



**CITY OF CLERMONT
COUNCIL MEETING AGENDA
6:30 PM, Tuesday, June 28, 2016**

Welcome to our Council meeting. In the interest of time efficiency and ensuring that everyone who wishes to address the Council is given the opportunity to do so, the following will apply to all comments made by the public. For items listed on the agenda, each speaker will be permitted 5 minutes to address the Council. For non-agenda items, each speaker will be permitted 3 minutes to address the Council. These time limits may be changed by the Mayor. Thank you for participating in your City Government.

CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

PROCLAMATION

Stanley Almodovar III

Parks and Recreation Month

PUBLIC COMMENTS

REPORTS

CONSENT AGENDA

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

Item No. 1 - Meeting Minutes

Consider approval of the May 10, 2016
Regular Council Meeting minutes.

Item No. 2 - Resolution No. 2016-18

Consider request to approve Fiscal Year
2016 quarterly budget amendments.

Item No. 3 - Resolution No. 2016-26

Consider approval of Resolution in
support of the East Avenue
transportation improvements project.

Item No. 4 - Event Road Closure & Open Container
Request

Consider allowing the Clermont
Downtown Partnership's approved
Second Saturday Car Show to expand the
road closures and open container zone.

UNFINISHED BUSINESS

Item No. 5 - Resolution No. 2016-14
Magic Moments

Consider a conditional use permit to
allow a daycare facility in the Central
Business District located at 756 West
Avenue.

Item No. 6 - Ordinance No. 2016-15 *Final*
Napleton Comprehensive Plan Amendment

Consider an ordinance to change the
future land use from Lake County
Regional Commercial and Regional
Office to Commercial for property
located at 15859 SR 50.

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Item No. 7 - Ordinance No. 2016-17 *Final*
The Vue

Consider ordinance to change the zoning from C-2 General Commercial and Urban Estate to Planned Unit Development for property located south of Highway 50 and west of Miss Florida Avenue and north of Hooks Street.

Item No. 8 - Ordinance No. 2016-21 *Final*
The Vue

Consider ordinance to close the right-of-way on property located south of Highway 50, north and south of Hooks Street, and west of Miss Florida Avenue.

Item No. 9 - Resolution No. 2016-15
The Vue

Consider a conditional use permit to allow for multi-family residential for property located south of Highway 50, west of Miss Florida Avenue and north of Hooks Street.

Item No. 10 - Ordinance No. 2016-26 *Final*
Field Monumentation

Consider an ordinance to amend Chapter 110 Subdivisions, Section 110-263 Field Monumentation of the Land Development Code.

Item No. 11 - Ordinance No. 2016-27 *Final*
Automotive Dealerships

Consider an ordinance to amend Chapter 122 Zoning, Section 122-223 Permitted Uses and Section 122-224 Conditional Uses of the Land Development Code.

Item No. 12 - Ordinance No. 2016-23 *Final*
Citrus Tower Self Storage

Consider an ordinance to annex property into the city limits, located at 423 Citrus Tower Blvd.

Item No. 13 - Ordinance No. 2016-24 *Final*
Citrus Tower Self Storage

Consider an ordinance for a comprehensive plan amendment to change the future land use from Lake County Regional Office to City of Clermont Industrial, located at 423 Citrus Tower Blvd.

Item No. 14 - Ordinance No. 2016-25 *Final*
Citrus Tower Self Storage

Consider an ordinance to change the zoning from UE Urban Estate to C-2 General Commercial, located at 423 Citrus Tower Blvd.

**CITY OF CLERMONT
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NEW BUSINESS

Item No. 15 - Resolution No. 2016-23
Citrus Tower Self Storage

Consider a conditional use permit to allow a self-storage facility occupying more than 20,000 square feet of floor space located at 423 Citrus Tower Blvd.

Item No. 16 - Resolution No. 2016-20
Redemption Worship Center

Consider a conditional use permit to allow a church in the C-2 General Commercial zoning district, located at 1203 W. Highway 50, Suite A.

Item No. 17 - Resolution No. 2016-21
Pinecrest Lakes Academy

Consider a conditional use permit to allow a school facility in the M-1 Industrial zoning district, located at 205 Hatteras Avenue.

