



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

**CALL TO ORDER
PLEDGE OF ALLEGIANCE
MINUTES**

Approval of the October 1, 2024 Minutes

**REPORTS
NEW BUSINESS**

Item 1 - Ordinance No. 2024-039
The Shops at Waterbrooke PUD Amendment

Consider an Amendment to The Shops at Waterbrooke Planned Unit Development to update the Conceptual Site Plan with a Self-Storage Facility, Decreasing Commercial and Increasing Residential Acreage.

Item 2 - Resolution No. 2024-036R
Midpoint Rec Container Shop

Consider a Conditional Use Permit to Allow for a Container Building to be Located in the Central Business District (CBD).

Item 3 - Resolution No. 2024-038R
US 27 Car Wash & Self-Storage

Consider a Conditional Use Permit to Allow a 100,000 Square Foot Self-Storage Facility and Car Wash, South of WaWa and East of US 27.

DISCUSSION OF NON-AGENDA ITEMS

ADJOURN

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

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

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

CITY OF CLERMONT
PLANNING AND ZONING COMMISSION
MINUTES
OCTOBER 1, 2024

CALL TO ORDER

Chair Krzyminski called the meeting of the Planning and Zoning Commission to order on Tuesday, October 1, 2024 at 6:30 p.m.

MEMBERS PRESENT: Chair Krzyminski, Vice-Chair Niemiec, Member Bain, Member Colby, Member Grube & Member Norton

MEMBER ABSENT: Member Guerrero

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

PLEDGE OF ALLEGIANCE

MINUTES

MOTION TO APPROVE the September 3, 2024 Minutes of the Planning and Zoning Commission meeting made by Commissioner Bain, seconded by Commissioner Grube. Motion passed 6-0 with Member Guerrero absent.

REPORTS FROM THE COMMISSION – No Reports

NEW BUSINESS

Item 1 – Resolution No. 2024-021R US Highway 27 Self-Storage & Car Wash CUP

Item 2 – Resolution No. 2024-028R Fine Ink Studios Conditional Use Permit

Planning Manager Kruse announced the applicants have withdrawn the above stated items.

Item 3 – Ordinance No. 2024-032 Old Highway 50 Property Rezoning

Planning Manager Kruse presented as follows:

The applicant, Daly Design Group, is requesting a rezoning as part of the annexation process into the City of Clermont for the 123 +/- acre property. The property is located adjacent to Old Highway 50, south of the Florida Turnpike and North of the Lake County Bike Trail. The applicant previously proposed several different development layouts with increased intensities and densities, which did not meet the City's requirements or the requirements within the JPA with Lake County. In order to develop the property, the applicant needs central water and sewer from the City. The applicant is requesting R-3 Residential/Professional District Zoning.

The applicant has provided a conceptual lot layout showing the lots dispersed throughout three (3) village locations. 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, the total number of lots will be 130 single-family lots, with a density of 1.85 dwelling

units per acre. This is a reduction under the previously considered conceptual plans that have been presented and less than the current Lake County Future Land Use Designation of Urban Low that permits up to 4 dwelling units per acre.

Staff has reviewed the application and proposed project in regard to the City's Land Development Code. The applicant is not requesting any variances at this time for the development of this project and is not a Planned Unit Development. School concurrency shall be met as a requirement prior to site plan approval and final platting. The applicant has submitted a traffic impact analysis which indicates the project is not expected to cause any roadways to exceed its Level of Service (LOS). A further traffic review will be conducted during the site plan review process. The project will be required to meet all the Land Development Regulations for roadway widths, landscaping, setbacks, etc. Since the project will be developed under the R-3 Residential/Professional District Zoning, staff is able to support the request and recommends approval of Ordinance 2024-032.

Bill Maki, Applicant, *Daly Design Group, 913 N. Pennsylvania Avenue, Winter Park*, stated he appreciates staff's support, and he is available for questions.

The floor was opened for public comments.

Doug Richter, *17351 Winter Road, Montverde*, stated his concerns regarding the surrounding wetlands and whether they will be mitigated correctly; and further, safety with the increased traffic on Old Highway 50. He further stated he supports this project.

Wayne Varga, *15000 Ozzi Street, Winter Garden*, asked if there is a proposed start and completion date. He further asked if the fee for City water will be going up because of the increased demand for water. He stated he is in support of this project.

City Attorney Mantzaris informed the Board that the City's water rate is not established based on development. The rates are established by an across-the-board rate analysis. He further stated properties outside the city limits do pay an extra surcharge.

With no further speakers present, the floor was closed.

Commissioner Norton asked if the City has any authority to recommend any roadway designs on Old Highway 50 since it is a County road. **Planning Manager Kruse** explained Old Highway 50 is a County road, and that will be at the County's discretion.

Commissioner Bain asked staff whether this board will vote on any future plans for this project. **Planning Manager Kruse** stated this is the only item this board will be voting on with regard to this project. The City Council will be determining any future plans. **Commissioner Bain** asked the applicant their rationale with the R-3 Residential/Professional District zoning instead of only residential and whether or not this project is strictly residential. **Bill Maki** explained the request for R-3 Residential stems from the Interlocal Service Boundary Agreement (ISBA) with surrounding agencies and Lake County; and further, that staff recommended the R-3 zoning. He stated this project is strictly residential.

Commissioner Grube stated he has no issues with this project and thinks it is a good project. He commented that the reclaimed water only produces 25% for the city, and there is not enough to be able to provide it at this location.

Commissioner Colby asked staff about how the wetland mitigation will be handled. **Planning Manager Kruse** explained if there are any wetland impacts, it will be required to go through the State for mitigation. **Commissioner Colby** asked the applicant if they have a proposed start date. **Bill Maki** stated the utilities will not be available until the end of 2025. He believes early 2026 will be the earliest that they can break ground. He explained they have already staked out the wetlands in order to steer clear of them; and further, he stated they can draw from the ponds or build a well for irrigation purposes. **Commissioner Colby** concluded by stating this looks like a decent project.

Vice-Chair Niemiec asked staff if they know who owns the small parcel in between Village A and Village B. **Planning Manager Kruse** stated that is a FDOT pond for the turnpike. **Vice-Chair Niemiec** asked the applicant if the villages will be constructed in phases. **Bill Maki** replied they are anticipating them being built in phases. **Vice-Chair Niemiec** concluded by stating he likes the size of the lots and recommended access turn lanes be installed off of Old Highway 50. He further stated his concerns are impacts on schools and fire/police response times.

Chair Krzyminski asked staff if there will be fire access to the site. **Planning Manager Kruse** informed him that will be reviewed during the site plan review process. **Chair Krzyminski** asked the applicant if there are plans for a park or recreational area. **Bill Maki** stated the amenities will be worked on during the preliminary site plan process; however, he stated they do want to engage the trail for access.

MOTION TO RECOMMEND APPROVAL of Ordinance No. 2024-032 Old Highway 50 Property Rezoning; Moved by Vice-Chair Niemiec, Seconded by Commissioner Norton; Motion passed 6-0 with Member Guerrero absent.

DISCUSSION OF NON-AGENDA ITEMS – None

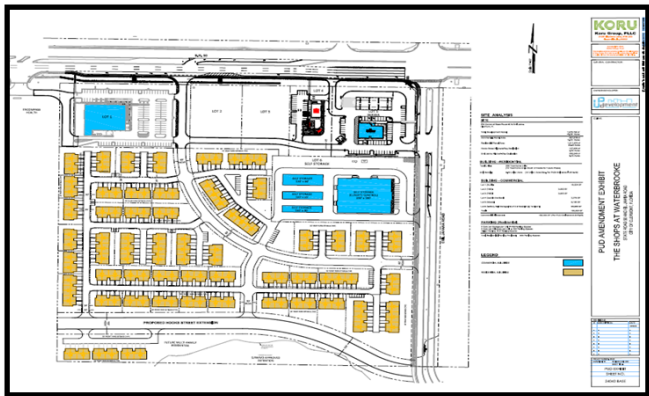
ADJOURNMENT – 6:54 pm

Max Krzyminski, Chairman

ATTEST:

Kathy Heard, Planning Coordinator

AGENDA ITEM

Meeting Date	
Tuesday, November 5, 2024	
Agenda Item Name	
Ordinance No. 2024-039 <i>The Shops at Waterbrooke PUD Amendment</i>	
Requested Action	
Recommend approval of Ordinance No. 2024-039.	
Staff Report	
The applicant is requesting to amend the Planned Unit Development (Ordinance No. 2017-49), which was approved by the City Council on November 28, 2017. The proposed request is to increase the residential development and decrease the commercial component of the master development plan. The PUD Ordinance No. 2017-49, permits Lots 6 and 7 to construct up to 85 dwelling units consisting of residential townhomes, not to exceed two levels. The PUD also allows the developer to decrease the commercial acreage and increase the residential acreage, not to exceed the maximum of 12 units per acre as permitted by the Commercial Land Use. The current approved PUD allows one (1) single commercial building up to the maximum building size of 45,000 square feet. The PUD amendment is requesting to allow for a three-story climate-controlled self-storage building not to exceed 100,000 square feet, plus three (3) additional smaller storage buildings. The applicant has updated the Conceptual Plan layout to reflect the proposed changes to the Master Development Plan. The property consists of 45 +/- acres and is located south of SR 50 at the intersection of Emil Jahna Road. The proposed commercial development shall be limited to permitted uses under the C-2 General Commercial zoning with no automotive uses permitted. The current PUD also allows for a gas station/convenience store.	
	
The only request to the PUD amendment is to decrease the commercial acreage and to increase the residential acreage, along with the request to allow a three-story self-storage building not to exceed 100,000 square feet, which requires an updated conceptual site plan with the proposed changes.	
The applicant will also be required to comply with all Land Development Regulations and Comprehensive Plan. The project will be required to add a minimum 15-foot landscape buffer with an additional 30 percent plant materials between the residential and commercial development to ensure an opaque buffer screen. All buildings must comply with the Architectural Design Standards. The multifamily development will be required to provide a recreational facility to comply with the Comprehensive Plan Policy 1.6.4 Performance Standards.	
Staff has reviewed the applicant's request for an amendment to the Planned Unit Development (PUD) master development plan. Staff finds the proposal meets the provisions with regard to Section 122-315, Review Criteria for	

a PUD. Therefore, staff recommends approval of Ordinance 2024-36 to amend the PUD with the conditions contained in the ordinance.

Additional Analysis

Fiscal Impact Summary

Fiscal Impact

Fund Number and Description

Available Budget Amount

Exhibits Attached (copies of original agreements)

1.	2024-039 The Shops at Waterbrooke PUD Amendment (10.30.2024)	2024-039 The Shops at Waterbrooke PUD Amendment (10.30.2024).pdf
2.	LOCATION MAP	LOCATION MAP.pdf
3.	9-30-24 UP Fieldgate PUD Exhibit	9-30-24 UP Fieldgate PUD Exhibit.pdf
4.	Statement in Support	Statement in Support.pdf
5.	Building Elevations	Elevations.pdf
6.	Landscape Plan	Landscape Plan.pdf
7.	Application	Application.pdf
8.	2024-039 Legal Ad PZ (10.11.24)	2024-039 Legal Ad PZ (10.11.24).pdf



CITY OF CLERMONT
ORDINANCE NO. 2024-039

AN ORDINANCE UNDER THE CODE OF ORDINANCES OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA AMENDING A PLANNED UNIT DEVELOPMENT (PUD) OF THE OFFICIAL ZONING MAP OF THE CITY OF CLERMONT REFERRED TO IN CHAPTER 122 OF ORDINANCE NO. 289-C, CODE OF ORDINANCES; REZONING THE REAL PROPERTIES DESCRIBED HEREIN AS SHOWN BELOW; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, RECORDING, PUBLICATION AND AN EFFECTIVE DATE.

The City Council of the City of Clermont, Lake County, Florida hereby ordains that:

SECTION 1:

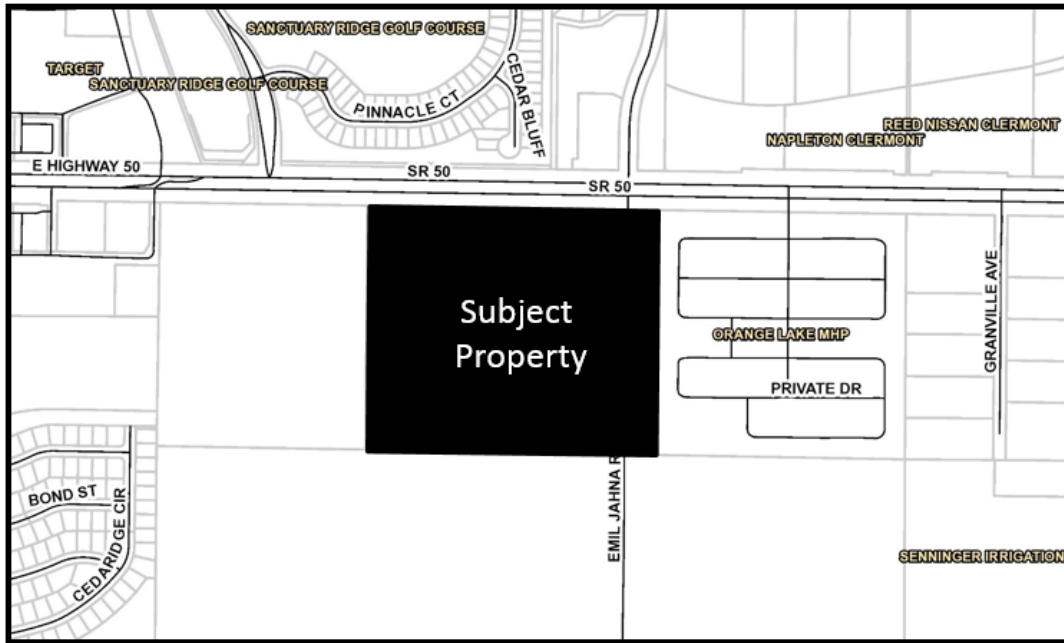
The Official Zoning Map of the City of Clermont, Lake County, Florida referred to in Chapter 122 of Ordinance No. 289-C, Code of Ordinances, is hereby amended by rezoning the following described property:

LEGAL DESCRIPTION

OVERALL DESCRIPTION

THAT PORTION OF THE EAST 222.00 FEET OF THE SE $\frac{1}{4}$ OF NW $\frac{1}{4}$ TOGETHER WITH A PORTION OF THE SW $\frac{1}{4}$ OF NE $\frac{1}{4}$, ALL LYING IN SECTION 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH $\frac{1}{4}$ CORNER OF SECTION 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, RUN S $00^{\circ}30'12''$ W. ALONG THE WEST LINE OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION 27, A DISTANCE OF 1363.52 FEET TO A POINT ON THE RIGHT OF WAY LINE OF STATE ROAD 50, PER F.D.O.T. RIGHT OF WAY MAP SECTION 11070-2505, THIS BEING THE POINT OF BEGINNING: THENCE RUN S $89^{\circ}06'29''$ E, ALONG SAID SOUTH RIGHT OF WAY LINE. A DISTANCE OF 1308.00 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 27; THENCE RUN S $00^{\circ}25'59''$ W. ALONG SAID EAST LINE, A DISTANCE OF 1293.07 FEET, TO THE SOUTHEAST CORNER OF THE SOUTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION 27, THENCE RUN N $88^{\circ}58'56''$ W. ALONG THE SOUTH LINE OF THE SOUTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION 27, A DISTANCE OF 1309.61 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$; THENCE RUN N $88^{\circ}58'56''$ W. ALONG THE SOUTH LINE OF THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 27, A DISTANCE OF 222.01 FEET TO A POINT, 222.00 FEET, WESTERLY OF , WHEN MEASURED PERPENDICULAR TO THE WEST LINE OF THE SOUTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION 27; THENCE RUN N $00^{\circ}30'12''$ E. ALONG A LINE PARALLEL WITH THE WEST LINE OF THE SOUTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION 27, A DISTANCE OF 1289.70 FEET TO A POINT ON THE AFORESAID SOUTH RIGHT OF WAY LINE; THENCE RUN S $89^{\circ}06'29''$ E, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 222.00 FEET TO THE POINT OF BEGINNING. CONTAINING 45.38 ACRES, MORE OR LESS. (Alt Key# 3868854 & 3868851)



**FROM: PLANNED UNIT DEVELOPMENT (ORDINANCE NO. 2017-49)
TO: AMENDED PLANNED UNIT DEVELOPMENT (PUD)**

SECTION 2: GENERAL CONDITIONS

This application for a Planned Unit Development to allow for a multi-tenant commercial development with C-2 General Commercial uses along with residential dwelling units, not to exceed 12 units per acre, be granted subject to the following conditions:

1. The conditions as set forth in this amended Planned Unit Development shall be legally binding upon any heirs, assigns and successors in title or interest.
2. The property shall be developed in substantial accordance with the Concept Plan prepared by Koru Group, PLLC, and attached hereto and incorporated herein, Exhibit A. The City Manager or authorized designee, will have the right to administratively approve revisions to the Concept Plan, including the configuration of buildings, provided no building will exceed 45,000 square feet, with the exception of a (3) three-story self-storage building not to exceed 100,000 square feet, as shown on the Conceptual Plan, and the overall square footage of the commercial site does not exceed 162,000 square feet. 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.
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.



CITY OF CLERMONT
ORDINANCE NO. 2024-039

4. An environmental assessment addressing habitat and species shall be submitted to the City during the construction plans approval stage of each phase of the project. Applicable permits for any gopher tortoises and associated burrow commensal species or other threatened or endangered species found on the property must be received from the appropriate regulatory agencies prior to the initiation of development activity.
5. Fiber optic conduit and pull boxes may be required to be installed by the developer in the utility easements to extend the City's fiber optic network. The City will reimburse the developer at 100 percent for all costs including design, permitting, materials, and construction of the fiber optic conduit and pull boxes. At the time of site plan review, the City's Information Technology Director or authorized designee will make this determination.
6. Easements shall be provided on any existing and proposed utilities that the City will own and maintain at no expense to the City.

SECTION 3: LAND USES AND SPECIFIC CONDITIONS

1. A total of up to 162,000 square feet of C-2 General Commercial Uses shall be allowed on Lots 1 through 5, as shown on the site plan. Lot 5 may also allow a gas station/convenience store and a self-storage facility. No automotive dealerships or other automotive uses shall be permitted.
2. A minimum of one dumpster pad on each of the Lots 2 through 5 and one pad or compactor for each retail building on Lot 1. The City's Code Enforcement will monitor and enforce through Section 114-8 - Solid Waste Collection Services. The City Manager or authorized designee, will have the right to administratively approve the number of dumpsters at the time of site review.
3. A minimum of one loading berth on each of the Lots 2 through 5 and one for buildings 30,000 and under, and two for buildings greater than 30,000 square feet. The City Manager or authorized designee, will have the right to administratively approve the number of loading zones at the time of site review.
4. The project may have elevation changes of up to 30 feet with regards to filling an existing depressional area south of the existing Florida Department of Transportation (FDOT) stormwater system and with the filling and relocation of existing FDOT stormwater system. These changes will be submitted to the City Engineer at the time of final engineering showing the extent of the cut and fill.
5. Interior landscape buffers between abutting property boundaries may have a shared 10 foot wide landscape buffer with a 5 foot wide buffer on each lot to achieve a minimum 10 foot wide buffer. If the shared landscape buffer is not maintained to City standards, both lot owners will be held liable for the deficiencies. The project must also provide a minimum 15 foot landscape buffer with an additional 30 percent plant material to create an opaque screen between the residential and commercial development.



CITY OF CLERMONT
ORDINANCE NO. 2024-039

6. All required landscape buffers shall provide an additional 30 percent more plant material, which includes trees and shrubs, to enhance the site.
7. Three buildings; A, C, and E, may be greater than 20,000 square feet but no more than 45,000 square feet, as shown on the site plan; provided however, one three-story self-storage building shall be allowed, as shown on the Conceptual Plan. The applicant has the ability to reduce these buildings so long as the overall square footage of the entire site does not exceed 162,000 square feet.
8. By virtue of the transportation system needs for the project, the developer shall dedicate on the final plat and/or commercial site plan a 100-foot right-of-way for Hooks Street within the project boundary, from the western property line through the property towards the east, terminating in the southeast corner of the property boundary. In addition to this 100-foot right-of-way, additional land necessary to accommodate temporary construction easements not to exceed 100 feet in width shall be provided. The slope easement shall be identified at preliminary plat and/or preliminary commercial site plan review and shown on the final plat/commercial site plan. The developer shall coordinate with the County and City on alignment and grading of Hooks Street. The slope easement width will be adjusted with design plans approved by the County and the City. This will be required prior to the first Certificate of Occupancy for the site.
9. The developer will agree to construct that segment of Hooks Street lying within the property boundaries in exchange for impact fee credits or other consideration as outlined in an agreement with the City and Lake County. This section of Hooks Street will be completed prior to Lot 1 receiving a Certificate of Occupancy.
10. The developer shall design and construct a replacement sewer lift station and associated force main to replace the existing lift station/force main on the property. Such design and construction shall be to City standards and requirements, and shall be funded by the developer.
11. Lots 6 and 7 may construct residential dwelling units consisting of fee simple townhomes, not to exceed two levels. Should the developer seek to increase the amount of fee simple townhomes, this may be accomplished by decreasing the commercial acreage and increasing the residential acreage, not to exceed a maximum of 12 units to one-acre ratio for density.



CITY OF CLERMONT
ORDINANCE NO. 2024-039

12. The table below would be the minimum requirements for the residential townhome portion of the development:

Minimum Lot Area	1,800 Square Feet
Minimum Living Area	1,000 Square Feet
Minimum Lot Width	20 FT
Minimum Lot Depth	90 FT
Minimum Front Building Setback	15 FT
Minimum Front Porch Setback	10 FT
Minimum Front Garage Setback	20 FT
Minimum Side Yard Setback*	5 FT
Setback from Side Street	15 FT
Minimum Rear Yard Setback	20 FT
All other applicable requirements of the City of Clermont R-3 Zoning Code apply	
* Does not apply to interior side yards of attached townhomes	

13. School concurrency shall be met before final plat approval in accordance with the Comprehensive Plan and Land Development Code.
14. The multifamily development shall be required to provide sufficient recreation facilities as required by the Comprehensive Plan Policy 1.6.4 Performance Standards.
15. Sidewalks/Streets:
- Sidewalks to be constructed on both sides of residential and commercial streets.
 - Streets shall have F-type curb and street pavement must be a minimum 24 feet wide.
 - Right-of-way width for residential streets must be a minimum 60 feet.
 - A minimum of three (3) pedestrian-oriented ingress and egress walkways shall be installed within the project. The design features that enhance pedestrian safety, efficiency and connectivity with a clear delineation between vehicular areas and pedestrian walkways shall be used. At a minimum, walkways shall connect focal points of pedestrian activity such as street crossings, building and store entry points, and shall feature adjoining landscaped areas that include trees, shrubs, benches, flower beds, ground covers or other such materials for no less than 50 percent of the length of the walkway.
16. Roadway Lighting: The developer shall arrange with the power utility provider for installation of streetlights along Hooks Street. The cost of installation shall be paid by the developer and shall be installed at the time of construction of Hooks Street. The developer shall also coordinate with the WaterBrooke development in the installation of streetlights along Emil Jahna Road.
17. The existing billboard onsite will be removed prior to issuance of first building permit.



CITY OF CLERMONT
ORDINANCE NO. 2024-039

18. The development shall comply with all applicable County and Florida Department of Transportation access management requirements.
19. A Tier 3 Traffic Impact Study shall be completed and reviewed by the Lake-Sumter Metropolitan Planning Organization. If the study identifies a deficiency in the Level of Service of transportation facilities due to the proposed project, the developer shall be required to participate in mitigation strategies.
20. The developer shall be responsible for contributing towards funding of a traffic signal at the intersection of Hooks Street and Emil Jahna Road, if and when the signal becomes warranted and permitted by the applicable governmental agency. The developer shall only be required to pay their proportional share based upon their impacts, as determined by the latest traffic methodology and guidelines.
21. The project shall be developed according to the C-2 General Commercial zoning designation in the Land Development Code, unless expressly stated above.

SECTION 4: CONFLICT

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

SECTION 6: SEVERABILITY

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

SECTION 7: ADMINISTRATIVE CORRECTION

This Ordinance may be re-numbered or re-lettered and the correction of typographical and/or scrivener's errors which do not affect the intent may be authorized by the City Manager or designee, without need of public hearing, by filing a corrected or re-codified copy of same with the City Clerk.

