This means that drainage from the residential lot area is diverted to the side property lines and runoff is diverted by sloping side yards swales from the front of the property to the rear of the property. These side yard swales are visible in pictures obtained from Google Street View, which shows the residence prior to the installation of the pavers. See Figure 1 and Figure 2. In order to install the pavers around the residence and obtain a flat traversable slope, the contractor filled the side yard swales and altered the drainage pattern by reducing the size of the swale and installing retaining walls. Figures 3 through 6 show the residence and the pavers as installed by the contractor.

The purpose of this engineering summary is to evaluate potential drainage problems and/or other performance/maintenance problems associated with the additional runoff created by the additional pavers. It should be noted that this report was prepared without the benefit of survey or specific as-built topographic data. The data and observations noted in this report were based on visual observations and photographs of the residence. All assumptions used in this report were based on general engineering practice and were applied conservatively to the methodology and calculations used here in.

Impervious Area Analysis

Prior to the installation of the pavers, the subject property was 45% impervious and contained approximately the following impervious surface areas:

Area Description	Square Feet	Acres	Percentage
Primary Residence	3,838	0.09	37%
Concrete Drive and Walkways	870	0.02	8%
Open Space	5,692	0.13	55%
Total	10,400	0.24	100%

*Based on aerial photography and Lake County Property Appraiser, See Figure 7

After the installation of the pavers and removal of existing concrete sidewalks and driveways, the subject property was 70% impervious and contained the following areas:

Area Description	Square Feet	Acres	Percentage
Primary Residence	3,838	0.09	37%
Additional Covered Patio	940	0.02	9%
Pavers	2,500	0.06	24%
Open Space	3,122	0.07	30%
Total	10,400	0.24	100%

*See Figure 8 for a graphical break down of areas.

The summary of impervious areas noted above do not take into consideration that pavers are significantly more permeable than traditional concrete pavement, this is largely due to the pavers, paver joints and open graded aggregate base material having significantly greater voids. If installed correctly, pavers can be credited with a nearly 50% reduction in impervious area when not subject to repeated vehicle traffic loads. Therefore, reducing the total impervious surface area of the property from 70% down to approximately 58%.

Runoff Analysis

Typically, surface runoff generated from rainfall events is calculated using either the Soil Conservation Service (SCS) runoff procedures, consisting of the curve number (CN) method or the Rational Method, consisting of a runoff coefficient (C). ASCE publication 68-18 provides a means for calculating the reduced curve number (CN) accounting for the storage in the system and infiltration into the soil for pavers and reductions in runoff coefficient (C). Due to the size of the drainage area (0.24 acres), the rational method was used because it will usually provide a more accurate representation of runoff for smaller drainage areas. When using the Rational Method, a C-value, which represents the percentage of rainfall that becomes runoff. Typical calculated C-values for pavers range between 0.25 to 0.40, where as, asphalt and concrete has a C-value of 0.98. For this report, we will assume C value of 0.40 for the pavers which will consider

about 50% reduction in permeable area for the pavers. The results of the 10-year storm event was analyzed with a 5 min time of (approximately 9.11 inches of runoff). The results are shown in the table below:

	Original House Area (CN = 98) (C=0.98)	Covered Patio Area (CN = 98) (C=0.98)	Drive or Sidewalk Area (CN=98) (C=0.98)	Pavers (CN=65) (C=0.40)	Open Space Area (CN=39) (C=0.15)	Total Area (Acres)	Impervious Area	Composite CN	Runoff Coefficient (C)	Rational Method Runoff Rate (cfs)	1/2 flows to each property line (cfs)
Before Pavers	0.09	0.00	0.02	0.00	0.13	0.24	0.11	66	0.53	1.17	0.58
After Pavers	0.09	0.02	0.00	0.06	0.07	0.24	0.14	73	0.59	1.30	0.65

Assuming 1/2 of the calculated runoff flows along each property line, the runoff rate along the north property and south property lines is approximately 0.58 cfs before the installation of the pavers and 0.65 cfs after the installation of the pavers, an increase of only 0.07 cfs.

Erosion Potential Along Side Yard Swale

According to the mass grading plans for the South Ridge PUD Subdivision (See Figure 9), there is approximately 15 feet of horizontal distance between each home and a 2.5 to 3 foot elevation drop between the ground elevation. A shallow concentrated flow analysis was performed to determine the erosion potential along each property line. Flow velocities along the north property line and south property line were determined to be 2.36 ft/s and 1.4 ft/s respectively. This is relatively low velocity for well-maintained grass swales, which typically do not erode or scour until the velocity exceeds 5 ft/second. Refer to Figure 10 and 11 for a graphic depiction of the analysis.

Master Retention Pond Analysis

According to the master drainage plan for the South Ridge PUD approved by SJRWMD on October 20, 2003 (ERP Permit Number 40-069-68272-7) (see Figure 12), the master drainage system / master retention pond was designed to accommodate a total of 80% impervious coverage for the South Ridge PUD Project Area. The South Ridge PUD subdivision was proposed to be only 34% impervious area, including all lots, streets and open space areas. Therefore, the additional pavers/impervious surface areas do not cause any adverse performance conditions in the master retention pond.

Conclusion

The pavers installed at 2490 Halley Berry Circle cause a very minor increase in runoff to the adjoining property lines. This minor increase in runoff, however, is not significant enough to cause erosion along the adjoining boundary with the neighboring properties to the north and south. This is largely due to the semi-impervious nature of the pavers which allows surface runoff to infiltrate through the pavers and paver joints into the aggregate base material. Additionally, there were no signs of erosion along the north or south property lines observed during a visual inspection of the property. In order to ensure the pavers maintain this semi-impervious behavior, they should be routinely cleaned and the paver joints should be kept free of debris and algae. This can be performed by pressure washing the pavers and re-sanding the joints annually. However, if erosion remains a concern by the neighboring property owners or the City. There are several additional actions that could be taken to further mitigate the potential for erosion.

1. Small 2" to 3" stones or aggregate can be placed between the fence and the pavers.
2. Roof drains could be collected and piped under the pavers to the rear yard.
3. A small trench drain could be installed parallel to the edge of the pavers to divert runoff to the rear yard.

If you have any questions regarding the attached documents or need additional information concerning this submittal, please do not hesitate to contact me at 407-275-7877 or via e-mail at jbanker@heifl.com.

Sincerely,

Highland Engineering, Inc.

Jeffery W. Banker, P.E.
Principal

Figure 1 – Picture of North Property Line Prior to Paver Installation

Figure 2 – Picture of South Property Line Prior to Paver Installation

Figure 3 – Picture of North Property Line After Paver Installation

Figure 4 – Picture of South Property Line After Paver Installation

Figure 5 – Picture of South Property Line After Paver Installation

Figure 6 – Picture of Rear Yard After Paver Installation

Figure 7 – 2023 Lake County GIS Aerial Photo

Figure 8 – Site Plan And Area Summary

Figure 9 – South Ridge PUD Grading Plan

Figure 10 – North Property Line Shallow Concentrated Flow Analysis

Figure 11 – South Property Line Shallow Concentrated Flow Analysis

Figure 12 – SJRWMD ERP Permit Impervious Limits

Pictures of Residence Prior to Paver Installation



Figure 1: South Property Line Before Pavers



Figure 2: North Property Line Before Pavers

Pictures of Residence After Paver Installation



Figure 3 – North Property Line



Figure 4 – South Property Line



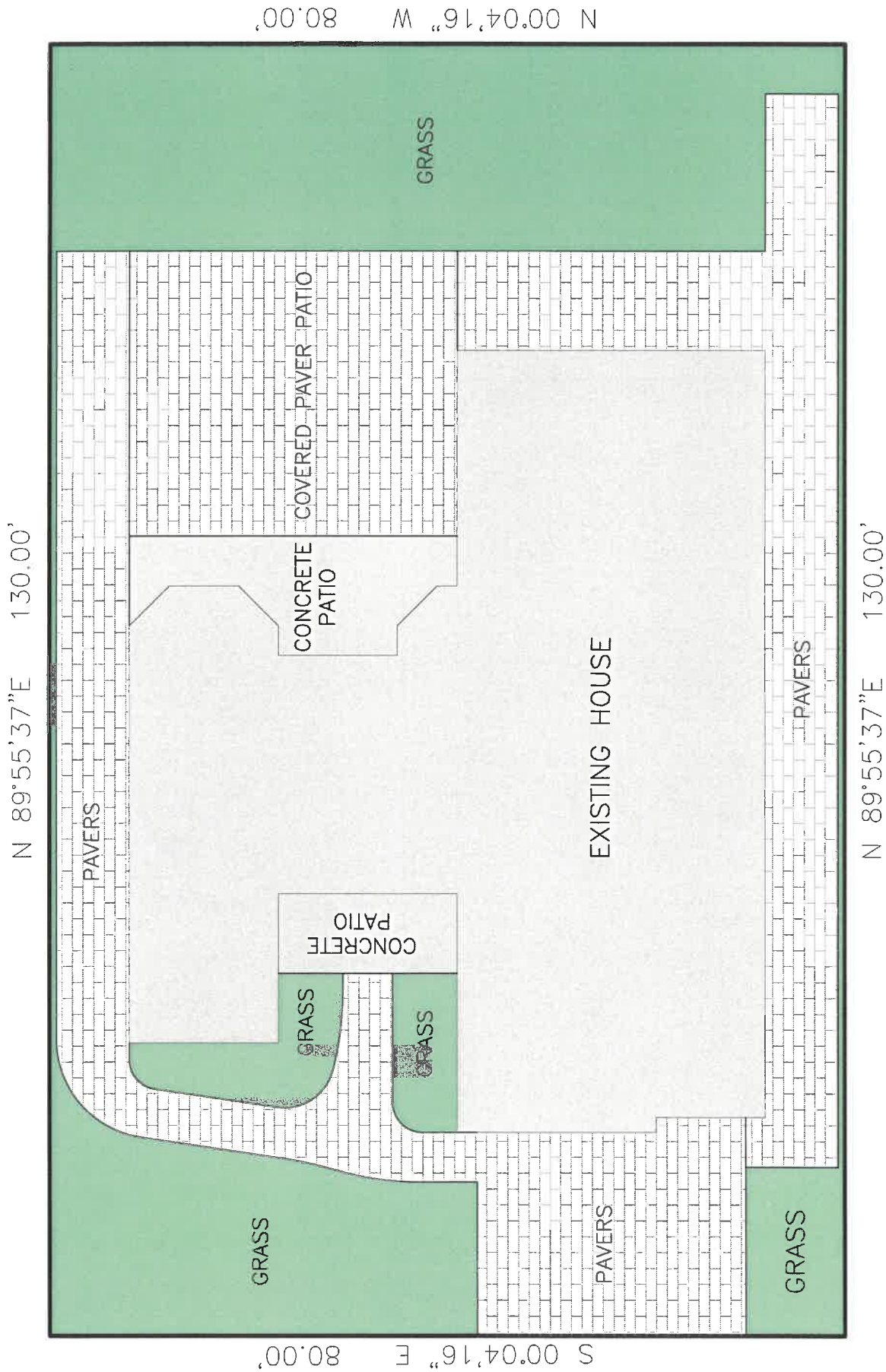
Figure 5 – South Property Line



Figure 6 – Rear of Residence



Figure 7 – 2023 Lake County GIS Aerial Photo



AREA SUMMARY:

SURFACE	SQUARE FEET	ACREAGE	PERCENTAGE
LOT AREA	10,400 S.F.	0.24 ACRES	
HOUSE AREA / COVER PATIO	4,778 S.F.	0.11 ACRES	46%
PAVER AREA	2,500 S.F.	0.06 ACRES	24%
GRASS AREA	3,122 S.F.	0.07 ACRES	30%

Figure 8 – Site Plan And Area Summary



Channel Report

HydroFlow Express Performance for Autodesk® Civil 3D® by Autodesk, Inc.

Printed: Apr 18 2024

North Swale

User-defined
 Invert Elev (ft) = 195.00
 Slope (%) = 1.00
 N-Value = 0.020

Calculations
 Compute by: Known Q
 Known Q (cfs) = 0.65

Highlighted
 Depth (ft) = 0.34
 Q (cfs) = 0.650
 Area (sqft) = 0.28
 Velocity (ft/s) = 2.36
 Wetted Perim (ft) = 1.53
 Crit Depth, Yc (ft) = 0.31
 Top Width (ft) = 1.12
 EGL (ft) = 0.43

(Sta, El, n)-(Sta, El, n)---
 (0.00, 195.00, 0.020)-(7.50, 194.95, 0.020)-(8.50, 194.90, 0.020)-(9.50, 194.85, 0.020)-(10.50, 194.80, 0.020)-(15.00, 194.75, 0.020)

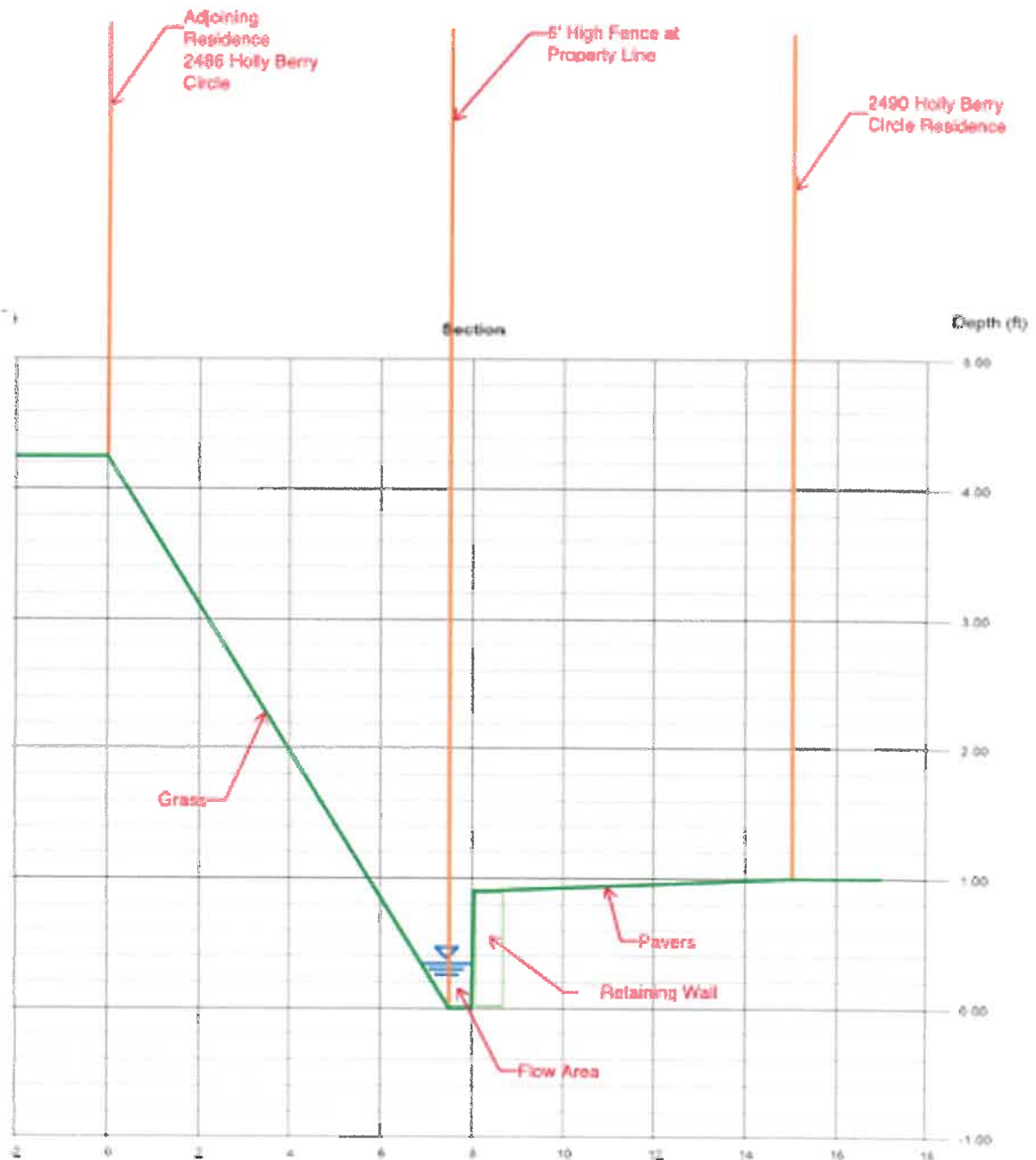


Figure 10 - North Property Line Shallow Concentrated Flow Analysis (Vertical Scale Exaggerated)

Channel Report

Hydraulic Engineering Software for AutoCAD Civil 3D by Autodesk, Inc.

Friday, Apr 10 2020

South Swale

User-defined
 Invert Elev (ft) = 193.00
 Slope (%) = 1.00
 N-Value = 0.020

Calculations
 Compute by: Known Q
 Known Q (cfs) = 0.65

Highlighted
 Depth (ft) = 0.15
 Q (cfs) = 0.650
 Area (sqft) = 0.46
 Velocity (ft/s) = 1.40
 Wetted Perim (ft) = 5.46
 Crit Depth, Y_c (ft) = 0.15
 Top Width (ft) = 5.30
 EGL (ft) = 0.19

(Sta, El, n)-(Sta, El, n)...

(0.00, 194.00)-(5.54, 194.54) (5.54, 194.54)-(7.00, 195.00) (7.00, 195.00)-(7.40, 195.00) (7.40, 195.00)-(15.00, 193.25) (15.00, 193.25)-(20.00, 193.00)

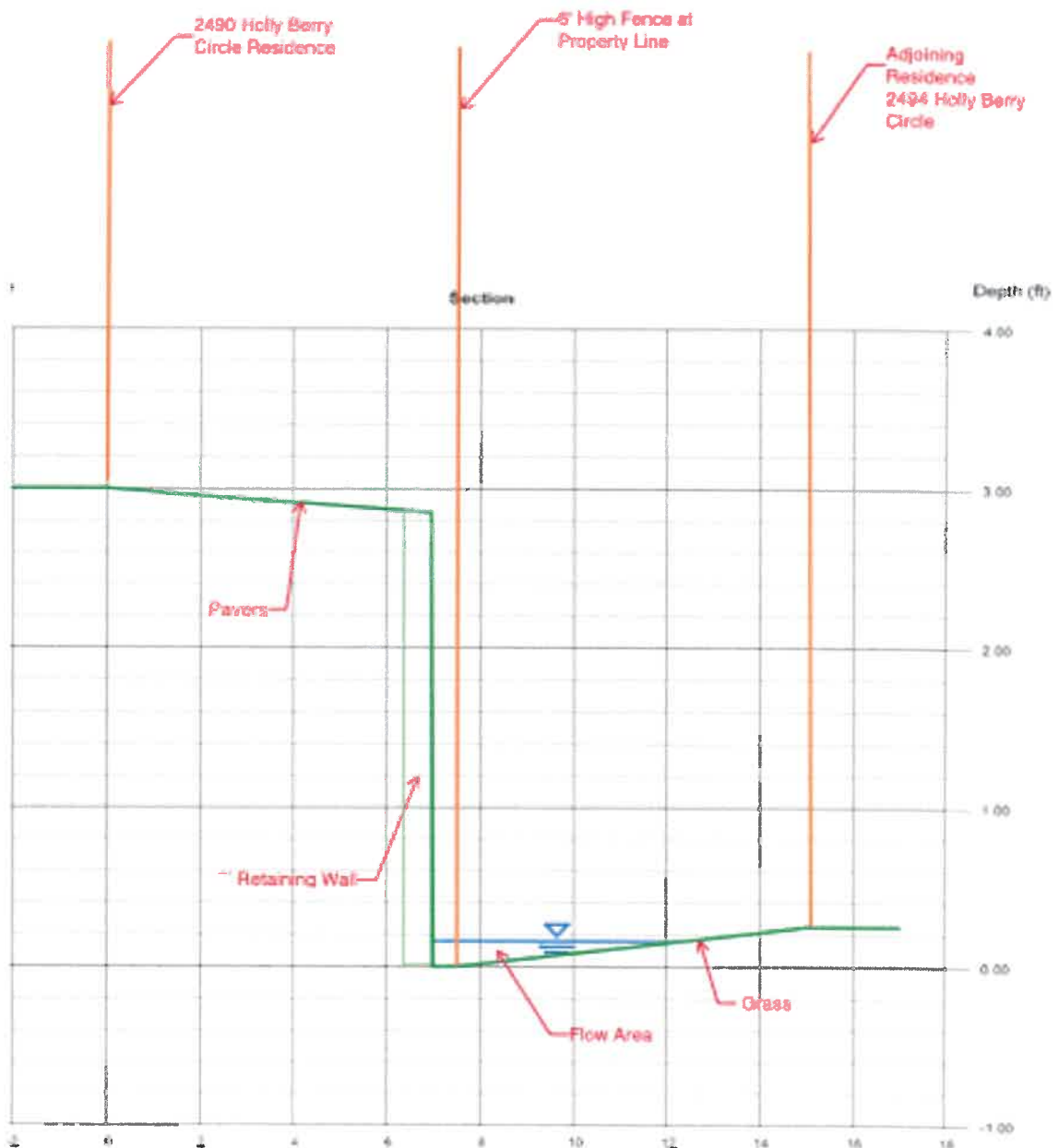


Figure 11 – South Property Line Shallow Concentrated Flow Analysis (Vertical Scale Exaggerated)

STANDARD GENERAL ENVIRONMENTAL RESOURCE PERMIT
TECHNICAL STAFF REPORT
November 06, 2003
APPLICATION #: 40-069-68272-7

DATE RECEIVED: May 19, 2003 **DATE COMPLETED:** October 20, 2003 **21ST DAY:** November 10, 2003 **28TH DAY:** November 17, 2003

Applicant: Greater Construction Corporation
C/O Charles W Gregg
1105 Kensington Park Dr
Altamonte Springs, FL 32714
(407) 869-0300

Consultant: CPH Engineers Inc
C/O David E Mahler PE
1117 E Robinson St
Orlando, FL 32801
(407) 425-0452

Project Name: South Ridge PUD
Project Acreage: 24.790
Planning Unit: Lake Apopka
Special Basin Criteria: Lake Apopka, Ocklawaha Basin
Receiving Water Body: off-site depression **Class:** III Fresh.
County: Lake
Correct Fee Submitted: Yes **Amount Received:** \$1,000.00

Authority: 40C-4.041(2)(b)2

Type of Treatment: Retention
Type of Development: Residential Single Family
Final O&M Entity: South Ridge of Clermont Homeowners Association, Inc.
Pre/Post Peak Rate Attenuation Provided: Yes
Pre/Post Volume Attenuation Provided: Yes
Mean Annual Storm Attenuation Provided: Yes
Recovery of Water Quality Vol. Within Req. Time: Yes
Recovery of Peak Attenuation Vol. Within Req. Time: Yes
Interested Parties: No
Objectors: No

Authorization Statement

A Permit Authorizing:

Construction of a surface water management system known as South Ridge PUD, a 52-lot single-family residential subdivision to be served by a master system permitted under 4-069-68272-3. This permit does not authorize any work in, on, or over wetlands or other surface waters.