ADJOURN

Any person wishing to appeal any decision made by the City Council 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 defined by the ADA needs special accommodation to participate in this proceeding, then not later than two business days prior to the proceeding he/she should contact Clermont, City Clerk's Office, 352-241-7330.

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



Whereas, on Sunday, June 12, 2016, a gunman killed 49 and wounded 53 innocent people in a horrific attack on the Pulse nightclub in Orlando; and

Whereas, the attack is the deadliest mass shooting in modern history; and

Whereas, following the attack the people of Clermont, Orlando, the State of Florida, and the United States expressed overwhelming support for the victims and their families; and

Whereas, the City of Clermont condemns the cowardly attack on the victims of the Orlando mass shooting; and

Whereas, the City of Clermont honors the memory of Stanley Almodovar III; a graduate of East Ridge High School, and the other victims who were killed in the attack and offers condolences and sympathies for their families, loved ones and friends; and

Whereas, Stanley Almodovar III heroically saved lives on June 12 by shielding others at Pulse night club and putting himself in harm's way, ultimately sacrificing his life;

Now, Therefore, the City of Clermont does hereby proclaim June 28, 2016 as

Stanley Almodovar III Day

In Witness Whereof, I, Gail L. Ash, Mayor of the City of Clermont, set my hand and caused the Great Seal of the City of Clermont to be affixed this 28th day of June in the year two thousand sixteen.

ATTEST:

Gail L. Ash, Mayor

Tracy Ackroyd Howe, MMC
City Clerk



WHEREAS parks and recreation programs are an integral part of communities throughout this country, including the City of Clermont; and

WHEREAS our parks and recreation are vitally important to establishing and maintaining the quality of life in our communities, ensuring the health of all citizens, and contributing to the economic and environmental well-being of a community and region; and

WHEREAS parks and recreation programs build healthy, active communities that aid in the prevention of chronic disease, provide therapeutic recreation services for those who are mentally or physically disabled, and also improve the mental and emotional health of all citizens; and

WHEREAS parks and recreation programs increase a community's economic prosperity through increased property values, expansion of the local tax base, increased tourism, the attraction and retention of businesses, and crime reduction; and

WHEREAS parks and recreation areas are fundamental to the environmental well-being of our community; and

WHEREAS parks and natural recreation areas improve water quality, protect groundwater, prevent flooding, improve the quality of the air we breathe, provide vegetative buffers to development, and produce habitat for wildlife; and

WHEREAS our parks and natural recreation areas ensure the ecological beauty of our community and provide a place for children and adults to connect with nature and recreate outdoors; and

WHEREAS the City of Clermont recognizes the benefits derived from parks and recreation resources;

NOW THEREFORE, I, Gail L. Ash, Mayor of the City of Clermont, Lake County, Florida, do hereby proclaim the month of July as

PARKS AND RECREATION MONTH

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Clermont to be affixed this 28th day of June, two thousand and sixteen.

Gail L. Ash Mayor

ATTEST:

Tracy Ackroyd Howe, MMC
City Clerk

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
May 10, 2016

The Clermont City Council met in a regular meeting on Tuesday, May 10, 2016 in the Clermont City Council Chambers. Mayor Ash called the meeting to order at 6:30pm with the following Council Members present: Council Members Mullins, Bates, Goodgame, and Travis. Other City officials present were: City Manager Gray, City Attorney Mantzaris, City Clerk Ackroyd Howe, and Deputy City Clerk Noak.

INVOCATION

Boy Scout Elijah Kelly; Troop 998, gave the invocation followed by the Pledge of Allegiance.

PRESENTATIONS

Florida League of Cities Home Rule Hero Award

Scott Dudley; Florida League of Cities Director of Legislative Affairs and Executive Director Linda Bridges, presented City Clerk Ackroyd Howe with the Home Rule Hero Award. City Clerk Ackroyd Howe was one of the first two City Clerks to receive the award. City Clerk Ackroyd Howe expressed appreciation to the City of Clermont and the City Clerk's office staff.

Quilts to Books

The Quilts to Books students from Astatula Elementary School and Minneola Elementary School presented the history of the Quilts to Books project and displayed the various quilts they made. Star Olson provided information on the sale of the quilts.