SECTION 8: RECORDING

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

SECTION 9: PUBLICATION AND EFFECTIVE DATE

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



CITY OF CLERMONT
ORDINANCE NO. 2024-039

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

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

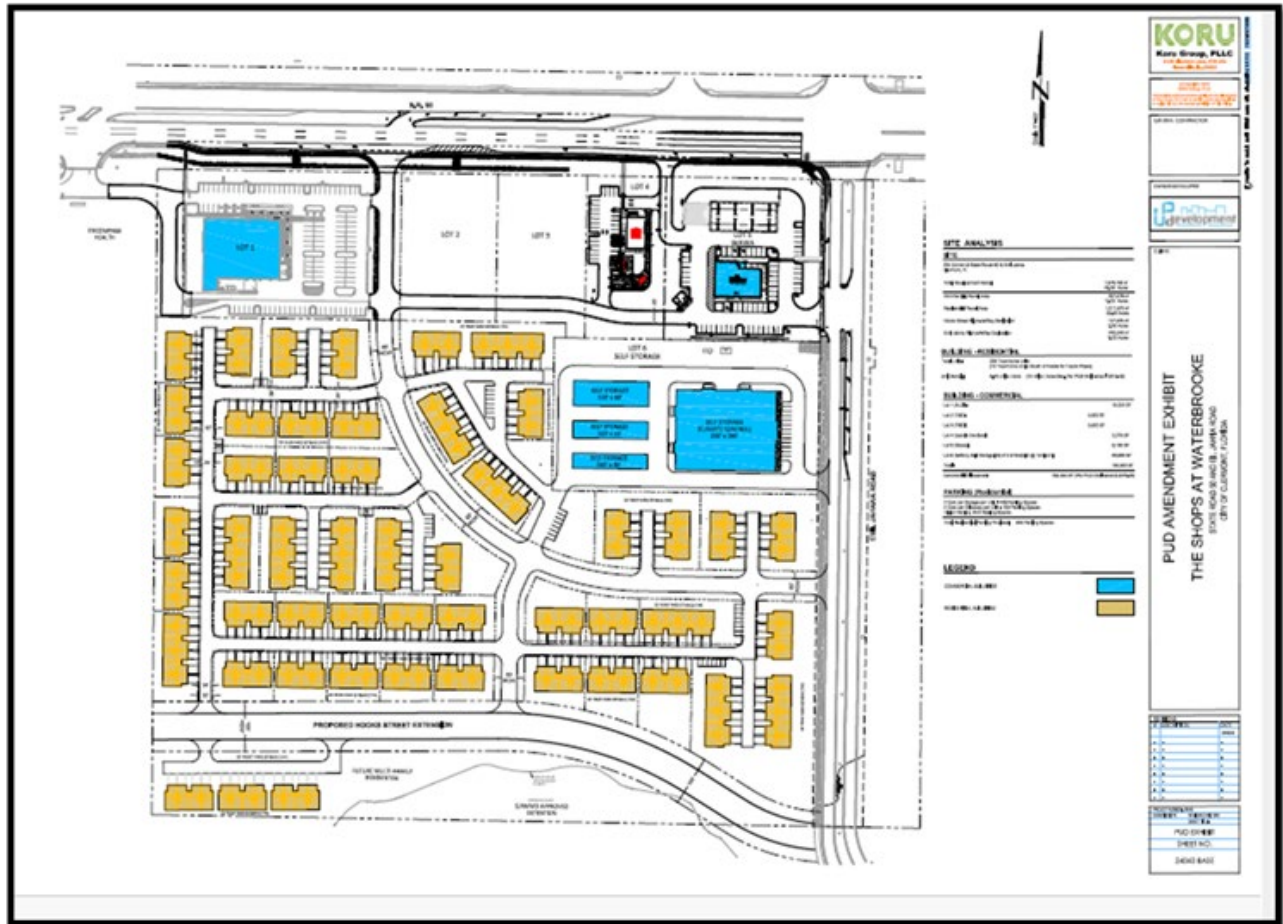
Tracy Ackroyd Howe, MMC
City Clerk

Approved as to form and legality:

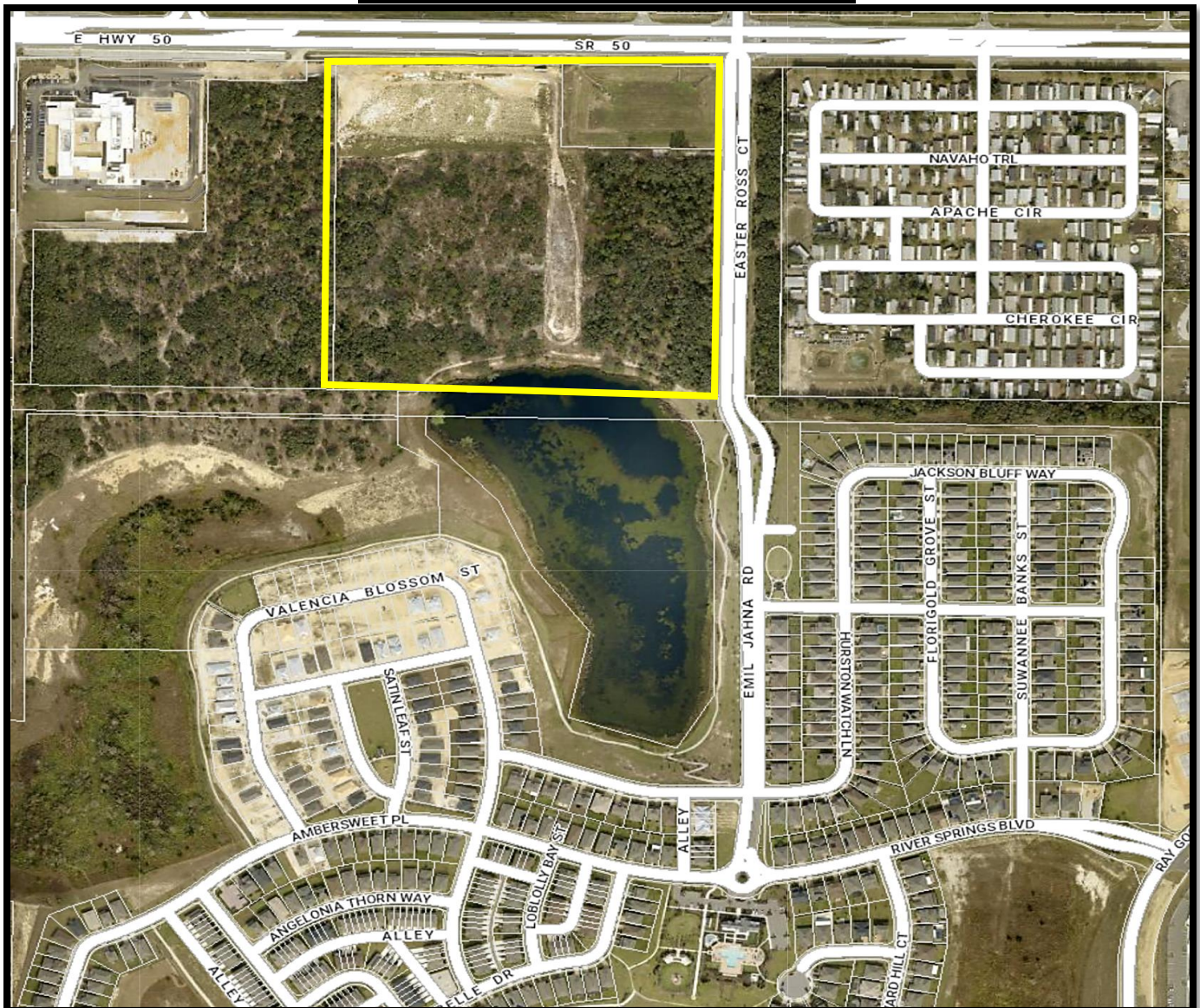
Daniel F. Mantzaris, City Attorney

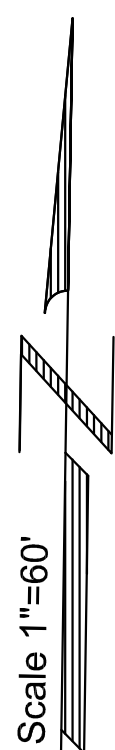
CITY OF CLERMONT
ORDINANCE NO. 2024-039

Exhibit A: Concept Plan



LOCATION MAP





SITE ANALYSIS

SITE

SW Corner of State Route 50 & Emil Jahna
Clermont, FL

Total Development Parcel	1,976,792 sf 45.38 Acres
Commercial Parcel Area	567,678 sf 13.03 Acres
Residential Parcel Area	1,011,610 sf 23.22 Acres
Hooks Street Right-of-Way Dedication	127,454 sf 2.92 Acres
Emil Jahna Right-of-Way Dedication	270,040 sf 6.20 Acres

BUILDING - RESIDENTIAL

Total Units:	226 Townhome Units (12 Townhome Units South of Hooks for Future Phase)
Unit Density:	9.73 Units / Acre (12 Units / Acre Max. Per PUD Ordinance # 2019-49)

BUILDING - COMMERCIAL

Lot 1 (ALDI):	19,224 SF
Lot 2 (TBD):	3,500 SF
Lot 3 (TBD):	3,500 SF
Lot 4 (Jack in the Box):	2,275 SF
Lot 5 (Wawa):	6,120 SF
Lot 6 (3-Story Self Storage: 32,412 sf footprint @ 1st floor):	95,683 SF
Total:	130,302 SF
Commercial Allowance:	162,000 SF (Per PUD Ordinance # 2019-49)

PARKING (Residential)

2 Cars per Garage per Unit = 428 Parking Spaces
2 Cars per Driveway per Unit = 428 Parking Spaces
Visitor Parking = 44 Parking Spaces
Total Residential Parking Provided: 900 Parking Spaces

LEGEND

COMMERCIAL BUILDINGS	
RESIDENTIAL BUILDINGS	

Koru Group, PLLC
2135 CityGate Lane, STE 330
Naperville, IL 60563

© Copyright 2024
KORU Group, PLLC
The drawings and the contents herein are the sole property
of Koru Group, PLLC and no portion of any may be printed
or copied without the express permission of this office.

GENERAL CONTRACTOR:

OWNER/DEVELOPER:

CLIENT:

PUD AMENDMENT EXHIBIT

THE SHOPS AT WATERBROOKE

STATE ROAD 50 AND EIL JAHNA ROAD

CITY OF CLERMONT, FLORIDA

REVISIONS:

#	DESCRIPTION	DATE
1		06/30/24
2		
3		
4		
5		
6		
7		
8		
9		
10		

PROJECT NUMBER: 24043
DRAWN BY: TR REVIEWED BY: SRK
SHEET TITLE:
PUD EXHIBIT
SHEET NO.
24043 BASE

**STATEMENT IN SUPPORT
PUD ZONING APPLICATION
SHOPS AT WATERBROOKE PUD AMENDMENT**

- 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:** UP Fieldgate US Investment-Clermont Hills, LLC ("Owner")
3122 E AMELIA ST # A
ORLANDO, FL 32803-5851
- 3. Location:** See attached legal description; generally, South side of US 50 at Emil Jahna Road intersection (hereafter called the "Property")
- 4. Description of Change/Zoning Request.**

The Property is currently entitled under City of Clermont Ordinance 2017-49, which allows per the attached 2017 Concept Plan 162,000 sf of commercial C-2 uses, including gas station/convenience store, and 85 townhomes units. However, Section 10 of the Ordinance states:

10. Lots 6 and 7 may have up to 85 dwelling units consisting of fee simple townhomes, not to exceed two levels. Should the developer seek to increase the amount of fee simple townhomes, this may be accomplished by decreasing the commercial acreage and increasing the residential acreage, not to exceed a 12 unit to one-acre ratio for density.

This PUD Amendment application adjusts the previous approval in ONLY the following areas:

- a. Allows a single commercial building to be no larger than 45,00 square feet. This raised limitation will only apply to the climate-controlled self-storage building shown on the plan, not to exceed 96,000 square feet (three stories, 160' x 200').
- b. "...decreasing the commercial acreage and increasing the residential acreage, not to exceed a 12 unit to one-acre ration for density" pursuant to Section 10 of the existing ordinance. The applicant does not believe an amendment to the existing PUD is required for this change, as Ordinance 2017-49 clearly states that such change is allowed under Ordinance 2017-49 as a matter of right. However, the Owner and applicant wish to comply with City requests where possible, and therefore are including this change reducing the commercial acreage and

increasing the residential acreage, resulting in a total of 226 residential units, in the PUD Amendment application.

5. Waivers Requested in PUD.

None.

6. Statement of Justification/Need/Changed Conditions.

See Section 4 above. Also, the growth of South Lake County and Clermont has increased, and is expected to further increase, the need for attainable housing, including townhomes for purchase, is great.

Fee-simple townhomes can be offered at a purchase price which can be affordable to first time home buyers, and offer an alternative for young (and downsizing older) families who strive to reach the American Dream of home ownership, and have a yard and space for their families.

There is already a shortage of “Missing Middle” housing in Central Florida and in Clermont. Clermont’s annual growth rate is currently 3.3%, which will mean an additional 16,394 residents by 2034. (49,679 in 2024, 66,073 in 2034). (<https://worldpopulationreview.com/us-cities/clermont-fl-population>) According to Rentcafe.com, Clermont’s average monthly residential rental, without utilities, is \$1724. (<https://www.rentcafe.com/average-rent-market-trends/us/fl/clermont/>) A mortgage of \$270,000 (a \$300,000 home with 10% down) at 6.5% is \$1,707 per month. A search on July 1, 2024 of homes for sale in the 34711 zip code for \$300,000 or less yielded nine (9) homes (excluding mobile homes). The need for this housing is indisputable.

7. Land Use Plan and Code Consistency and Support.

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 further Clermont Comprehensive Plan Housing Element as follows:

GOAL 1: To encourage and promote the provision of affordable, safe and sanitary housing to meet the needs of the present and future population of the City.

Objective 1.1: Housing Supply. The City shall assist the private sector in providing adequate housing to meet current and future needs.

Policy 1.1.7: The City shall promote mixed-use developments that include provisions for a wide variety of housing types and prices in close proximity to support facilities.

Policy 1.2.6: The City shall, through the land development regulations, continue to encourage the development/redevelopment of housing in a way that will integrate divergent choices of housing across all neighborhoods such as by allowing and incentivizing mixed-use developments that include provisions for a wide variety of housing types and prices.

GOAL 2: Encourage the preservation of decent, safe and sanitary housing for the present and future residents of the City of Clermont.

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 SR 50.

Estimated demand on public facilities will be provided with Site and Construction Plan applications. The City will provide water, sewer, trash, emergency services.



2 PRELIMINARY RENDERING IMAGE FROM NE CORNER
SCALE:



1 PRELIMINARY RENDERING IMAGE FROM NW CORNER
SCALE:

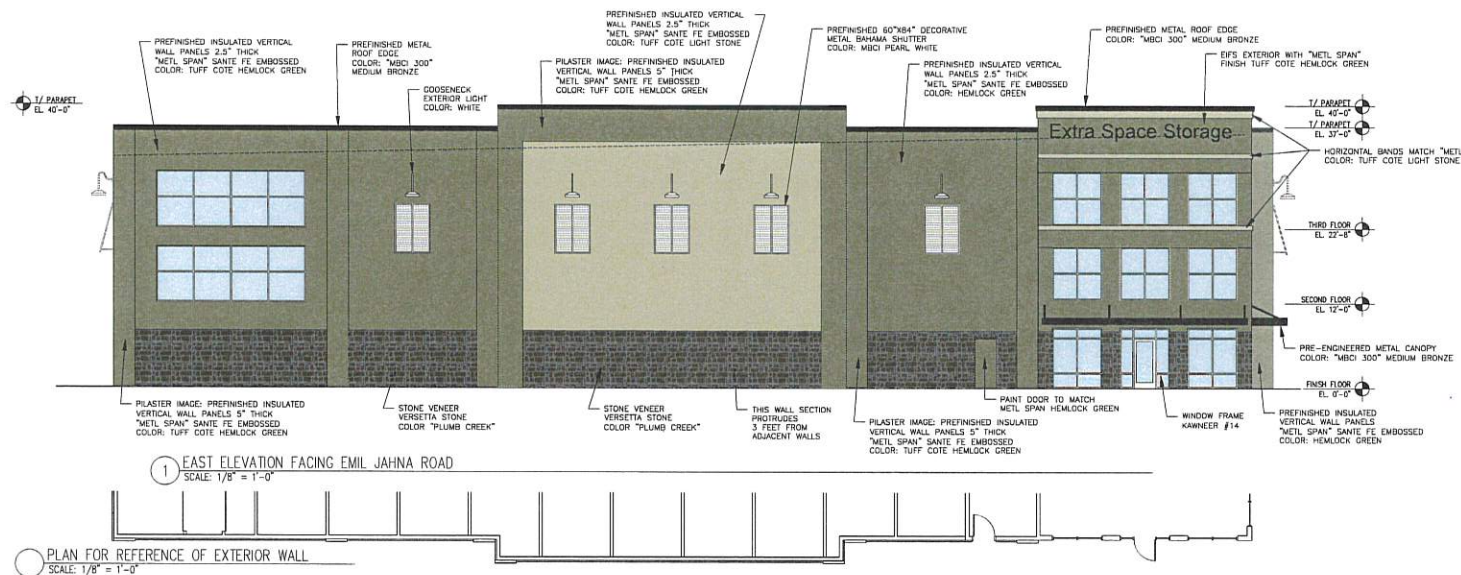
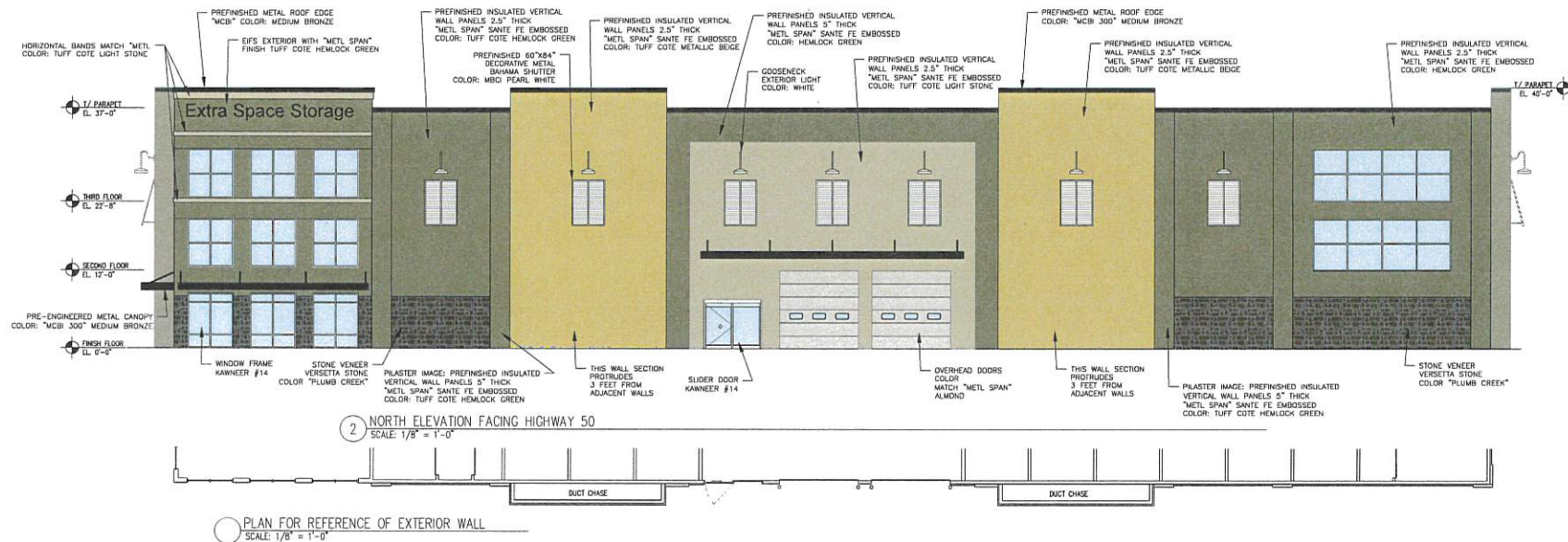
KORU
Koru Group, PLLC
2135 CityGate Lane, STE 330
Naperville, IL 60563

© Copyright 2023
KORU Group, PLLC
The drawings and the contents herein are the sole property
of Koru Group, PLLC and no portion of any may be printed
or copied without the express permission of the office.

CLIENT:
**ExtraSpace
Storage**

Extra Space Storage, Clermont FL

DATE:	11/21/2023
PROJECT NUMBER:	23023 Clermont Self Storage
DRAWN BY:	Day
REVIEWED BY:	
SHEET TITLE:	INTRO SHEET
SHEET NO.:	A000



KORU
Koru Group, PLLC
2135 CityGate Lane, STE 330
Naperville, IL 60563

© Copyright 2023
KORU Group, PLLC
The drawing and the contents herein are the sole property
of Koru Group, PLLC, and no portion of any may be printed
or copied without the express permission of the office.

CLIENT:
**ExtraSpace
Storage**

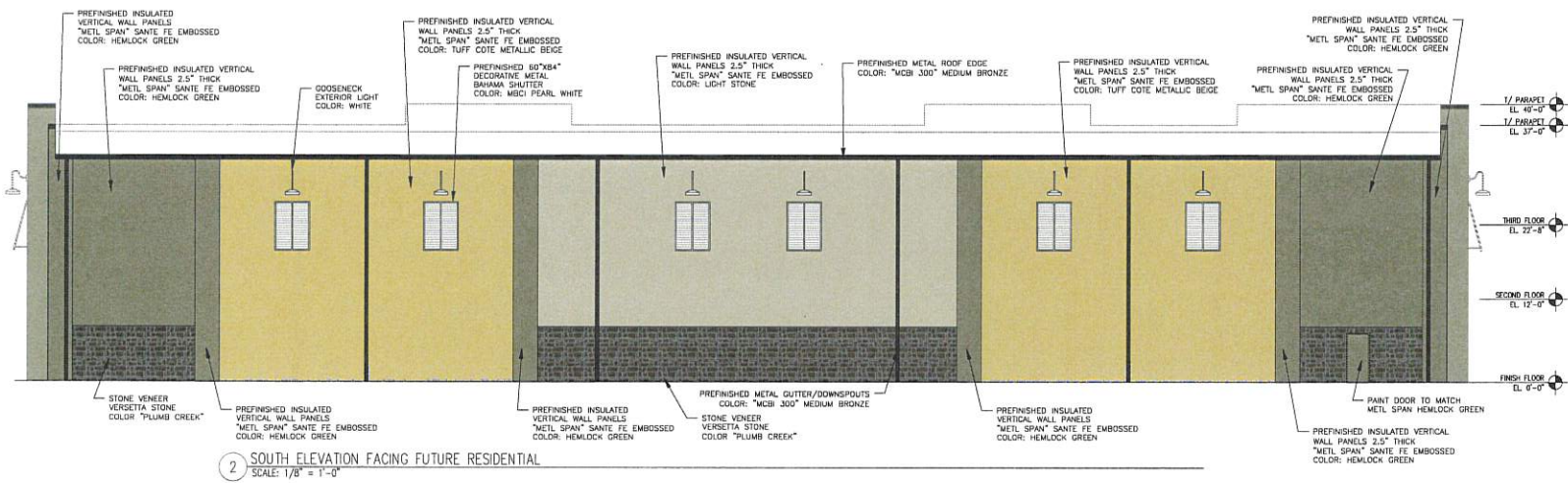
Extra Space Storage, Clermont FL

DATE	11/21/2023
PROJECT NUMBER: 2303 Clermont Self Storage	
DRAWN BY: Gary	REVIEWED BY:
SHEET TITLE:	
EXTERIOR ELEVATION FROM PLAN OPTION A	
SHEET NO.	
A200	

Extra Space Storage, Clermont FL

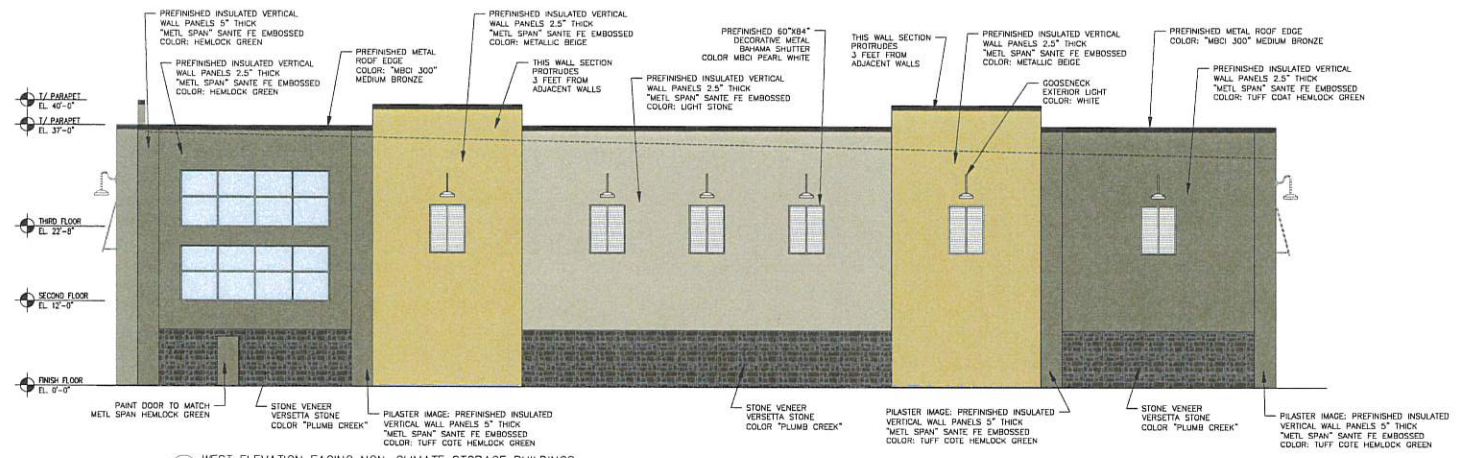
DATE:
 11/21/2023

PROJECT NUMBER: 230224 Clermont Self Storage	REVIEWED BY:
DRAWN BY: Cam	SHEET TITLE:
	EXTERIOR ELEVATION FROM PLAN OPTION A
	SHEET NO.
	A201



2 SOUTH ELEVATION FACING FUTURE RESIDENTIAL
 SCALE: 1/8" = 1'-0"

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

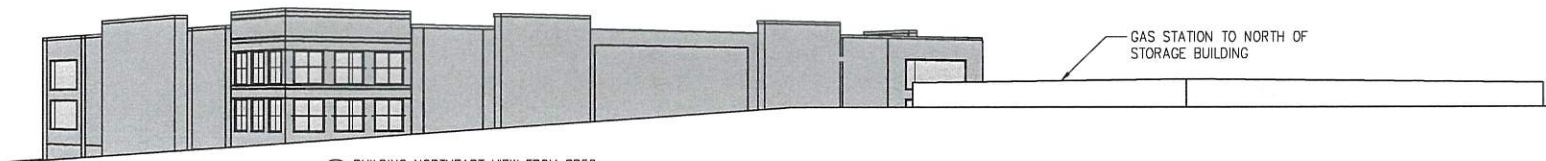


1 WEST ELEVATION FACING NON-CLIMATE STORAGE BUILDINGS
 SCALE: 1/8" = 1'-0"

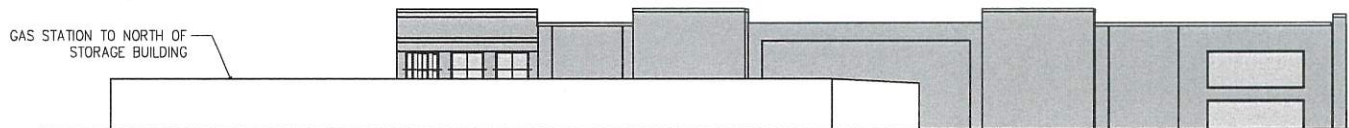
PLAN FOR REFERENCE OF EXTERIOR WALL
 SCALE: 1/8" = 1'-0"



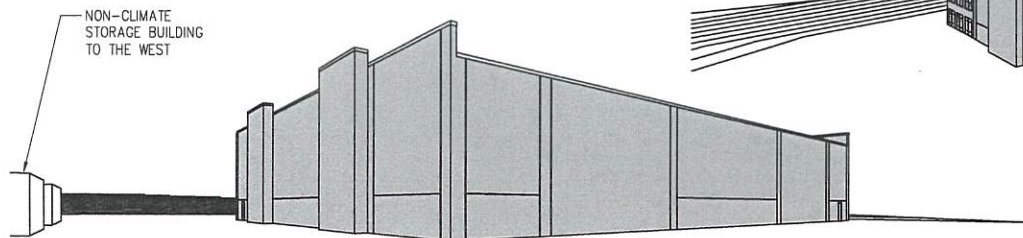
BUILDING NORTHWEST VIEW FROM SR50
SCALE:



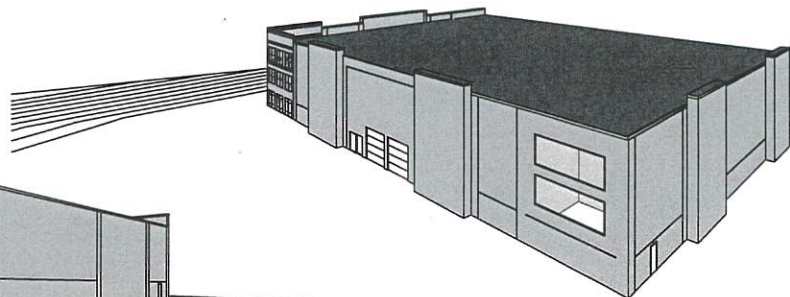
BUILDING NORTHEAST VIEW FROM SR50
SCALE:



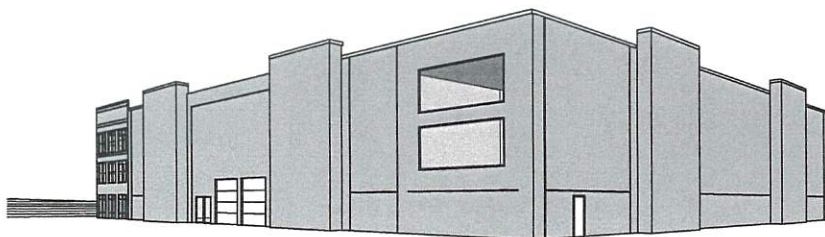
BUILDING NORTH VIEW FROM SR50
SCALE:



BUILDING SOUTHWEST CORNER VIEW
SCALE:



BUILDING OVERHEAD VIEW
SCALE:

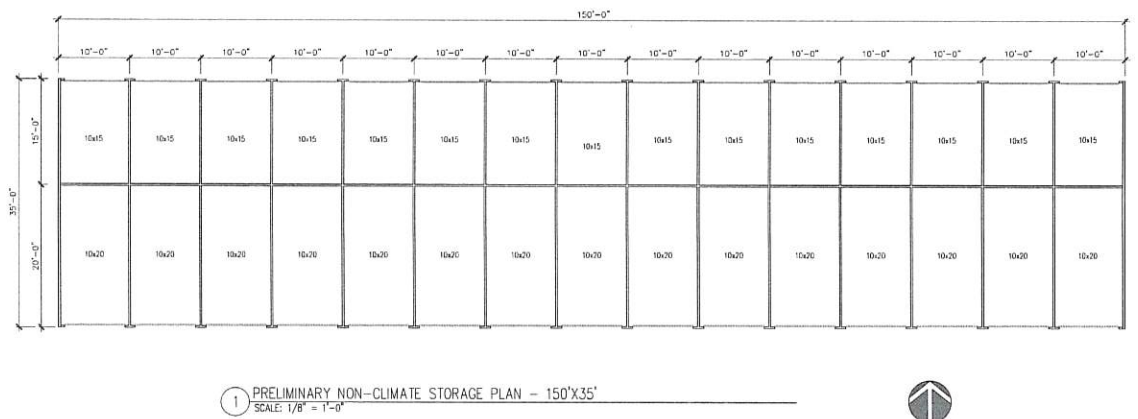
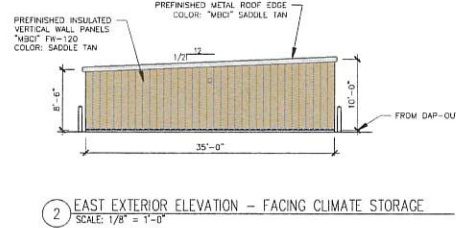
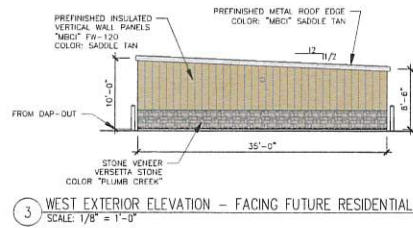
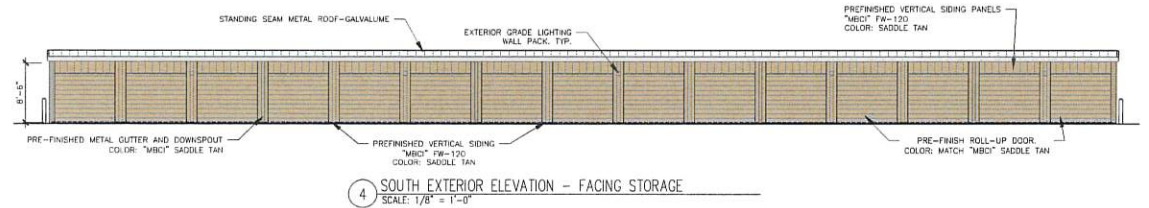
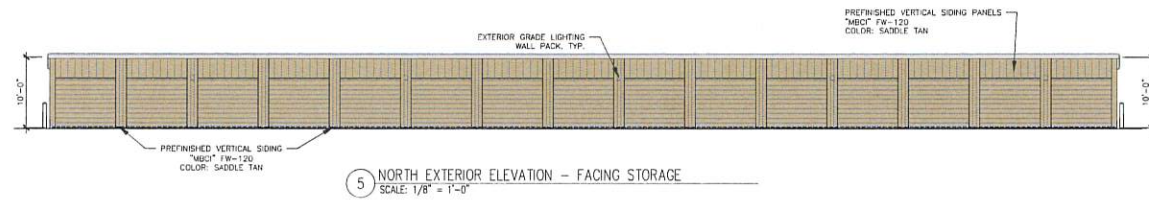


BUILDING NORTHWEST CORNER VIEW
SCALE:

NON-CLIMATE
STORAGE BUILDING
TO THE WEST



BUILDING NORTHEAST CORNER VIEW
SCALE:



© Copyright 2023
KORU GROUP, PLLC
The drawings and the contents hereof are the sole property of Koru Group, PLLC, and no portion of any may be printed or copied without the written permission of the office.



CLIENT:

Extra Space Storage, Clermont FL

DATE	11/21/2023
PROJECT NUMBER	23022 Clermont Self Storage
DRAWN BY	Gray
REVIEWED BY	
SHEET TITLE	NON-CLIMATE STORAGE 150'X35'
SHEET NO.	A301



CITY OF CLERMONT
REZONING
APPLICATION

Received by City:
10/3/2024
PUD2407-0001

DATE Sep 30, 2024		FEE: \$542.00 + cost of advertisement + cost of traffic review, if necessary	
Project Name (if applicable) The Shops at Waterbrooke PUD			
Applicant Jimmy D. Crawford			
Contact Person Jimmy D. Crawford / Erin Wysocki			
Address 702 W. Montrose St.	City Clermont	State FL	Zip 34711
Telephone 352-432-8644	Fax N/A		
Email jcrawford@cmhlawyers.com ; ewysocki@cmhlawyers.com			
OWNER INFORMATION			
Owner's Name UP Fieldgate US Investments - Clermont Hills			
Owner Address 3122 E. Amelia St. #A	City Orlando	State FL	Zip 32803
Telephone 352-432-8644	Email scottfish@updevelopment.com		
PROPERTY INFORMATION			
Address of Subject Property Emil Jahna Road / SR 50	City Clermont	State FL	Zip 34711
Legal Description (include copy of survey) See Attached			
Acreage 45.38	Land Use (City verification required) Commercial		
Present Zoning (City verification required) PUD	Proposed Zoning PUD		



CITY OF CLERMONT REZONING APPLICATION

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

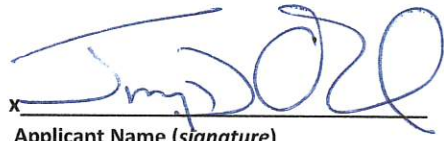
What are you proposing to do that would require a rezoning?

Amend existing commercial and residential entitlements. See attached Statement in Support

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

Jimmy D. Crawford

Applicant Name (print)

x 

Applicant Name (signature)

Scott Fish, Manager

Owner Name (print)

x 

Owner Name (signature)

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

5/22/2020

Prepared by and Return to:

Paul "J.J." Johnson, Jr., Esquire
Sloane and Johnson, PLLC
3660 Maguire Boulevard, Suite 102
Orlando, Florida 32803

Parcel ID# 2722260001-000-03000



SPECIAL WARRANTY DEED

This Special Warranty Deed is made February 22, 2016, between **HILLS AT CLERMONT**, a Delaware limited liability company (the "**Grantor**"), whose street address is 7 Giralda Farms, 2nd Floor, Madison, NJ 07940, and **UP FIELDGATE US INVESTMENTS – CLERMONT HILLS, LLC**, a Florida limited liability company (the "**Grantee**"), whose street address is 3201 E. Colonial Drive, Orlando, Florida 32803.

The Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the Grantee, all of the land situated, lying and being in the County of Lake, State of Florida, and described in Exhibit "A" attached to and by reference made a part of this Special Warranty Deed (the "Property").

Together with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD THE SAME in fee simple forever.

This conveyance is made by Grantor and accepted by Grantee subject to all covenants, conditions, restrictions, and other matters of record in the office of the County Recorder of Lake County, Florida, and all unpaid taxes and assessments, known or unknown (collectively, the "**Permitted Exceptions**").

Grantor, as its sole warranty herein, specially warrants to Grantee, its successors and assigns, that it will forever defend title to the Real Property (subject to the Permitted Exceptions) against only those claims of persons claiming to title or to or asserting claims affecting title to the Real Property, or any part thereof, by, through or under Grantor, but not otherwise.

[Remainder of page intentionally blank]

IN WITNESS WHEREOF, this Deed has been executed by Grantor as of February 22, 2016.

GRANTOR:

HILLS AT CLERMONT LLC, a Delaware limited liability company

By: PRISA III Investments, LLC, a Delaware limited liability company, its sole member

By: PRISA III REIT Operating LP, a Delaware limited partnership, its sole member

By: PRISA III OP GP, LLC, a Delaware limited liability company, its general partner

By: PRISA III Fund LP, a Delaware limited partnership, its manager

By: PRISA III Fund GP, LLC, a Delaware limited liability company, its general partner

By: PRISA III Fund PIM, LLC, a Delaware limited liability company, its sole member

By: PGIM, Inc., a New Jersey corporation, its sole member

By: Collete English Dixon
Name: Collete English Dixon
Title: V.P.

Signed, sealed and delivered in the presence of:

R. Bloom
Print Name: Ryan Bloom

Michael McBain
Print Name: Michael McBain

STATE OF Illinois §
COUNTY OF Cook §

On February 8, 2016, before me, the undersigned, a notary public in and for said State, personally appeared Collete English Dixon, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that, by his/her/their signature(s) on the instrument, the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Gloria D. Hawthorne
Notary Public
Gloria D. Hawthorne
Notary Printed Name
My Commission Expires: 574513

Exhibit "A"
(Legal Description)

THAT PORTION OF THE EAST 222.00 FEET OF THE SOUTHEAST 1/4 OF NORTHWEST 1/4 TOGETHER WITH A PORTION OF THE SOUTHWEST 1/4 OF NORTHEAST 1/4, ALL LYING IN SECTION 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, RUN SOUTH 00°30'12" WEST, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 27, A DISTANCE OF 1363.52 FEET TO A POINT ON THE SOUTH RIGHT WAY LINE OF STATE ROAD 50, PER F.D.O.T. RIGHT OF WAY MAP SECTION 11070-2505, THIS BEING THE POINT OF BEGINNING; THENCE RUN SOUTH 89°06'29" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 554.31 FEET TO THE WESTERLY LINE OF THAT PARCEL AS DESCRIBED IN OFFICIAL RECORD BOOK 3153, PAGE 2149 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN SOUTH 00°53'31" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 325.00 FEET; THENCE RUN SOUTH 89°06'29" EAST, ALONG THE SOUTHERLY LINE OF SAID PARCEL AND THE PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 591, PAGE 1222 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, A DISTANCE OF 549.99 FEET TO THE EASTERLY LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 591, PAGE 1222; THENCE RUN NORTH 00°53'31" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 325.00 FEET; THENCE RUN SOUTH 89°06'29" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 203.70 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27; THENCE RUN SOUTH 00°25'59" WEST, ALONG SAID EAST LINE, A DISTANCE OF 1293.07 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 27; THENCE RUN NORTH 88°58'56" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 27, A DISTANCE OF 1309.61 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE RUN NORTH 88°58'56" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 27, A DISTANCE OF 222.01 FEET TO A POINT, 222.00 FEET, WESTERLY OF, WHEN MEASURED PERPENDICULAR TO THE WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 27; THENCE RUN NORTH 00°30'12" EAST, ALONG A LINE PARALLEL WITH THE WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 27; A DISTANCE OF 1289.70 FEET TO A POINT ON THE AFORESAID SOUTH RIGHT OF WAY LINE; THENCE RUN SOUTH 89°06'29" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 222.00 FEET TO THE POINT OF BEGINNING.

PROPERTY RECORD CARD

General Information

Name:	UP FIELDGATE US INVESTMENTS - CLERMONT HILLS LLC	Alternate Key:	3868854
Mailing Address:	3660 MAGUIRE BLVD STE 102 ORLANDO, FL 32803 Update Mailing Address	Parcel Number: ①	27-22-26-0001-000-03200
		Millage Group and City:	000C Clermont
		2022 Total Certified Millage Rate:	17.3628
		Trash/Recycling/Water/Info:	My Public Services Map ①
Property Location:	EMIL JAHNA RD CLERMONT FL, 34711	Property Name:	- Submit Property Name ①
		School Information:	School Locator & Bus Stop Map ① School Boundary Maps ①
Property Description:	FROM NW COR OF NE 1/4 RUN S 0-37-50 W ALONG SAID W LINE OF NE 1/4 A DIST OF 1288.52 FT TO CENTERLINE OF SR 50, S 89-06-32 E ALONG SAID CENTERLINE 557.74 FT, S 0-53-28 W 75 FT TO A POINT ON THE S R/W LINE OF SR 50 FOR POB, S 0-53-31 W 325 FT, S 89-06-29 E 549.99 FT, N 0-53-31 E 325 FT, W ALONG S R/W LINE OF SR 50 TO POB ORB 6134 PG 73		
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	GOVT WETLAND (8096)	0	0		4.090	Acre	\$0.00		\$184.00

[Click here for Zoning Info](#) ①
 [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
6134 / 73	03/2023	Quit Claim Deed	Unqualified	Vacant	\$0.00
3153 / 2149	04/2006	Misc Deed/Document	Unqualified	Vacant	\$0.00

[Click here to search for mortgages, liens, and other legal documents.](#) ①

Values and Estimated Ad Valorem Taxes

Values shown below are 2023 CERTIFIED VALUES (July 1 Preliminary Tax Roll Certification)

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$184	\$184	\$0	5.0364	\$0.00
SCHOOL BOARD STATE	\$184	\$184	\$0	3.2500	\$0.00
SCHOOL BOARD LOCAL	\$184	\$184	\$0	2.9980	\$0.00
LAKE COUNTY WATER AUTHORITY	\$184	\$184	\$0	0.3083	\$0.00
ST JOHNS RIVER FL WATER MGMT DIST	\$184	\$184	\$0	0.1974	\$0.00
CITY OF CLERMONT	\$184	\$184	\$0	5.0600	\$0.00
LAKE COUNTY MSTU AMBULANCE	\$184	\$184	\$0	0.4629	\$0.00
LAKE COUNTY VOTED DEBT SERVICE	\$184	\$184	\$0	0.0918	\$0.00
				Total: 17.4048	Total: \$0.00

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](#).

PROPERTY RECORD CARD

General Information

Name:	UP FIELDGATE US INVESTMENTS - CLERMONT HILLS LLC	Alternate Key:	3868851
Mailing Address:	3122 E AMELIA ST # A ORLANDO, FL 32803-5851 Update Mailing Address	Parcel Number: ①	27-22-26-0001-000-03100
		Millage Group and City:	000C Clermont
		2023 Total Certified Millage Rate:	17.3304
		Trash/Recycling/Water/Info:	My Public Services Map ①
Property Location:	EMIL JAHNA RD CLERMONT FL, 34711	Property Name:	-- Submit Property Name ①
		School Information:	School Locator & Bus Stop Map ① School Boundary Maps ①
Property Description:	FROM N 1/4 COR OF SEC RUN S 0-30-12 W ALONG W LINE OF NE 1/4 A DIST OF 1363.52 FT TO A POINT ON S R/W LINE OF SR 50 FOR POB, RUN S 89-06-29 E ALONG SAID S R/W LINE 554.31 FT, S 0-53-31 W 325 FT, S 89-06-29 E 549.99 FT, N 0-53-31 E 325 FT, S 89-06-29 E ALONG S R/W LINE 203.70 FT TO A POINT ON E LINE OF SW 1/4 OF NE 1/4, S 0-25-59 W ALONG SAID E LINE 1293.07 FT TO SE COR OF SW 1/4 OF NE 1/4, N 88-58-56 W 1309.61 FT TO SW COR OF SW 1/4 OF NE 1/4, CONT N 88-58-56 W ALONG S LINE OF SE 1/4 OF NW 1/4 A DIST OF 222.01 FT TO A POINT 222 FT W'LY OF, WHEN MEASURED PERPENDICULAR TO THE W LINE OF SW 1/4 OF NE 1/4, N 0-30-12 E 1289.70 FT TO S R/W LINE OF SR 50, S 89-06-29 E ALONG SAID S R/W LINE 222 FT TO POB ORB 4745 PG 680		
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 COMMERCIAL (1000)	0	0		41.280	Acre		\$7,991,808.00	\$7,991,808.00
2	BILLBOARD SITE (1020)	0	0		1.000	Lot		\$20,000.00	\$20,000.00

[Click here for Zoning Info](#) ①
 [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
4745 / 680	02/2016	Warranty Deed	Qualified	Vacant	\$5,000,000.00
3543 / 83	11/2007	Warranty Deed	Unqualified	Vacant	\$16,300,000.00

[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	\$8,011,808	\$7,886,210	\$7,886,210	5.0364	\$39,718.11
SCHOOL BOARD STATE	\$8,011,808	\$8,011,808	\$8,011,808	3.2080	\$25,701.88
SCHOOL BOARD LOCAL	\$8,011,808	\$8,011,808	\$8,011,808	2.9980	\$24,019.40
LAKE COUNTY WATER AUTHORITY	\$8,011,808	\$7,886,210	\$7,886,210	0.2940	\$2,318.55
ST JOHNS RIVER FL WATER MGMT DIST	\$8,011,808	\$7,886,210	\$7,886,210	0.1793	\$1,414.00
CITY OF CLERMONT	\$8,011,808	\$7,886,210	\$7,886,210	5.0600	\$39,904.22
LAKE COUNTY MSTU AMBULANCE	\$8,011,808	\$7,886,210	\$7,886,210	0.4629	\$3,650.53
LAKE COUNTY VOTED DEBT SERVICE	\$8,011,808	\$7,886,210	\$7,886,210	0.0918	\$723.95
				Total:	Total:
				17.3304	\$137,450.64

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

LEGAL NOTICE

On Tuesday, November 5, 2024 at 6:30 PM the Clermont Planning and Zoning Commission will consider the enactment of the following proposed ordinance.

ORDINANCE NO. 2024-039

AN ORDINANCE UNDER THE CODE OF ORDINANCES OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF CLERMONT, REFERRED TO IN CHAPTER 122 OF ORDINANCE NO. 289-C, CODE OF ORDINANCES; REZONING THE REAL PROPERTIES DESCRIBED HEREIN AS SHOWN BELOW; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, RECORDING, PUBLICATION AND AN EFFECTIVE DATE.

LOCATION

The Shops at Waterbrooke
Vacant parcel located south of State Road 50
and west of Emil Jahna Road
Alternate Key – 3868851 & 3868854



PROPERTY REZONING

City of Clermont PUD Amendment:

To update Conceptual Site Plan with Self-storage facility and decrease commercial acreage while increasing residential acreage

LEGAL DESCRIPTION

FROM N 1/4 COR OF SEC RUN S 0-30-12 W ALONG W LINE OF NE 1/4 A DIST OF 1363.52 FT TO A POINT ON S R/W LINE OF SR 50 FOR POB, RUN S 89-06-29 E ALONG SAID S R/W LINE 554.31 FT, S 0-53-31 W 325 FT, S 89-06-29 E 549.99 FT, N 0-53-31 E 325 FT, S 89-06-29 E ALONG S R/W LINE 203.70 FT TO A POINT ON E LINE OF SW 1/4 OF NE 1/4, S 0-25-59 W ALONG SAID E LINE 1293.07 FT TO SE COR OF SW 1/4 OF NE 1/4, N 88-58-56 W 1309.61 FT TO SW COR OF SW 1/4 OF NE 1/4, CONT N 88-58-56 W ALONG S LINE OF SE 1/4 OF NW 1/4 A DIST OF 222.01 FT TO A POINT 222 FT W'LY OF, WHEN MEASURED PERPENDICULAR TO THE W LINE OF SW 1/4 OF NE 1/4, N 0-30-12 E 1289.70 FT TO S R/W LINE OF SR 50, S 89-06-29 E ALONG SAID S R/W LINE 222 FT TO POB ORB 4745 PG 680.

TOGETHER WITH THE FOLLOWING DESCRIBED PROPERTY:
FROM NW COR OF NE 1/4 RUN S 0-37-50 W ALONG SAID W LINE OF NE 1/4 A DIST OF 1288.52 FT TO CENTERLINE OF SR 50, S 89-06-32 E ALONG SAID CENTERLINE 557.74 FT, S 0-53-28 W 75 FT TO A POINT ON THE S R/W LINE OF SR 50 FOR POB, S 0-53-31 W 325 FT, S 89-06-29 E 549.99 FT, N 0-53-31 E 325 FT, W ALONG S R/W LINE OF SR 50 TO POB ORB 6134 PG 73.

ALL IN SECTION 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.

CONTAINING 45.38 ACRES, MORE OR LESS.

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



AGENDA ITEM

Meeting Date	
Tuesday, November 5, 2024	
Agenda Item Name	
Resolution No. 2024-036R <i>Midpoint Recreation Shop</i>	
Requested Action	
Recommend approval of Resolution No. 2024-036R.	
Staff Report	
The applicant, Midpoint Recreation Outdoor Rentals, is requesting a Conditional Use Permit to allow for a 160 square foot container building in the Central Business District. The building will be located on an existing lot located at 782 West Montrose Street. The request to use the northwest corner of the parcel as a commercial business that rents and stores recreational bicycles, canoes and other sporting items at this location. The Conditional Use Permit would also allow for the waiver of one (1) parking space as required by the code, Section 15-14.  The requested Conditional Use Permit (CUP) is required for the 160 square foot container building and not the bicycle rental business, which is permitted in the Central Business District. The Land Development Regulations require all buildings must conform to the Clermont Architectural Design Standards. The 160 square foot building will be required to add architectural elements and features as depicted in the conceptual building elevations. The proposed building location is located at the rear of an existing commercial site. In addition, because the code does not identify the container building as permitted, Section 125-370 requires a Conditional Use Permit for any use or structure in the case of uncertainty about the classification. A final determination shall be made by this resolution. Staff has reviewed the application as submitted and finds the proposed building could be designed to comply with the codes, and because of the de-minimus size of the building and location, the building may have a minimal impact on the surrounding areas. Therefore, staff recommends approval of the Conditional Use Permit with the conditions contained in Resolution No. 2024-036R.	
Additional Analysis	

Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	2024-036R Midpoint Rec-785 West Montrose St. CUP (10.28.2024)	2024-036R Midpoint Rec-785 West Montrose St. CUP (10.28.2024).pdf
2.	LOCATION MAP	LOCATION MAP.pdf
3.	CUP Conceptual Site Plan _ FINAL	CUP Conceptual Site Plan _ FINAL.pdf
4.	Application	Application.pdf
5.	Legal Ad - Midpoint CUP - PZ	Legal Ad - Midpoint CUP - PZ.pdf



CITY OF CLERMONT
RESOLUTION NO. 2024-036R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR A CONTAINER BUILDING IN THE CENTRAL BUSINESS DISTRICT (CBD) 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 November 5, 2024, recommended approval of this Conditional Use Permit to allow for a 160 square foot container building to be located in the Central Business District (CBD) zoning district at the following location:

LOCATION:

A Portion of the Northwest Corner of
782 West Montrose Street
(Alternate Key 1714001)

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 160 square foot container building to be located in the Central Business District (CBD) 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. 2024-036R

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 160 square foot container building in the Central Business District. The container building shall be constructed in a manner that provides architectural elements and features to enhance the building features to be compatible with the surrounding areas.
2. In the event the leased space is not renewed in the future, a new Conditional Use Permit will be required at any other location.
3. The Conditional Use Permit will allow for the waiver of the one (1) parking space requirement for the Land Development Code, Section 15-14.



CITY OF CLERMONT
RESOLUTION NO. 2024-036R

4. The property shall be designed to comply with the Clermont Land Development Codes. The Conceptual Plan (Exhibit A) is not an approved site plan. Formal construction plans incorporating all conditions shall be submitted for review and approved by the Site Review Committee prior to the issuance of a Zoning Clearance or other development permits. The site will be required to comply with the Clermont Architectural Design Standards and Land Development Codes.

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. 2024-036R

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 14th day of January 2025.