Staff Comments:

Site Description:

The project site is located on the southwest corner of Hook Street and Hancock Road, in the City of Clermont, and within the Lake Apopka and Ocklawaha River Hydrologic Basins. The site has no wetlands or other surface waters and consists entirely of abandoned citrus grove uplands.

Project Name South Ridge PUD
CPH Job Number G6782
Date October 13, 2003

Drainage Area to Main Joint Retention Basin
for Greater Properties

	<i>As Permitted Under #4-069-68272-3</i>	<i>South Ridge Site</i>
Total Design Impervious Area (ac)	18.22	6.44
Total Basin Area	22.77	18.73
Impervious Area (percentage)	80%	34%

Note **The Greater Property - Multifamilies site was permitted under #4-069-68272-3 as shown above.
The South Ridge Subdivision has a total area of 18.73 acres.
The South Ridge site complies with the Condition No. 26 of the referenced permit.
The site does not exceed the 80% impervious requirement. **



03/04/2024
09:32



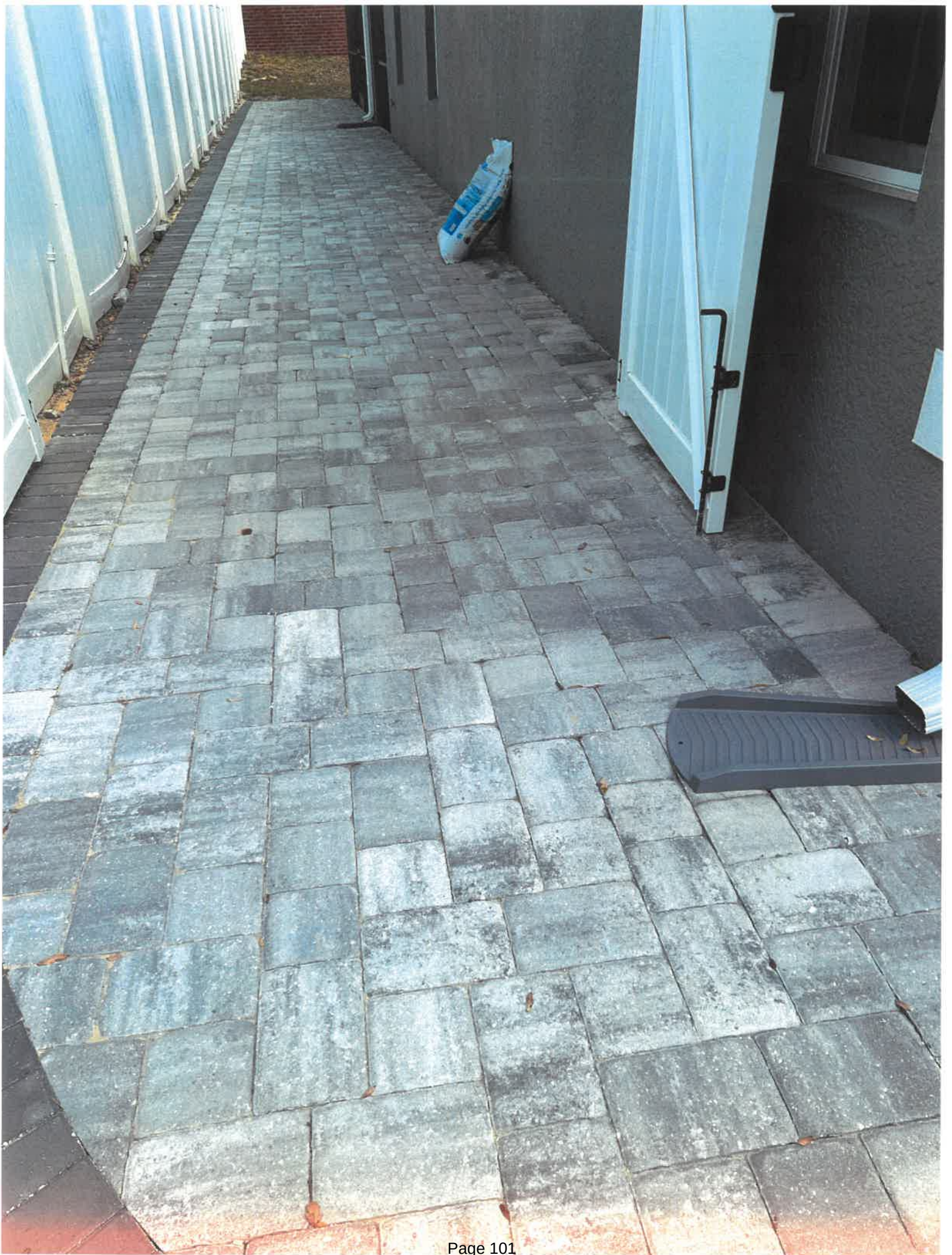


03/04/2024
09:32

PUBLIC
HEARING







NOTICE OF APPROVAL
OF ARC APPLICATION



COMMUNITY MANAGEMENT

April 11, 2023

South Ridge of Clermont Homeowner's Association, Inc.

71 S. Central Avenue
Oviedo, FL 32765
407-359-7202/Office
407-971-1490/Fax

MAIL TO:

ROHIT & SOMWATTI DEEYAL
2490 Holly Berry Cir
Clermont, FL 34711

1st Approval.

Regarding: 2490 Holly Berry Cir / SRD14967

Dear ROHIT DEEYAL,

Your Request for an Architectural Modification on your property at 2490 Holly Berry Cir has been approved by the Architectural Request Committee of South Ridge of Clermont Homeowner's Association, Inc.. Specifically, you have approval to proceed with the following request as submitted: Paver Patio/Driveway/Walkway - Paver Patio installation.

Please note that the ARC reserves the right to make a final inspection to ensure that your project is compliant with the Architectural Design Standards applicable to your neighborhood.

You must follow all local building codes and setback requirements when making this change. A Building Permit may be needed. This can be applied for at the County offices.

Automatically approved - 30-days has expired

Our approval here is only based on the aesthetics of your proposed change. This approval should not be taken as any certification as to the construction worthiness or structural integrity of the change you propose. Be aware that you are responsible for contacting the appropriate Utility Companies before digging.

Thank you for adhering to the architectural guidelines of the community. We appreciate your patience while this information was being reviewed.

Sincerely,

South Ridge of Clermont Homeowner's Association, Inc.

Rt Side Approval for Pavers -
06/09/2023.

NOTICE OF APPROVAL
OF ARC APPLICATION

South Ridge of Clermont Homeowner's Association, Inc.

71 S. Central Avenue
Oviedo, FL 32765
407-359-7202/Office
407-971-1490/Fax



MAIL TO:

ROHIT & SOMWATTI DEEYAL
2490 Holly Berry Cir
Clermont, FL 34711

Rt side Pavers

Regarding: 2490 Holly Berry Cir / SRD14967

Dear ROHIT DEEYAL,

Your Request for an Architectural Modification on your property at 2490 Holly Berry Cir has been approved by the Architectural Request Committee of South Ridge of Clermont Homeowner's Association, Inc.. Specifically, you have approval to proceed with the following request as submitted: **Paver Patio/Driveway/Walkway - Pavers type: APPIAN COMBO ENGINEER PAVER. Specs: 6x6x2 9x9x2. Thickness: 60mm Color: Titanium.**

Please note that the ARC reserves the right to make a final inspection to ensure that your project is compliant with the Architectural Design Standards applicable to your neighborhood.

You must follow all local building codes and setback requirements when making this change. A Building Permit may be needed. This can be applied for at the County offices.

Approved as submitted

Our approval here is only based on the aesthetics of your proposed change. This approval should not be taken as any certification as to the construction worthiness or structural integrity of the change you propose. Be aware that you are responsible for contacting the appropriate Utility Companies before digging.

Thank you for adhering to the architectural guidelines of the community. We appreciate your patience while this information was being reviewed.

Sincerely,

South Ridge of Clermont Homeowner's Association, Inc.



CITY OF CLERMONT VARIANCE APPLICATION

DATE 11/4/2023		FEE:	
Project Name (if applicable)			
Applicant SOMWATTI & ROHIT DEEYAL			
Contact Person SOMWATTI DEEYAL			
Address 2490 HOLLY BERRY CIR		City CLERMONT	State FL Zip 34711
Telephone 046-244-4590		Fax	
Email anniemohabir@yahoo.com			
OWNER INFORMATION ☒ (Check box if information is same as Applicant)			
Owner's Name			
Owner Address		City	State Zip
Telephone		Email	
PROPERTY INFORMATION			
Address of Subject Property 2490 HOLLY BERRY CIR		City CLERMONT	State FL Zip 34711
General Location			
Legal Description & Alternate Key (include copy of survey)			
SOUTH RIDGE PB 52 PG 28-29 LOT 16 ORB 5146 PG 1154 / ALT KEY # 3827515			
Land Use (City verification required)			
Zoning (City verification required) PUB			



CITY OF CLERMONT VARIANCE APPLICATION

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

City Zoning Ordinance (Land Development Code Section) from which you are requesting relief:

Variance for paver setback

What are you proposing to do that would require a variance and why?

Placed paver's in required 5 ft setback / Driveway & utility easement

How does the Code create a hardship?

due to medical issues not allowing hard surface to walk with my
handicap ~~is~~ ^{is} my handicap

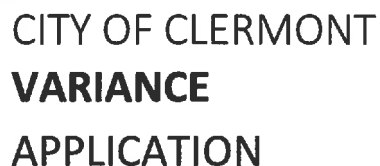
The following justifications must be completed for any variance requested:

Variance requested – subject and code section:

Sec. 86-174. Review criteria and findings.

When reviewing an application for a variance, the City Council shall not vary the requirements of any provision of this land development code unless it makes a positive finding, based on substantial competent evidence, on each of the following:

- (1) Granting the variance will not cause or allow interference with the reasonable enjoyment of adjacent or nearby property owners or negatively impact the standard of living of the citizens of the city;
- (2) The variance will allow a reasonable use of the property, which use is not out of character with other properties in the same zoning category;
- (3) In the context presented, strict compliance with the land development regulation will not further any legitimate city objective, or the benefits that would be achieved under the other variance criteria by the granting of the variance outweigh the benefits under this criteria if the variance were denied;



- Applicant Name (print) Sorin Andrei Deegal

x Somwati Deegal
Applicant Name (signature)

Applicant Name (signature)

Somwath Deelal
Owner Name (print)

Owner Name (print)

X _____
Owner Name (signature)

Owner Name (signature)

Page 106



ARTICLE IV. VARIANCES

Sec. 86-171. Permitted variances; exclusions.

Hardship relief. A hardship may exist in which the strict application of one or several requirements of this land development code would render a parcel incapable of reasonable use. Specified provisions set forth in this land development code or in the development standards may be waived when, because of the particular physical shape, surroundings or topographical condition of the property, compliance would result in a particular hardship upon the owner. A hardship is distinguished from a mere inconvenience or a desire to increase monetary gain.

(b) *Exclusions.* Requests for variances from requirements of the land development code shall generally be considered for those provisions which regulate proposed site development and the requirements applicable to existing development. The following request for variances shall not be considered?

- (1) Requests for variances to the adopted comprehensive plan.
- (2) Requests for variances to permit a use which is not allowed as a permitted use or as a conditional use within the specific zoning district.
- (3) Requests for variances to permit the expansion of a nonconforming use of any land or structure, or the continuance of any nonconforming use which has ceased by discontinuance or abandonment for a period of one year, or the reestablishment of a nonconforming building which has been destroyed or damaged by fire, explosion or act of God or in another manner to the extent of 50 percent or more of its assessed valuation.

(c) *Final decision.* Final determination of a hardship relief decision is vested in the city council sitting as the board of adjustment as provided for in this article.

(Ord. No. 281-C, § 1(Ch. 8, § 1), 11-8-94)

Sec. 86-172. Application.

Sec. 86-173. Notice of public hearing.



Sec. 86-174. Review criteria and findings.

When reviewing an application for a variance, the board of zoning adjustment shall not vary the requirements of any provision of this land development code unless it makes a positive finding, based on substantial competent evidence, on each of the following:

- (1) Granting the variance will not cause or allow interference with the reasonable enjoyment of adjacent or nearby property owners or negatively impact the standard of living of the citizens of the city;
- (2) The variance will allow a reasonable use of the property, which use is not out of character with other properties in the same zoning category;
- (3) In the context presented, strict compliance with the land development regulation will not further any legitimate city objective, or the benefits that would be achieved under the other variance criteria by the granting of the variance outweigh the benefits under this criteria if the variance were denied;
- (4) The granting of the variance is consistent with the city's comprehensive plan; and
- (5) The variance requested is the minimum variance that will make reasonable use of the land, building, or structure or the benefits that would be achieved under the other variance criteria by the granting of the variance outweigh the benefits under this criteria if the variance was denied.

(Ord. No. 281-C, §1(Ch. 8, §2(C)), 11-8-94)

Sec. 86-175. Time limit for commencing construction.

When any variance is granted, construction of the structure or other variance item must begin within one year from the date of grant. It shall be the obligation of the owner to file written notice with the administrative official and director of planning that he has begun the proposed construction. If no such notice is filed, the variance shall automatically lapse.

(Ord. No. 281-C, § 1(Ch. 8, § 2(D)), 11-8-94; Ord. No. 294-C, § 2, 9-28-9)

**Queens 1**

66-55 Fresh Pond Rd.
Ridgewood, NY 11385
Phone: 718-497-1919
Fax: 718-386-2152

Queens 2

68-23 Fresh Pond Rd.
Ridgewood, NY 11385
Phone: 718-497-2322
Fax: 718-497-2391

Queens 3

66-86 Fresh Pond Rd.
Ridgewood, NY 11385
Phone: 718-576-360
Fax: 347-987-3565

Queens 4/Glendale

74-01 Myrtle Ave.
Glendale, NY 11385
Phone: 718-821-5500
Fax: 718-456-0778

Date: 11/13/2023

To Whom It May Concern,

This letter is to inform you that Somwatti Deeyal is under my orthopedic care.

Mrs. Deeyal had right knee surgery on 11/8/2019 and is still in treatment. She is unable to walk more than a block, stand, sit or bend her knee for a long amount of time.

She is still experiencing an increase amount of pain. Mrs. Deeyal is a candidate for a total knee replacement for the right knee. However, the surgery date has not been determined. She ambulates with a cane and may require the use if a wheelchair.

Please accommodate Mrs. Deeyal.

If you have any questions, please do not hesitate to call the number above.

Thank you,

AMB Medical Services

Maury Harris, MD



Department of
Motor Vehicles

DMV-664N (8/19)



5119843

NOT TRANSFERABLE



IN NYC, THIS PERMIT IS VALID ONLY IN
OFF-STREET DISABLED PARKING SPACES.
Permit expires last day of month & year punched.

05/25-

669

JAN
FEB
MAR
APR
MAY
JUN
JUL
AUG
SEP
OCT
NOV
DEC

2005

Issuing Locality and Phone No.:

City of New York

Order Confirmation

Not an Invoice

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

Date:	02/15/2024
Order Number:	9858721
Prepayment Amount:	\$ 0.00

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

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	1	02/26/2024 - 02/26/2024	Govt Public Notices
LEE dailycommercial.com	1	02/26/2024 - 02/26/2024	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	\$81.10
Service Fee 3.99%	\$3.24
Cash/Check/ACH Discount	-\$3.24
Payment Amount by Cash/Check/ACH	\$81.10
Payment Amount by Credit Card	\$84.34

Order Confirmation Amount	\$81.10
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Ad Preview

LEGAL NOTICE

Notice is hereby given that the Clermont City Council will consider a request at a public hearing to be held on Tuesday, March 12, 2024 at 6:30pm for the following variance: To allow for a side yard setback to be less than the minimum requirements for a Planned Unit Development (PUD) zoning district, City Code Section 125-484, at the following location:

LOCATION

South Ridge Subdivision
2490 Holly Berry Circle
(Alternate Key #3827515)

All public hearings are held in the Clermont City Hall, Council Chambers, located at 685 West 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.

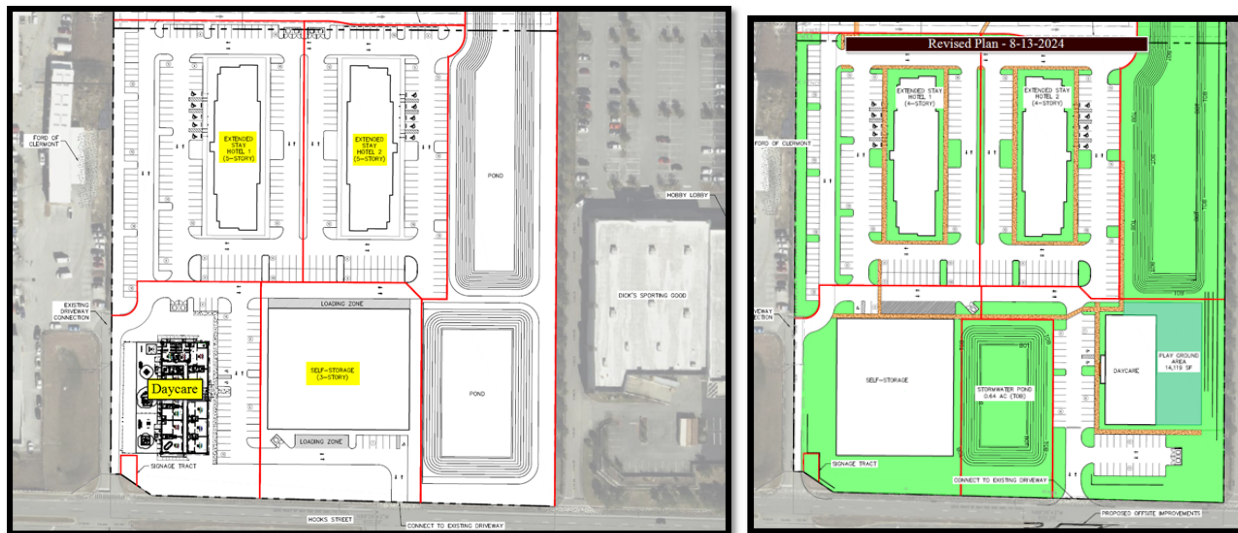
Please be advised that, under State law, if you should decide to appeal a decision made with respect to this matter, you will need a record of the proceedings, and may need to ensure that a verbatim record is made. Persons with disabilities who need assistance should contact the City Clerk's office,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

Tracy Ackroyd Howe
City Clerk, MMC
9858721 February 26, 2024

AGENDA ITEM

Meeting Date	
Tuesday, August 27, 2024	
Agenda Item Name	
Resolution No. 2024-018R Clermont West South Phase 2 CUP	
Requested Action	
Recommend denial of Resolution 2024-018R.	
Staff Report	
<i>This agenda item was presented to the City Council on July 23, 2024. After hearing the presentation, the Council agreed to continue this item until August 27th in order for the applicant to address some of the Council's concerns. The applicant has submitted a revised site plan rearranging the self-storage use and daycare use within the site. In addition, the applicant has removed the request for a special condition of the 65-foot height for the hotels. The hotels will be limited to 55 feet in height as regulated by the current zoning, C-2 General Commercial. Also, as a result of the Planning and Zoning meeting, the applicant is removing the request for a special condition to allow side yard setbacks of 10 feet for internal lot lines from the proposal. The staff has reviewed the submitted material and the revised site plan. While changes have been made, staff are still concerned about the intensity and uses within the site and recommend denial.</i> 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, 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 by 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 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 percent grade within the landscape buffer and a 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 landscaped 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 of the hotel is a 4-story elevation. A review of the buildings in the area indicates that the existing buildings are well under the 55-foot maximum allowed by the C-2 General Commercial zoning designation.



The staff has reviewed the CUP application in accordance to Sec. 101-212 of the Land Development Code. While the project does not appear to be in conflict with the Comprehensive Plan and 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 the majority of these conditions are based upon intensity related to items in the development plan, in order to request the proposal. Some of these items, such as the proposed shared parking, cause 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 could potentially change. Lake County Public Works has indicated that 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 pending applications under review for self-storage warehouses that may be more conducive to the location and site planning. Staff recommends denial of Resolution 2024-018R. *The Planning and Zoning Commission recommended denial 4-0.*

Additional Analysis

Fiscal Impact Summary

None.