PROCLAMTION

City Clerk Ackroyd Howe read the Clermont Elementary 100th Anniversary proclamation aloud. Mayor Ash presented the proclamation to Principal Clemestine Caple. Development Services Director Hollerand presented Ms. Caples with a plaque honoring her for 36 years of service.

City Clerk Ackroyd Howe read the North American Occupational Safety and Health Week proclamation aloud. Mayor Ash presented the proclamation to Carey Usrey; Central Florida Chapter of the American Society of Safety Engineers Past President.

City Clerk Ackroyd Howe read the National Public Works Week proclamation aloud. Mayor Ash presented the proclamation to Lee VanDever; Public Works Manager.

City Clerk Ackroyd Howe read the National Police Week proclamation aloud. Mayor Ash presented the proclamation to Police Chief Broadway, Deputy Chief Vitale, and Captain McMaster.

Police Chief Broadway presented Sergeant Strickland with the 2015 Supervisor of the Year award.

PUBLIC COMMENTS

Mayor Ash opened the public comments. There were no public comments. Mayor Ash closed the public comments.

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REPORTS

City Manager Gray – No report.

City Attorney Mantzaris provided Council with DVDs for the required Ethics Training. The training will need to be completed prior to July 1, 2016.

Council Member Bates reported Representative Metz will present a legislative update at 6pm on May 12, 2016 at the Clermont City Center. Lake County Water Safety Day will be held at 10am on May 14, 2016 at Waterfront Park.

Council Member Goodgame spoke of the inspirational speech given at Real Life Christian Church for National Day of Prayer.

Council Member Mullins announced Movie Under the Stars will be held at City Hall Park on Friday, May 13, 2016. The Classic Car Cruise-in will be held on Saturday, May 14, 2016 in Downtown Clermont.

Council Member Travis commented the month of May is National Bike Safety Month. The Ride of Silence will be held on May 18, 2016 at Waterfront Park beginning at 5pm. The South Lake Chamber of Commerce is seeking volunteers for the Teacher Appreciation Breakfast and the Taste of South Lake.

Mayor Ash reported she attended the Citizens Academy classes, the Dragon Boat Race, and the Caribbean Club's Mother's Day banquet. Mayor Ash read aloud an email from the Senior Softball players thanking Council Member Mullins for paying their insurance premium. Council Member Mullins recognized Council Member Goodgame for his contribution towards the insurance premium payment.

CONSENT AGENDA

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

Item No. 1 – Meeting Minutes

Consider approval of April 12, 2016 Regular Council meeting minutes.

Item No. 2 – Bid Award

Consider bid award to A.C. Schultes of Florida, Inc. to provide construction and testing of new potable water supply wells in the total amount of \$2,098,060 and a budget amendment in the Water Fund.

Item No. 3 – Rental Fee Reduction Request

Consider fee reduction request from South Lake Recreation, Inc. LC Hoops for summer basketball program held at the Arts & Recreation Center.

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Item No. 4 – Rental Fee Reduction Request

Consider fee reduction request from PFX Athletics for the Sun Conference Tournament Awards Conference at the Arts & Recreation Center.

Council Member Goodgame pulled Item 2 for staff to update the Council on the water supply wells.

Council Member Travis pulled Item 4.

City Manager Gray requested to address Item 3 and Item 4.

Council Member Goodgame moved for approval of Consent Item 1; seconded by Council Member Bates. The motion passed with all members voting aye.

Environmental Services Director Roy commented the Lower Floridan Aquifer project consists of drilling two exploratory test and production wells as main alternative water sources. The St. Johns River Water Management District has provided a \$1,049,030 grant for the project.

City Manager Gray commented rental fee rates for non-profits will be established and begin in the fall. Staff recommended approval of the South Lake Recreation, Inc. fee reduction request for the summer basketball program. Staff recommended PFX Athletics pay \$500 for the Sun Conference Tournament Awards Conference.

Council Member Goodgame moved for approval of Consent Items 2, 3, and 4 as staff recommended; seconded by Council Member Mullins. The motion passed with all members present voting aye.

UNFINISHED BUSINESS

Item No. 5 – Resolution 2016-10; Highland Ranch

Deputy City Clerk Noak read Resolution 2016-10 aloud by title only.