CITY OF CLERMONT

Tim Murry, Mayor

ATTEST:

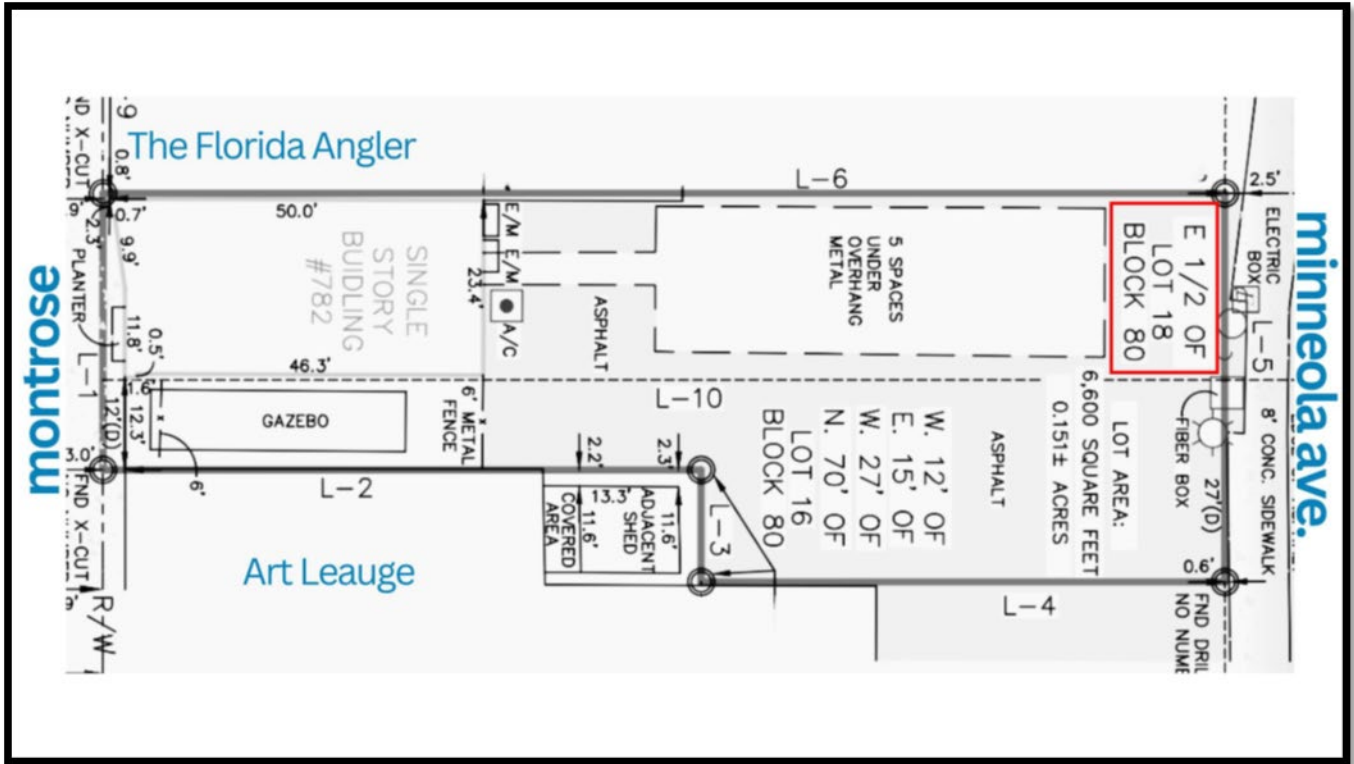
Tracy Ackroyd Howe, MMC
City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

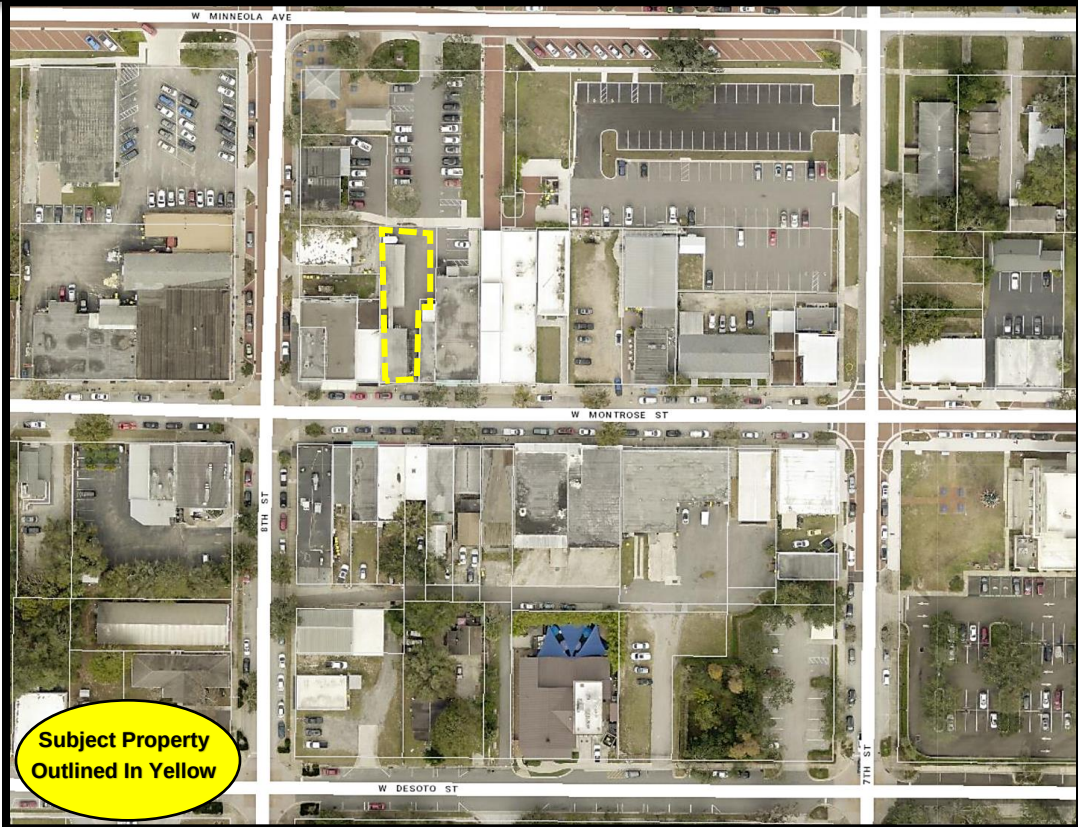
CITY OF CLERMONT
RESOLUTION NO. 2024-036R

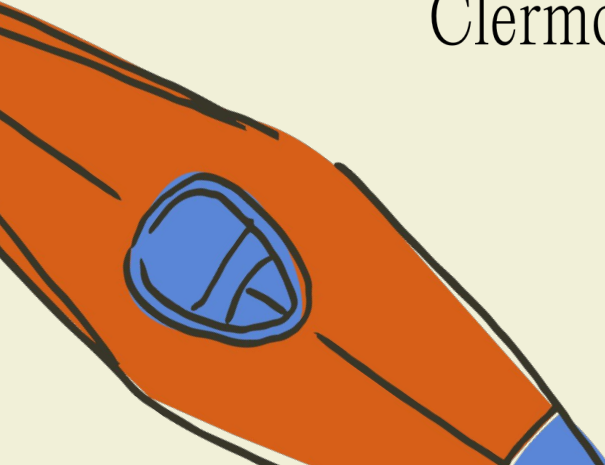
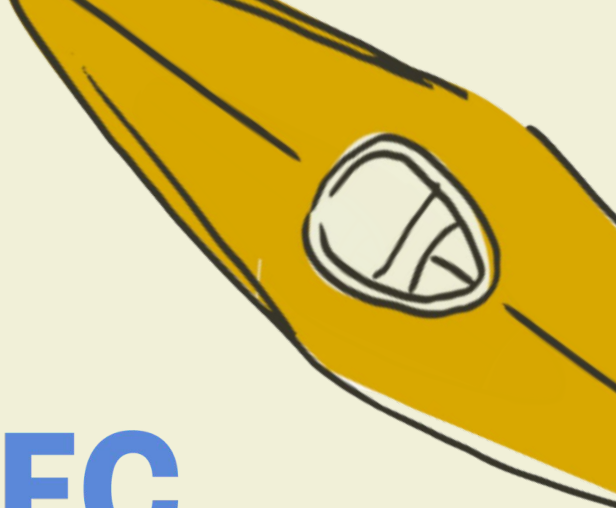
Exhibit A



CITY OF CLERMONT
RESOLUTION NO. 2024-036R





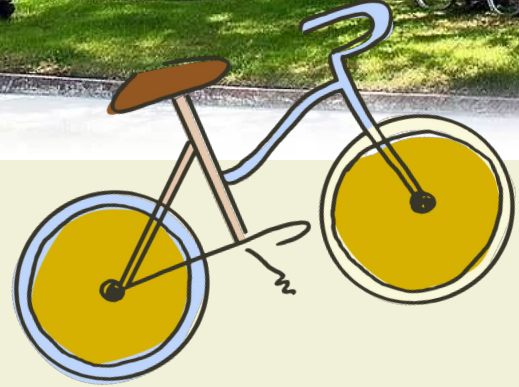


MIDPOINT REC

Clermont Outdoor Rentals & Recreation

The Story

We quickly realized we bought so much more than a house - we bought a whole **new lifestyle.**





With the South Lake Trail weaving through it and Florida's coast-to-coast trail on the horizon, you'll find a uniquely perfect place to grab the weekend by the wheels. [LEARN](#)

[MORE](#) →

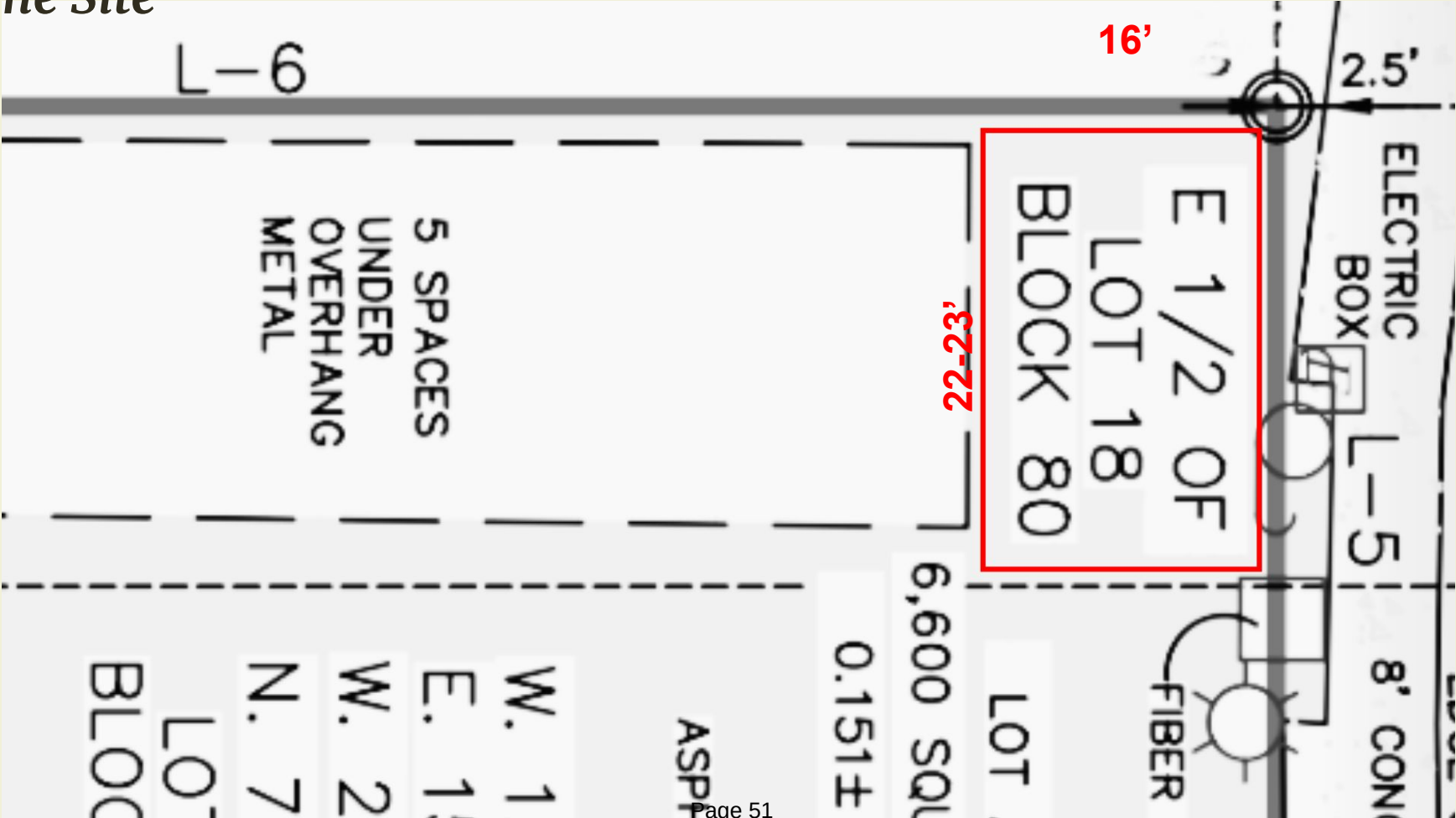
"Clermont has advanced its Downtown-Waterfront Master Plan, which includes more than 30 new high profile projects.... These enhancements are fusing its recreational attractions with downtown's emerging art scene and indie shopping and dining establishments to catalyze renewed energy in this charming lakeside destination."

The Sitch

Few downtowns our size can boast such proximity to both the water & bike trail system. Amplifying this can put downtown Clermont on the map as a key place to visit in Central Florida.

Midpoint Rec aims to fill a hole in the downtown market that will help establish Clermont as a standout member of Florida **Main Street** in a way that supports the town brand and future development.

The Site



The Site



The Site



The Shop (a visual concept)



The Shop (a visual concept)



Real life Examples



[BoxiPark | Lake NONA](#)



[Sparkman Wharf | Tampa](#)



[Austin Bike Tours & Rentals | TX](#)



CITY OF CLERMONT

CONDITIONAL USE PERMIT

APPLICATION

Date		FEE: \$845 + cost of advertisement + cost of traffic review (if necessary)		
Project Name (if applicable) Midpoint Rec Container Shop				
Applicant Valerie Schuett				
Contact Person Valerie Schuett				
Address 931 W Montrose St.		City Clermont	State FL	Zip 34711
Telephone 903-363-8506				
Email valerie@midpointrec.com				
PROPERTY OWNER INFORMATION ☐ (Check box if owner information is same as applicant)				
Property Owner Name Roe Consulting FL LLC (Curtis Evans)				
Owner Address 2000 S LAKESHORE DR		City Clermont	State FL	Zip 34711
Telephone 352-255-9981		Email curtisevans007@gmail.com		
PROPERTY INFORMATION				
Address of Subject Property 782 W Montrose St, Clermont		Alternate Key 1714001		Zip 34711
General Location Downtown business district. The exact location is a portion of the property address listed. It's an open space on the back side corner (northwest) of 782 W Montrose, north of the parking spaces. 16' by 23 ' rectangle of open asphalt.				
Legal Description & Alternate Key (include copy of survey) From survey: THE WEST 12 FEET OF LOT 16, EAST 15 FEET OF THE WEST 27 FEET OF THE NORTH 70 FEET OF LOT 16, EAST 1/2 OF LOT 18, BLOCK 80, CITY OF CLERMONT, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGES 17 THROUGH 23, INCLUSIVE, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. More specifically the portion in question: E 1/2 OF LOT 18 BLOCK 80				
Land Use (City verification required) STORE 1 STORY FREE STANDING				
Zoning (City verification required) CBD Central Business District				



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?)

Eat, Shop & PLAY in downtown Clermont. Midpoint Rec is seeking to position itself and Clermont in a memorable way with it's kayak, bike, & paddleboard rentals. Despite being a self proclaimed hub for recreation - Clermont has little to no outdoor rental options for visitors to take advantage of in the downtown area. **Midpoint Rec aims to fill this void in a homegrown way, offering visitors more active options to enhance Clermont's appeal as a repeat destination.** We also believe that the new consumers Midpoint Rec would attract will boost business for others in downtown. For this reason, it's vital we're positioned in the immediate downtown district so the new foot traffic gets the best introduction to everything the historic district has to offer.

We've chosen a custom shipping container shop because of it's unique and future-forward appeal (see real-life examples in supporting materials) in addition to being functional & financially reasonable. **More importantly, it provides an opportunity to revitalize unused and unattractive real estate in a central part of the CBD.**

The open space on the north side of 782 W Montrose is the right size and strategically positioned next to a sidewalk that leads to the 8th Street Trailhead. Of course, we plan to have licensed engineered plans and contractors involved to build the shop to code, and intend to have high standards for architectural look & feel in the final product.

Other important information (next page)....

Valerie Schuett

Applicant Name (print)

Valerie Schuett

Applicant Name (signature)

Curtis Evans

Owner Name (print)

Curtis Evans

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
Planning@clermontfl.org

02/08/2024

- **INVENTORY:** Most of the inventory will be stored off-site; so only the goods & rentals going out for a particular day will be kept in the shop.
- **UTILITIES:** We do not need plumbing or water, just electricity which we have easy access to run on our own meter thanks to the Duke infrastructure that borders the property
- **PARKING:** We are asking for a special exception to the parking space requirement. We do not expect to have more than one employee at a time in the shop.
 - The applicant lives in the downtown business district (931 W Montrose) in a mixed use property with several extra parking spaces thanks to it's former use as the "Old Bicycle Inn." If an exception is off the table, we suggest that a portion of the parking at 931 W Montrose St. be designated to satisfy the parking requirement.
- **LANDSCAPING:** It's our preliminary understanding that a landscaping buffer is not required in our instance. We do however plan to utilize landscaping to add visual appeal to the space. With Duke's permission and the city's approval, we'd like clean up the easement & utilize some landscape along it's border to beautify it.

Order Confirmation

Not an Invoice

Account Number:	526733
Customer Name:	City Of Clermont-Legals
Customer Address:	City of Clermont-Legals Po Box 120219 Clermont FL 34712-0219
Contact Name:	City Clerk
Contact Phone:	(352) 708-5997
Contact Email:	
PO Number:	

Date:	10/08/2024
Order Number:	10660303
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	10/21/2024 - 10/21/2024	Govt Public Notices
LEE dailycommercial.com	1	10/21/2024 - 10/21/2024	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	\$73.10
Tax Amount	\$0.00
Service Fee 3.99%	\$2.92
Cash/Check/ACH Discount	-\$2.92
Payment Amount by Cash/Check/ACH	\$73.10
Payment Amount by Credit Card	\$76.02

Order Confirmation Amount	\$73.10
----------------------------------	----------------

Ad Preview

LEGAL NOTICE

On Tuesday, November 5, 2024 at 6:30 PM, the Clermont Planning and Zoning Commission will consider a request for a Conditional Use Permit (2024-036R) to allow for a container building to be located in the Central Business District (CBD) zoning district.

LOCATION

A portion of the Northwest Corner of
782 W. Montrose Street
Alternate Key 1714001

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
October 21, 2024

10660303 10/21/2024

AGENDA ITEM

Meeting Date

Tuesday, November 5, 2024

Agenda Item Name

Resolution No. 2024-038R
US 27 Car Wash & Self-Storage

Requested Action

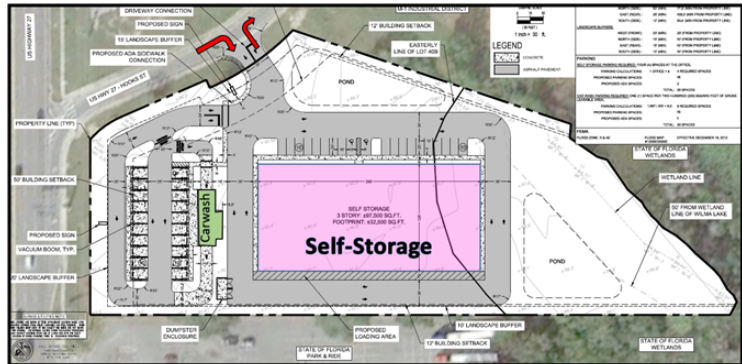
Recommend approval of Resolution 2024-038R.

Staff Report

The applicant, Bret Jones, P.A., is interested in developing a 4+/- acre parcel located adjacent to the FDOT Park-n-Ride lot on US 27, southeast of Wawa. The site has limited access, with a right in-right out connection on a one-way access road connecting US 27 to Hooks Street. All the traffic will flow north to Hooks Street.



The proposal is for a car wash facility along the front of the property and a three-story residential storage warehouse in the rear portion of the site. The car wash is a typical self-serve operation with vacuum stations and a single, automated car wash tunnel within a building. The building is approximately 1,670 square feet. The storage warehouse will be climate controlled and for residential storage use only. The total square footage of this building is up to 100,000 square feet. The building will be designed to comply with the Clermont Architectural Design Standards. No outside storage will be allowed, and the applicant is not requesting any variances to the Land Development Code.



The property has a C-2 General Commercial zoning designation and a Commercial Future Land Use. The property is surrounded with a majority of C-2 General Commercial zoning with the northern parcel zoned M-1 Industrial. Section 125-337 requires a Conditional Use Permit for any building that occupies more than 20,000 square feet and car wash operations. The entire project is dependent on the approval of the CUP.

The applicant has performed a traffic evaluation based upon the proposed project. Traffic Planning and Design (TDS) indicated that the proposed project will generate 59 A.M. peak hour trips and 93 P.M. peak hour trips. Based upon the project's trip generation, the proposed project is considered de minimis and meets the requirement for a Tier 1 Exemption Letter. The City's traffic consultant agrees with the exemption.

Staff has reviewed the CUP application and has no evidence that the proposed use will be detrimental to the health, safety or general welfare of persons residing or working in the vicinity. The proposed use will comply with the regulations and conditions specified in the CUP and the City's Land Development Regulations. With the limited access point, the site would be best suited for lower traffic generation end users. The self-storage facility is a very low traffic generator with the majority of the peak hour trips occurring for the car wash. The property is located between the Park-n-Ride lot and Industrial zoning to the north, and fronts on an arterial roadway. The uses are compatible with the existing area. Therefore, staff recommends approval of the Conditional Use Permit for a self-storage facility over 20,000 square feet and a car wash facility in the C-2 zoning district with the conditions contained in Resolution No. 2024-038R.

Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. 2024-038R CUP US Hwy 27 SS and Car Wash (10.24.2024)	2024-038R CUP US Hwy 27 SS and Car Wash (10.24.2024).pdf	
2. Maps	Maps.pdf	
3. 2_Site Plan	2_Site Plan.pdf	
4. 10-24-24 updated LS Plan	10-24-24 updated LS Plan.pdf	
5. 4_Self-Storage Elevations	4_Self-Storage Elevations.pdf	
6. 5_Car Wash Elevations	5_Car Wash Elevations.pdf	
7. Tier 1 review exemption	Tier 1 review exemption.pdf	
8. Clermont CUP Tier 1 Traffic	Clermont CUP Tier 1 Traffic.pdf	
9. 1_Application	1_Application.pdf	
10. 2024-038R - US HWY 27 Legal AD - PZ 11.5.24	2024-038R - US HWY 27 Legal AD - PZ 11.5.24.pdf	



CITY OF CLERMONT
RESOLUTION NO. 2024-038R

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 November 5, 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. 2024-038R

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. 2024-038R

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 building 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. 2024-038R

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. Due to all the traffic exiting the site heading north to Hooks Street, additional offsite improvements maybe required to manage traffic impacts on Hooks Street. This will be determined by Lake County Public Works at the time of site plan review and assessed on a regular basis in the future.
19. 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.
20. The project shall be required to provide enhanced landscape buffers that will include 30 percent of addition plant materials to create an opaque screen at the time of planting. The landscape buffers shall be designed to create an aesthetically pleasing and enhanced screening for the site.
21. 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.
22. 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.



CITY OF CLERMONT
RESOLUTION NO. 2024-038R

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. 2024-038R

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

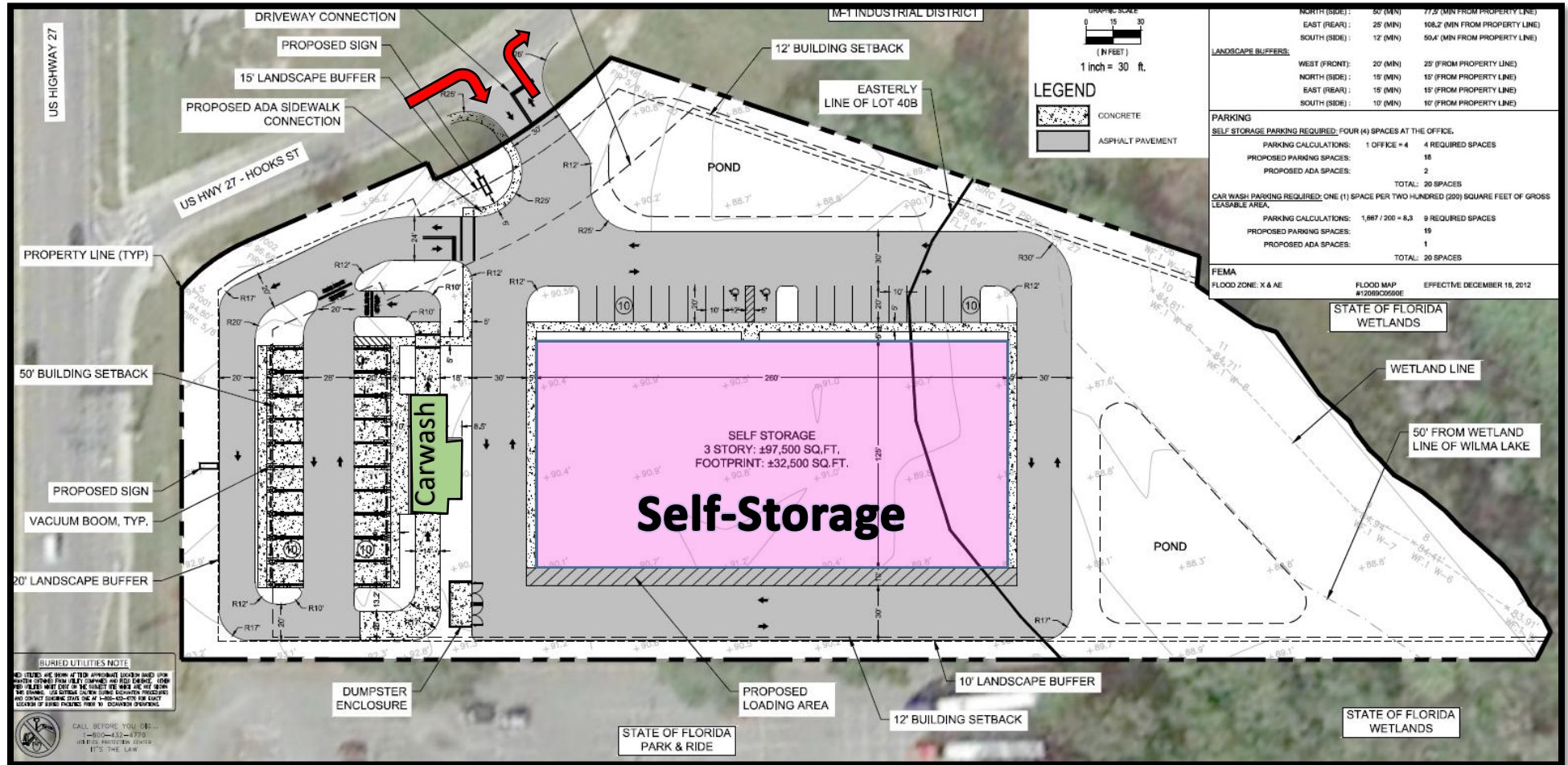


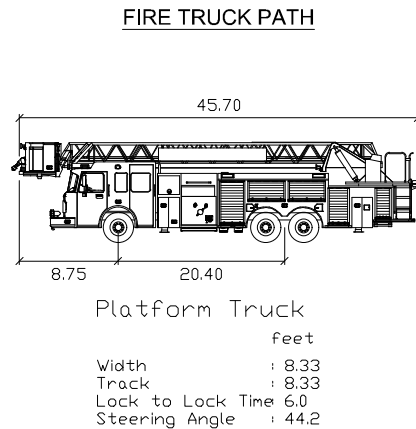
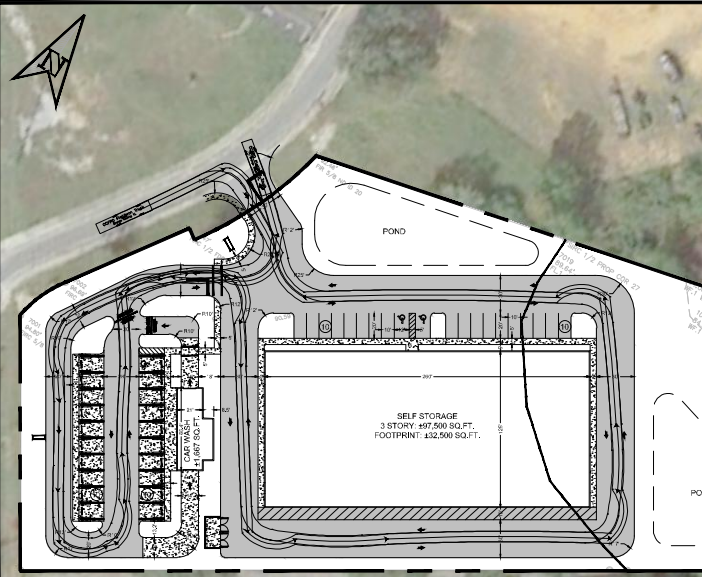
AK 2665866 & 3901206 – Aerial Map