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

1.	2024-018R -Clermont West Ph 2 (8.14.2024)	2024-018R -Clermont West Ph 2 (8.14.2024).pdf
2.	Maps	Maps.pdf
3.	Clr West Ph 2 - UPDATED SP	Clermont West Ph 2 UPDATED SP.pdf
4.	Clr West Ph 2 - Original SP	Clr West Ph 2 - UPDATED Conceptual SP.pdf
5.	Clr West Ph 2 - Conceptual LA Plan	Clermont West Phase 2 CUP - Conceptual LA Plan.pdf
6.	Hotel Elevation	Hotel Building Elevations.pdf
7.	Self-Storage Building Elevations	Self-Storage Building Elevations.pdf
8.	Daycare Building Elevations	Daycare Building Elevations.pdf
9.	Application	01_CUP Application.pdf
10.	Property Details _ LCPA	02_Property Details _ Lake County Property Appraiser.pdf
11.	Legal Ad - Clr West Ph 2 CUP	Legal Ad - Clermont West Ph 2 CUP.pdf



CITY OF CLERMONT
RESOLUTION NO. 2024-018R

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

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

LOCATION:

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

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



CITY OF CLERMONT
RESOLUTION NO. 2024-018R

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

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

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

SECTION 1: GENERAL CONDITIONS

1. The conditions as set forth in this Conditional Use Permit shall be legally binding upon any heirs, assigns and successors in title or interest.
2. Upon approval of the resolution the aforementioned property shall only be used for the purposes described herein. No further expansion of the use or additions to this project shall be permitted except as approved by another Conditional Use Permit. Any other proposed use shall be specifically authorized by amendment and approval of the City of Clermont City Council.
3. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.
4. Prior to the issuance of any permits, the applicant shall be required to submit formal site plans for review and approval by the City of Clermont Site Review Committee. The site plans shall meet all submittal requirements and comply with the conditions of this Resolution, applicable City Codes, Regulations, Ordinances, and provide compliance with the adopted City Comprehensive Plan, as amended.
5. No business can occupy any portion of the building unless the proposed business has applied for and obtained a Local Business Tax Receipt from the Development Services Department.



CITY OF CLERMONT
RESOLUTION NO. 2024-018R

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

SECTION 2: LAND USE

HOTEL USE:

1. The property shall be developed to allow for two (2) hotels up to four-stories and up to 70,000 square feet each.
2. Total hotel guest rooms, combined between both hotels, shall not exceed 250 guest rooms overall.
3. The maximum building height will be 55 feet.
4. The setback from the front property line for the hotels shall be a minimum of 10 feet facing SR 50 and a minimum of 25 feet from the rear property line facing Hooks Street.
5. The building shall be constructed in substantial accordance with the conceptual elevations and style as shown in Exhibit B.



CITY OF CLERMONT
RESOLUTION NO. 2024-018R

RESIDENTIAL STORAGE WAREHOUSE:

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

ENTIRE SITE:

12. The property shall be developed to allow for two (2) hotels up to four-stories and up to 70,000 square feet each in the C-2 General Commercial Zoning District along with a residential storage warehouse up to 115,000 square feet. The project, Clermont West – Phase 2, shall be developed in substantial accordance with the Overall Site Plan, dated 8/13/2024, as prepared by Kimley-Horn and as identified as Exhibit A. Any new development on the property must be submitted for site plan review and approved by the Site Review Committee prior to the issuance of a zoning clearance or other development permits. The conceptual site plans submitted with the Conditional Use Permit application are not the approved construction plans.
13. The site may have zero (0) foot internal landscape buffers between internal lot lines.
14. The perimeter landscape buffer may have a maximum grade up to a 25% slope.
15. Parking spaces may exceed 10 spaces without a landscape island, but no more than 12 spaces, as indicated on the Overall Site Plan, Exhibit A.
16. Shared parking between the individual users and projects shall be required.
17. The site shall be developed according to the City of Clermont Land Development Codes, and all buildings must comply with the City of Clermont Architectural Design Standards.



CITY OF CLERMONT
RESOLUTION NO. 2024-018R

18. The installation of a right turn lane, heading westbound at westernmost access point (driveway location 9 in the TIS) will be required. Additional storage within the existing left turn lane (eastbound) on Hooks Street at this access point (driveway location 9) will require lengthening to increase capacity of the turn lane. The length of these turn lanes will be determined and approved by Lake County Public Works at the time of site plan review.
19. The site may also be used for any permitted use in the C-2 General Commercial Zoning District.
20. Interior lighting on the site shall be directed downward into the site and shall not spill over onto adjacent properties.
21. All landscaping, drainage/water retention and site plan approval conditions must be maintained in perpetuity for the site.

SECTION 3: CONFLICT

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

SECTION 4: SEVERABILITY

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

SECTION 5: ADMINISTRATIVE CORRECTION

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

SECTION 6: PUBLICATION AND AN EFFECTIVE DATE

This Resolution shall take effect immediately upon its adoption.



CITY OF CLERMONT
RESOLUTION NO. 2024-018R

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

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

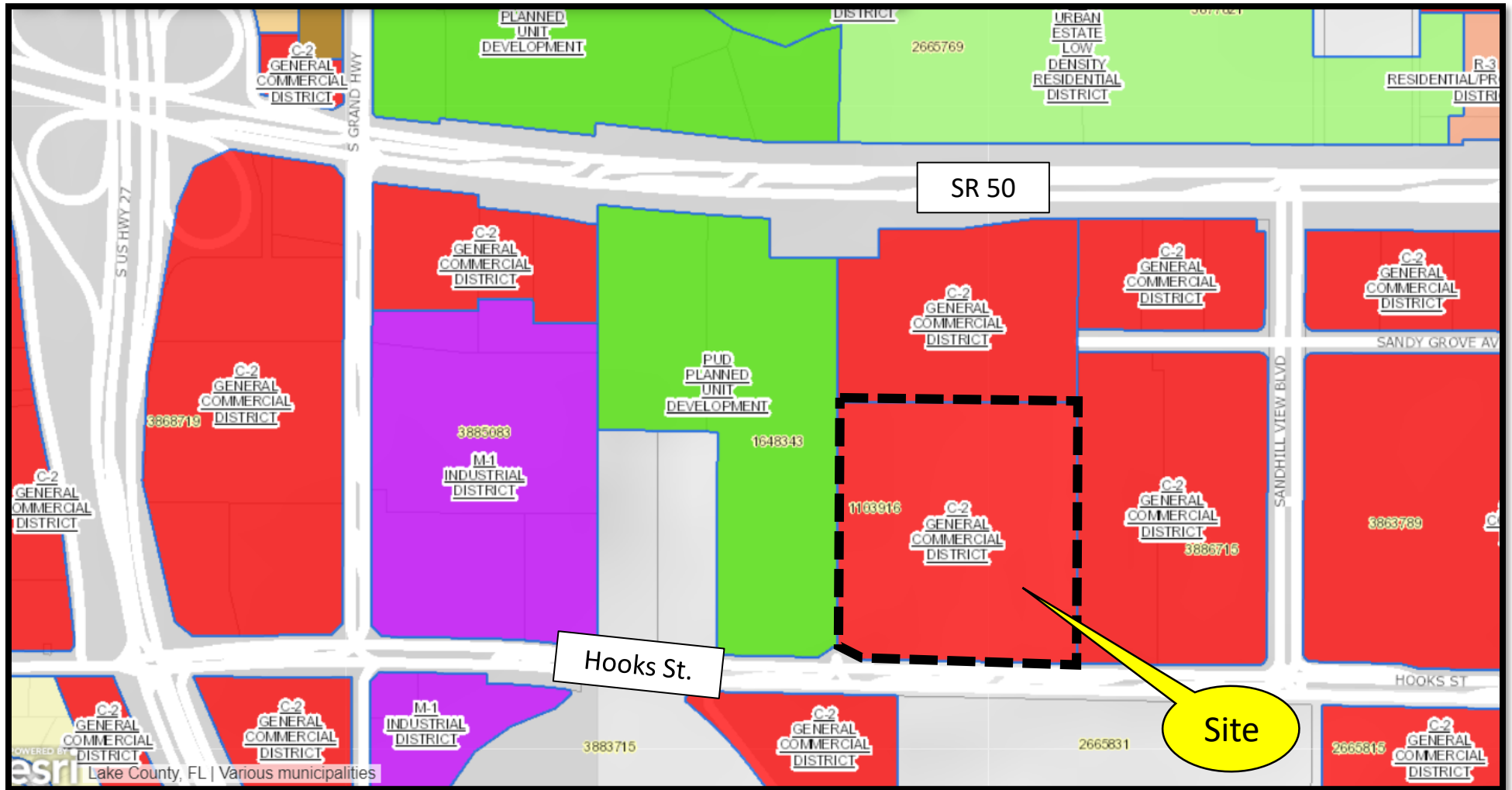
Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

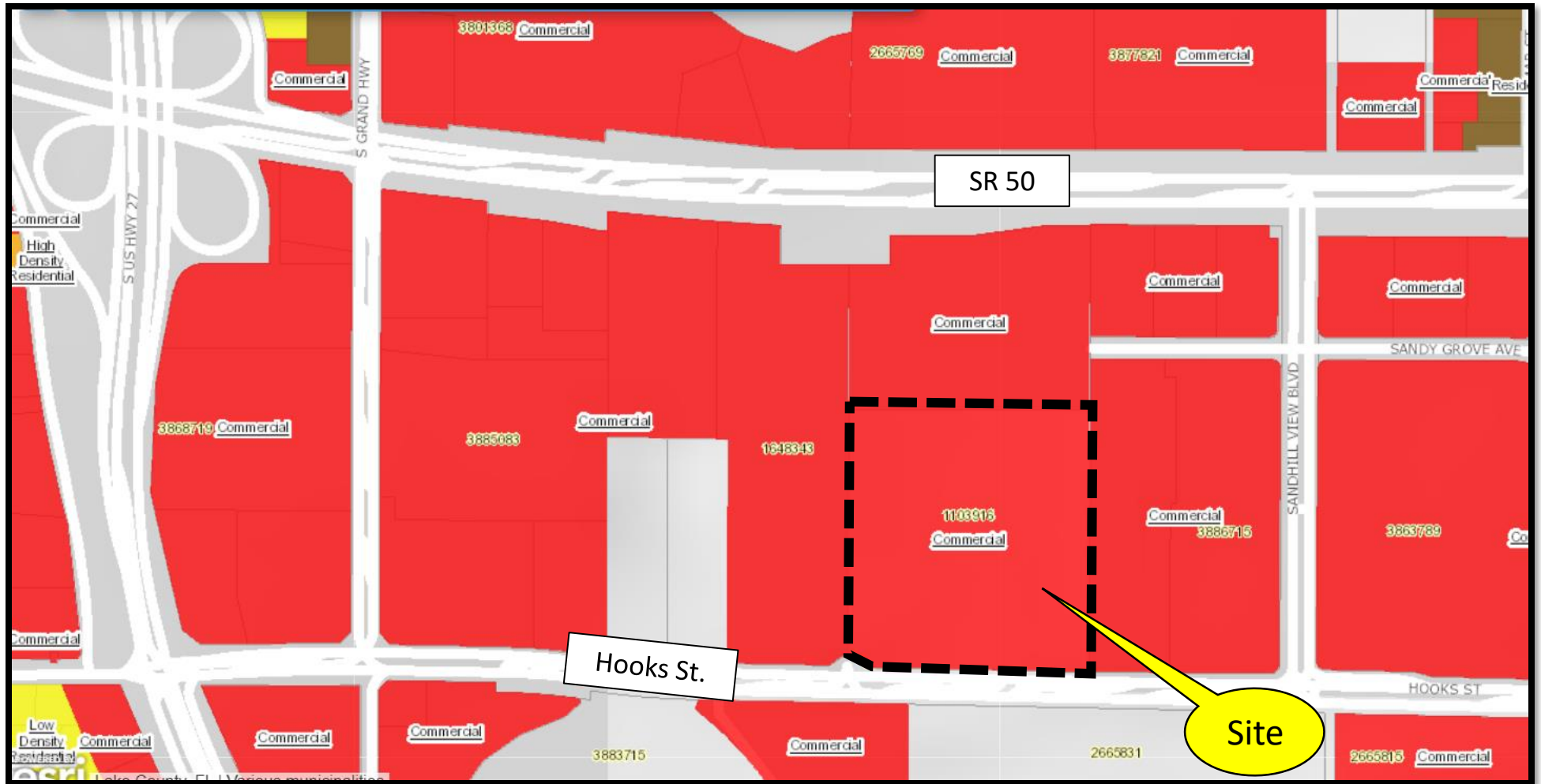
Clermont West Phase 2 – Aerial Map

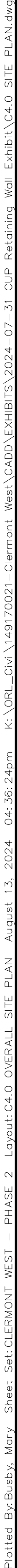


Clermont West Phase 2 – Zoning Map



Clermont West Phase 2 – Future Land Use Map





SITE DATA FOR PHASE 2 ONLY

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

BUILDING CRITERIA:

MAX BUILDING HEIGHT: 65 FT

OVERALL IMPERVIOUS AREA:

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

BUILDING AREA:	2.00 AC	
PAVEMENT/CONCRETE AREA:	3.77 AC	
TOTAL PROPOSED IMPERVIOUS AREA:	5.77 AC	(51.75 %)
TOTAL PROPOSED PERVIOUS AREA:	5.38 AC	(48.25 %)

OPEN SPACE:

REQUIRED:	20%
TOTAL SITE AREA	11.15 AC
MINIMUM OPEN SPACE	0.20 X 11.15 AC
	= 2.23 AC

PROVIDED:

TOTAL PROVIDED:	5.38 AC	(48.25 %)
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BUILDING SETBACKS MINIMUM

HOTEL 1	
FRONT (NORTH)	10 FT
SIDE (WEST)	12 FT
SIDE (EAST)	12 FT
REAR (SOUTH)	25 FT
HOTEL 2	
FRONT (NORTH)	10 FT
SIDE (WEST)	12 FT
SIDE (EAST)	12 FT
REAR (SOUTH)	25 FT
DAYCARE	
FRONT (SOUTH)	25 FT
SIDE (WEST)	12 FT
SIDE (EAST)	12 FT
REAR (NORTH)	25 FT
SELF-STORAGE	
FRONT (SOUTH)	25 FT
SIDE (WEST)	12 FT
SIDE (EAST)	12 FT
REAR (NORTH)	25 FT

LANDSCAPE BUFFERS MINIMUM

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

PARKING:

ALLOWED:
FULL SIZE PARKING TO COMPACT IS 90 TO 10

REQUIRED PARKING:

COMBINED HOTEL REQUIRED PARKING:
 (1 PER EACH ACCOMMODATION/KEY) = 250 KEYS/1 = 250 SPACES
 (1 PER EACH 3 EMPLOYEES) = 30 EMPLOYEES/3 = 10 SPACES
 SUBTOTAL PROVIDED SPACES = 260

SELF-STORAGE REQUIRED PARKING:

(1 PER 1,000 SF OFFICE SPACE) = 1,200 SF/1,000 = 2 SPACES
SUBTOTAL PROVIDED SPACES = 2

TOTAL REQUIRED PARKING = 262

PROVIDED PARKING:

COMBINED HOTEL PARKING:
STANDARD PARKING (20'X10'): 254
HANDICAP PARKING (20'X12'): 10

COMMERCIAL PARKING:

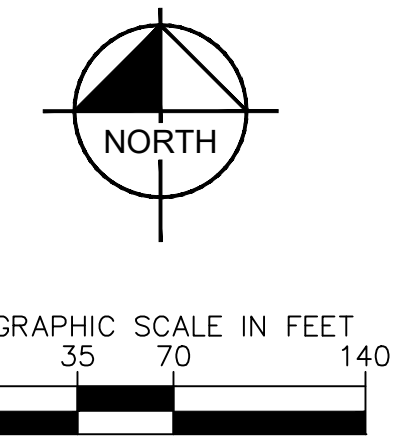
STANDARD PARKING (20'X10'): 40
HANDICAP PARKING (20'X12'): 2

SELF-STORAGE PARKING:

STANDARD PARKING (20'X10'): 6
HANDICAP PARKING (20'X12'): 1

TOTAL PROVIDED PARKING = 313 SPACES

STANDARD PARKING (20'X10'): 300
HANDICAP PARKING (20'X10'): 13



LEGEND

	PROPERTY LINE
	PROPOSED LOT LINES
	BUILDING SETBACKS
	LANDSCAPE BUFFER
	PROPOSED CONCRETE SIDEWALK
	PARKING COUNT
	PROPOSED PEDESTRIAN ACCESS
	PROPOSED OPEN SPACE

REQUESTED CONDITIONS

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

PHASING

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

STORMWATER MANAGEMENT

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

CALL 48 HOURS
BEFORE YOU DIG

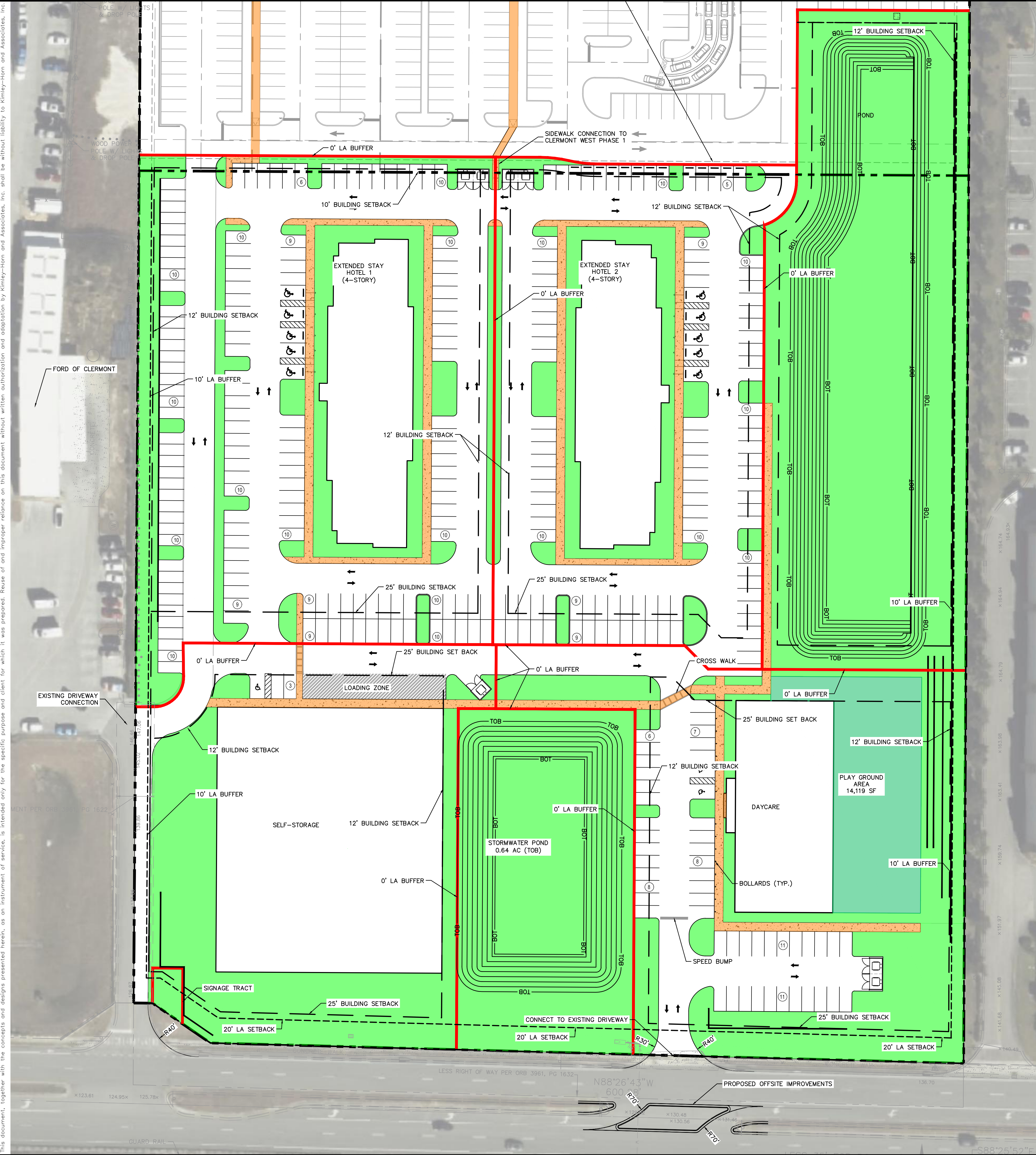
IT'S THE LAW!
DIAL 811

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

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

[illegible]

Plotted By: Buddy, Mary Street Set: CLERMONT WEST - PHASE 2 Layout: C4.1 SITE PLAN August 13, 2024 04:51:16pm K:\ORL\Civil\149170021-Clermont West\CA00\EXHIBITS\2024-07-31 CUP Retaining Wall Exhibit\C4.0 SITE PLAN.dwg
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



SITE DATA FOR PHASE 2 ONLY

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

BUILDING CRITERIA:

MAX BUILDING HEIGHT:	65 FT
----------------------	-------

OVERALL IMPERVIOUS AREA:

TOTAL MAX IMPERVIOUS COVERAGE (80%) = 11.15 AC * 80% = 8.92 AC	
BUILDING AREA:	2.00 AC
PAVEMENT/CONCRETE AREA:	3.77 AC
TOTAL PROPOSED IMPERVIOUS AREA:	5.77 AC (51.75 %)
TOTAL PROPOSED PERVIOUS AREA:	5.38 AC (48.25 %)