A Resolution of the City Council of the City of Clermont, Lake County, Florida, granting an amendment to a Conditional Use Permit to amend Resolution 2013-17 for a Planned Unit Development to allow an updated Site Plan, remove conditions that have been completed, decrease minimum lot size and allow a two-family dwelling product, shared sidewalk entry on the property lines between two-family dwellings, new minimum side yard setbacks for two-family dwellings, reduced rear yard setbacks for select lots, and extend waiver to allow existing billboards to remain until January 31, 2025.

Senior Planner Kruse presented the revised Conditional Use Permit amendment. The requestor removed the Villas, the 4,000 square foot minimum lot size, and limited the locations of the 45 foot lots for the Garden Home from the original request heard at the April 26, 2016 Council meeting. The amendment clarifies the conditions in Resolution 2013-17 which were completed, allows sidewalks in the side yards for the Garden Home entry ways, allows alternative rear setbacks for lots 48-51 and lots 60-63, and extends the billboard waiver to January 31, 2025. Staff recommended approval of Resolution 2016-10, with the exception of the billboard waiver extension.

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Alexis Crespo; Waldrop Engineering, stated they met with the Highland Ranch Homeowners Association on May 4, 2016 to explain the changes made to the project. The request for attached Villa duplexes and the request for 4,000 square foot minimum lot size have been removed. The remaining requests include a 5-foot reduction for Garden Home lot widths in limited locations on the Planned Unit Development Master Plan, removal of the completed conditions in Resolution 2013-17, allow sidewalks in the side yards for the Garden Home, allow alternative rear setbacks for model home lots 48 through 51 and model home lots 60 through 63, and extending the billboard waiver extension until January 31, 2025 to accommodate for the lease executed by the previous owner.

Mayor Ash opened the public hearing.

James Thompson requested clarification of the lots with reduced lot widths. The understanding was a total of eight lots would have reduced lot widths.

Trent Stephenson; Waldrop Engineering, stated AR-2, the northern portion of AR-4, and the strip of land adjacent to the turnpike in AR-3 will have lots with the reduced lot widths.

Council Member Mullins clarified overall there would be more than eight lots with reduced lot widths.

Denise Puritan asked if the change to 45 foot lots in the three areas would be permanent, or if the request was a matter of potential future need for the Garden Home lots. Chris Tyree; Taylor Morrison, stated if an uptick in the market occurs and prices continue to rise, the single family models will be built in the reduced lot width areas.

Mayor Ash closed the public hearing.

Council Member Mullins clarified there were no specific plans regarding which lots would be 45 foot lots and which lots would be 55 foot lots. Mr. Tyree confirmed there were no specific plans for the 45 foot lots with the Garden Home, except the 8 lots on the strip of land adjacent to the turnpike in AR-3.

Council Member Mullins inquired of the location of the model home lots with the alternative rear setbacks. Mr. Tyree pointed out the area on the Planned Unit Development Site Plan.

Mayor Ash stated Council would vote on the billboard separately.

Senior Planner Kruse clarified the request was to remove the attached Villa/Duplex, remove the request for 4,000 square foot minimum lot size, allow for single-family detached homes on 45-foot wide lots (Garden Home) with the locations limited to the areas specified on the Planned Unit Development Master Plan, updating the conceptual site plan to the plan dated May 10, 2016, allow lot sizes down to 5,500 square feet, reduce the side yard setback from 15 feet to 5 feet for Lot Types A-F and 3 foot to 12 foot side yard setbacks for Lot Type A-2, and reduce rear yard setback from 25 feet to 20 feet for lots 48 through 51 and lots 60 through 63.

Council Member Mullins so moved; seconded by Council Member Goodgame. The motion passed with all members present voting aye.

Mr. Tyree stated there were four billboards located along the turnpike. Clear Channel and CBS have long term leases for the billboards.

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City Attorney Mantzaris stated the developer originally agreed to remove the billboards in 2021.

Council Member Goodgame moved to deny the billboard extension request; seconded by Council Member Travis. The motion passed with all members present voting aye.

Item No. 6 – Ordinance No. 2016-17 Introduction; The Vue Rezoning

Deputy City Clerk Noak read Ordinance 2016-17 aloud by title only.

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 severability, effective date, and publication.

Council Member Mullins moved for introduction of Ordinance 2016-17; seconded by Council Member Bates. The motion passed with all members present voting aye.