AK 2665866 & 3901206 – Conceptual Site Plan

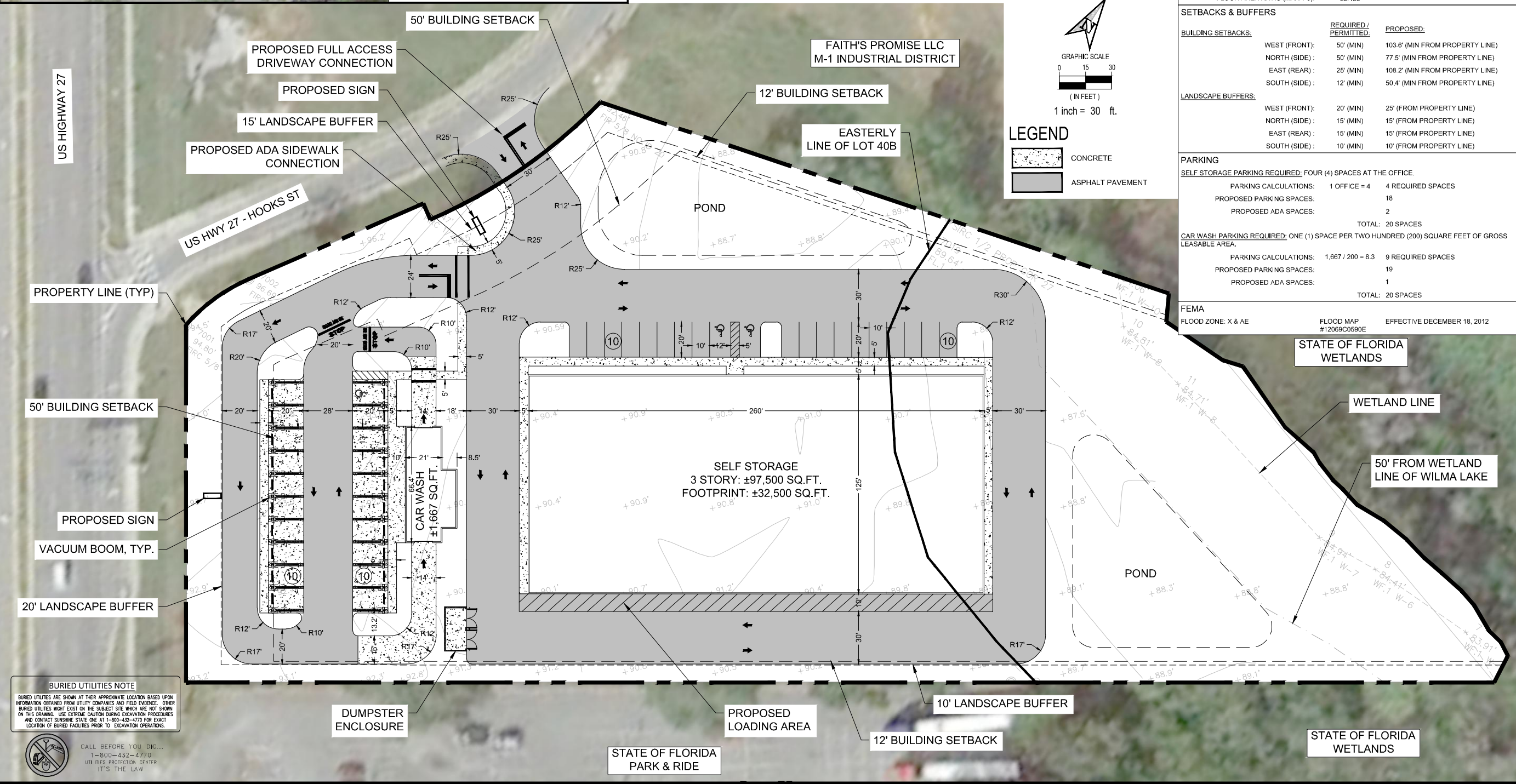
US 27 Car Wash and Self-Storage





- NOTES:**
- ALL ASPHALT DIMENSIONS ARE TO FACE OF CURB, UNLESS NOTED OTHERWISE
 - ALL RADII ARE 3' UNLESS OTHERWISE SPECIFIED
 - BUILDING SETBACKS ARE TO CONCRETE CORNER OF BUILDING
 - ALL AFFECTED SIDEWALKS, RAMPS AND CROSSWALKS, WILL BE BUILT AND INSPECTED TO MEET CURRENT ADA REQUIREMENTS
 - CONTRACTOR SHALL FIELD VERIFY UTILITY POINT OF CONNECTIONS LOCATION, ELEVATION AND TYPE PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF RECORD OF ANY DISCREPANCIES BETWEEN THE PLANS AND EXISTING FACILITIES
 - ALL DISTURBED AREAS TO BE SODDED AND RESTORED TO A CONDITION EQUAL TO OR BETTER THAN PRE-CONSTRUCTION CONDITION
 - ALL CONSTRUCTION IN THE FDOT ROW SHALL CONFORM TO THE LATEST EDITIONS OF THE FDOT DESIGN STANDARDS (INDEXES), THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE FDOT UTILITY ACCOMMODATION MANUAL

SITE DATA TABLE			
PROJECT DESCRIPTION			
SELF STORAGE FACILITY & FREE STANDING AUTOMATIC CAR WASH WITH DETAILING AND VACUUMING STATIONS, PARKING STALLS, INTERNAL DRIVEWAY CONNECTIONS TO US HWY 27, STORMWATER MANAGEMENT TO PROPOSED SHARED POND, UTILITY CONNECTIONS, SOLID WASTE ENCLOSURE, LANDSCAPING, AND OTHER SITE INFRASTRUCTURE.			
LOCATION & LAND USE			
TAX PARCEL #S: 2665866 & 3901206			
ZONING DISTRICT: C-2 GENERAL COMMERCIAL DISTRICT			
FUTURE LAND USE: C - COMMERCIAL			
PROPOSED USE: SELF STORAGE & CAR WASH			
ADJACENT ZONING / FLU:			
WEST (FRONT): PUD / INTENSIVE COMMERCIAL			
NORTH (SIDE): M-1 / INDUSTRIAL DISTRICT			
EAST (REAR): WETLAND / STATE OF FLORIDA			
SOUTH (SIDE): C-2 / GENERAL COMMERCIAL DISTRICT			
AREAS			
AREAS	PROPOSED (SF)	ACRES	PERCENT OF TOTAL PROPERTY AREA
LOT:	±174,540	±4.00	100%
TOTAL IMPERVIOUS (60% MAX):	±99,599	±2.29	57.06%
BUILDING FOOTPRINTS:	±34,167	±0.78	19.57%
PAVEMENT, LOADING & SIDEWALKS:	±65,432	±1.50	37.49%
TOTAL PERVIOUS AREA:	±74,941	±1.72	42.94%
BUILDING HEIGHT (MAX 55'):	TBD		
FLOOR AREA RATIO (MAX 1.0):	±0.195		
SETBACKS & BUFFERS			
BUILDING SETBACKS:	REQUIRED / PERMITTED:	PROPOSED:	
WEST (FRONT):	50' (MIN)	103.6' (MIN FROM PROPERTY LINE)	
NORTH (SIDE):	50' (MIN)	77.5' (MIN FROM PROPERTY LINE)	
EAST (REAR):	25' (MIN)	108.2' (MIN FROM PROPERTY LINE)	
SOUTH (SIDE):	12' (MIN)	50.4' (MIN FROM PROPERTY LINE)	
LANDSCAPE BUFFERS:			
WEST (FRONT):	20' (MIN)	25' (FROM PROPERTY LINE)	
NORTH (SIDE):	15' (MIN)	15' (FROM PROPERTY LINE)	
EAST (REAR):	15' (MIN)	15' (FROM PROPERTY LINE)	
SOUTH (SIDE):	10' (MIN)	10' (FROM PROPERTY LINE)	
PARKING			
SELF STORAGE PARKING REQUIRED: FOUR (4) SPACES AT THE OFFICE.			
PARKING CALCULATIONS:	1 OFFICE = 4	4 REQUIRED SPACES	
PROPOSED PARKING SPACES:		18	
PROPOSED ADA SPACES:		2	
		TOTAL: 20 SPACES	
CAR WASH PARKING REQUIRED: ONE (1) SPACE PER TWO HUNDRED (200) SQUARE FEET OF GROSS LEASABLE AREA.			
PARKING CALCULATIONS:	1,667 / 200 = 8.3	9 REQUIRED SPACES	
PROPOSED PARKING SPACES:		19	
PROPOSED ADA SPACES:		1	
		TOTAL: 20 SPACES	
FEMA			
FLOOD ZONE: X & AE	FLOOD MAP #12069C0590E	EFFECTIVE DECEMBER 18, 2012	



TOP HAT
Commercial Real Estate

COMMON OAK ENGINEERING

COMMON OAK ENGINEERING
4016 EDGEWATER DRIVE
ORLANDO, FL 32804
(407) 951-5915
CERTIFICATE OF AUTHORIZATION: 32644

SELF STORAGE & CAR WASH
AT
US HWY 27
CLERMONT, FL 34711
LAKE COUNTY

BY: _____

REVISION / ISSUE:

DATE: _____

NO: _____

ENGINEER'S NAME & PE#

JEREMY R. ANDERSON, P.E.
P.E. LICENSE NO. 71636

PROJECT # 223.094

DATE 03/06/2024 SHEET

SCALE 1" = 30' PSP

PRELIMINARY SITE PLAN

LANDSCAPED GREEN AREAS, NOT INCLUDING BUFFERS, SHALL COMPRISE AN AREA EQUAL TO 10% OF THE PAVED PARKING AREA, INCLUDING DRIVEWAYS AND DRIVE AISLES (V.U.A.). THE TOTAL NUMBER OF TREES SHALL NOT BE LESS THAN (1) TREE PER 200 SF. OF REQUIRED LANDSCAPE AREA.

ANY COMMERCIAL OR INDUSTRIAL PROPERTY SHALL PROVIDE NOT LESS THAN (4) TREES PER ACRE WITH A MINIMUM OF (4) TREES. TREES REQUIRED UNDER ARTICLE II OF THIS CHAPTER, OTHER THAN BUFFER OR PERIMETER TREES, MAY BE COUNTED TO MEET THIS REQUIREMENT.

[illegible]

NO TREES SHALL BE PLANTED CLOSER THAN 3 FEET (3') FROM THE EDGE OF PAVEMENT OR DRIVEWAY.

LANDSCAPE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR STABILITY AND PLANT CONDITION OF ALL TREES AND SHALL BE LEGALLY LIABLE FOR ANY DAMAGE CAUSED BY TREES.

ALL LAWN AREAS TO RECEIVE SOIL SHALL BE DISKED (FOUR(4) TO SIX(6) INCHES DEEP) TO ESTABLISH A LEVEL, FINISH GRADE. ALL DEBRIS TO BE REMOVED FROM THE SITE.

SOIL SHALL BE FREE OF WEEDS AND PESTS. IT SHALL BE LAID EVENLY AND ROLLED TO COMPACT. ALL TREES SHALL BE PLANTED WITH THE CORRECT DIRECTION OF GROWTH, AND SHAPES AND TYPES OF TREES TO BE PLANTED TO SUIT THE SITE AND CLIMATE.

ALL TREES TO BE PLANTED SHALL BE PLANTED WITH THE CORRECT DIRECTION OF GROWTH, AND SHAPES AND TYPES OF TREES TO BE PLANTED TO SUIT THE SITE AND CLIMATE.

ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND SYSTEM WITH 100% COVERED, BACKFLOW PREVENTOR, RAIN SENSITIVE DEVICES.

TREES TO BE PLANTED SHALL BE PLANTED WITH THE CORRECT DIRECTION OF GROWTH, AND SHAPES AND TYPES OF TREES TO BE PLANTED TO SUIT THE SITE AND CLIMATE.

THE TREE DIAMETER OF ALL CANOPIES TREE SPECIFIED ON THE PLANT LIST SHALL BE 10 INCHES OR GREATER.

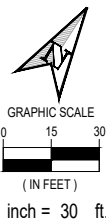
LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE OCCURRING ON OR ADJACENT AREAS, INCLUDING BUT NOT LIMITED TO BUILDINGS, PAVING, UTILITY LINES, AND OTHERS.

NTS

NTS

NTS

SYMBOL	BOTANICAL NAME (COMMON NAME)	MINIMUM SIZE/SPACING	DROUGHT TOLERANCE	NATIVE FLORIDA	QUANTITY
QV	QUERCUS VIRGINIANA (SOUTHERN LIVE OAK)	12" MIN.HT. X 6" SPREAD MIN. 3" CAL.MIN. 65 GAL	YES	YES	30
MG	MAGNOLIA GRANDIFLORA (LITTLE GEM [®] MAGNOLIA)	12" MIN.HT. X 6" SPREAD MIN. 3" CAL.MIN. 65 GAL	YES	YES	11
TD	TAXODIUM DISTICHUM (BALD CYPRESS)	12" MIN.HT. X 6" SPREAD MIN. 3" CAL.MIN. 65 GAL	YES	YES	11
AR	ACER RUBRUM (RED MAPLE)	12" MIN.HT. X 6" SPREAD MIN. 3" CAL.MIN. 65 GAL	YES	YES	8
IC	ILEX CASSINE (DAHON HOLLY)	8" MIN.HT. X 4" SPREAD MIN. 2" CAL.MIN.	YES	YES	27
LJ	LIGUSTRUM JAPONICUM (WAX-LEAF PRIVET)	7" MIN.HT. 2" CAL.MIN. MULTI-TRUNK	YES	NO	18
LI	LAGERSTROEMIA INDICA (CREPE MYRTLE)	7" MIN.HT. 2" CAL.MIN. MULTI-TRUNK	YES	NO	27
PM	PODOCARPUS MACROPHYLLUS (PODOCARPUS)	36" MIN. HT. 36" O.C.	YES	NO	237
VS	VIBURNUM SUSPENSUM (SANDANKWA VIBURNUM)	36" MIN. HT. 36" O.C.	YES	NO	226
SA	SCHEFFLERA ARBICOLA 'VAR' (VARIEGATED ARBICOLA)	30" MIN. HT. 30" O.C.	YES	YES	99
LC	LOROPETALUM CHINENSIS (CHINESE FRINGE BUSH)	30" MIN. HT. 30" O.C.	YES	NO	88
TA	TRACHELOSPERMUM ASIATICUM (SMALL-LEAF CONFEDERATE JASMINE)	12" MIN.HT 1 GAL. 18" O.C.	YES	NO	379
LMB	LIROPE MUSCARI 'BIG BLUE' (BLUE LILY TURF)	12" MIN.HT. 1 GAL. 24" O.C.	YES	NO	617
RI	RAPHIOLEPIS INDICA (INDIAN HAWTHORNE)	18" MIN.HT. 3 GAL. 24" O.C.	YES	YES	330
ZP	ZAMIA PUMILA (COONTIE PALM)	24" MIN.HT. 3 GAL. 30" O.C.	YES	YES	315
MC	MULENBURGIA CAPILLARIS (WHITE CLOUD MUHLY GRASS)	24" MIN.HT. 3 GAL. 30" O.C.	YES	YES	147
SOD	BAHIA	QUANTITY TO BE CALCULATED BY CONTRACTOR	YES	YES	TBD



BUFFER ADJACENT TO ANOTHER
 PROPERTY
 (WETLANDS)
 189.1 LF. / 100 LF. = 2.8
 6 CANOPY TREES REQUIRED
 6 CANOPY TREES PROVIDED
 6 UNDERSTORY TREES REQUIRED
 6 UNDERSTORY TREES PROVIDED
 6" SCREENING HEDGE.

COMMON OAK ENGINEERING
4016 EDGEWATER DRIVE
ORLANDO, FL 32804
(407) 951-5915
CERTIFICATE OF
AUTHORIZATION: 32644

SELF STORAGE
&
CAR WASH
AT
US HWY 27
CLERMONT, FL 34711
LAKE COUNTY

[illegible]

ENGINEER'S NAME & PE NO.

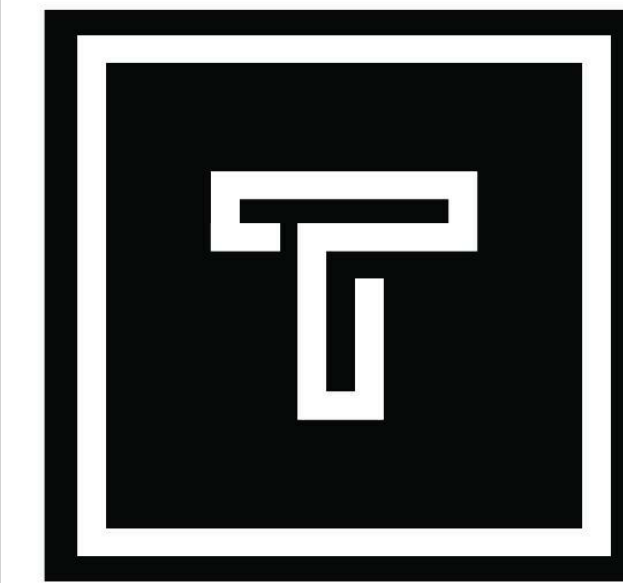
REGISTERED LANDSCAPE ARCHITECT
RICHARD T. BELL
LA 13091
STATE OF FLORIDA

JEREMY P. JOHNSON, P.E.
P.E. NO. 20634-0000-21634

PROJECT # 223.094

DATE 10/04/2024	SHEET PLP
SCALE 1" = 30'	

PRELIMINARY LANDSCAPE PLAN



tate architecture pllc
kernersville, nc 27285
336.413.0601
www.tatearchitecture.com

Owner Review Submission
Not for Permit or Construction

Copyright:
These documents, as instruments of service, and the design represented are the property of MSSI | Tate Architecture PLLC. Use of these documents or the design without the written authorization of MSSI | Tate Architecture PLLC is prohibited. The fee attached hereto is and shall remain the exclusive property of MSSI | Tate Architecture PLLC. Any reuse, change, amendment, derivative or other re-transmission of these files, without the express written consent of MSSI | Tate Architecture PLLC, is prohibited. All information is the sole property of MSSI | Tate Architecture PLLC and is protected as follows: The attached documents, as instruments of service, and the designs and concepts represented are protected by copyright and title (T.A. under section 102) and are the intellectual property of MSSI | Tate Architecture PLLC. © 2022

Commission:
RBS

CLERMONT FL

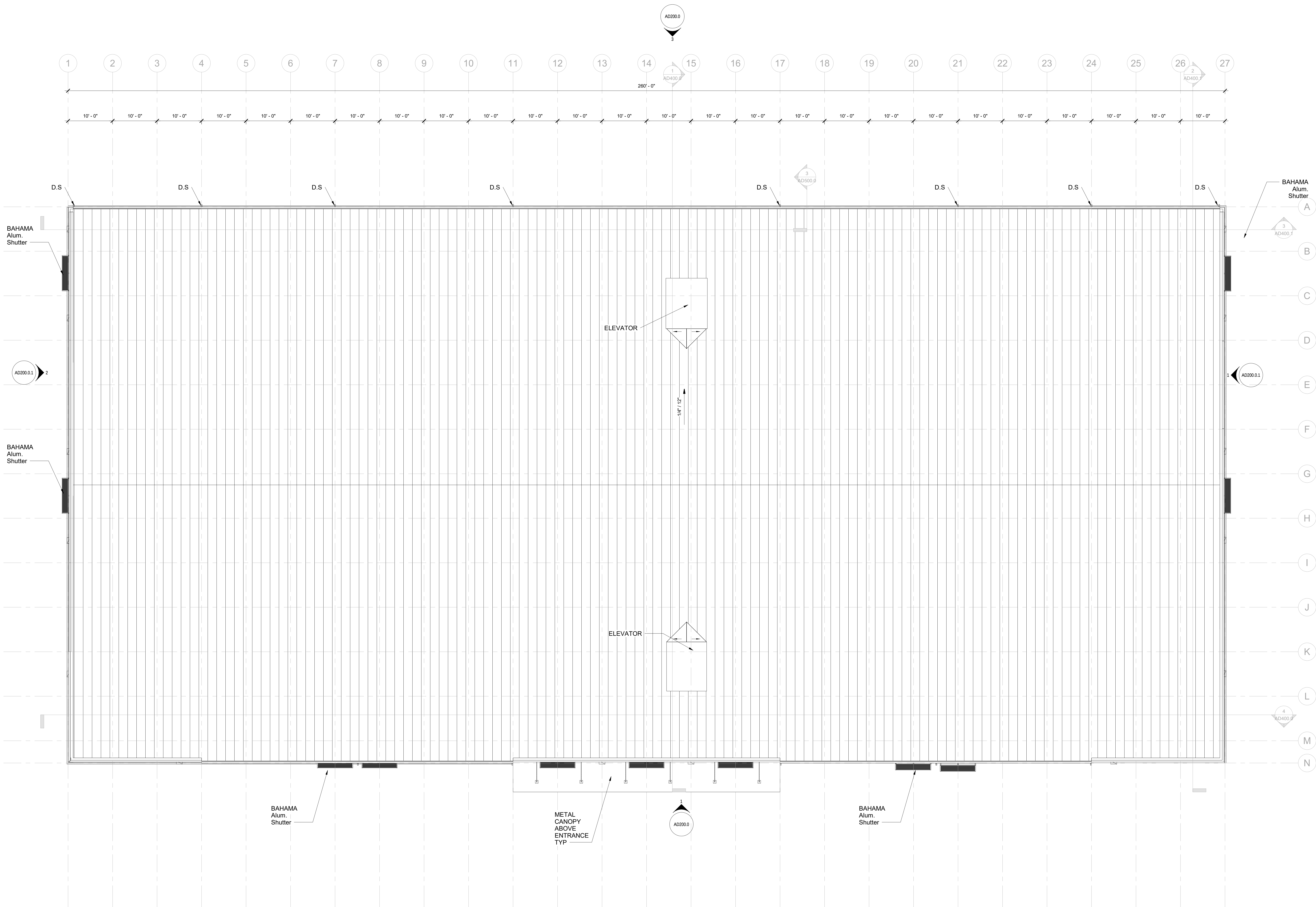
Commission Number:
XXXXXX

Issue Date:
11/28/23

Revisions:

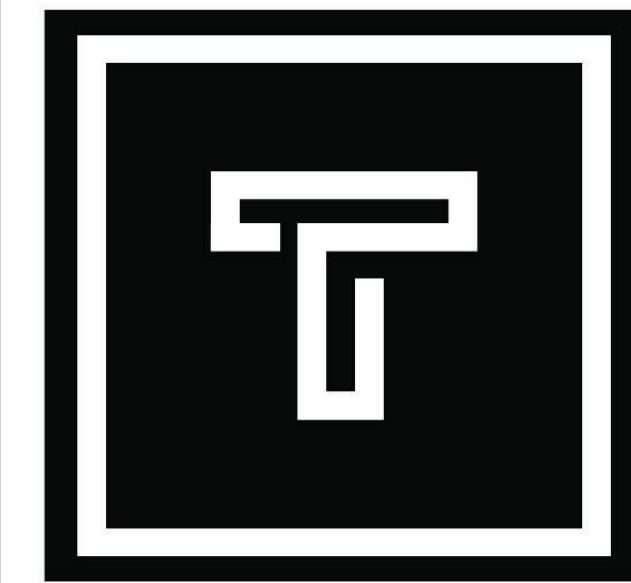
Architectural-
Roof Plan

AD100.3
Sheet No.