OPEN SPACE:

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

BUILDING SETBACKS MINIMUM

HOTEL 1	
FRONT (NORTH)	10 FT
SIDE (WEST)	12 FT
SIDE (EAST)	12 FT
REAR (SOUTH)	25 FT
HOTEL 2	
FRONT (NORTH)	10 FT
SIDE (WEST)	12 FT
SIDE (EAST)	12 FT
REAR (SOUTH)	25 FT
DAYCARE	
FRONT (SOUTH)	25 FT
SIDE (WEST)	12 FT
SIDE (EAST)	12 FT
REAR (NORTH)	25 FT
SELF-STORAGE	
FRONT (SOUTH)	25 FT
SIDE (WEST)	12 FT
SIDE (EAST)	12 FT
REAR (NORTH)	25 FT

LANDSCAPE BUFFERS MINIMUM

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

PARKING:

ALLOWED:
FULL SIZE PARKING TO COMPACT IS 90 TO 10

REQUIRED PARKING:

COMBINED HOTEL REQUIRED PARKING:
(1 PER EACH ACCOMMODATION/KEY) = 250 KEYS/1 = 250 SPACES
(1 PER EACH 3 EMPLOYEES) = 30 EMPLOYEES/3 = 10 SPACES
SUBTOTAL PROVIDED SPACES = 260

SELF-STORAGE REQUIRED PARKING:

(1 PER 1,000 SF OFFICE SPACE) = 1,200 SF/1,000 = 2 SPACES
SUBTOTAL PROVIDED SPACES = 2

TOTAL REQUIRED PARKING = 262

PROVIDED PARKING:

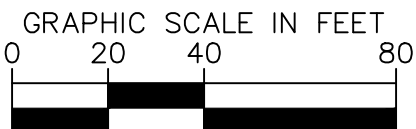
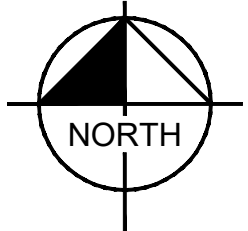
COMBINED HOTEL PARKING:
STANDARD PARKING (20'X10'): 254
HANDICAP PARKING (20'X12'): 10

COMMERCIAL PARKING:
STANDARD PARKING (20'X10'): 40
HANDICAP PARKING (20'X12'): 2

SELF-STORAGE PARKING:
STANDARD PARKING (20'X10'): 6
HANDICAP PARKING (20'X12'): 1

TOTAL PROVIDED PARKING = 313 SPACES

STANDARD PARKING (20'X10'): 300
HANDICAP PARKING (20'X10'): 13



LEGEND

---	PROPERTY LINE
---	PROPOSED LOT LINES
---	BUILDING SETBACKS
---	LANDSCAPE BUFFER
[Pattern]	PROPOSED CONCRETE SIDEWALK
(X)	PARKING COUNT
[Orange Box]	PROPOSED PEDESTRIAN ACCESS
[Green Box]	PROPOSED OPEN SPACE

REQUESTED CONDITIONS

- 0-FT INTERNAL LA BUFFERS BETWEEN INTERNAL LOT LINES.
- ALLOW MAX GRADING WITHIN LA BUFFERS UP TO 25% SLOPE.
- ALLOW FRONT YARD SETBACK OF 10' FOR HOTEL PARCELS (FACING S.R. 50)
- ALLOW UP TO 12 PARKING SPACES BETWEEN LA ISLANDS.

PHASING

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

STORMWATER MANAGEMENT

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

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SUNSHINE STATE ONE CALL OF FLORIDA, INC.

Kimley»Horn

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

LICENSED PROFESSIONAL

CORY SILER

FLORIDA LICENSE NUMBER
89984

DATE: 8/13/2024

KHA PROJECT

149170021

DATE

8/13/2024

SCALE

AS SHOWN

DESIGNED BY

DRAWN BY

CHECKED BY

PHASE 2 SITE PLAN

**CLERMONT WEST
- PHASE 2**

FLORIDA

CITY OF CLERMONT

SHEET NUMBER

C4.1

CITY COMMENTS #1

MB

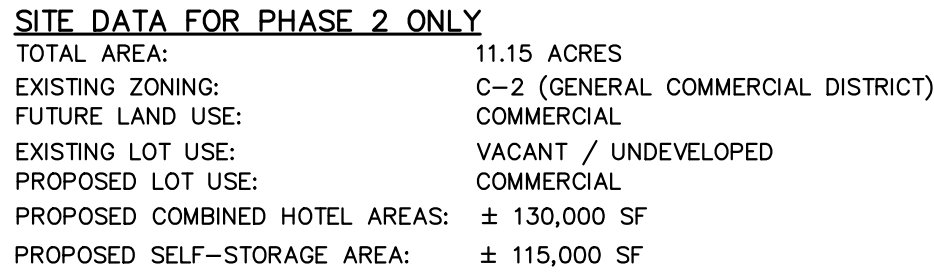
07/01/24

BY

DATE

REVISIONS

No.



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

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REQUIRED:	20%	
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SIDE (EAST)	12 FT
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SELF-STORAGE	
FRONT (SOUTH)	25 FT
SIDE (WEST)	12 FT
SIDE (EAST)	12 FT
REAR (NORTH)	25 FT

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

ALLOWED:
FULL SIZE PARKING TO COMPACT IS 90 TO 100

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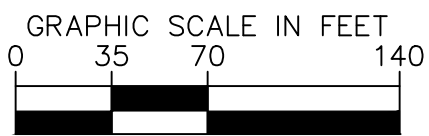
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1. 0-FT INTERNAL LA BUFFERS BETWEEN INTERNAL LOT LINES.
2. ALLOW MAX GRADING WITHIN LA BUFFERS UP TO 25% SLOPE.
3. ALLOW FRONT YARD SETBACK OF 10' FOR HOTEL PARCELS (FACING S.R. 50)
4. MAX BUILDING HEIGHT OF 65'.
5. ALLOW UP TO 12 PARKING SPACES BETWEEN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

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Δ	CITY COMMENTS #1	07/01/24	MB
No.	REVISIONS	DATE	BY

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

FLORIDA LICENSE NUMBER
89984

DESIGNED BY	---
DRAWN BY	---

CLERMONT WEST
- PHASE 2CITY OF CLERMONT
FLORIDA

SHEET NUMBER
C4.0

CALL 48 HOURS
BEFORE YOU DIG



-  **BUFFER CANOPY TREES** 28

3" CAL. 12" HT X 6" SPRD
LIVE OAK
RED MAPLE
MAGNOLIA
BALD CYPRESS

 **BUFFER UNDERSTORY TREES** 36

2.5" CAL. 12" HT X 6" SPRD
DAHOON HOLLY
JAPANESE PRIVET
GRAPE MYRTLE

 **INTERIOR VUA TREES** 77

3" CAL. 12" HT X 6" SPRD.
LIVE OAK
RED MAPLE
MAGNOLIA

 **SCREENING SHRUBS** 74

36" OC. 36" HT MIN.
PODOCARPUS
VIBURNUM

 **BUFFER SHRUBS** 353

36" OC. 24" HT MIN

SIMPSON'S STOPPER

VIBURNUM

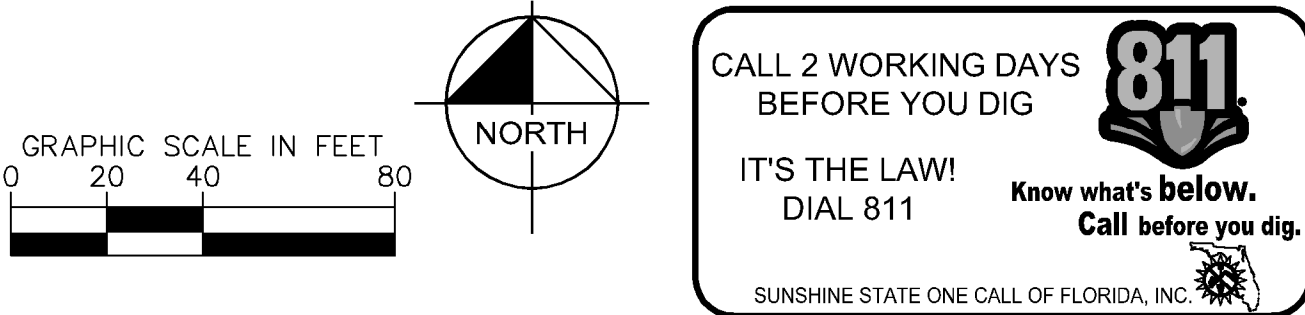
PINEAPPLE GUAVA
INDIAN HAWTHORNE

	BUILDING FOUNDATION	4,795 SF
	18" OC, 12" HT MIN.	
	PERENNIAL PEANUT	
	BLUE DAZE	
	LANTANA	
	SOCIETY GARLIC	
	LIRIOPE	
-		

	INTERIOR VUA	15,429 SF
	18" OC, 12" HT MIN. LIRIOPE CONFEDERATE JASMINE PERENNIAL PEANUT "	
	36" OC, 24" HT MIN. FIREBUSH PINK MUHLY INDIAN HAWTHORNE "	

LANDSCAPE NOTES:

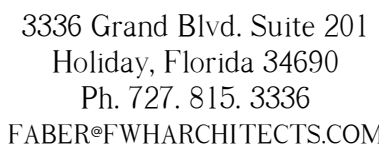
- ALL LANDSCAPE MATERIAL TO BE FLORIDA GRADE #1 OR BETTER QUALITY
- ALL LANDSCAPED AREAS ARE TO RECEIVE A MINIMUM OF 4" OF TOPSOIL.
- ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
- ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND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

[illegible]



CLERMONT

PROPOSED HOTEL

[illegible][illegible]

POSED SELF-STORAGE
FACILITY
ON DEVELOPMENT ASSOCIATES, INC.
HOOKS STREET
CLERMONT, FLORIDA 34711

06.25.24
date
24039
comm. no.

A3.1



SIGNAGE NOTES:

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

FACILITY ADDRESS REQUIREMENTS:

NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS PLACED IN A POSITION TO BE PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY

ADDRESS NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. NUMERALS SHALL BE AT LEAST 6 INCHES IN HEIGHT

WHERE ADDRESS IDENTIFICATION IS REQUIRED BY THE FIRE OFFICE ON OTHER ELEVATIONS OF BUILDINGS, SUCH NUMERALS SHALL NOT BE LESS THAN SIX INCHES IN HEIGHT

ADDRESS NUMBERS SHALL BE ARABIC NUMERALS OR ALPHABET LETTERS

WALL COUNTERFLASHING DETAILS:

REFER TO WALL SECTIONS AND ENLARGED DETAILS FOR THE SPECIFIED COUNTERFLASHING REQUIRED ABOVE CANOPIES, AWNINGS, VILASITER CAPS AND, WHERE APPLICABLE, TRIM MOLDING. IN SUCH CASES, THE DESIGN INTENT IS TO LIMIT THE VISIBILITY OF COUNTERFLASHINGS BY INCORPORATING LOW PROFILE OR CONCEALED FLASHINGS

THE SHELL GENERAL CONTRACTOR SHALL FULLY REVIEW AND COORDINATE ALL WALL COUNTERFLASHING REQUIREMENTS WITH THE ROOFER AND APPLICABLE TRADES PRIOR TO INSTALLATION. SHOULD CLARIFICATION OF ANY DETAIL BE NEEDED, THE SHELL GENERAL CONTRACTOR SHALL SUBMIT AN RFI TO THE ARCHITECT PRIOR TO INSTALLATION

UNDER NO CIRCUMSTANCES WILL EXPOSED SINGLE-PLY MEMBRANE BE AN ACCEPTABLE MEANS OF FLASHING AT THE CONDITIONS NOTED

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

EXTERIOR INSULATION FINISH SYSTEM (EIFS) REQUIREMENTS:

1. THE STANDARD FINISH COAT OVER GEMENT PLASTER SURFACES SHALL BE AN ACRYLIC EIFS FINISH COAT, "DRYVIT T5 FINISH" (OPTION 1) AS MANUFACTURED BY DRYVIT SYSTEMS, INC. COLORS, AS SPECIFIED ON THE EXTERIOR FINISH SCHEDULE, HAVE BEEN SELECTED FROM DRYVIT'S STANDARD COLORS. THIS SYSTEM CONSISTS OF A TINTED PRIMER AND TEXTURED ACRYLIC FINISH WITH INTEGRAL COLOR. THE SPECIFIED SYSTEM HAS A 10-YEAR MANUFACTURER WARRANTY.
2. WHERE A CUSTOM COLOR IS REQUIRED FOR THE FINISH COAT OVER GEMENT PLASTER SURFACES, AN ACRYLIC EIFS FINISH COAT, "DRYVIT T5 FINISH" (OPTION 1) WITH STRATOCOTE COLOR MATCHING SYSTEM AS MANUFACTURED BY DRYVIT SYSTEMS, INC. SHALL BE PROVIDED. CUSTOM COLORS ARE SPECIFIED ON THE EXTERIOR FINISH SCHEDULE. THIS SYSTEM CONSISTS OF A TINTED PRIMER AND TEXTURED ACRYLIC FINISH WITH INTEGRAL COLOR. THE SPECIFIED SYSTEM HAS A 5-YEAR MANUFACTURER WARRANTY.
3. ALL FINISH COAT TEXTURES SHALL BE "SANDPEBBLE FINE" UNLESS OTHERWISE NOTED.
4. WHERE FOAM TRIM, CORNICE MOLDING OR OTHER SHAPES ARE SPECIFIED, COMPONENTS SHALL BE AS MANUFACTURED BY "DRYVIT SHAPES BY AEROCORE" AND SHALL BE COMPOSED OF A TYPE I CLASSIFICATION EXPANDED POLYSTYRENE WRAPPED IN A FLEXIBLE IMPACT RESISTANT FIBERGLASS MESH AND COATED WITH A FACTORY APPLIED POLYMER MODIFIED, FLEXIBLE CEMENT COATING.
5. ALL GENERAL CONTRACTOR DIDS SHALL INCLUDE THE ABOVE STATED SYSTEMS / PRODUCTS IN THEIR BASE BIDS. SUBSTITUTIONS WILL BE CONSIDERED FOR APPROVAL BUT ONLY IF FULLY QUALIFIED IN BIDS INCLUDING COMPLETE SYSTEM / PRODUCT SPECIFICATIONS AND ASSOCIATED COSTS.

ALUMINUM COPING, DRIP EDGES, SCUFFERS AND DOWNSPOUT REQUIREMENTS:

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

GENERAL:

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

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

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

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



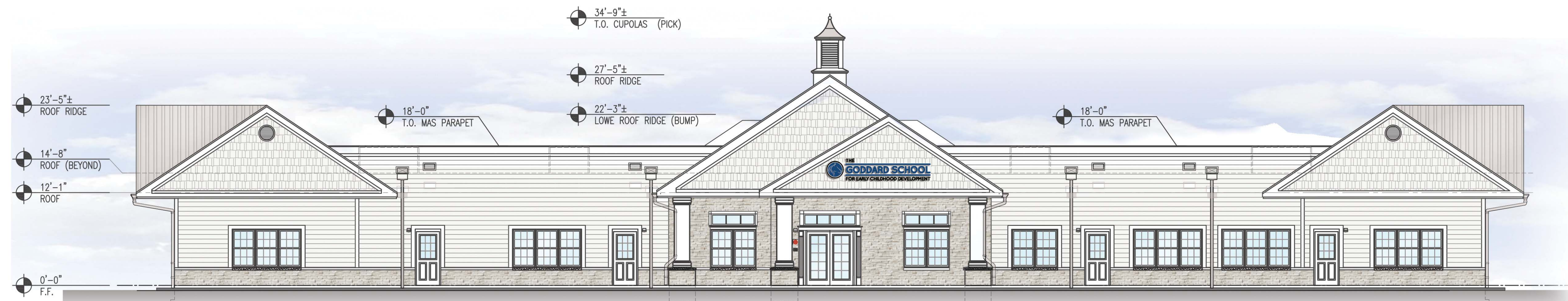
Extra Space
Storage

7561

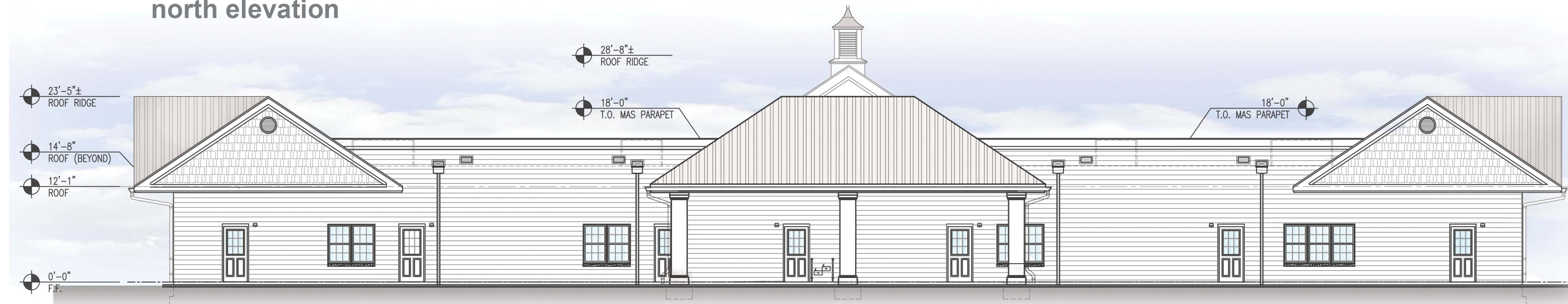


Extra Space
Storage





north elevation



south elevation



west elevation



east elevation



EMPAD
ARCHITECTURE AND DESIGN
AA26000094
1901 ULMERTON ROAD SUITE 195 CLEARWATER, FL



THE
GODDARD SCHOOL
FOR EARLY CHILDHOOD DEVELOPMENT

9-18-18



SUNCOAST
Team Services



CITY OF CLERMONT

CONDITIONAL USE PERMIT APPLICATION

Date 4/30/2024		FEE: \$845 + cost of advertisement + cost of traffic review (if necessary)	
Project Name (if applicable) Clermont West Phase 2			
Applicant CLERMONT WEST INVESTORS, LLC			
Contact Person RYAN STAHL			
Address 630 S. MAITLAND AVENUE, SUITE 100	City MAITLAND	State FL	Zip 32751
Telephone 407-628-0077	Fax		
Email RSTAHL@EQUINOX-DEVELOPMENT.COM			
OWNER INFORMATION ☒ (Check box if owner information is same as applicant)			
Owner's Name			
Owner Address	City	State	Zip
Telephone	Fax		
PROPERTY INFORMATION			
Address of Subject Property 1250 E HWY 50	City CLERMONT	State FL	Zip 34711
General Location South of SR 50, east of Grand Hwy, west of Sandhill View Blvd, and north of Hooks St.			
Legal Description & Alternate Key (include copy of survey) A PORTION OF: BEGIN AT THE EAST LINE OF TRACT 22, THAT IS SOUTH LINE OF FDOT RIGHT OF WAY, RUN SOUTH ALONG THE EAST LINE OF 500 FEET, THENCE NORTH 89°39'36" WEST TO THE WEST BOUNDARY OF SAID TRACT 22, THENCE NORTH TO FDOT RIGHT OF WAY, THENCE EAST ALONG SAID SOUTHERLY FDOT RIGHT OF WAY TO POINT OF BEGINNING, BEING A PART OF TRACT 22, LAKE HIGHLANDS COMPANY, SECTION 29, TOWNSHIP 22 SOUTH, RANGE 26 EAST, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 2, PAGE 25, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LESS ROAD RIGHT OF WAY, AND TRACTS 22 AND 27, LAKE HIGHLANDS COMPANY, SECTION 29, TOWNSHIP 22 SOUTH, RANGE 26 EAST, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 2, PAGE 25, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LESS AND EXCEPT: BEGIN AT THE EAST LINE OF TRACT 22, THAT IS SOUTH LINE OF FDOT RIGHT OF WAY, RUN SOUTH ALONG THE EAST LINE OF 500 FEET, THENCE NORTH 89°39'36" WEST TO THE WEST BOUNDARY OF SAID TRACT 22, THENCE NORTH TO FDOT RIGHT OF WAY, THENCE EAST ALONG SAID SOUTHERLY FDOT RIGHT OF WAY TO POINT OF BEGINNING, BEING A PART OF TRACT 22, LAKE HIGHLANDS COMPANY, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 2, PAGE 25, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. TOGETHER WITH LAKE HIGHLANDS 29-22-26, TRACTS 37A, 37B, 38A, E 170.51 FT OF TRACT 38B--LESS BEG AT NE COR OF TRACT 37A, RUN S 0-15-47 W 35.01 FT, N 88-26-40 W 164.46 FT, N 0-15-47 E 35.01 FT, S 88-26-40 E 164.46 FT TO POB FOR RD R/W & LESS FROM SW COR OF NW 1/4 OF SEC 29 RUN S 88-26-37 E ALONG S LINE OF NW 1/4 A DIST OF 1483.16 FT, S 0-12-04 W 15 FT TO S LINE OF HOOKS ST & THE INTERSECTION WITH W LINE OF E 170.51 FT OF TRACT 38B FOR POB, CONT S 88-26-37 E 983.16 FT, S 0-15-50 W 35 FT, N 88-26-37 W 983.07 FT, N 0-12-04 E 35 FT FOR RD R/W--PB 2 PG 25 ORB 1008 PG 668. FOR A TOTAL OF ±17.72 AC.			
Land Use (City verification required) C-2 GENERAL COMMERCIAL DISTRICT			
Zoning (City verification required) COMMERCIAL			



CITY OF CLERMONT
**CONDITIONAL USE PERMIT
APPLICATION**

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

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

RYAN STAHL

Applicant Name (print)

x

Applicant Name (signature)

RYAN STAHL

Owner Name (print)

x

Owner Name (signature)

*****NOTICE*****

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

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

5/26/2020

PROPERTY RECORD CARD

General Information

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

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

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

Land Data

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

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

Miscellaneous Improvements

There is no improvement information to display.