NEW BUSINESS

Item No. 7 – Variance Request; O'Brien

Senior Planner Kruse presented the request for a side yard setback of 7.5 feet to construct a garage adjacent to an existing home at 1629 Morningside Drive. Staff recommended denial of the variance request.

Mark Brackert; Brackert Construction, was present to answer any questions.

Mayor Ash opened the public hearing.

Robert Cardinal; adjacent property owner, expressed concern for his landscaping.

Mr. Brackert commented the proposed garage construction would not affect the adjacent landscaping.

Mayor Ash inquired of the distance from the property line. Mr. Brackert stated the garage setback would be 7.5 feet.

Senior Planner Kruse commented staff does not have a location of the property line in comparison to the neighboring landscaping.

Mayor Ash stated according to the variance request, the closest the garage could be placed is 7.5 feet from property line.

Council Member Bates inquired of the type of landscaping on Mr. Cardinal's property. Mr. Cardinal commented the landscaping consisted of rain trees, ligustrums, and an oak tree.

Mayor Ash closed the public hearing.

Council Member Mullins asked of the width of the finished driveway. Mr. Brackert stated the driveway would be 22 feet wide.

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Council Member Mullins stated the drawings show an existing garage with plans for an additional 18 feet of concrete. Mr. Brackert stated the garage door would be 1 foot 4 inches from the side of the existing driveway.

Council Member Goodgame asked if the garage could be located in the rear of the house with the entrance off of Bloxam Avenue. Mr. Brackert stated the owners requested the location and were currently out of town. The owners want to connect the proposed garage with the existing garage.

Council Member Mullins expressed concern of the garage being located too close to the neighbor.

Council Member Travis moved for approval of the variance request.

Mayor Ash passed the gavel to Mayor Pro-Tem Mullins.

Mayor Ash seconded the motion. The motion failed 2 to 3, with Council Members Mullins, Bates, and Goodgame voting in opposition of the motion for approval.

Mayor Pro-Tem Mullins passed the gavel to Mayor Ash.

Council Member Goodgame moved to deny the variance request; seconded by Council Member Bates. The motion failed 2 to 3, with Council Member Mullins, Mayor Ash, and Council Member Travis voting in opposition of the motion for denial.

Council Member Mullins moved to deny the variance request without prejudice; seconded by Council Member Goodgame. The motion passed 3 to 2, with Mayor Ash and Council Member Travis voting in opposition of the motion for denial with prejudice.

Item No. 8 – Variance Request; A-Pawn USA

Planning Manager Henschel presented the request to allow for the addition of an 835 square foot coffee shop to the west end of a commercial building located at 811 East Highway 50. The proposed addition would have an 11.8-foot setback from Millholland Drive, opposed to the City Code required 25-foot setback. Staff recommended denial of the variance request.

Chris Germana; Germana Engineering, stated the request would allow for the current building to remain in use during the expansion, and reduce the asphalt coverage to obtain more green space. The corner is a gateway to Clermont and the design would match the current structure.

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

Council Member Goodgame expressed concern of an exit location at the dangerous intersection near Highway 27.

Council Member Mullins expressed concern of increased traffic and meeting the overall parking requirements.

Mayor Ash expressed concern of the setback request.

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Council Member Goodgame moved for denial; seconded by Council Member Bates. The motion passed with all members present voting aye.

Item No. 9 – Variance Request; *Veterans of Foreign War*

Planning Manager Henschel presented the request to allow for grassed parking, allow for a 12-foot vehicle access point, and allow for the elimination of a perimeter landscape buffer at 855 West Desoto Street. The proposed parking would be located behind the building to accommodate the handicapped veterans who need access to the lower level of the building, which has a sloped terrain.

The proposal is for stabilizing a driveway sloping toward the rear of the building with grass parking. The size of the parking lot will be small, and a 12-foot driveway will serve the needs of the veterans. The applicant will install a partial buffer at a later date; however, the buffer will not meet the City Code requirements. Staff recommended approval of the variance requests.

Kurt Schuh; Veterans of Foreign War Post Commander, commented they have been working with the City and Lake County regarding access to the rear of the building. The City will be receiving a letter from Lake County regarding access to the empty lot owned by Lake County.

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

Council Member Goodgame inquired of the frequency the grass parking would be utilized. Mr. Schuh stated twice a month and would only be accessed by Veterans of Foreign War Post members.