AD100.3.1 - Roof Plan

1/8" = 1'-0"



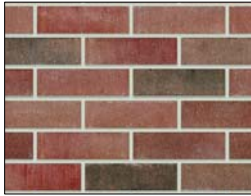
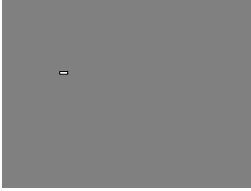
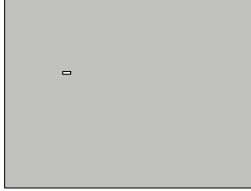
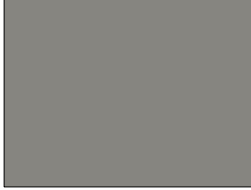
tate architecture pllc
kernersville, nc 27285
336.413.0601
www.tatearchitecture.co
m

Owner Review Submission
Not for Permit or Construction

Copyright:
These documents, as instruments of service, and the design represented are the property of MSSI | 7 Group LLC | Tate Architecture PLLC. Use of these documents or the design without the written authorization of MSSI | 7 Group LLC | Tate Architecture PLLC is prohibited. The fee attached hereto is and shall remain the exclusive property of MSSI | 7 Group LLC | Tate Architecture PLLC. Any reuse, change, amendment, derivative or other re-transmission of these files, without the express written consent of MSSI | 7 Group LLC | Tate Architecture PLLC, is prohibited. All information is the sole property of MSSI | 7 Group LLC | Tate Architecture PLLC and is protected as follows. The attached documents, as instruments of service, and the designs and concepts represented are protected by copyright and title (T, a, o, o, r, e, c, t, o, r, s, I, D) and are the intellectual property of MSSI | 7 Group LLC | Tate Architecture PLLC. © 2022

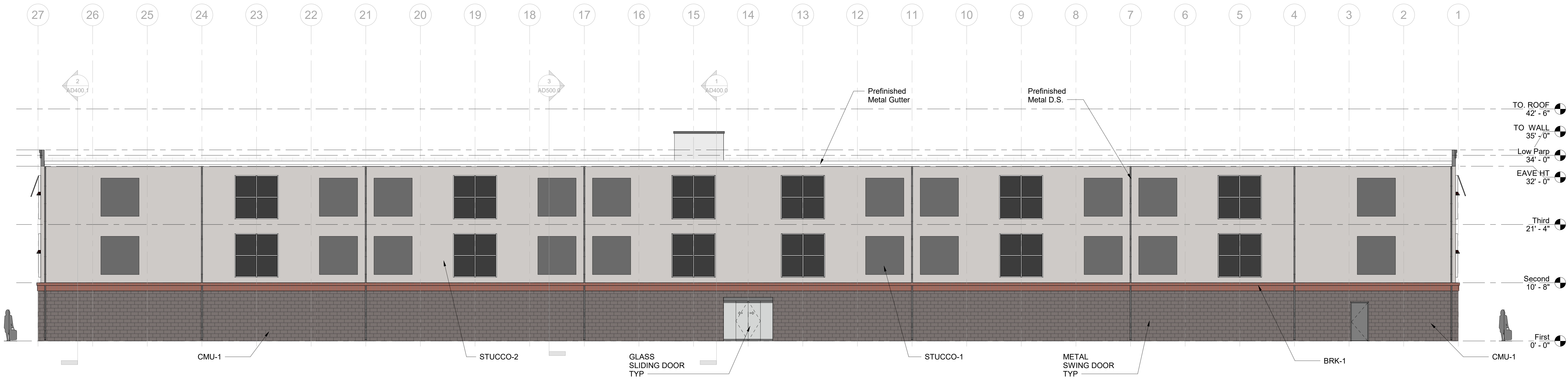
Commission:
RBS
CLERMONT FL

Commission Number:
XXXXXXX |
Issue Date:
11/28/23
Revisions:

MATERIALS LEGEND			
	CMU-1 ARCHITECTURAL SPLIT FACE BLOCK MFR: MIDWEST BLOCK AN BRICK COLOR: EARL GREY		BRK-1 ARCHITECTURAL BRICK VENEER MFR: COUNTY MATERIALS COLOR: HERITAGE_SAVANNAH BLEND
	STUCCO-1 ARCHITECTURAL STUCCO MFR: EXTERIOR PAINT COLOR: SW-WEB GRAY		STUCCO-2 ARCHITECTURAL STUCCO MFR: EXTERIOR PAINT COLOR: SW-REPOSE GRAY
	MTL-2 MISCELLANEOUS METALS (PARAPET COPING, GUTTER / D.S, HM EXT. DOORS, ETC) COLOR: SLATE GRAY		MTL-3 WINDOW/DOOR FRAMES, GLASS MFR: YKK COLOR: CLEAR
	SF-1 STORE-FRONT MFR: YKK GLASS: CLEAR		

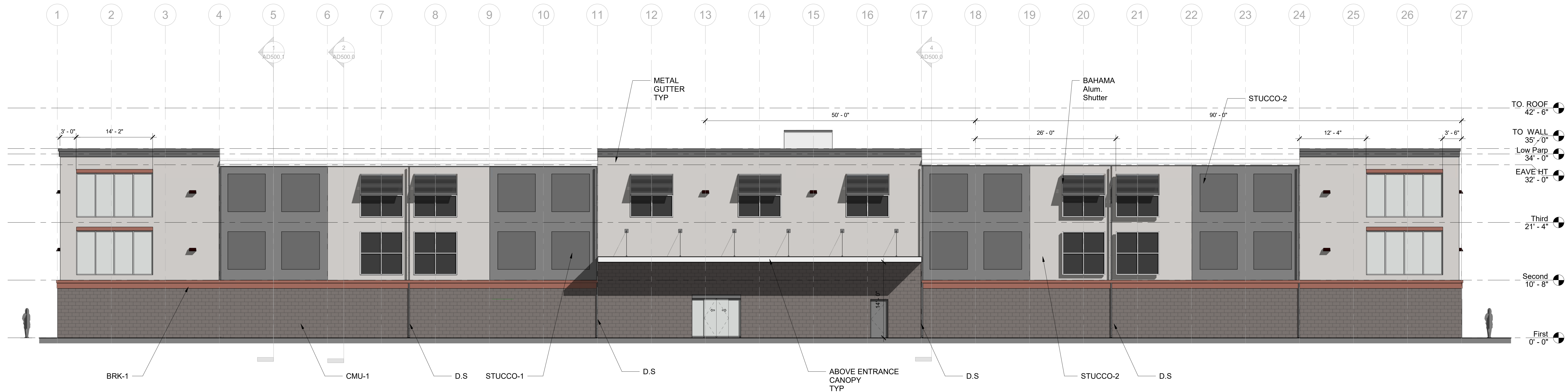
AD200.0.2 - MATERIALS LEGEND.

1/8" = 1'-0"



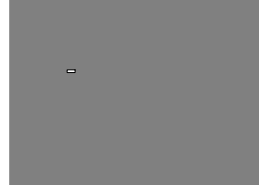
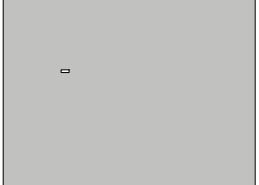
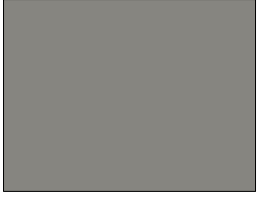
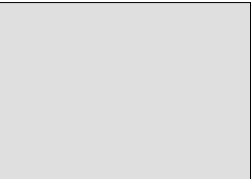
AD200.0.3 - SOUTH ELEVATION

1/8" = 1'-0"

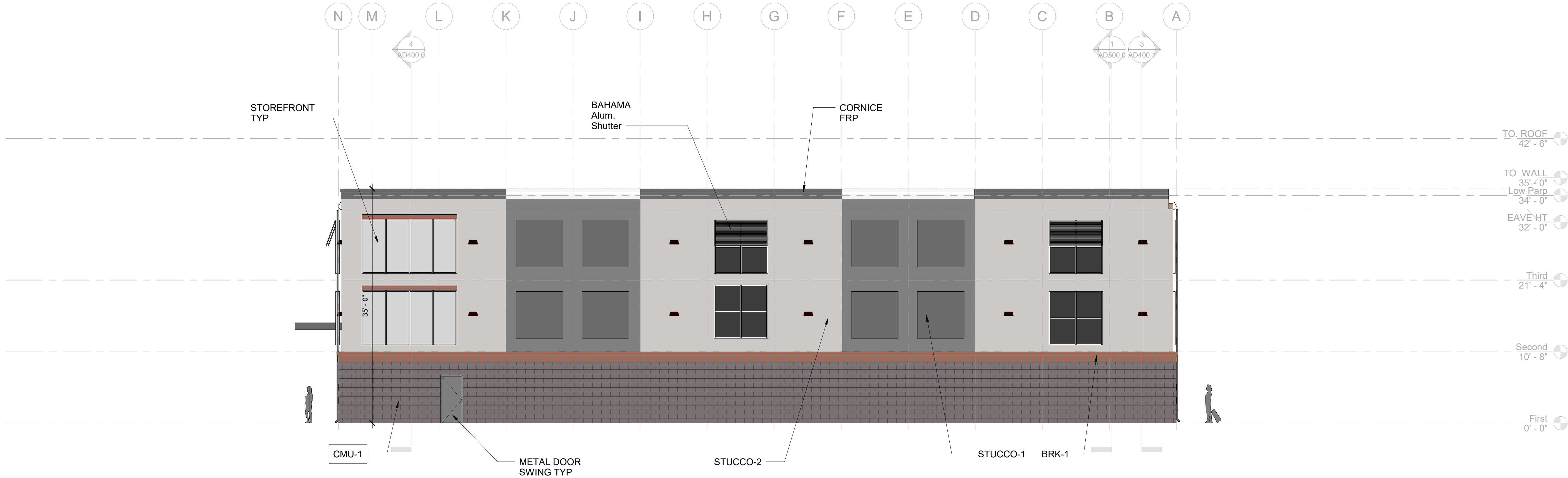


AD200.0.1 - NORTH ELEVATION

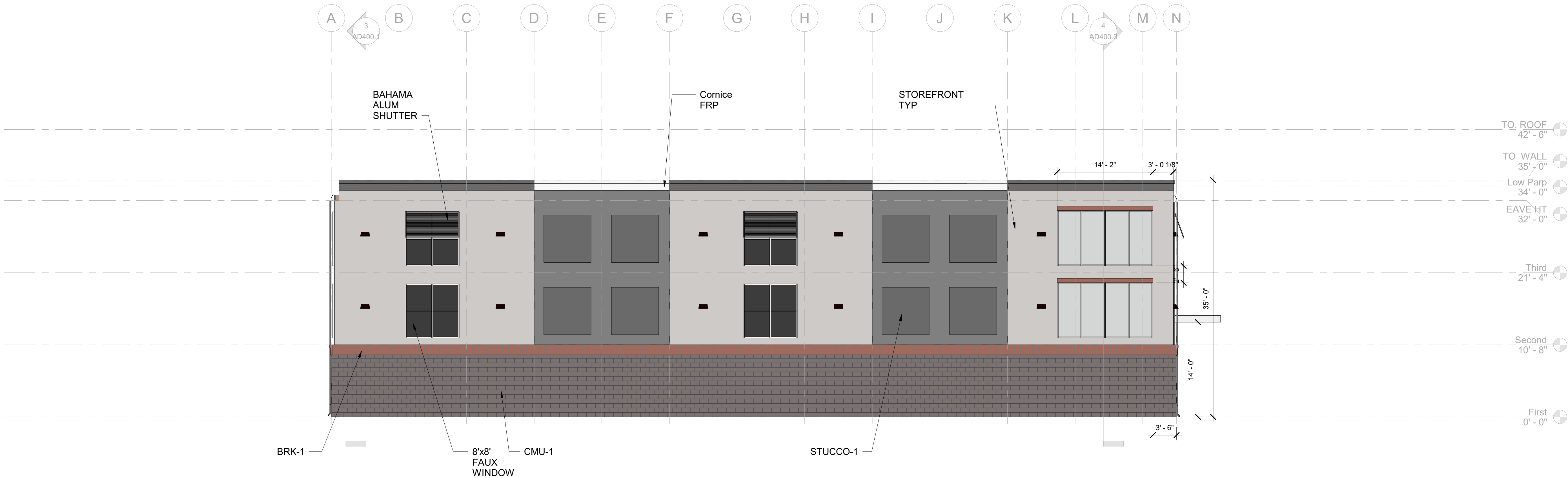
1/8" = 1'-0"

MATERIALS LEGEND			
	CMU-1 ARCHITECTURAL SPLIT FACE BLOCK MFR: MIDWEST BLOCK AN BRICK COLOR: EARL GREY		BRK-1 ARCHITECTURAL BRICK VENEER MFR: COUNTY MATERIALS COLOR: HERITAGE_SAVANNAH BLEND
	STUCCO-1 ARCHITECTURAL STUCCO MFR: EXTERIOR PAINT COLOR: SW-WEB GRAY		STUCCO-2 ARCHITECTURAL STUCCO MFR: EXTERIOR PAINT COLOR: SW-REPOSE GRAY
	MTL-2 MISCELLANEOUS METALS (PARAPET COPING, GUTTER / D.S. HM EXT. DOORS, ETC) COLOR: SLATE GRAY		MTL-3 WINDOW/DOOR FRAMES, GLASS MFR: YKK COLOR: CLEAR
	SF-1 STORE-FRONT MFR: YKK GLASS: CLEAR		

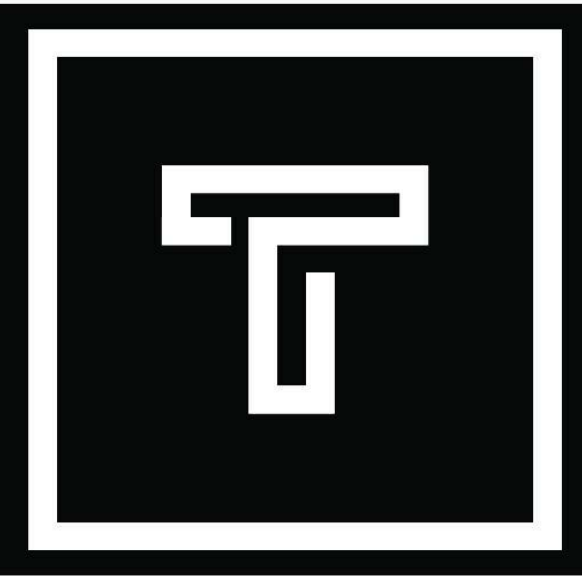
AD200.0.1.3 - MATERIALS LEGEND
1/8" = 1'-0"



AD200.0.1.1 - WEST ELEVATION
1/8" = 1'-0"



AD200.0.1.2 - EAST ELEVATION
1/8" = 1'-0"



tate architecture pllc
kernersville, nc 27285
336.413.0601
www.tatearchitecture.co
m

Owner Review Submission
Not for Permit or Construction

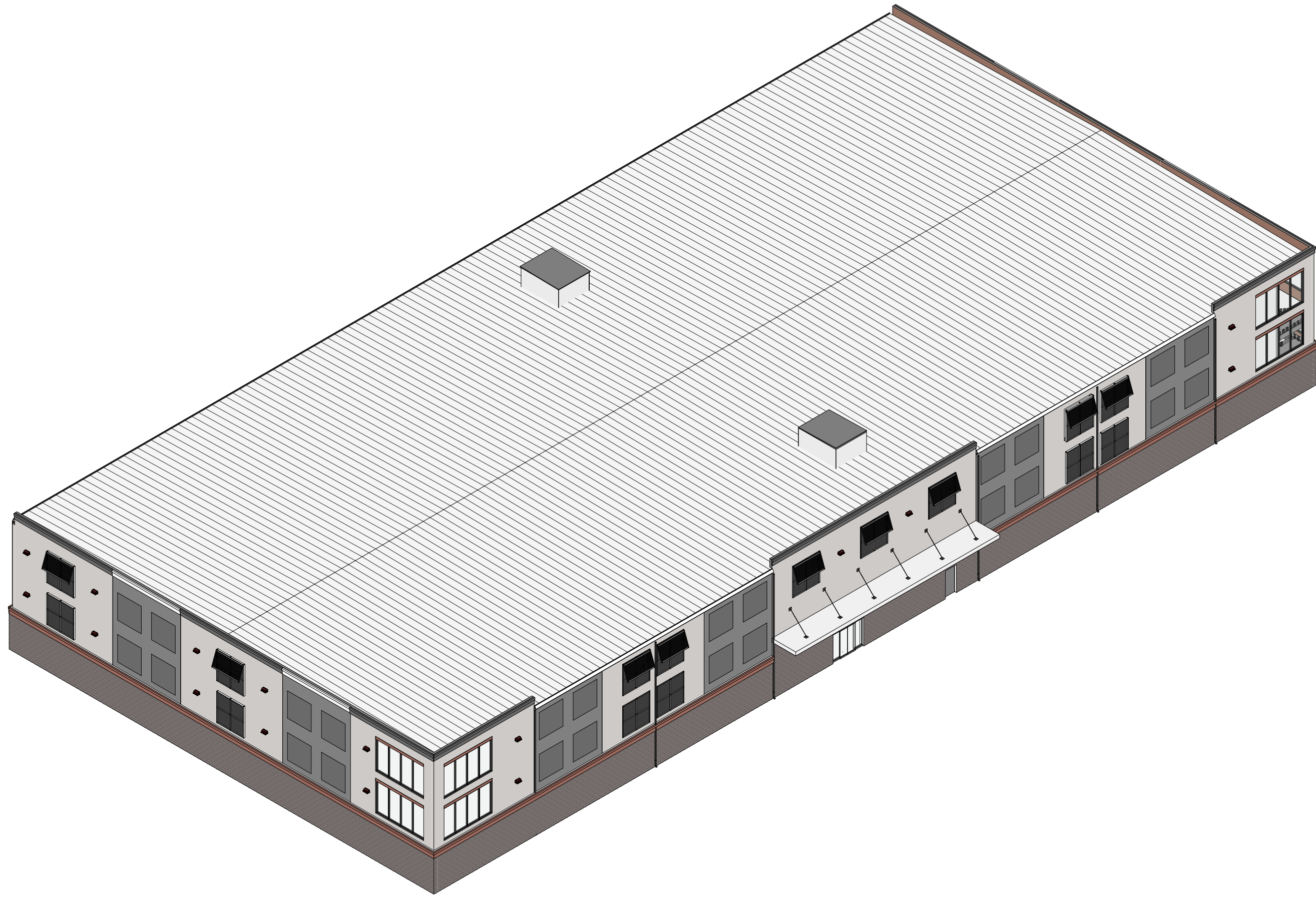
Copyright:
These documents, as instruments of service, and the design
represented are the property of MSSI | T Group LLC | Tate
Architecture PLLC.
Use of these documents or the design without the written
authorization of MSSI | T Group LLC | Tate Architecture PLLC
is prohibited.
The files attached herein are and shall remain the exclusive
property of MSSI | T Group LLC | Tate Architecture PLLC. Any
reproduction, distribution, or other
re-transmission of these files, without the express written
consent of MSSI | T Group LLC | Tate Architecture PLLC, is
prohibited.
All information is the sole property of MSSI | T Group LLC | Tate
Architecture PLLC and is protected as follows:
The attached documents, as instruments of service, and the
designs and concepts represented are protected by copyright
and title (T, a, c, o, n, t, a, i, n, s, i, n, g, t, h, e, w, o, r, d, s, a, n, d, a, r, e, t, h, e, r, e, s, p, e, c, t, i, v, e, p, r, o, p, e, r, t, y, o, f, M, S, S, I, |, T, G, r, o, u, p, L, L, C, |, T, a, t, e, A, r, c, h, i, t, e, c, t, u, r, e, P, L, L, C.,
© 2022.

Commission:
RBS
CLERMONT FL

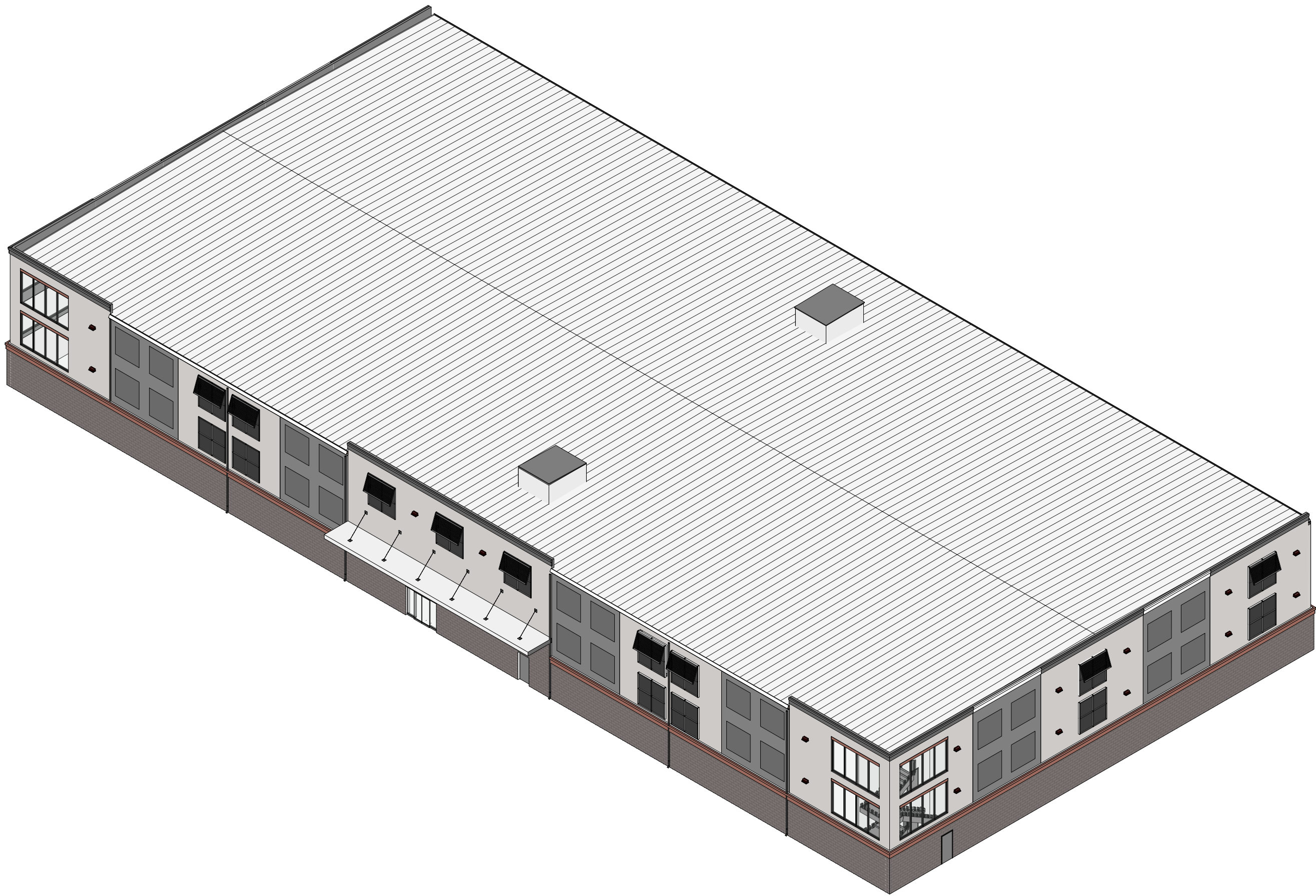
Commission Number:
XXXXXX
Issue Date:
11/28/23
Revisions:

Architectural-
Axon Views

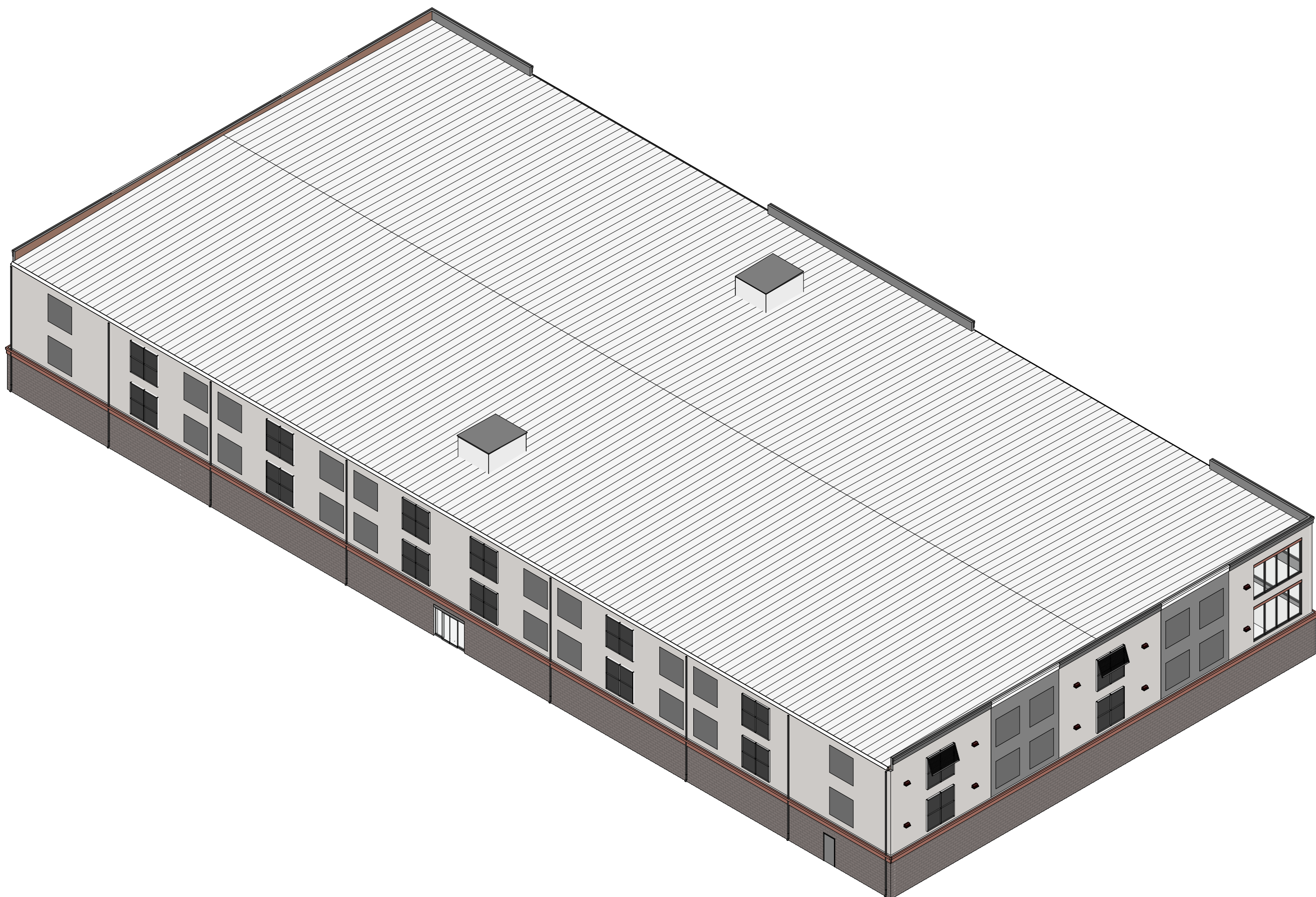
AD200.1
Sheet No.