Sales History

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

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

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

Values and Estimated Ad Valorem Taxes

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

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

Exemptions Information

This property is benefitting from the following exemptions with a checkmark 

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

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

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

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

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

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

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

Site Notice

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

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

Print

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

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

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

Order Confirmation Amount	\$200.56
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Ad Preview

LEGAL NOTICE

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

LOCATION

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

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

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

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

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

Tracy Ackroyd Howe, MMC
City Clerk
#10268321 6/17, 7/8/2024



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, August 27, 2024		
Agenda Item Name		
Resolution No. 2024-021R <i>US Highway 27 Self-Storage & Car Wash CUP</i>		
Requested Action		
Staff Report		
The applicant and City staff are still working on the final details of the project and the Conditional Use Permit conditions. Additional time is requested.		
Additional Analysis		
Fiscal Impact Summary		
None.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	2024-021R - US Hwy 27 SS and Car Wash CUP (06.19.2024)	2024-021R - US Hwy 27 SS and Car Wash CUP (06.19.2024).pdf
2.	Legal Ad-US Hwy 27 Self Storage Car Wash CUP	Legal Ad-US Hwy 27 Self Storage Car Wash CUP.pdf



CITY OF CLERMONT
RESOLUTION NO. 2024-021R

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

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida, at a meeting held on July 2, 2024 recommended approval of this Conditional Use Permit to allow for a residential storage warehouse occupying more than 20,000 square feet and a car wash, at the following location:

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)

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 residential storage warehouse with up to 100,000 square feet and a car wash in the C-2 General Commercial zoning district, be granted subject to the following conditions:

SECTION 1: GENERAL CONDITIONS

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



CITY OF CLERMONT
RESOLUTION NO. 2024-021R

3. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.
4. Prior to the issuance of any permits, the applicant shall be required to submit formal site plans for review and approval by the City of Clermont Site Review Committee. The site plans shall meet all submittal requirements and comply with the conditions of this Resolution, applicable City Codes, Regulations, Ordinances, and provide compliance with the adopted City Comprehensive Plan, as amended.
5. No business can occupy any portion of the building unless the proposed business has applied for and obtained a Local Business Tax Receipt from the Development Services Department.
6. The Conditional Use Permit must be executed and processed through the office of the City Clerk within 90 days of its date of grant by the City Council or the permit shall become null and void.
7. The Applicant shall record in the Public Records of Lake County within 90 days of its date of approval by the City Council, a short-form version of this Conditional Use Permit as provided by the City or a form acceptable to the City, to provide notice to all interested parties, the assigns, successors and heirs of the developer/applicant and all future owners of the above-referenced property that the real property described above is subject to the terms and conditions of the Conditional Use Permit.
8. The structure shall be inspected by the Fire Marshal for life safety requirements. All requirements must be met prior to any Certificate of Occupancy being issued.
9. The structure shall be inspected by the City Building Inspector and all building code violations must be corrected prior to a Certificate of Occupancy being issued.
10. If any of the stated conditions are violated, the applicant understands and agrees that the City Council may revoke this Conditional Use Permit by resolution.
11. This permit shall become null and void if substantial construction work has not begun within two (2) years of the date of issuance of this Conditional Use Permit. "Substantial construction work" means the commencement and continuous prosecution of construction of required improvements ultimately finalized at completion.



CITY OF CLERMONT
RESOLUTION NO. 2024-021R

SECTION 2: LAND USES AND SPECIFIC CONDITIONS

RESIDENTIAL STORAGE WAREHOUSE:

1. This Conditional Use Permit is for a residential storage warehouse occupying up to 100,000 square feet to be allowed in the C-2 General Commercial zoning district.
2. The building shall be limited to three-stories and shall not exceed 45 feet.
3. The facility shall have a minimum of two elevators for customer use.
4. No outside storage will be allowed.
5. The residential storage warehouse may be gated and secured from the General Public. Any fencing shall be ornamental metal or decorative PVC/vinyl. All retaining walls constructed must comply with Clermont Codes.
6. The building shall be constructed in substantial accordance with the conceptual elevations and style as shown in Exhibit B.

CAR WASH:

7. This Conditional Use Permit is for an automotive self-service car wash facility to be allowed in the C-2 General Commercial zoning district.
8. The car wash shall be a single tunnel design not to exceed 2,000 square feet.
9. The hours of operation will be Monday through Sunday, 7:00 AM to 7:00 PM
10. The car washing services for any vehicles shall be conducted in an orderly manner and state of maintenance so the property appearance will not be considered a nuisance.
11. No outside speaker systems will be permitted at this site.
12. The car wash shall be constructed in substantial accordance with the conceptual elevations and style as shown in Exhibit C.
13. The car wash shall use a water recycling system for washing cars.



CITY OF CLERMONT
RESOLUTION NO. 2024-021R

ENTIRE SITE:

14. The property shall be developed in substantial accordance with the Preliminary Site Plan prepared by Common Oak Engineering, with an issue date of 03/06/2024 and identified as Exhibit A. The preliminary site 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.
15. Any signage must comply with Clermont Sign Code. A separate permit is required for any signs.
16. Site lighting shall be installed and operated to reflect downward onto the site and shall not spill over onto the adjacent properties.
17. Sidewalks are required adjacent to any streets-right-of way for the entire length of the subject property; any required sidewalk installation shall be coordinated with the appropriate City, County or State Agency prior to construction.
18. In the event that parking or vehicle stacking at this site proves inadequate, the City reserves the right to open the CUP for further review and additional conditions which may include additional parking requirements, site alterations to improve stacking of vehicles or revocation of the Conditional Use Permit.
19. Should the residential storage warehouse use or car wash use cease operation for a period of greater than 180 days, a new Conditional Use Permit shall be required.
20. 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.

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. 2024-021R

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. 2024-021R

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

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Exhibit B – Elevations and Building Style – Storage Building



AD200.2.1.1 - 01 Front Right



Exhibit C – Elevations and Building Style – Car Wash



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
----------------------------------	-----------------

Ad Preview

LEGAL NOTICE

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

LOCATION

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

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

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

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

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

Tracy Ackroyd Howe, MMC
City Clerk

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



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, August 27, 2024		
Agenda Item Name		
Ordinance No. 2024-037 <i>Final</i> <i>LDC Amendment Chapter 117 Signs</i>		
Requested Action		
Recommend approval of Ordinance 2024-037.		
Staff Report		
City staff are 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. <i>The Planning and Zoning Commission recommended approval 5-0.</i>		
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.	CRA & CBD Map	CRA & CBD Map.pdf
3.	2024-037 Business Impact Estimate	2024-037 Business Impact Estimate.pdf
4.	Legal Ad	Legal Ad.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 District (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:

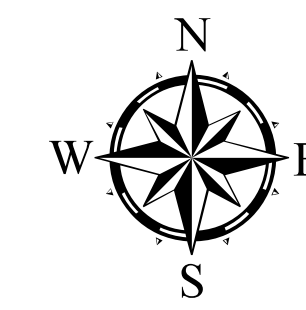
Tracy Ackroyd Howe, MMC
City Clerk

APPROVED AS TO FORM AND LEGALITY:

Daniel F. Mantzaris, City Attorney

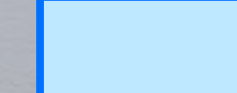


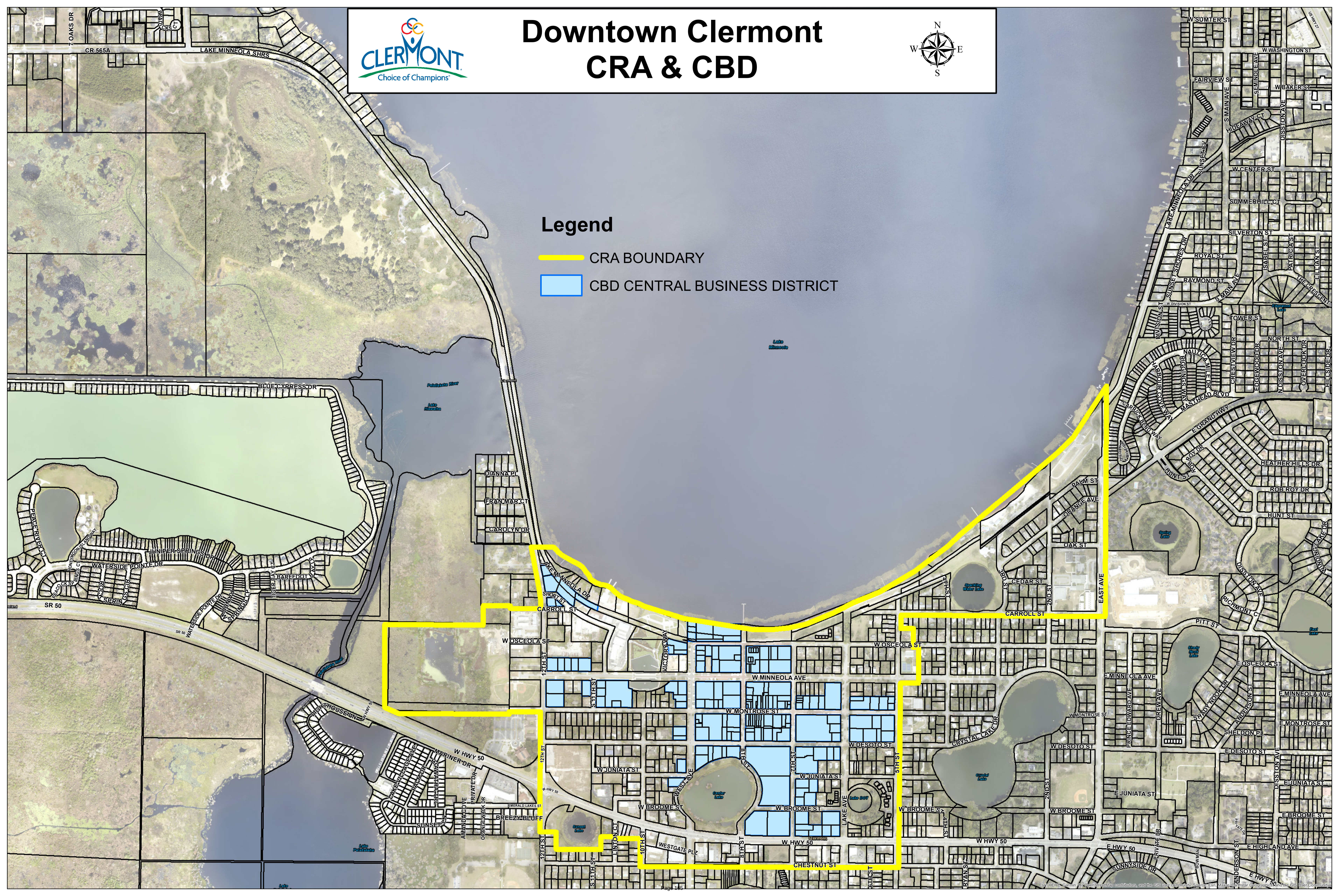
Downtown Clermont CRA & CBD



Legend

 CRA BOUNDARY

 CBD CENTRAL BUSINESS DISTRICT





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.

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:	08/05/2024
Order Number:	10451083
Prepayment Amount:	\$ 0.00

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

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	1	08/12/2024 - 08/12/2024	Govt Public Notices
LEE dailycommercial.com	1	08/12/2024 - 08/12/2024	Govt Public Notices

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

Total Cash Order Confirmation Amount Due	\$82.58
Tax Amount	\$0.00
Service Fee 3.99%	\$3.29
Cash/Check/ACH Discount	-\$3.29
Payment Amount by Cash/Check/ACH	\$82.58
Payment Amount by Credit Card	\$85.87

Order Confirmation Amount	\$82.58
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Ad Preview

LEGAL NOTICE

On Tuesday, August 27, 2024 at 6:30 PM the Clermont City Council 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 ERROR, RECORDING, PUBLICATION AND AN EFFECTIVE DATE.

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

This amendment 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
#10451083 8/12/24



AGENDA ITEM

Meeting Date	
Tuesday, August 27, 2024	
Agenda Item Name	
Ordinance No. 2024-007 <i>Transmittal</i> <i>Sundara Eco-Spa Comp Plan Amendment</i>	
Requested Action	
Recommend approval of Ordinance 2024-007.	
Staff Report	
The applicant, Jimmy D. Crawford, Esq., is requesting a small-scale comprehensive plan amendment for 42 +/- acres located adjacent to the Hammock Ridge Road and Lakeshore Drive intersection. The property is currently in Lake County and has a Future Land Use Designation of Lake County Langley-Interlachen Green Swamp. Since this project is located in the Green Swamp Area of Critical State Concern, a state coordinated review process will be required under Florida Statutes 163.3184(4). This process will provide the state land planning agency with making objections, recommendations and comments within 60 days after receipt of the proposed plan amendment. Any written comments will be forwarded to the City and the City will then need to determine whether to adopt the comprehensive plan or not. This hearing is the first hearing to transmit the request and a second hearing will be several months later pending comments from the state coordinated review. The applicant is requesting an amendment to change the future land use to the City of Clermont Master Planned Development. The applicant is proposing a specialty spa and hotel on the property. The Master Planned Development Future Land Use will limit the development to the specialty spa and hotel based upon Policy 1.7.2. This land use requires City Council approval for a development that specifies the allowable types and distribution of land use within a project. The Floor Area Ratio (FAR) in this land use is 0.25, but will be limited to 0.15 for the project via the Planned Unit Development zoning. The proposed project under the Master Planned Development would be a less intense use of the project since the FAR would be limited to 0.15 and the open space of 60% would be retained.	

The project is not in conflict with any provision of the City's Comprehensive Plan. The City has the ability to serve the project with applicable City services. The Master Planned Development future land use appears to be in accordance with the existing County's Urban Low and GSACSC Rural County future land use. Staff recommends approval of Ordinance 2024-007. *The Planning and Zoning Commission recommended approval 6-1.*

Additional Analysis

Fiscal Impact Summary

None

Fiscal Impact

Fund Number and Description

Available Budget Amount

Exhibits Attached (copies of original agreements)

1.	2024-007 -Sundara Langley Spa CPA (08.19.2024)	2024-007 -Sundara Langley Spa CPA (08.19.2024).pdf
2.	Maps	Maps.pdf
3.	2024-007 Before	2024-007 Before.pdf
4.	2024-007 After	2024-007 After.pdf
5.	Sundara SP 20240423 Clermont CC Meeting	Sundara Submittal 20240423 Clermont City Council Meeting.pdf
6.	PUD STATEMENT - Sundara	PUD STATEMENT IN SUPPORT - Sundara-Langley.docx
7.	Application	02_CPA application.pdf
8.	2024-007 Sundara CPA Ad DEO	2024-007 Sundara CPA Ad DEO.pdf



CITY OF CLERMONT
ORDINANCE NO. 2024-007

AN ORDINANCE OF THE CITY OF CLERMONT, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE CITY'S COMPREHENSIVE PLAN BY CHANGING 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; INCLUDING IN THE GREEN SWAMP, AN AREA OF CRITICAL STATE CONCERN DESIGNATED PURSUANT TO F.S. 380.05, SETTING FORTH THE AUTHORITY FOR ADOPTION OF THE SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT; SETTING FORTH THE PURPOSE AND INTENT OF THE SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT; PROVIDING FOR THE ADOPTION OF THE SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT; ESTABLISHING THE LEGAL STATUS OF THE SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

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

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

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

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

SECTION 1:

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

LEGAL DESCRIPTION

PARCEL NO. 36-22-25-0004-000-00100

ALL THAT PART OF SECTION 36, TOWNSHIP 22 SOUTH, RANGE 25 EAST LYING EAST OF THE PALATLAKAHA RIVER.

PARCEL 06-23-26-0002-000-00500 (TRACT 8) / PARCEL NO. 13-23-25-0500-008-00000 (TRACT 9, 10, 11, 23) (PART-A)



CITY OF CLERMONT
ORDINANCE NO. 2024-007

TRACTS 8, 9, 10, 11, 23 IN SECTION 6, TOWNSHIP 23 SOUTH, RANGE 26 EAST, ACCORDING TO THE PLAT OF MONTE VISTA PARK FARMS, FILED 13 FEBRUARY 1914, AND RECORDED IN PLAT BOOK 2, PAGE 27, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

ALL LYING SOUTH OF THE SOUTH RIGHT OF WAY LINE OF LAKESHORE DRIVE AND SOUTHWESTERLY OF THE SOUTH RIGHT OF WAY LINE OF HAMMOCK RIDGE ROAD

PARCEL 06-23-26-0002-000-00500 (TRACT 8) WAS ALSO DESCRIBED AS FOLLOWS: THAT PART OF THE NW¼ OF THE NW¼ OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LYING NORTH AND WEST OF TRACT 8 & 9, MONTE VISTA PARK FARMS.

AND

PARCEL NO. 13-23-25-0500-008-00000 (PART-B)

ALL OF THAT PARCEL OF LAND LYING IN THE NE¼ OF THE SE¼ OF THE NE¼ OF SECTION 1 AND THE SE¼ OF THE NE¼ OF THE NE¼, SECTION 1, TOWNSHIP 23 SOUTH, RANGE 25 EAST, LYING EASTERLY AND SOUTHERLY OF THE EASTERN SHORELINE OF LAKE SUSAN

AND

PARCEL NO. 13-23-25-0500-008-00000 (PART-C)

ALL OF THAT PARCEL OF LAND LYING IN THE NE¼ OF THE NE¼ OF THE NE¼ OF SECTION 1, TOWNSHIP 23 SOUTH, RANGE 25 EAST, LYING NORTHEASTERLY OF THE EASTERN SHORELINE OF THE PALATLAKAHA RIVER

AND

PARCEL NO. 31-22-26-0003-000-01503 (PART-D)

THAT PART OF THE SW¼ OF THE SW¼ OF SECTION 31, TOWNSHIP 22 SOUTH, RANGE 26 EAST, DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, AND RUN THENCE EAST ALONG THE SOUTH LINE OF SAID SECTION 31 TO THE SHORE OF LAKE MINNEHAHA; THENCE NORTH-WESTERLY ALONG SHORELINE TO THE WEST LINE OF SAID SECTION 31; THENCE SOUTHERLY ALONG SECTION LINE TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

THAT PART OF THE NE¼ OF NW¼ OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 26 EAST, BOUNDED AND DESCRIBED AS FOLLOWS: FROM THE NORTHEAST CORNER OF THE NW¼ OF THE SAID SECTION 6, RUN WEST ALONG THE NORTH LINE OF



CITY OF CLERMONT
ORDINANCE NO. 2024-007

SAID SECTION 6 A DISTANCE OF 783.6 FEET TO A POINT ON THE SOUTHERLY LINE OF THE RIGHT OF WAY OF LAKESHORE DRIVE, THENCE RUN SOUTH 71°03' WEST ALONG THE SOUTHERLY LINE OF SAID RIGHT OF WAY A DISTANCE OF 600.16 FEET FOR A POINT OF BEGINNING. (THE SAID POINT OF BEGINNING BEING THE INTERSECTION OF THE SOUTHERLY LINE OF THE RIGHT OF WAY OF LAKE SHORE DRIVE WITH THE WESTERLY LINE OF THE RIGHT OF WAY OF LAKE LOUISA ROAD.) FROM SAID POINT OF BEGINNING, RUN SOUTH 0° 11' WEST ALONG THE WEST LINE OF THE RIGHT OF WAY OF LAKE LOUISA ROAD 281.05 FEET; THENCE RUN SOUTH 71°03' WEST 192.19 FEET TO A CONCRETE MONUMENT; THENCE RUN NORTHWEST ALONG A CURVE BEING ALSO THE EASTERLY RIGHT OF WAY OF HAMMOCK RIDGE ROAD, HAVING A CHORD BEARING OF N54°58'51"W, A CHORD LENGTH 189.73 FEET, A RADIUS OF 800.00 FEET, ARC LENGTH OF 190.18 FEET, AND A DELTA ANGLE 13°37'13"; THEN LEAVING SAID CURVE N24°42'07"E A DISTANCE OF 20.59 FEET; THENCE ON A TANGENT CURVE HAVING A CHORD BEARING OF N48°14'02"E, A CHORD LENGTH OF 199.63 FEET, A RADIUS OF 250.00 FEET, ARC LENGTH OF 205.35 FEET, AND A DELTA ANGLE 47°03'49"; THENCE LEAVING SAID CURVE N71°03'E A DISTANCE OF 115.92 FEET; THENCE NL8°57'W A DISTANCE OF 18.9 FEET; THENCE N71°03'E TO THE POINT OF BEGINNING. LESS THE RIGHT OF WAY OF LAKE SHORE DRIVE.