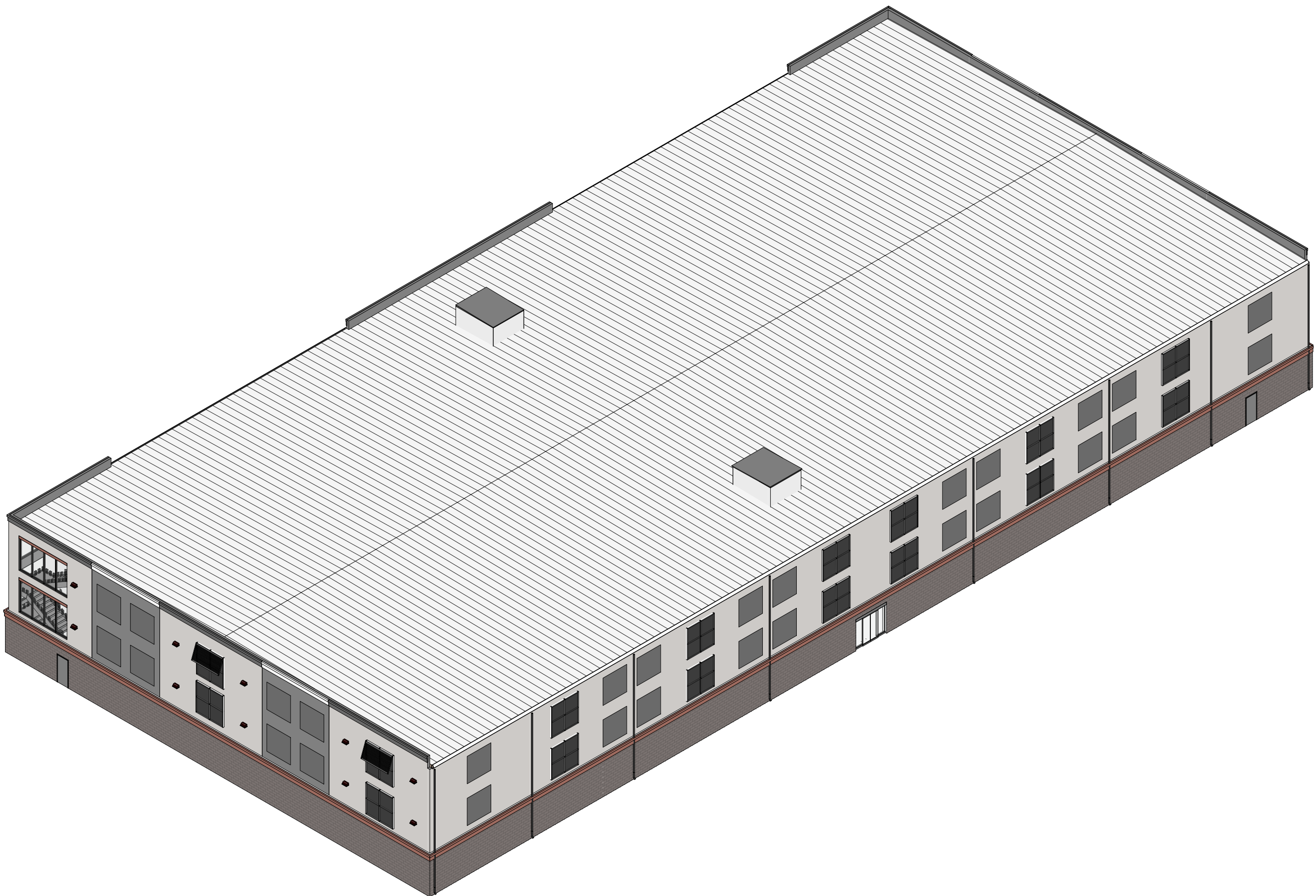
AD200.1.3 - Axon View



AD200.1.2 - Axon View



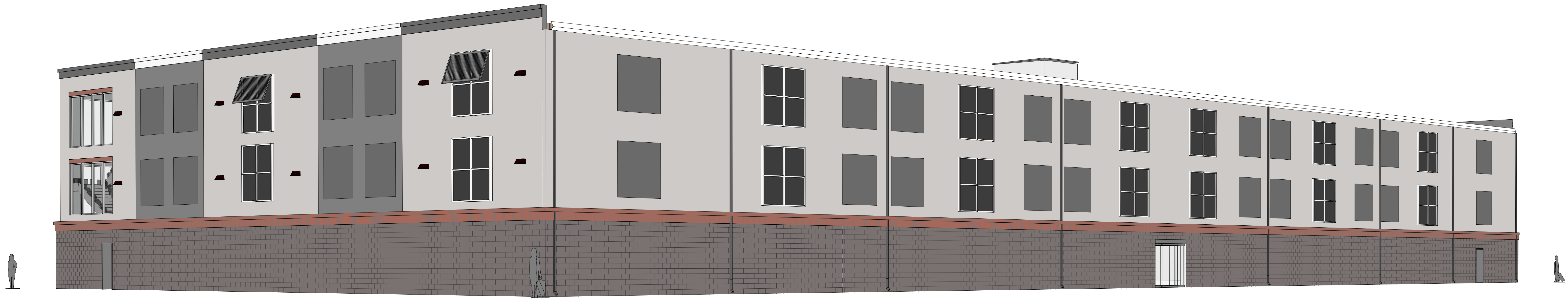
AD200.1.1 - Axon View



AD200.1.0 - Axon View

tate architecture pllc
kernersville, nc 27285
336.413.0601
www.tatearchitecture.co
m

Owner Review Submission
Not for Permit or Construction



AD200.2.1 - 04 Rear Left



AD200.2.0 - 03 Rear Right

Copyright:

These documents, as instruments of service, and the design (represented as the property of MSSSI / 7 Group LLC) Take Architecture PLLC.

The use of these documents or the design without the written authorization of MSSSI / 7 Group LLC Take Architecture PLLC is prohibited.

These documents and hereto are and shall remain the exclusive property of MSSSI / 7 Group LLC Take Architecture PLLC. Any re-use, changes, amendments, derivations or other unauthorized transmission of these files, without the express written consent of MSSSI / 7 Group LLC Take Architecture PLLC, is prohibited.

All information in the said property of MSSSI / 7 Group LLC Take Architecture PLLC is and shall remain the exclusive property of MSSSI / 7 Group LLC Take Architecture PLLC.

The attached documents, as instruments of service, and the designs and concepts represented are protected by copyright law (section 102) and are the intellectual property of MSSSI / 7 Group LLC Take Architecture PLLC.

© 2022

Commission:

Commision:
RBS

CLERMONT FL.

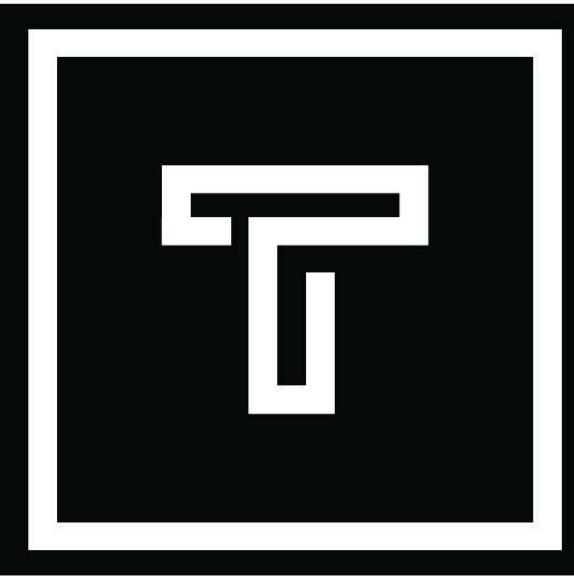
Commission Number:
XXXXXXX

Issue Date:
11/28/23

Revisions:

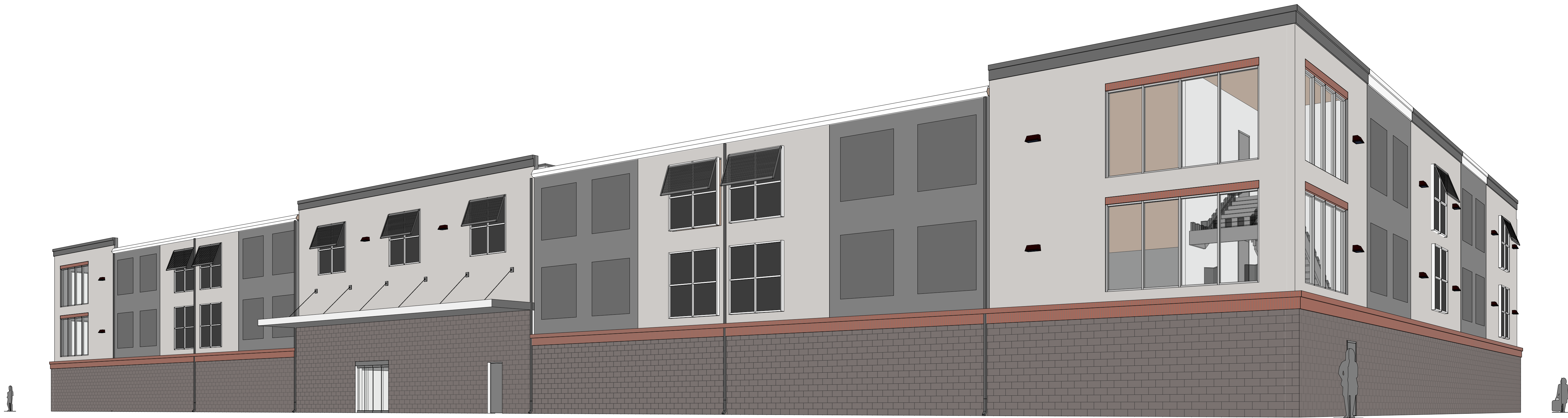
Architectural- 3D Perspective Views

AD200.2
Sheet No.



tate architecture pllc
kernersville, nc 27285
336.413.0601
www.tatearchitecture.co
m

Owner Review Submission
Not for Permit or Construction



AD200.2.1.1 - 01 Front Right



AD200.2.1.2 - 02 Front Left

Copyright:
These documents, as instruments of service, and the design
represented are the property of MSSI | T Group LLC | Tate
Architecture PLLC.
Use of these documents or the design without the written
authorization of MSSI | T Group LLC | Tate Architecture PLLC
is prohibited.
The files attached hereto are and shall remain the exclusive
property of MSSI | T Group LLC | Tate Architecture PLLC. Any
re-use, change, amendment, derivative or other
re-transmission of these files, without the express written
consent of MSSI | T Group LLC | Tate Architecture PLLC, is
prohibited.
All information is the sole property of MSSI | T Group LLC | Tate
Architecture PLLC and is protected as follows:
The attached documents, as instruments of service, and the
designs and concepts represented are protected by copyright
and title (T, a, or) under section 102 and are the intellectual
property of MSSI | T Group LLC | Tate Architecture PLLC.
© 2022

Commission:
RBS
CLERMONT FL

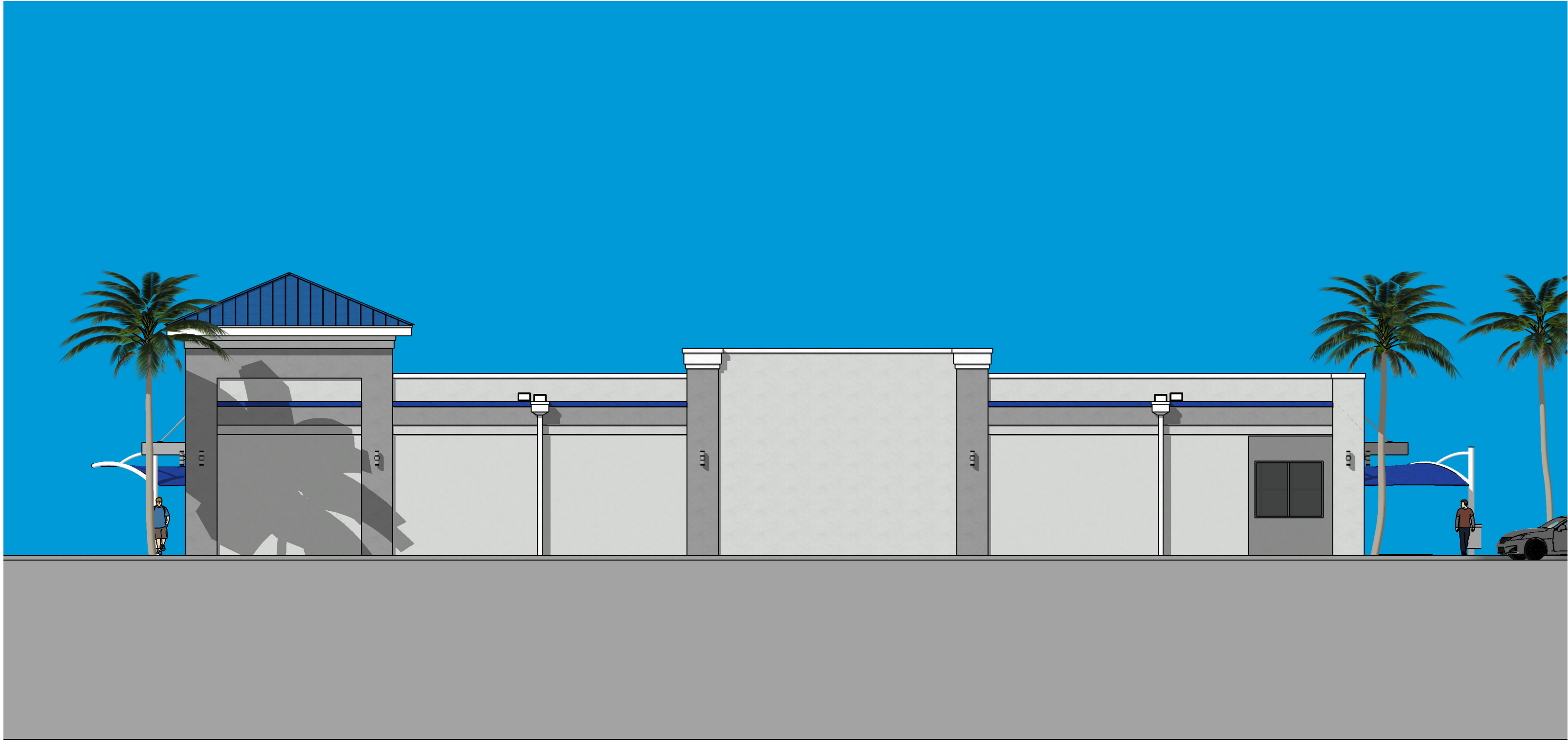
Commission Number:
XXXXXXX |
Issue Date:
11/28/23
Revisions:

Architectural-
3D Perspective Views

AD200.2.1
Sheet No.









John E. Kruse

From: Stephanie Shealey <sshealey@kittelson.com>
Sent: Friday, October 25, 2024 12:01 PM
To: John E. Kruse
Cc: Kathy Heard
Subject: Re: Hwy 27 Self-Storage and Car Wash CUP - Tier 1 Exemption Letter

John-

I am ok with granting this exemption based on the low trip generation anticipated.

Thank you,
Stephanie

Stephanie Shealey

Associate Engineer
(she/her)

[Kittelson & Associates, Inc.](#)
Transportation Engineering / Planning
407.373.1144 (direct)

From: John E. Kruse <jekruse@clermontfl.org>
Sent: Monday, August 26, 2024 11:28 AM
To: Stephanie Shealey <sshealey@kittelson.com>
Cc: Kathy Heard <kheard@clermontfl.org>
Subject: FW: Hwy 27 Self-Storage and Car Wash CUP - Tier 1 Exemption Letter

[External Sender]

Good morning Stephanie,

Can you look at the tier 1 and let me know if additional information is needed and if so, provide a TWO. I believe we discussed this and you indicated you were concerned about stacking offsite.

Thanks,
John

From: Madelyn Damon <mdamon@bretjonespa.com>
Sent: Monday, August 26, 2024 11:06 AM
To: John E. Kruse <jekruse@clermontfl.org>; ea94dde79+matter1609998529@maildrop.clio.com
Subject: Hwy 27 Self-Storage and Car Wash CUP - Tier 1 Exemption Letter

Good morning Mr. Kruse,

I am reaching out to provide you with the Tier 1 Exemption Letter for the Hwy 27 Self-Storage and Car Wash CUP application. Can you confirm when our application will be put on the Planning & Zoning agenda?

Please let me know if you require any additional information from us.

Thank you,
Madelyn

--

Madelyn Damon, J.D., M.B.A.

Law Clerk

Law Offices of Bret Jones, P.A.

Phone: (352) 394-4025

Fax: (352) 394-1604

This message contains confidential information and is intended only for the individual or entity named. If you are not the named addressee in this e-mail, you are hereby notified that any review, dissemination, distribution, copying, forwarding of this e-mail is prohibited. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. If verification is required, please request a hard-copy version.

Please note: This law firm may be deemed a "debt collector" under the Fair Debt Collection Practices Act. Any and all information obtained during and from communication may be used for the purpose of collecting debt.

IRS Circular 230 disclosure: To ensure compliance with requirements imposed by the IRS, we inform you that any U.S. Federal tax advice contained in this communication (including any attachments) is not intended or written to be used, and cannot be used, for the purpose of (1) avoiding penalties under the Internal Revenue Code, or (2) promoting, marketing, or recommending to any other party any transaction or matter addressed herein.

Warning: Although the company has taken reasonable precautions to ensure no viruses are present in this e-mail, the company cannot accept responsibility for any loss or damage from the use of this e-mail or attachments.

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

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



Self-Storage and Car Wash Traffic Evaluation Request for Exemption Letter

The purpose of this evaluation is to provide a traffic analysis for a proposed self-storage facility and automated car wash facility in the City of Clermont, Lake County and request an exemption from doing a Traffic Impact Study (TIS). The site of the project is located just off US 27, south of the intersection of US 27 and Hooks Road. **Figure 1** depicts the site location and its one-mile impact area. The development will consist of a 97,500 square foot self-storage building and a one (1) tunnel automated car wash. The anticipated completion year of the project is 2025. Access to the site will be provided via a right in-right out connection on the one-way access roadway connecting US 27 to Hooks Road. **Figure 2** depicts the site plan and its access configuration.

Trip Generation

The trip generation of the proposed development was calculated with the use of data from the 11th Edition of the ITE Trip Generation Manual. **Table 1** summarizes the trip generation, and the ITE trip generation sheets are included in **Appendix A**.

Table 1
Trip Generation Calculation Summary

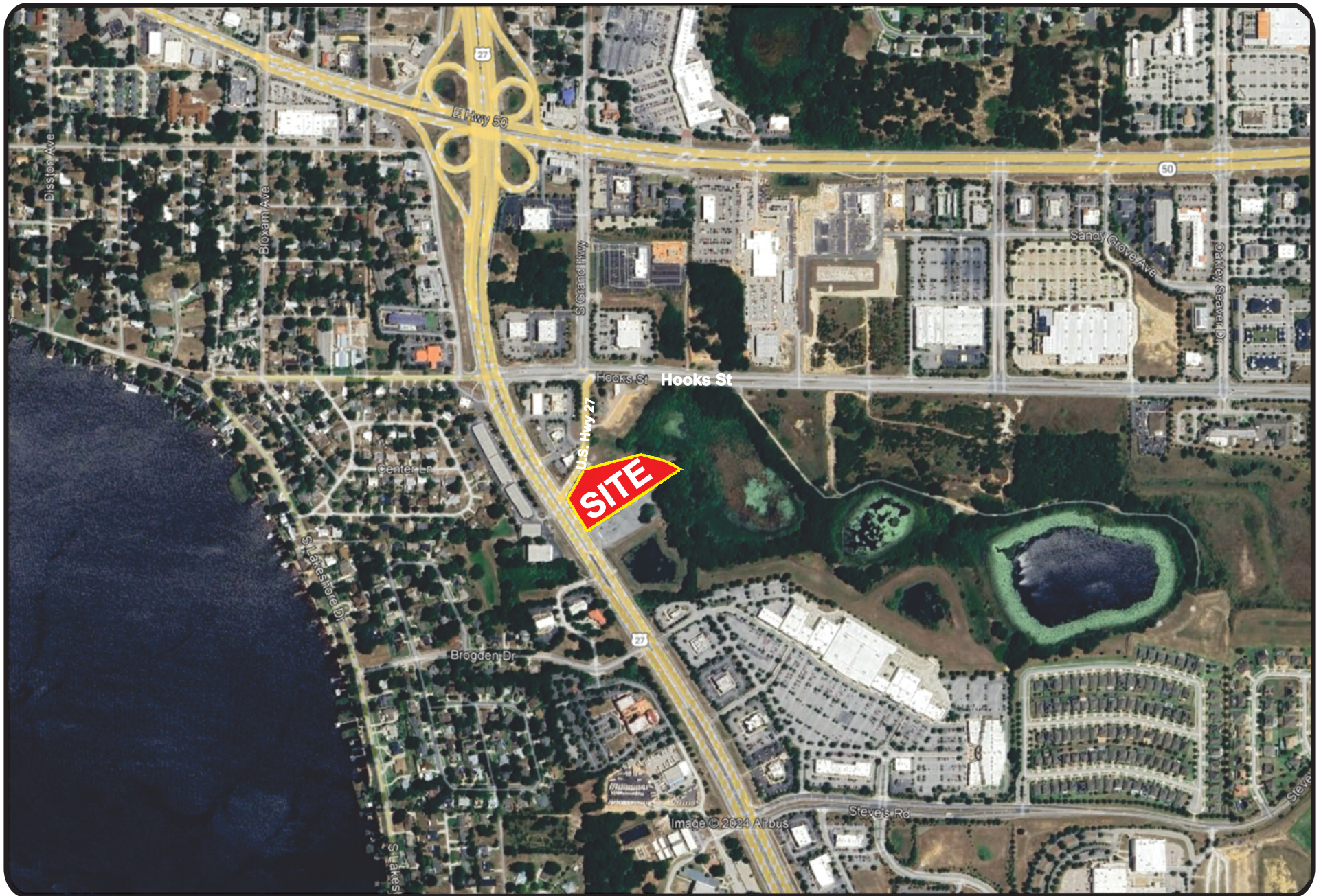
ITE Code	Land Use	Size * KSF	Daily		AM Peak Hour				PM Peak Hour			
			Rate	Trips	Rate	Enter	Exit	Total	Rate	Enter	Exit	Total
151	Mini-Warehouse	97.5	1.45	141	0.09	5	4	9	0.15	7	8	15
948	Automated Car Wash	1	778	778	50.00	25	25	50	77.50	39	39	78
Total				919	--	30	29	59	--	46	47	93

* KSF = 1,000 Square Feet

** Rates used

Based upon ITE data the proposed development will generate 919 daily trips of which 59 will occur during the A.M. peak hour trips and 93 during the P.M. peak hour trips.

TPD No. 5973
08/20/2024

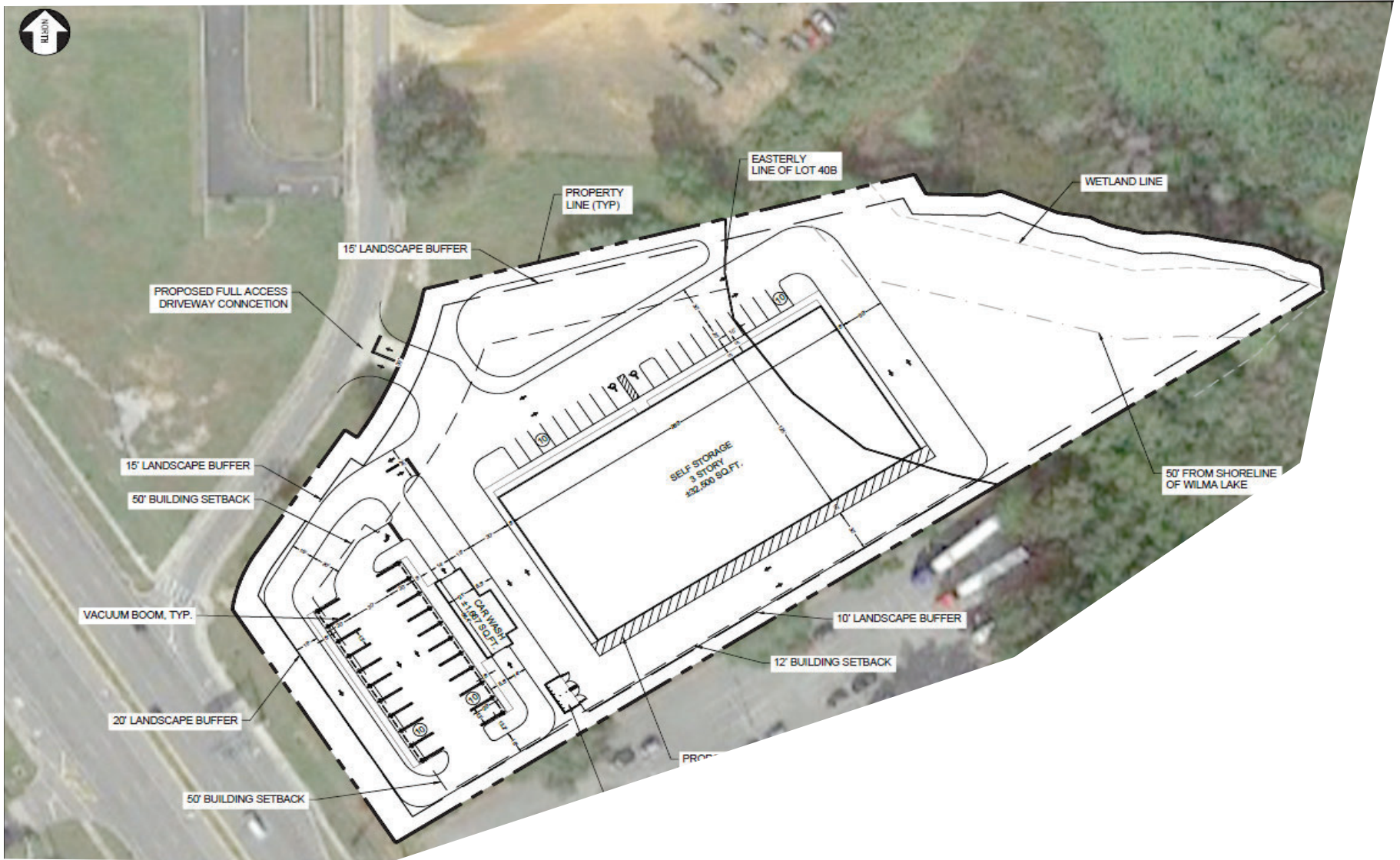


Self Storage- Clermont
Project № 5973

Figure 1

Site Location





Self Storage- Clermont
Project № 5973

Figure 2

Site Plan



Trip Distribution

The distribution of the project trips in the area will be from US 27 northbound to the one-way access roadway as follows:

- To/From the south on US 27.....100%

Table 2 is a significance analysis of the highest impact the project will have on the adjacent segment of US 27. It shows that the projects P.M. peak hour, peak direction trips are insignificant, only having 1.63% impact on US 27.

Table 2 Project's Significance*

Roadway Segment	Lanes	Adopted		Area Type	Peak Hour		Significance	Sig at 5% Level?	Within 1 mile radius?
		LOS	Pk Hr Capacity		% Trips	Project Trips			
US 27									
SR 50 to Johns Lake Rd	6D	D	2,814	Urban	100	46	1.63%	No	Yes

*From Lake County CMP Database, October 2023

Impact Assessment

Based upon the project's trip generation, the proposed project is a de minimis development and considered to create non-substantial impacts. The Applicant believes that this project meets the requirements for a Request for Exemption Letter.

Existing Conditions Analysis

The capacity analysis for the roadway segment to be impacted by the proposed development is summarized in **Table 3**. The table shows that the impacted roadway has ample excess capacity to accommodate the project trips.

Table 3 Existing Roadway Capacity

Roadway Segment	Lns	Adopted		P.M. Peak Hour			
		LOS	Capacity	Direction	Volume*	V/C	LOS
US 27							
SR 50 to Johns Lake Rd	6D	D	2,814	NB	1,549	0.55	C

*From Lake County CMP Database, October 2023

Projected Conditions Analysis

Based upon the Lake County CMP Database, US 27 is experiencing an annual growth ranging of 1.00%. However, a conservative 2.00% minimum annual growth rate will be utilized. The existing segment was subjected to a projected capacity analysis as shown in **Table 4**. Existing traffic was grown to the year 2025 and project trips added to obtain total traffic volumes. The analysis shows no degradation in the existing LOS with the addition of project trips.