LESS AND EXCEPT THE DRAINAGE POND MORE PARTICULARLY DESCRIBED AS: A PORTION OF TRACTS 9 & 10, MONTE VISTA PARK FARMS, AS RECORDED IN PLAT BOOK 2, PAGE 27, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING IN SECTION 6, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT 9; THENCE RUN SOUTH 89° 43' 00" EAST ALONG THE SOUTH LINE OF TRACT 9, 482.58 FEET TO THE POINT OF BEGINNING; SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 725.00 FEET, A CHORD BEARING OF NORTH 39° 25' 42" EAST, AND A CHORD DISTANCE OF 70.08 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 5° 32' 26", A DISTANCE OF 70.11 FEET; THENCE LEAVING SAID CURVE RUN NORTH 36° 12' 17" EAST, 79.29 FEET; THENCE NORTH 11° 45' 29" EAST, 116.92 FEET TO THE PROPOSED SOUTH RIGHT OF WAY OF THE SOUTH CLERMONT CONNECTOR; SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 700.00 FEET, A CHORD BEARING OF SOUTH 80° 58' 11" EAST, AND A CHORD DISTANCE OF 219.58 FEET; THENCE RUN EASTERLY ALONG SAID CURVE AND SAID RIGHT OF WAY THROUGH A CENTRAL ANGLE OF 18° 02' 51", A DISTANCE OF 220.49 FEET; THENCE LEAVING SAID RIGHT OF WAY AND SAID CURVE RUN SOUTH 24° 26' 29" EAST, 49.33 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1000.00 FEET, A CHORD BEARING OF SOUTH 34° 20' 08" WEST, AND A CHORD DISTANCE OF 280.94 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF

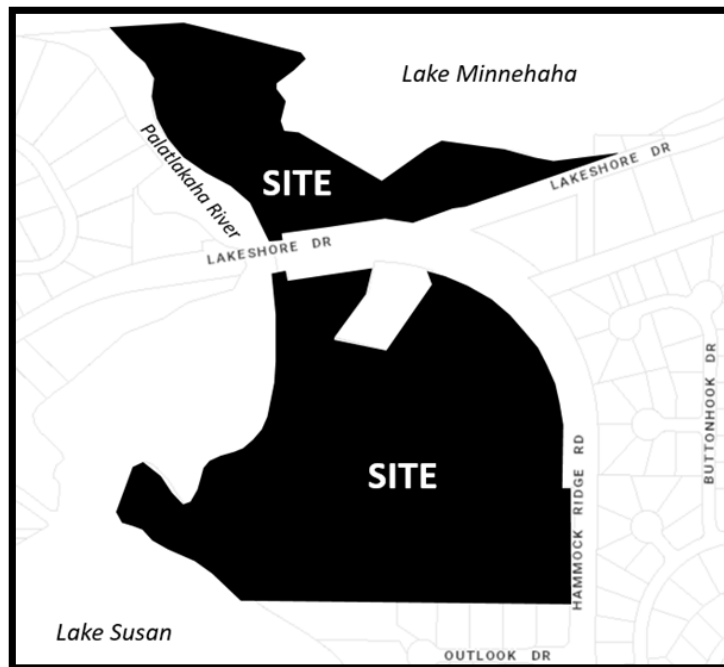
SAID CURVE THROUGH A CENTRAL ANGLE OF 16° 09' 00", A DISTANCE OF 281.87 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 525.00 FEET AND A CENTRAL ANGLE OF 3° 43' 16"; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 34.10 FEET; THENCE LEAVING SAID CURVE RUN NORTH 76° 36' 25" WEST, 214.76 FEET, TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 725.00 FEET, A CHORD BEARING OF NORTH 34° 02' 16" EAST, AND A CHORD DISTANCE OF 66.29 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 5° 14' 25", A DISTANCE OF 66.31 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 1.71 ACRES, MORE OR LESS.

LESS LAKESHORE DRIVE AND HAMMOCK RIDGE ROAD RIGHT OF WAYS AS THEY CURRENTLY EXIST.

SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD.

LOCATION

11500 Lake Louisa Road
Vacant parcels located northwest and southwest of the
Lakeshore Drive and Hammock Ridge Road intersection
(Alternate Keys 3828571, 1592933, 1587581, and portion of 1663059)
42.70 +/- Acres





CITY OF CLERMONT
ORDINANCE NO. 2024-007

CHANGE IN FUTURE LAND USE CLASSIFICATION

**FROM: LAKE COUNTY LANGLEY-INTERLACHEN GREEN SWAMP
TO: CITY OF CLERMONT MASTER PLANNED DEVELOPMENT**

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

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. 2024-007

ORDAINED 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

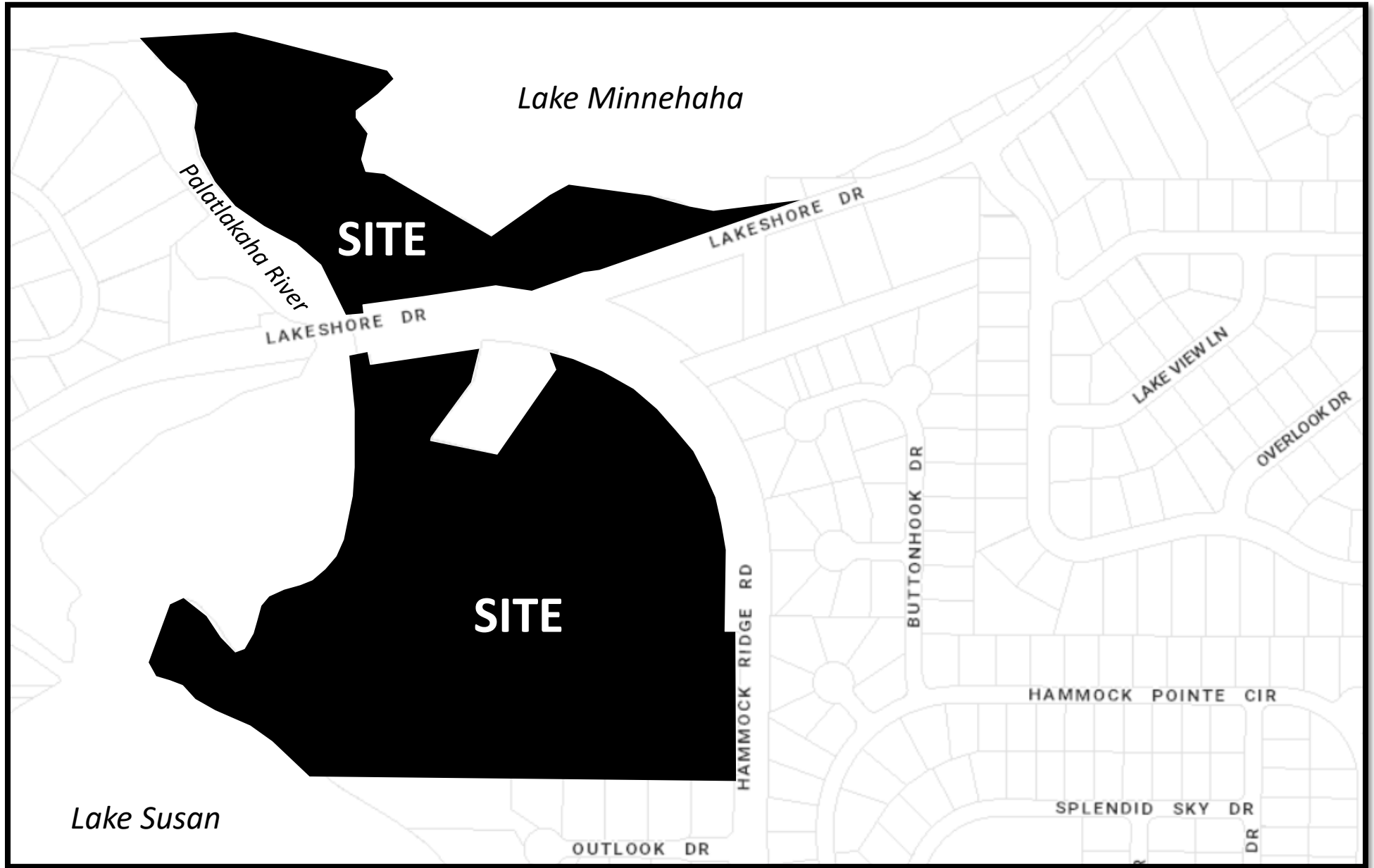
Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Sundara Spa – Langley Property

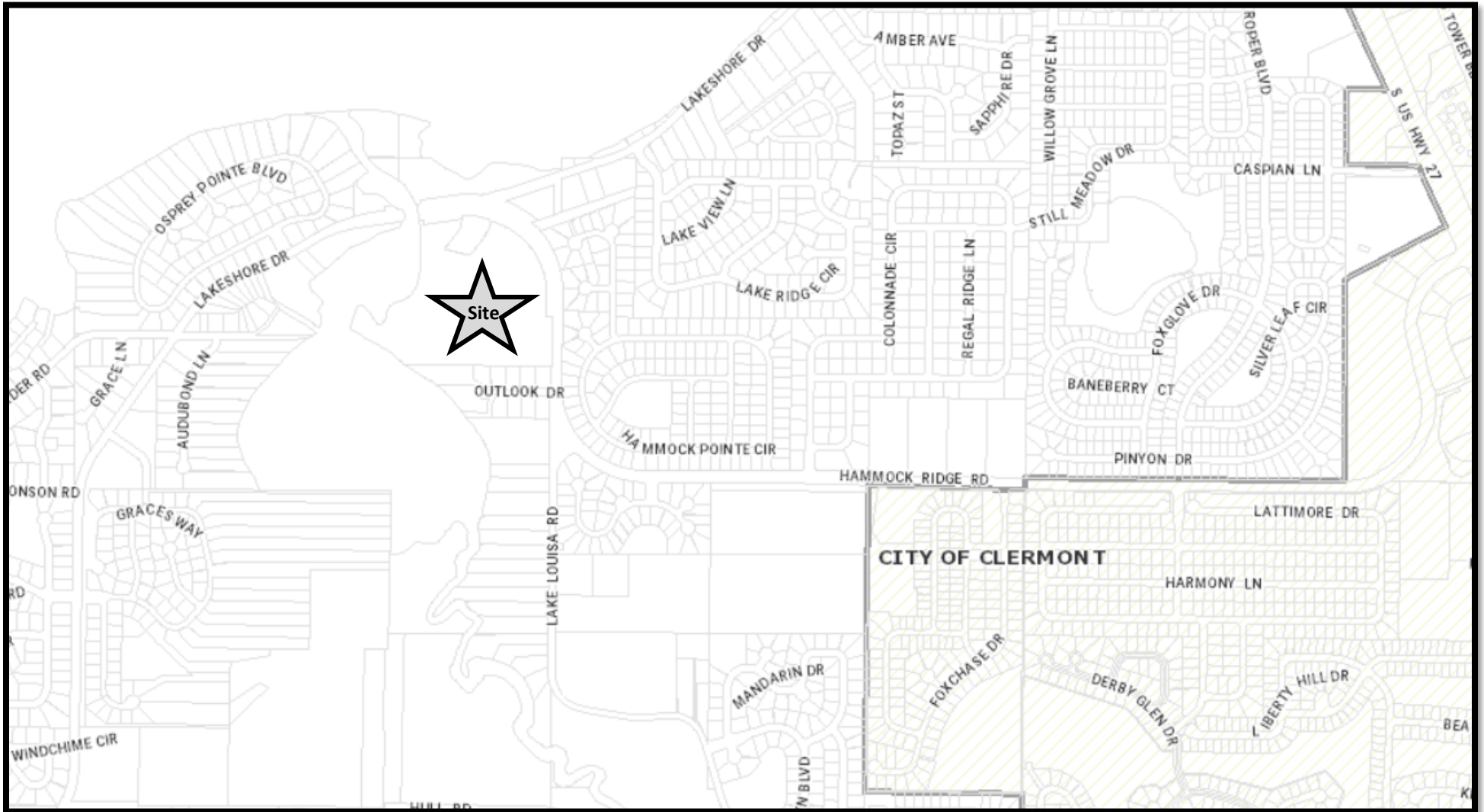


Sundara Spa – Langley Property



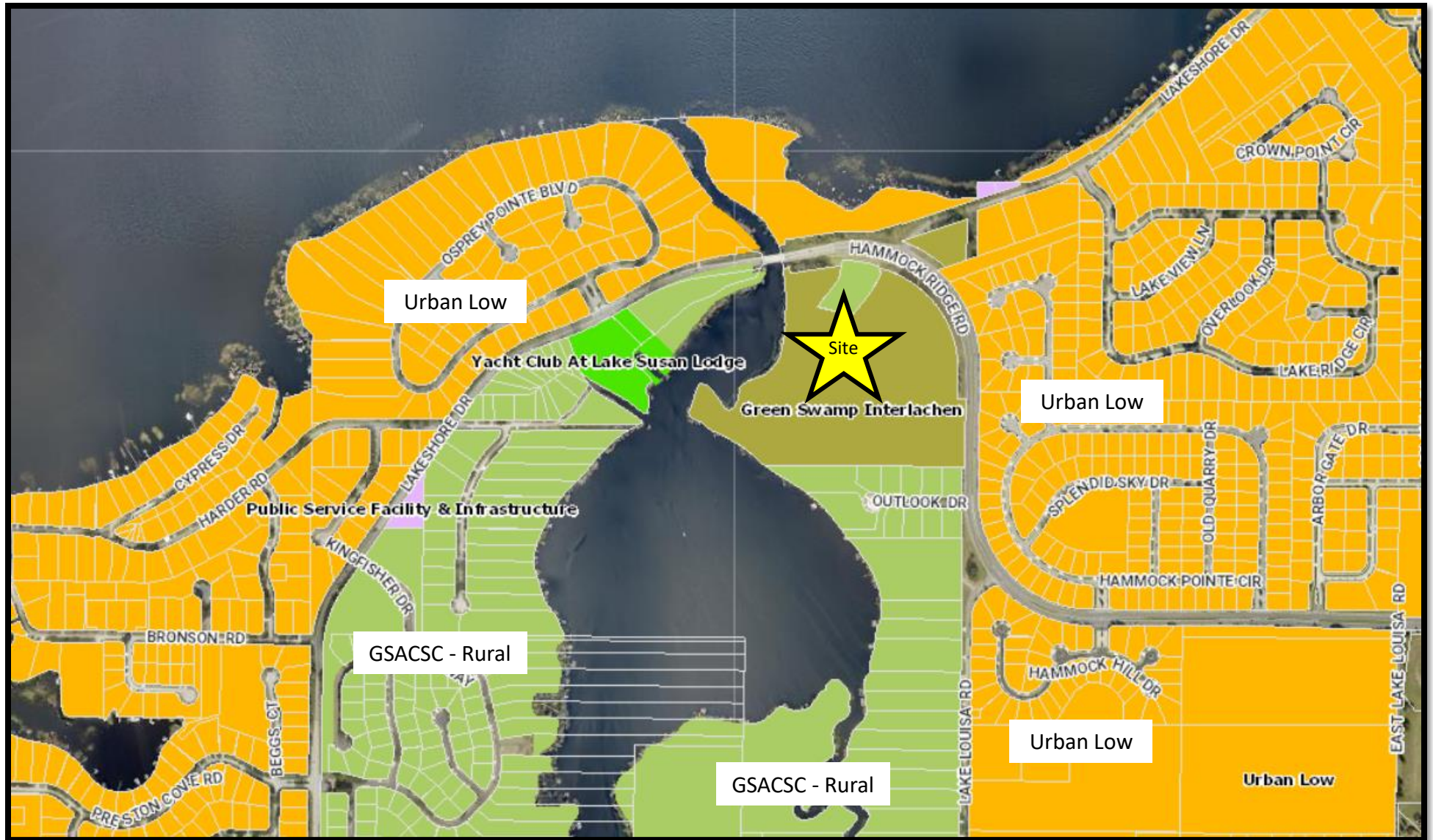
Sundara Spa – Langley Property

City of Clermont City Limits Map



Sundara Spa – Langley Property

Lake County Future Land Use Map



**2024 - 007
Before**

Site
Future Land use from
Lake County
Green Swamp Interlachen and Urban
Low to City Of Clermont Master Planned
Development

- Clermont Future Land Use
- Commercial
 - Conservation
 - Downtown MU
 - High Density Residential
 - Industrial
 - Low Density Residential
 - Master Planned Development
 - Medium Density Residential
 - Multi Use W District & Neighborhood
 - Neighborhood District
 - Office
 - Parks
 - Public Fac/Institutional
 - Residential/Office

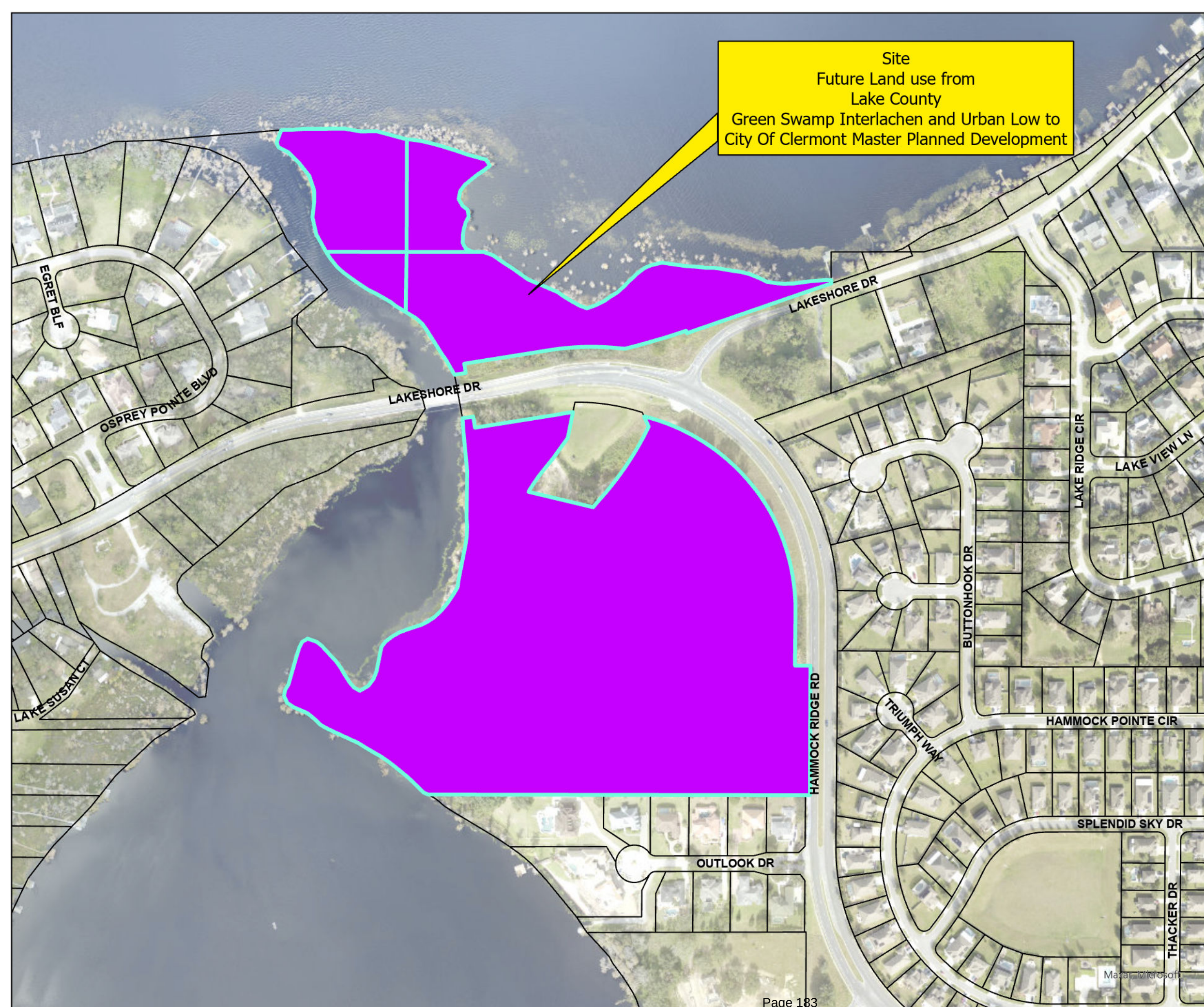


**2024 - 007
After**

- Clermont Future Land Use
- Commercial
 - Conservation
 - Downtown MU
 - High Density Residential
 - Industrial
 - Low Density Residential
 - Master Planned Development
 - Medium Density Residential
 - Multi Use W District & Neighborhood District
 - Neighborhood District
 - Office
 - Parks
 - Public Fac/Institutional
 - Residential/Office



Site
Future Land use from
Lake County
Green Swamp Interlachen and Urban Low to
City Of Clermont Master Planned Development



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2-1122-538 SRR

OWNER/DEVELOPER:
SUNDARA SPA, LLC
920 CANYON ROAD
WISCONSIN DELLS, WI 53965

PLANNER/ENGINEER:
GENERAL ENGINEERING CO.
916 SILVER LAKE DRIVE
PORTAGE, WI 53901
608-742-2169
www.generalengineering.net

TOTAL PROPERTY AREA = 34.33 AC
EXISTING USE = VACANT
TOTAL PROPOSED PARKING STALLS = 185
TOTAL PROPOSED GROSS FLOOR AREA = 190,557 SQ.FT.
PROPOSED FLOOR AREA RATIO = 12.75%
PROPOSED BUILDING AREA % = 3.25

LEGEND

UNDISTURBED AREAS

LANDSCAPED AREAS

PAVED AREAS

BUILDINGS

OUTDOOR PATIO

STORM FEATURE

WALKING TRAIL w/BENCHES

WETLAND LINE

FEMA FLOODPLAIN LINE 99.0

NOTE:

MAINTENANCE OF DRAINAGE BASINS, LANDSCAPING AND OTHER OUTDOOR AMENITIES SHALL BE THE RESPONSIBILITY OF SUNDARA SPA.

SP1 PUD PRELIMINARY DEVELOPMENT PLAN SUNDARA SPA, LLC

GEC

CITY OF CLERMONT, LAKE COUNTY, FL 4/11/2024

608.742.2169 | 916 Silver Lake Dr. | Portage, WI 53901
www.generalengineering.net

Page 184

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2-1122-538 SRR

OWNER/DEVELOPER:
SUNDARA SPA, LLC
920 CANYON ROAD
WISCONSIN DELLS, WI 53965

PLANNER/ENGINEER:
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BUILDINGS

OUTDOOR PATIO

STORM FEATURE

WALKING TRAIL w/BENCHES

WETLAND LINE

FEMA FLOODPLAIN LINE 99.0

NOTE:

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AND OTHER OUTDOOR AMENITIES SHALL BE THE
RESPONSIBILITY OF SUNDARA SPA.

The site plan illustrates the proposed development for Sundara Spa, LLC, situated along Lakeshore Dr. and Outlook Dr. The property is divided into several zones, including R-1 Zoning (3839382) and R-3 Zoning (1663059). The plan features a central building complex consisting of a SPA, an INN, and an OUTDOOR PATIO. Surrounding these buildings are landscaped areas, paved parking lots, and two drainage basins. A walking trail with benches is shown, along with a wetland line and a FEMA floodplain line. The plan also indicates a 100' natural buffer minimum and a main entrance. Environmental features include undisturbed areas, a soil berm with landscaping, and an emergency ingress/egress only area. The plan is bounded by Lakeshore Dr. to the north, Outlook Dr. to the south, and Hammock Ridge Rd. to the east. A north arrow and a scale bar (0 to 200 feet) are provided in the top right corner.

SP2 PUD PRELIMINARY DEVELOPMENT PLAN
SUNDARA SPA, LLC

GEC

CITY OF CLERMONT, LAKE COUNTY, FL 4/11/2024

608.742.2169 | 916 Silver Lake Dr. | Portage, WI 53901
www.generalengineering.net

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2-1122-538 SRR

OWNER/DEVELOPER:
SUNDARA SPA, LLC
920 CANYON ROAD
WISCONSIN DELLS, WI 53965

PLANNER/ENGINEER:
GENERAL ENGINEERING CO.
916 SILVER LAKE DRIVE
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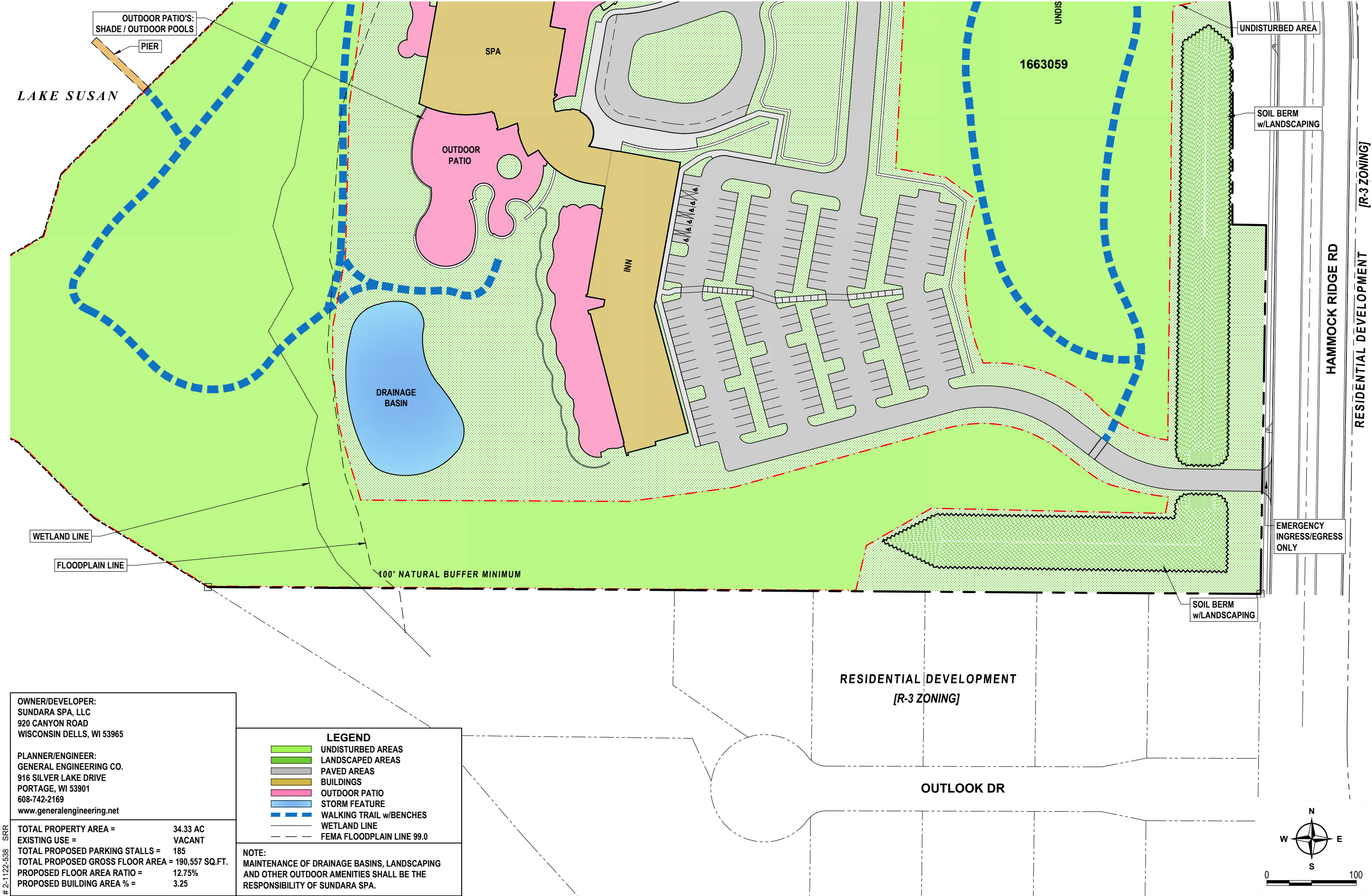
LEGEND

- UNDISTURBED AREAS
- LANDSCAPED AREAS
- PAVED AREAS
- BUILDINGS
- OUTDOOR PATIO
- STORM FEATURE
- WALKING TRAIL w/BENCHES
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OWNER/DEVELOPER:
SUNDARA SPA, LLC
920 CANYON ROAD
WISCONSIN DELLS, WI 53965

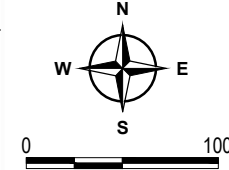
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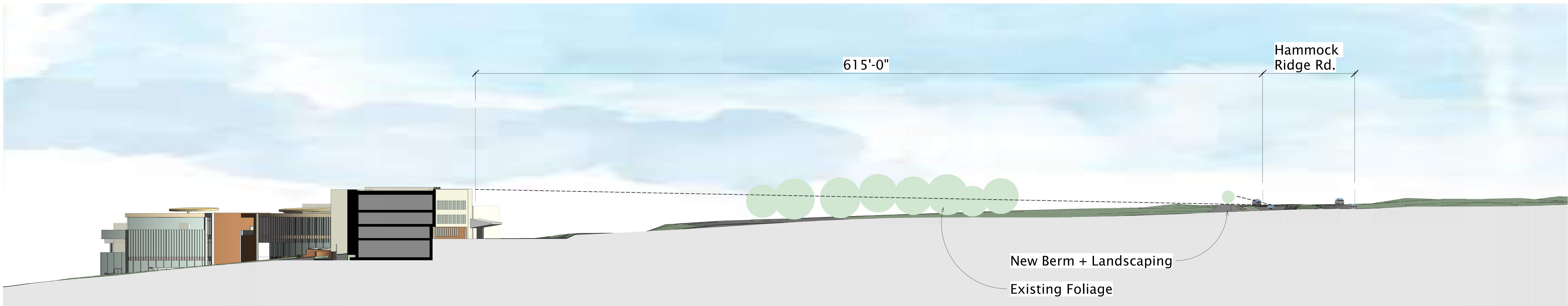
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NOTE:
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① Site Section I Sundara
SCALE: 1" = 30'-0"



PUD Approved for 33 Units -40' height max. each. 10 Docks

② Site Section I Residential
SCALE: 1" = 30'-0"



③ Schematic Front Elevation 1 Schematic Elevations Final Surface Materials to be determined
SCALE: 1/8" = 1'-0"



② Schematic Front Elevation 2 Schematic Elevations Final Surface Materials to be determined
SCALE: 1/8" = 1'-0"

Section 101-10 Clermont Zoning code. "Building height means the vertical distance measured from the finished grade at the front building line to the highest point of the building"

**STATEMENT IN SUPPORT
PUD LUPA/ZONING APPLICATION**

1. Applicant/ Agent: Jimmy D. Crawford, Esq.
Crawford, Modica & Holt, Esq.
702 West Montrose St.
Clermont, Florida 34711
Phone: 352/432-8644
Email: jcrawford@cmnlawyer.com
2. Owners: Mary S. Langley
1831 Bett Mar Lane
Winter Park, Florida 32789
3. Location: See attached legal description; generally, southeast corner of Lakeshore Drive intersection with Hammock Ridge Road (hereafter called the "Property")
4. Description of Change/Zoning Request.

The Property has been the subject of long and sometimes contentious development and property rights issues. These issues culminated in two accomplishments. First, the Langleys reached agreement with Lake County for the ROW for a large part of the construction of Hammock Ridge Road. Second, Lake County and the Florida Department of Commerce (f/k/a Florida Department of Community Affairs) reached agreement to allow a Lake County Planned Unit Development and site-specific land use to allow 33 residential lots on the Property. That approval is still in effect and has been memorialized by an approved preliminary plat in Lake County. The PUD zoning ordinance and plat copy are attached.

While residential lakefront property is in great demand and has great value, the Langleys wish to leave a Lake County legacy other than that of generational citrus farmers and ranchers, and the opportunity to partner with Sundara Spas, which owns and operates several facilities including an eco-spa in Minnesota. Sundara has contracted to purchase the Property and construct and operate a 55-unit eco-spa and resort. The detailed plans for the eco-spa have previously been provided to the City.

Understanding that some utilities will be provided by the City and that Clermont is the beating heart of South Lake County, the owners wish to annex the Property and attain approvals (and pay permit and impact fees) within the City.

5. Waivers Requested in PUD:

None. All of the environmental and land use limitations and requirements in the current lake County PUD zoning, approved by the county and state, are being maintained.

6. STATEMENT OF JUSTIFICATION/NEED/CHANGED CONDITIONS

As South Lake County has grown into a destination for health, wellness and sports, our local businesses and institutions have stepped up to serve, including the South lake Hospital, National Training Center, triathalon activities and groups, and the proposed Olympus campus. However, there is not a wellness spa closer than the Orlando tourist district.

The Property Sundara project offers a unique slice of rural paradise, with planned walking trails, lake access, mindfulness areas, as well as full spa and overnight stay facilities, for fifty-five rooms.

We envision athletes visiting the area for training or competitions to stay at Sundara and take advantage of the extensive workout and wellness amenities. But the spa will also cater to locals and non-athletic-related tourism.

The project is consistent with and furthers Clermont Comprehensive Plan Goal 1 as it provides that the character, magnitude and location of all land uses within the project provide a system for orderly growth and development that achieves a balanced natural, physical and economic environment and enhances the quality of life of all residents.

The project is consistent with and furthers Clermont Comprehensive Plan Policy 1-7.2 by providing for orderly growth through Planned Developments.

The project is consistent with and furthers Policy 1.11.4 by providing a use of site and building design that emphasizes beauty, aesthetics, human comfort, creating a sense of place, special placement of civic uses and sites and human-scale architecture and amenities, especially at street level.

While not a City-owned facility, the project is consistent with and furthers the Recreation and Open Space Element by eliminating 33 homesites, and preserving open space, wildlife habitat, and recreational amenities.

The project is not inconsistent with any provision of the Clermont Comprehensive Plan.

The project will result in an orderly and logical development pattern and is an infill non-residential project along Hammock Ridge Road.

Estimated demand on public facilities has been provided with other applications. The City will provide sewer, trash, emergency services. Water will be provided by private utility.



CITY OF CLERMONT
COMPREHENSIVE PLAN AMENDMENT
Application

DATE: 04.17.2023

FEE: _____

Project Name (if applicable): Sundara/Langley Spa

Applicant: Jimmy D. Crawford, Esq.

Contact Person: Jimmy D. Crawford, Esq.

Address: 702 West Montrose Street

City: Clermont State: Florida Zip: 34711

Phone: 352 432 8644 Fax: 352 432 8699

E-Mail: jcrawford@cmhlawyers.com & atitus@cmhlawyers.com

OWNER: A.E. Langley and Mary Langley

Address: 1831 Bett Mar Lane

City: Winter Park State: Florida Zip: 32789

Phone: _____ Fax: _____

E-Mail: jcrawford@cmhlawyers.com & atitus@cmhlawyers.com

General Location: 1150 Lake Louisa Road; AKN's 3828571, 1592933, 1587581, 1663059,

Legal Description (include copy of survey): See Attached Survey and Deed

Property size (in acres or square feet): _____

Flood hazard area (yes) _____ and approx. acreage 46.2 (no) _____

Existing (Actual) Land Use: Langley-Interlachen, Green Swamp

Existing Zoning: PUD

Existing Future Land Use: Langley-Interlachen Green Swamp (Lake County)

Proposed Future Land Use: Planned Development

Type of development proposed: Eco-Spa Resort



Proposed density (dwelling units/acre) or intensity: 0 Dwelling Units. Max ISR .30

Proposed Zoning District: PUD

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

See attached Statement of Justification and PUD Plan

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

Jimmy D. Crawford, Esq., 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 _____ to _____ 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.

Jimmy D. Crawford, Esq.

Affiant - Applicant Name (print)

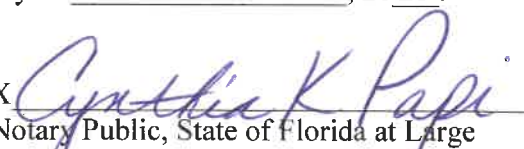
X 
Affiant - Applicant Name (signature)

Type text here

SWORN to and SUBSCRIBED before me by

or personally known by me this 17 day of April, 2023.



X 
Notary Public, State of Florida at Large

My Commission Expires: 4/27/2026



OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Mary S. Langley, who being

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

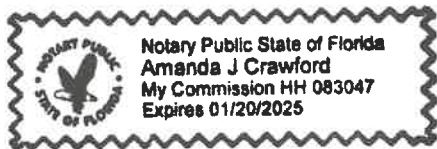
1. That he (she) is the fee-simple owner of the property legally described on the attachment of this application.
2. That he (she) desires a Future Land Use Amendment from Langley-Interlachen Green Swamp to Planned Development for the property legally described on the attachment of this application.
3. That the owner of said property has appointed Jimmy D. Crawford 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.

Mary S. Langley
Affiant - Applicant Name (print)

X Mary S. Langley
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 17 day of April, 2023.



X Amanda J Crawford
Notary Public, State of Florida at Large

My Commission Expires: 01-20-2025

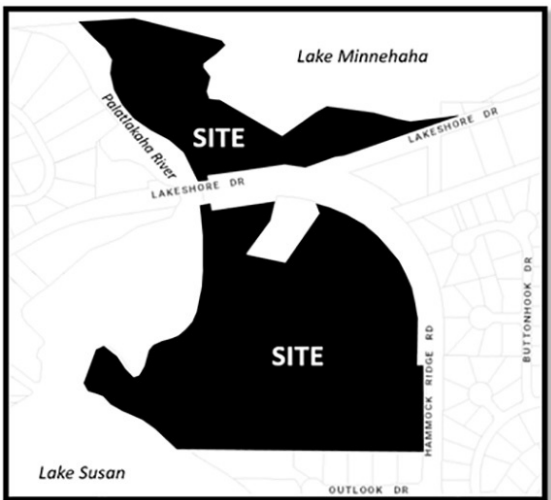
CITY OF CLERMONT

NOTICE OF PROPOSED

COMPREHENSIVE PLAN AMENDMENT TRANSMITTAL

ORDINANCE NO. 2024-007

The City of Clermont will hold a public hearing on Tuesday, August 27, 2024 at 6:30 p.m., before the City Council to consider a transmittal to FloridaCommerce for a State Coordinated Review Process, F.S. 163.3184(4); for a proposed change to the City's Future Land Use Map. The project is located within the Green Swamp Area of Critical State Concern (GSACSC), and this publication meets the requirements under Chapter 163.3184(11), Florida Statutes. The map amendment would change the Future Land Use designation for the 42.70 +/- acre parcel below from Lake County Langlely-Interlachen Green Swamp to City of Clermont Master Planned Development



LOCATION

11500 Lake Louisa Road

***Vacant parcels located northwest and southwest of the
Lakeshore Drive and Hammock Ridge Road intersection***

***(Alternate Keys 3828571, 1592933, 1587581, and portion of 1663059)
42.70 +/- Acres***

ORDINANCE NO. 2024-007

AN ORDINANCE OF THE CITY OF CLERMONT, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE CITY'S COMPREHENSIVE PLAN BY CHANGING 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; INCLUDING IN THE GREEN SWAMP, AN AREA OF CRITICAL STATE CONCERN DESIGNATED PURSUANT TO F.S. 380.05, SETTING FORTH THE AUTHORITY FOR ADOPTION OF THE SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT; SETTING FORTH THE PURPOSE AND INTENT OF THE SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT; PROVIDING FOR THE ADOPTION OF THE SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT; ESTABLISHING THE LEGAL STATUS OF THE SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.

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

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

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

Persons with disabilities who need assistance should contact the City Clerk's office, (352) 241-7330, at least 48 hours prior to the public meetings.

Tracy Ackroyd Howe, MMC
City Clerk

AGENDA ITEM

Meeting Date	
Tuesday, August 27, 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 65 onsite parking spaces. 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. <i>The Planning and Zoning Commission recommended approval 5-0.</i>	
	

Additional Analysis			
Fiscal Impact Summary			
None.			
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.	2024-027R CUP The Dream Academy - Legal Ad CC	2024-027R CUP The Dream Academy - Legal Ad CC.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.



CITY OF CLERMONT
RESOLUTION NO. 2024-027R

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.



CITY OF CLERMONT
RESOLUTION NO. 2024-027R

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

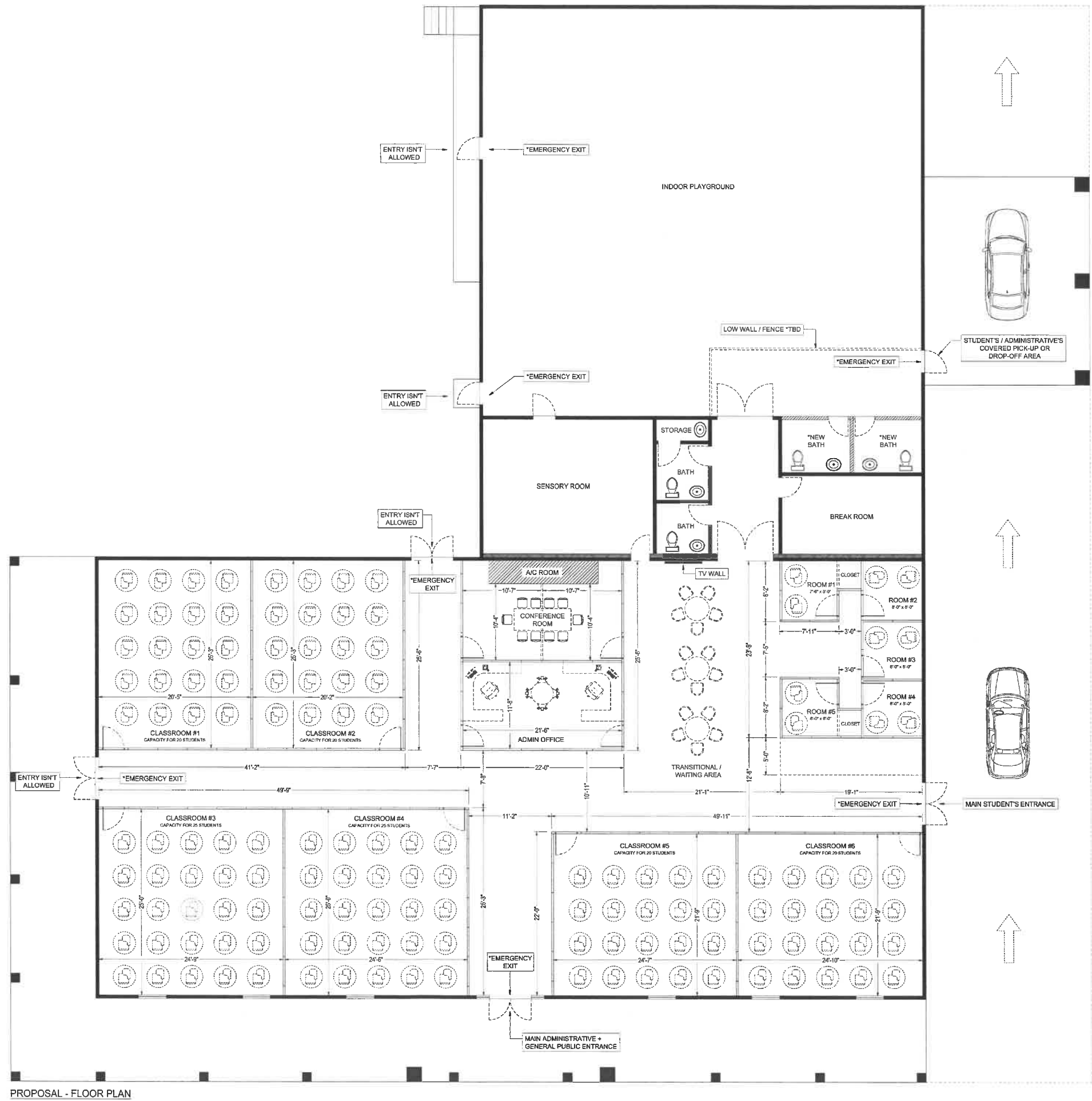
Approved as to form and legality:

Daniel F. Mantzaris, City Attorney



Luxury Krafts
(407) 544-0504
www.LuxuryKrafts.com
Orlando, FL

CUSTOMER:
THE DREAM ACADEMY
JOB #: 2404001



LEGEND:

- AREA REQ'D PER STUDENT
- EXISTING WALLS
- NEW WALLS
- EXISTING WINDOWS

DRAWN BY: LUIS CRUZ

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.