Table 4 Projected P.M. peak hour Roadway Capacity Analysis

Roadway Segment	Lns	LOS		P.M. Peak Hour Volume				V/C Ratio	LOS
		Std	Capacity	Background*	Direction	Project	Total		
US 27									
SR 50 to Johns Lake Rd	6D	D	2,814	1,580	NB	46	1,626	0.58	C

*Existing x 1.02

Request for Exemption for Tier 1 Traffic Impact Analysis

The proposed project will generate an estimated 919 daily trips of which 59 will occur during the A.M. peak hour and 93 during the P.M. peak hour trip to be added to the area roadway network. As documented herein, the local road network has ample adequate capacity to accommodate the new trips without reducing the Level of Service (LOS). Therefore, an exemption from doing a Tier 1 Traffic Impact Analysis is requested.



Appendices

Appendix A

Trip Generation Worksheets

Mini-Warehouse (151)

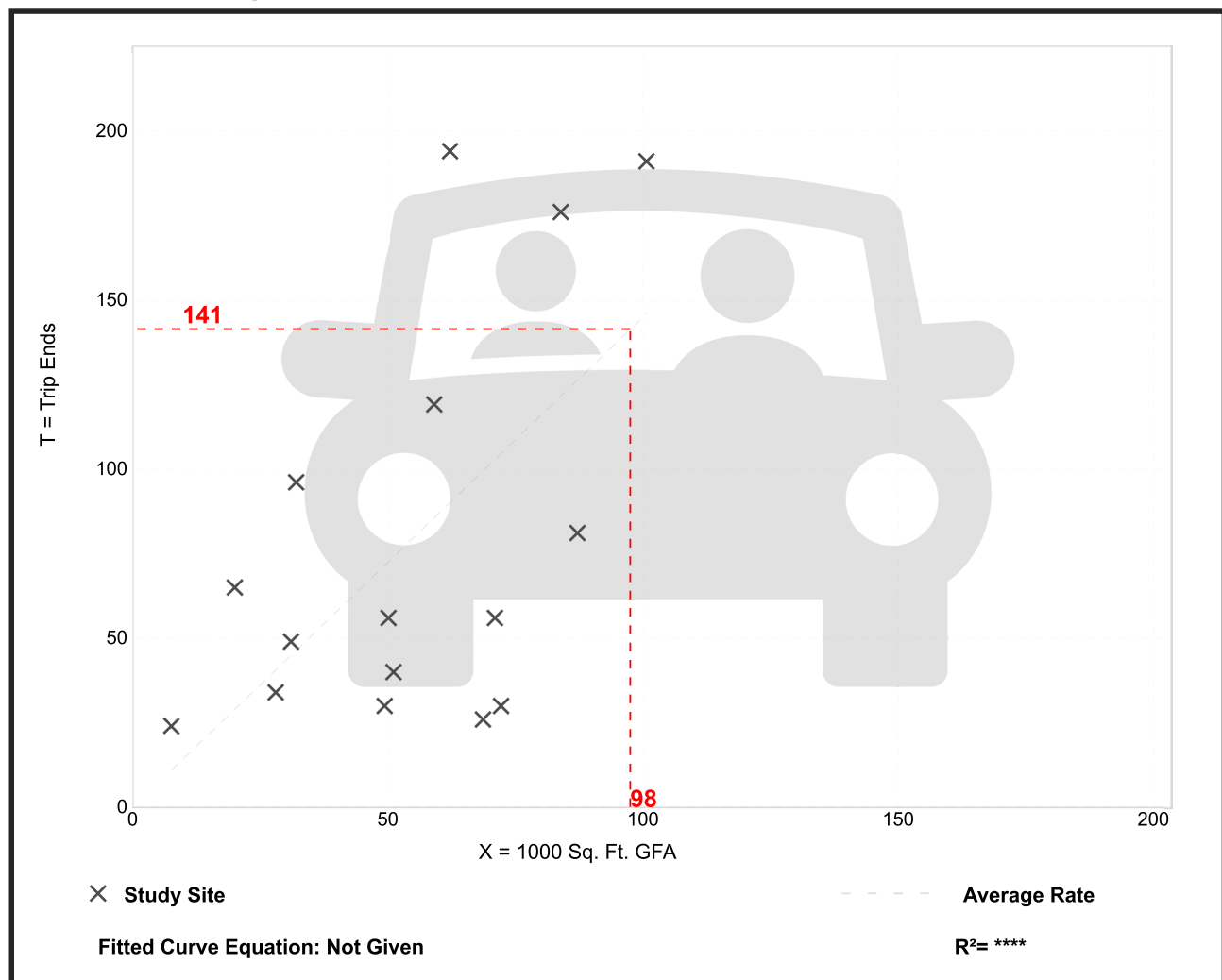
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

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

Vehicle Trip Generation per 1000 Sq. Ft. GFA

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

Data Plot and Equation



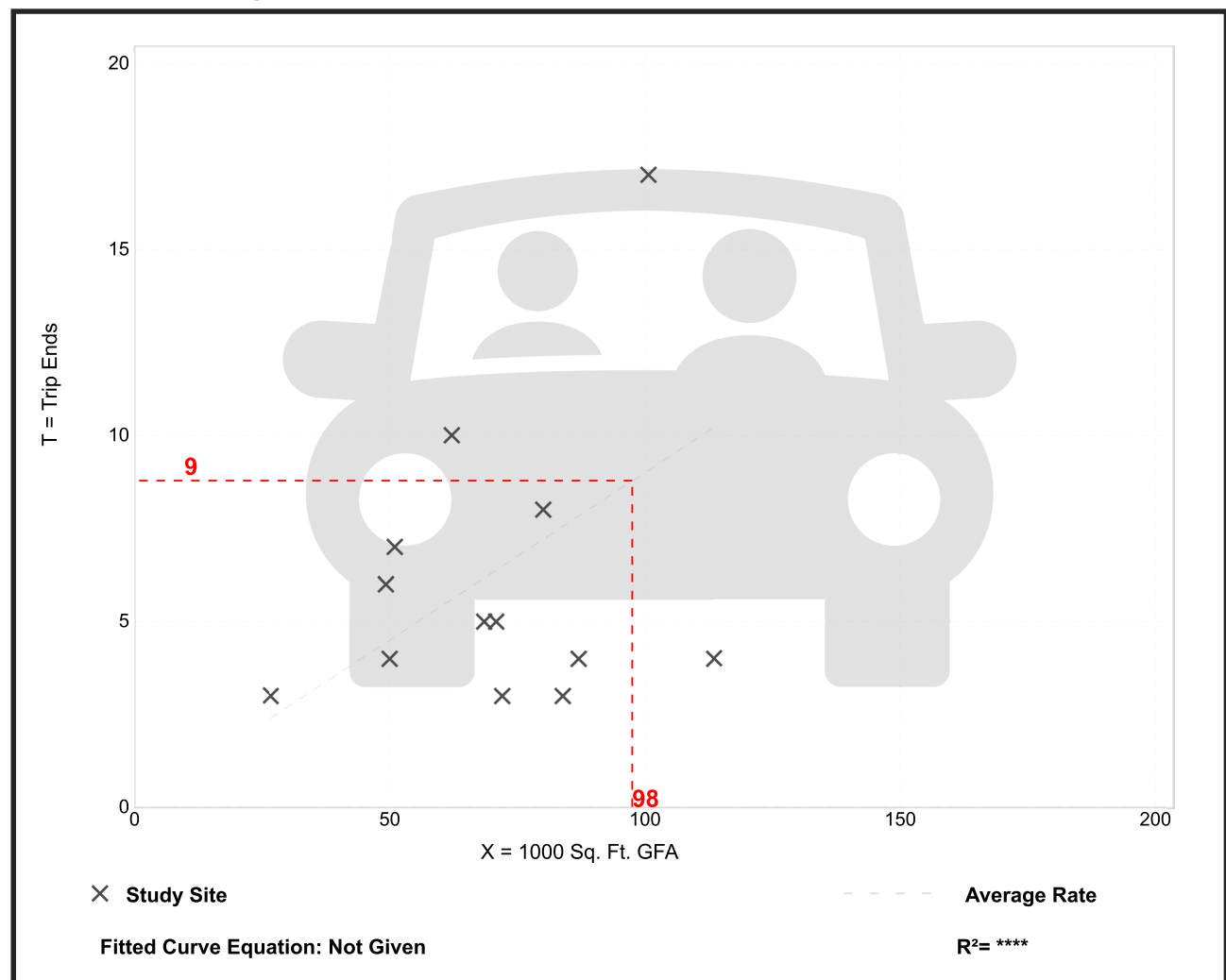
Mini-Warehouse (151)

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

Vehicle Trip Generation per 1000 Sq. Ft. GFA

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

Data Plot and Equation



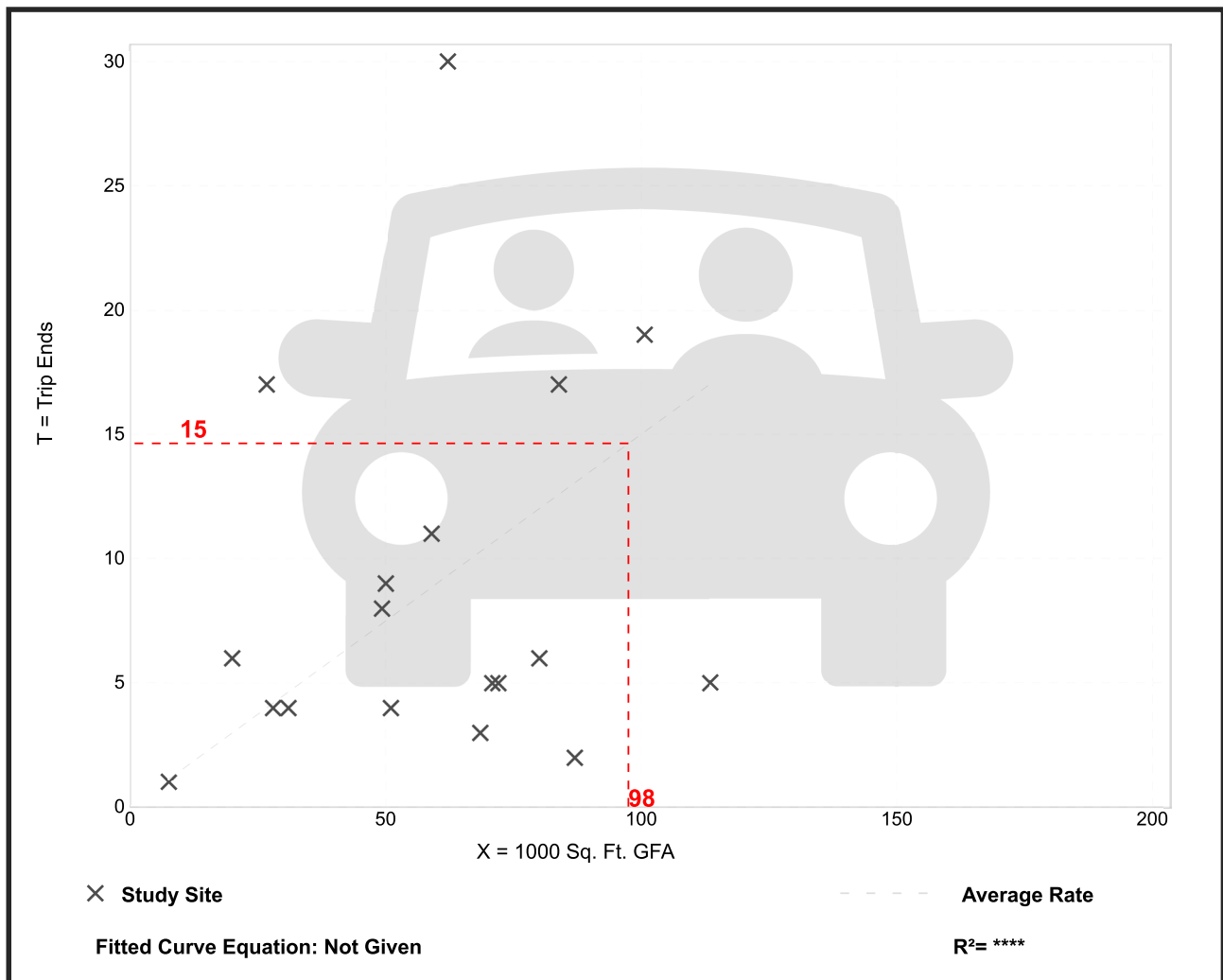
Mini-Warehouse (151)

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

Vehicle Trip Generation per 1000 Sq. Ft. GFA

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

Data Plot and Equation



Self-Service Car Wash (947)

Vehicle Trip Ends vs: Wash Stalls
On a: Weekday

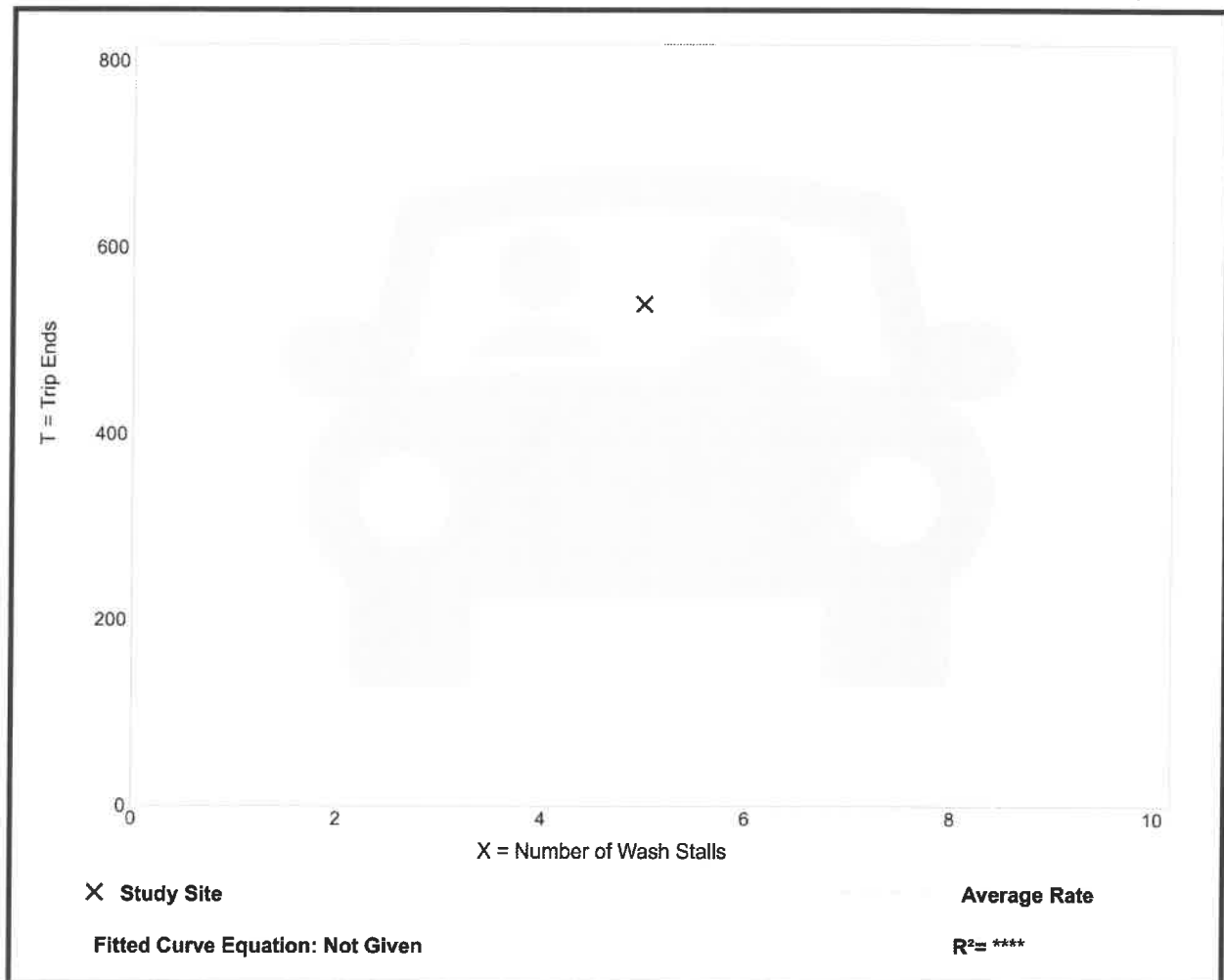
Setting/Location: General Urban/Suburban
Number of Studies: 1
Avg. Num. of Wash Stalls: 5
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Wash Stall

Average Rate	Range of Rates	Standard Deviation
108.00	108.00 - 108.00	*

Data Plot and Equation

Caution – Small Sample Size



Self-Service Car Wash (947)

Vehicle Trip Ends vs: Wash Stalls

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: 6

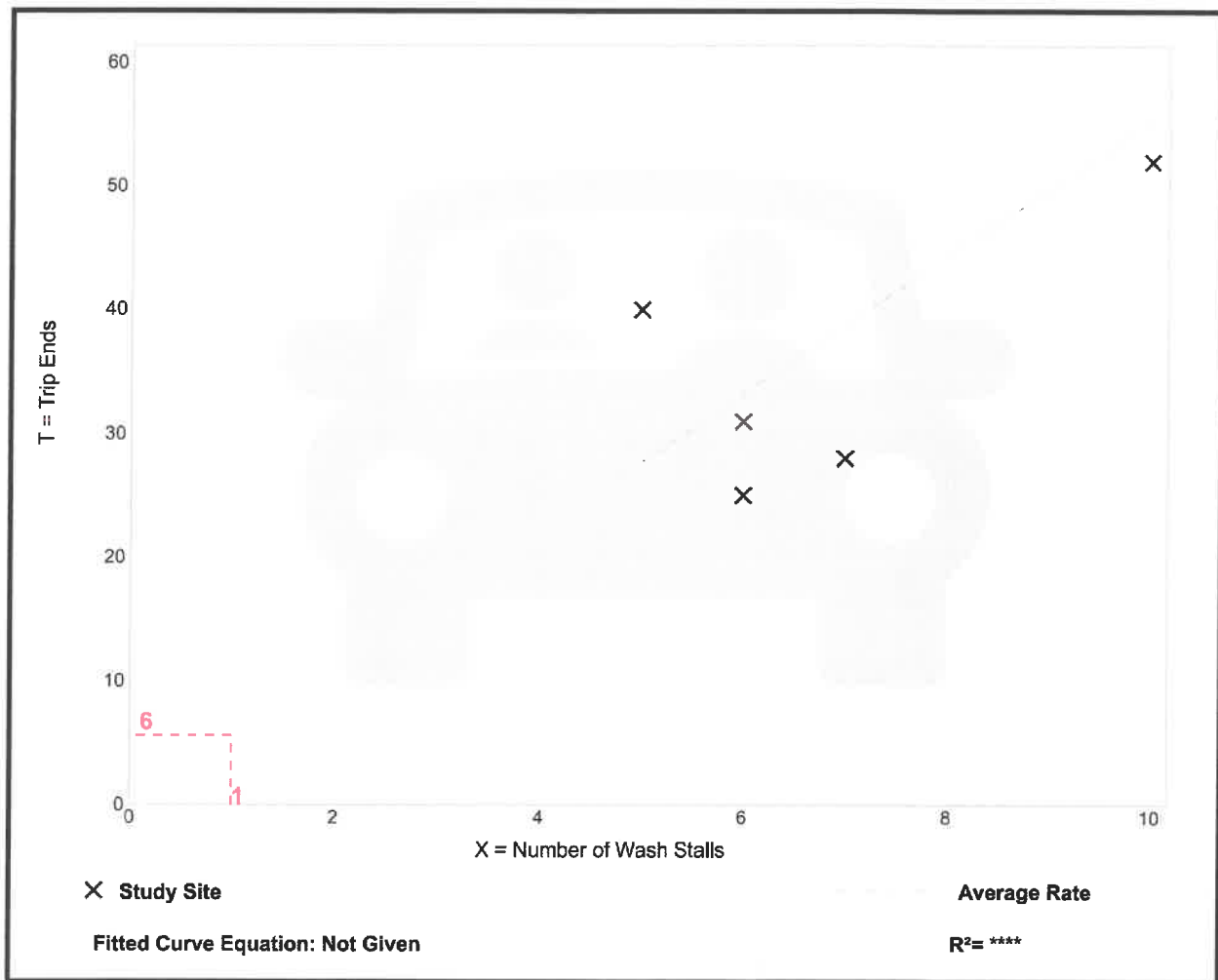
Avg. Num. of Wash Stalls: 7

Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per Wash Stall

Average Rate	Range of Rates	Standard Deviation
5.54	4.00 - 8.00	1.67

Data Plot and Equation



Automated Car Wash (948)

Vehicle Trip Ends vs: Car Wash Tunnels

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: 3

Avg. Num. of Car Wash Tunnels: 1

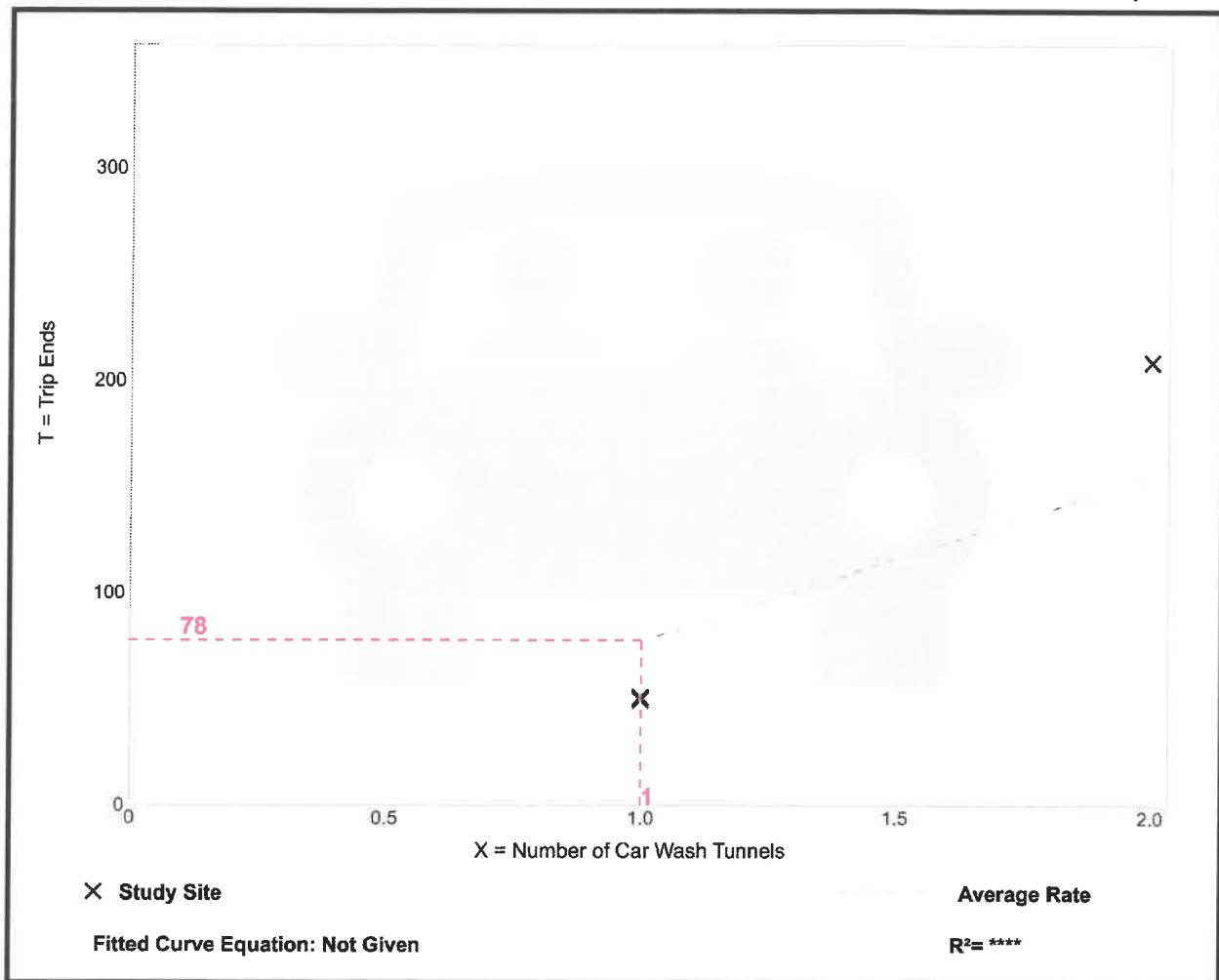
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Car Wash Tunnel

Average Rate	Range of Rates	Standard Deviation
77.50	50.00 - 104.50	33.07

Data Plot and Equation

Caution – Small Sample Size





CITY OF CLERMONT CONDITIONAL USE PERMIT APPLICATION

Date February 7, 2024		FEE: \$845 + cost of advertisement + cost of traffic review (if necessary)	
Project Name (if applicable)			
Applicant Bret Jones, P.A.			
Contact Person Bret Jones, Esq.			
Address 700 Almond St	City Clermont	State FL	Zip 34711
Telephone 352-394-4025	Fax 352-394-1604		
Email mdamon@bretjonespa.com			
OWNER INFORMATION ☐ (Check box if owner information is same as applicant)			
Owner's Name Eagles Group International LLC			
Owner Address 6816 Piazza St	City Orlando	State FL	Zip 32819
Telephone N/A	Fax N/A		
PROPERTY INFORMATION			
Address of Subject Property US Hwy 27	City Clermont	State FL	Zip 34711
General Location Behind Wawa of Clermont			
Legal Description & Alternate Key (include copy of survey) Alternate Keys: 2665866 and 3901206			
Land Use (City verification required) Vacant Commercial			
Zoning (City verification required) General 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.

The proposed project is a three-story self storage facility and an automated car wash with a single tunnel design, which is appropriate for this location because of their future land use designations of vacant commercial.

Bret Jones, Esq.

Applicant Name (print)

x Bret Jones
Applicant Name (signature)

Eagles Group International LLC

Owner Name (print)

x MAHESH MOHAN
GOBINDRAM
Owner Name (signature)

*****NOTICE*****

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

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

5/26/2020

Account Number:	526733
Customer Name:	City Of Clermont-Legals
Customer Address:	City of Clermont-Legals Po Box 120219 Clermont FL 34712-0219
Contact Name:	City Clerk
Contact Phone:	(352) 708-5997
Contact Email:	
PO Number:	

Date:	10/08/2024
Order Number:	10660198
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	10/21/2024 - 10/21/2024	Govt Public Notices
LEE dailycommercial.com	1	10/21/2024 - 10/21/2024	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	\$73.10
Tax Amount	\$0.00
Service Fee 3.99%	\$2.92
Cash/Check/ACH Discount	-\$2.92
Payment Amount by Cash/Check/ACH	\$73.10
Payment Amount by Credit Card	\$76.02

Order Confirmation Amount	\$73.10
----------------------------------	----------------

Ad Preview

LEGAL NOTICE

On Tuesday, November 5, 2024 at 6:30 PM, the Clermont Planning & Zoning Commission will consider a request for a Conditional Use Permit (2024-038R), 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.

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
October 21, 2024

#10660198