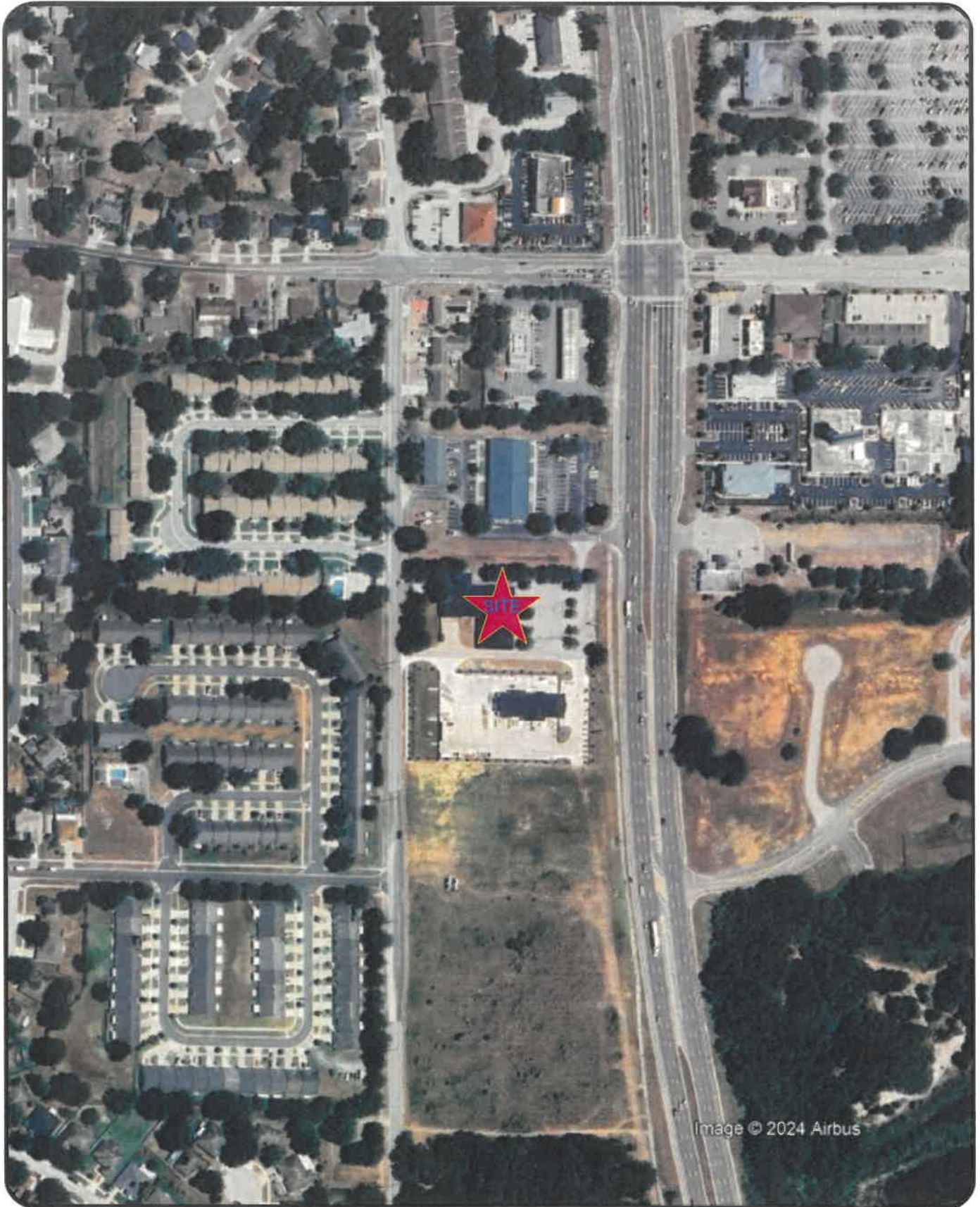
**Table 1
Trip Generation Calculation Summary**

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

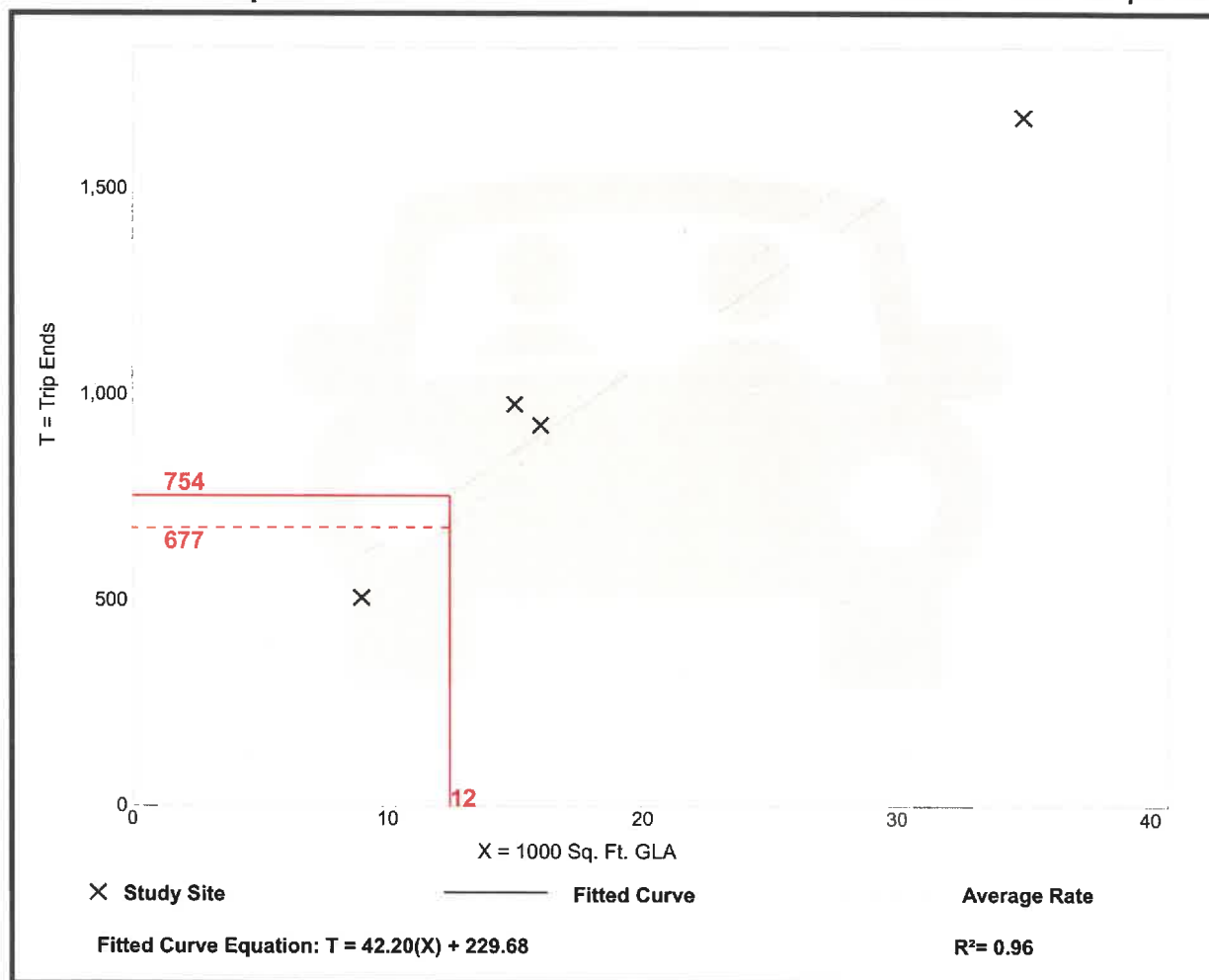
Setting/Location: General Urban/Suburban
Number of Studies: 4
Avg. 1000 Sq. Ft. GLA: 19
Directional Distribution: 50% entering, 50% exiting

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

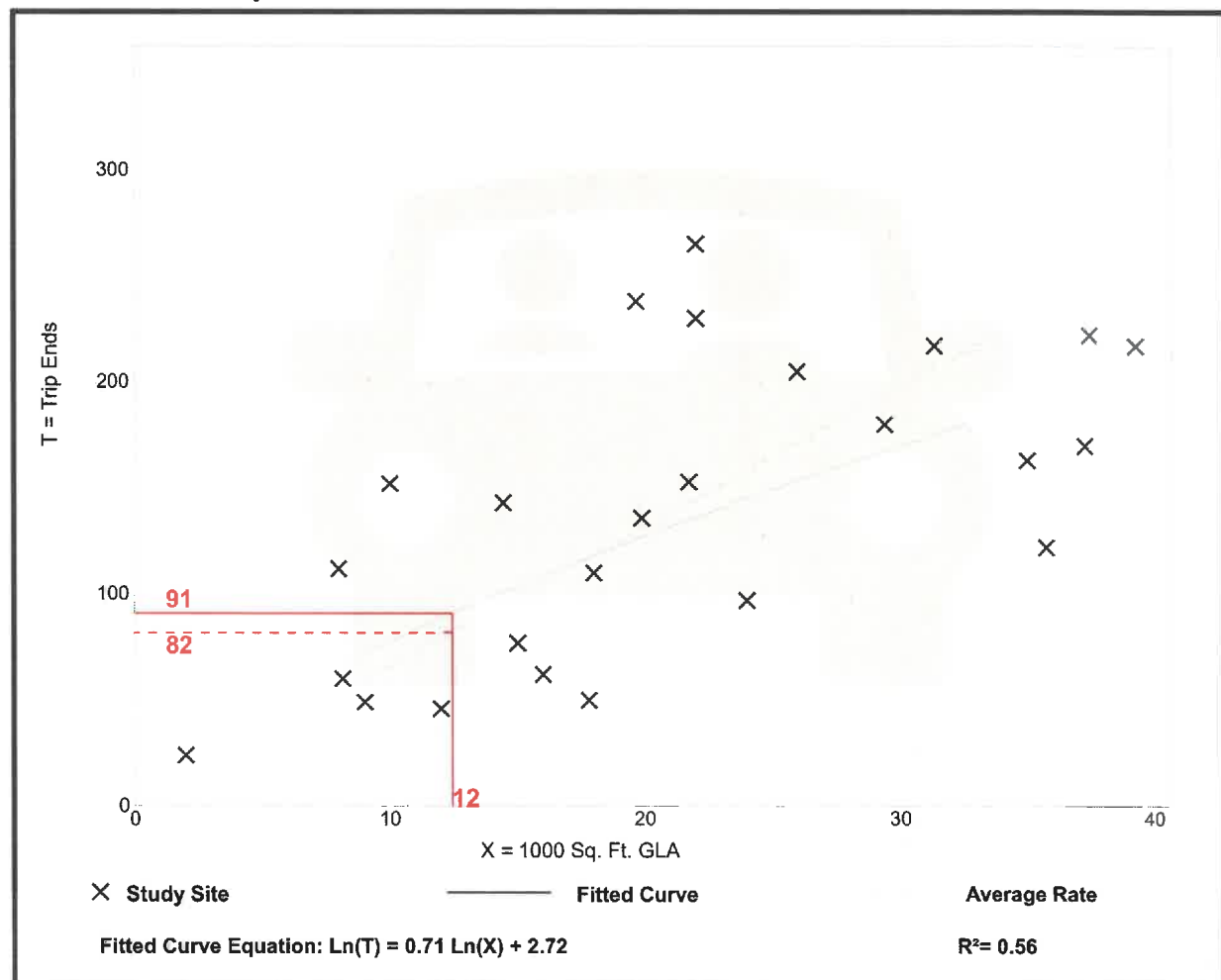
Strip Retail Plaza (<40k) (822)

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**

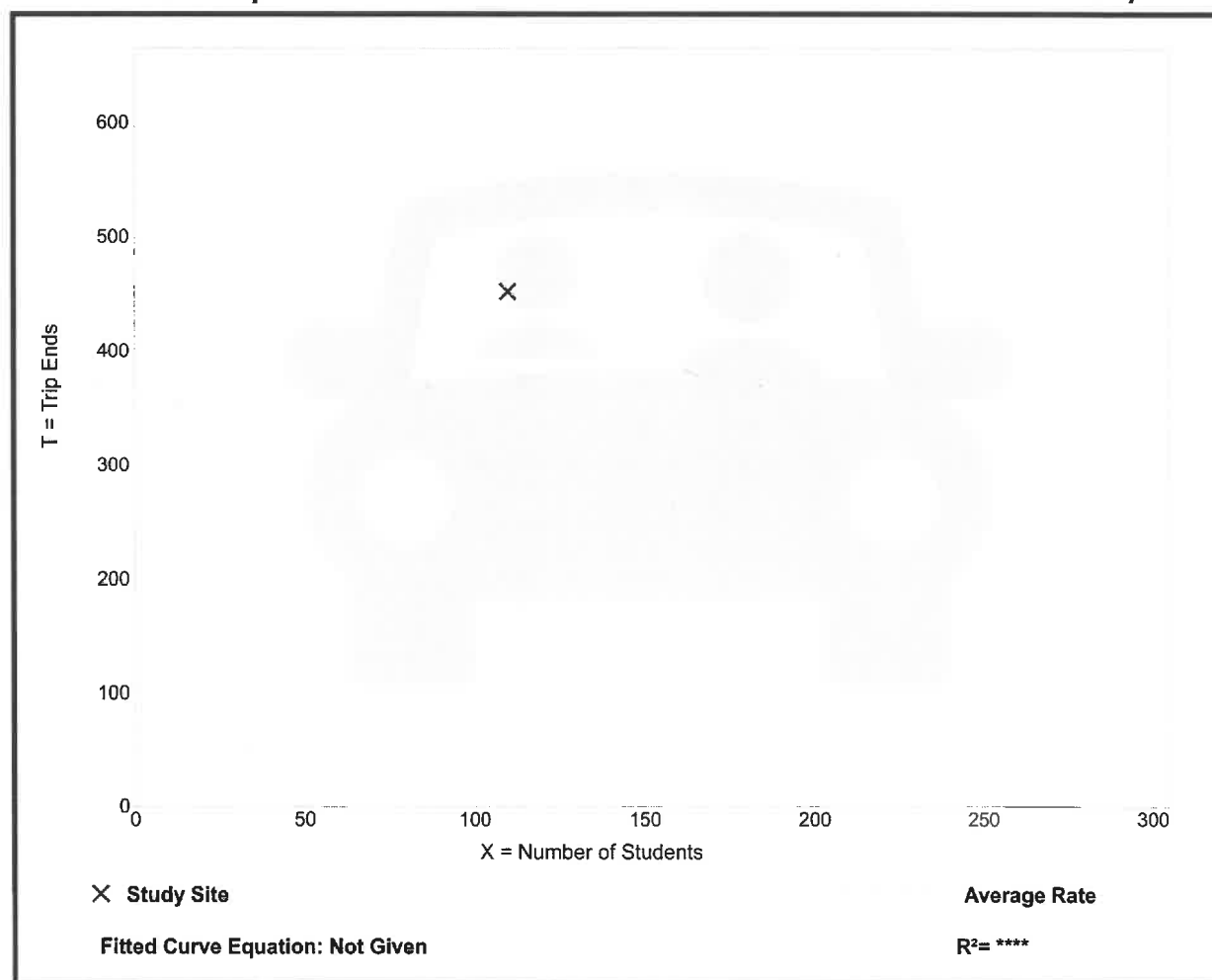
Setting/Location: General Urban/Suburban
Number of Studies: 1
Avg. Num. of Students: 110
Directional Distribution: 50% entering, 50% exiting

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)

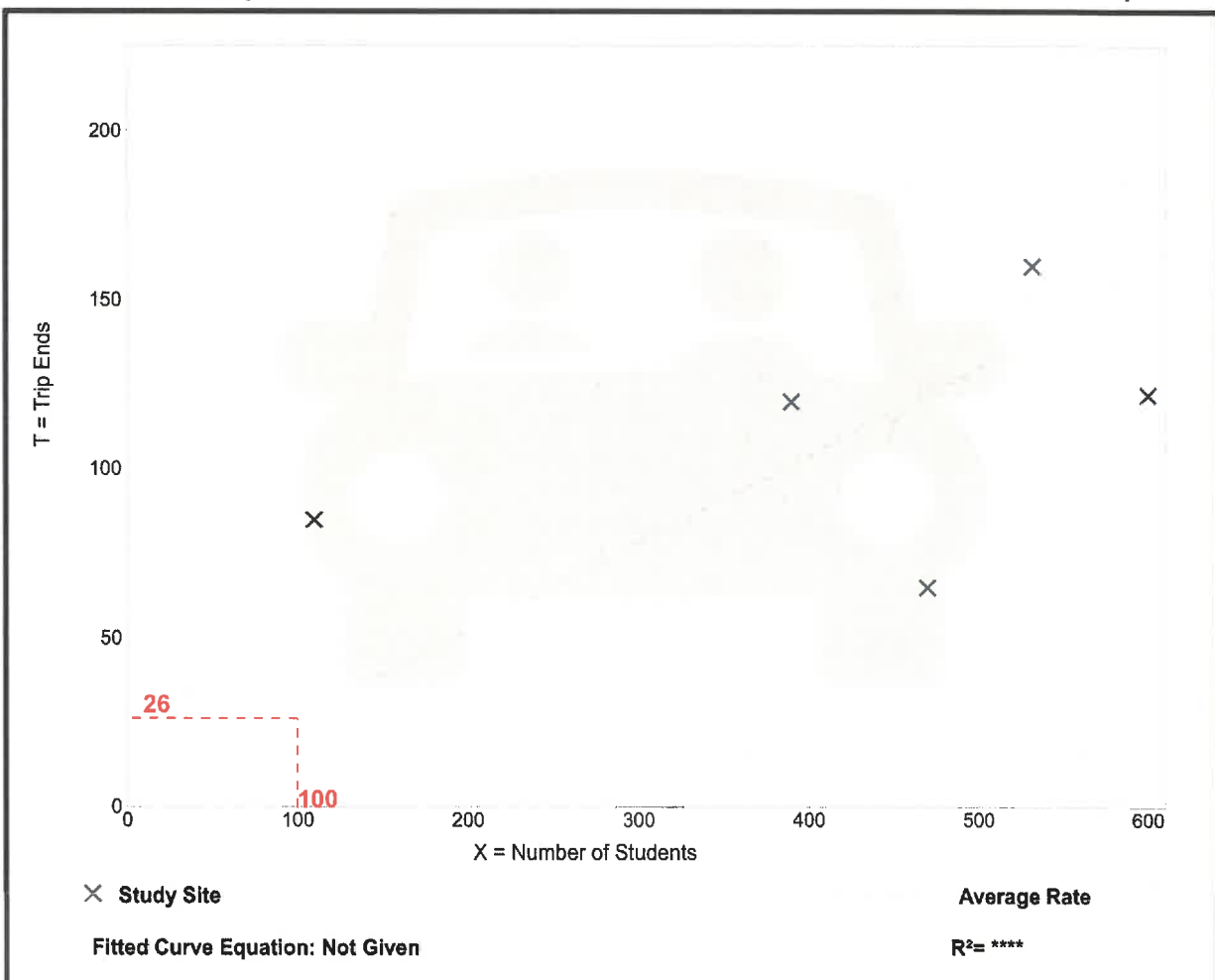
Vehicle Trip Ends vs: Students
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 5
 Avg. Num. of Students: 420
 Directional Distribution: 46% entering, 54% exiting

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				



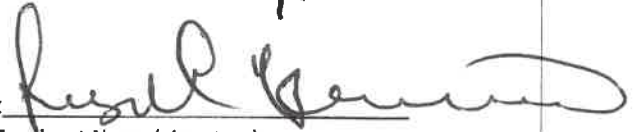
CITY OF CLERMONT
CONDITIONAL USE PERMIT
APPLICATION

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

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:	08/02/2024
Order Number:	10451277
Prepayment Amount:	\$ 0.00

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

Print

Product	#Insertions	Start - End	Category
LEE Daily Commercial	1	08/12/2024 - 08/12/2024	Govt Public Notices
LEE dailycommercial.com	1	08/12/2024 - 08/12/2024	Govt Public Notices

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

Total Cash Order Confirmation Amount Due	\$77.84
Tax Amount	\$0.00
Service Fee 3.99%	\$3.11
Cash/Check/ACH Discount	-\$3.11
Payment Amount by Cash/Check/ACH	\$77.84
Payment Amount by Credit Card	\$80.95

Order Confirmation Amount	\$77.84
----------------------------------	----------------

Ad Preview

LEGAL NOTICE

On Tuesday, August 27, 2024 at 6:30 PM, the Clermont City Council 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
Alternate Key 1071127
(Former Irish Trails Farm & Pet Supply)

All public hearings are held in the Clermont City Hall, Council Chambers, located at 685 West 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
August 12, 2024