Council Member Mullins asked of the landscaping plans. Mr. Schuh commented natural landscape plants such as lantana and native grasses would be used.

Council Member Mullins suggested the Veterans of Foreign War allow public access for large downtown events.

City Manager Gray stated the City has been working with Lake County on parking access to the empty lot owned by Lake County.

Council Member Mullins moved to approve the variance as requested, with a 12-month timeframe on landscaping, and use for special events and their monthly meetings; seconded by Council Member Goodgame. The motion passed with all members present voting aye.

Item No. 10 – Ordinance No. 2016-18 *Introduction; WaterBrooke Annexation*

Deputy City Clerk Noak read Ordinance 2016-18 aloud by title only.

An Ordinance of the City Council of the City of Clermont, Lake County, Florida, providing for the annexation of a certain parcel of land contiguous to the present City boundaries; providing for an effective date, severability, recording, and publication.

Council Member Bates moved to introduce Ordinance 2016-18; seconded by Council Member Mullins. The motion passed with all members present voting aye.

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Item No. 11 - Ordinance No. 2016-20; *Introduction; WaterBrooke Rezoning*

Deputy City Clerk Noak read Ordinance 2016-20 aloud by title only.

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 severability, effective date, and publication.

Council Member Mullins moved for introduction of Ordinance 2016-20; seconded by Council Member Bates. The motion passed with all members present voting aye.

Item No. 12 - Ordinance No. 2016-21; *Introduction; The Vue Right-of-Way Closing*

Deputy City Clerk Noak read Ordinance 2016-21 aloud by title only.

An Ordinance of the City Council of the City of Clermont, Lake County, Florida, closing and permanently abandoning the right-of-way easements north/south roadway between Tracts 20, 21, 28, and 29 as shown on the Plat of Clermont, Lake Highlands 28-22-26 PB 2 PG 28 Public Records of Lake County, Florida; less right-of-way for Hooks Street; repealing all ordinances in conflict herewith, providing for severability, publication, recording, and for an effective date.

Council Member Mullins moved for introduction of Ordinance 2016-21; seconded by Council Member Bates. The motion passed with all members present voting aye.

ADJOURN: With no further comments, this meeting was adjourned at 8:27pm.

APPROVED:

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk



CITY OF CLERMONT

AGENDA ITEM

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Meeting Date		
Tuesday, June 28, 2016		
Agenda Item Name		
Resolution No. 2016-18		
Requested Action		
Recommend approval of Resolution No. 2016-18		
Staff Report		
Resolution No. 2016-18 is proposed to amend the City's adopted budget for Fiscal Year 2016. The amendments are necessary to formally amend the budget for Council actions during the current fiscal year. The most significant amendments included in the resolution are the adjustment of beginning budgeted reserve amounts based on actual Fiscal Year 2015 ending reserves.		
Additional Analysis		
Fiscal Impact Summary		
Total increase to fund balance for all funds is \$5,105,570.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Resolution No. 2016-18 Resolution No 2016-18 - 6-21-16.docx		

CITY OF CLERMONT
RESOLUTION NO. 2016-18

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
CLERMONT, LAKE COUNTY, FLORIDA, AUTHORIZING BUDGET
AMENDMENTS FOR THE CITY OF CLERMONT FOR FISCAL YEAR
2015-2016**

WHEREAS, it is hereby found and determined by the City Council of the City of Clermont, Lake County, Florida, that the following budget amendments are necessary for the Fiscal Year October 1, 2015 to September 30, 2016:

GENERAL FUND

1. Increase Federal Grants (10331-33120-22009) \$ 144,233
To amend the budget to reflect the extension of the Fire Department SAFER Grant.
2. Decrease Reimbursements – Theater Manager (10366-36650-72118) \$ 60,000
To amend the Parks & Recreation Department budget for the termination of the EM Theatricals contract to manage the Clermont Performing Arts Center.
3. Increase Profession Services – General (10521-53100) \$ 6,500
To amend the Police Department budget for a Sergeant’s promotional examination.
4. Increase Travel and Per Diem (10521-54001-21900) \$ 3,390
Increase Uniforms (10521-55203-21900) \$ 2,591
Increase Minor Equipment (10521-55204-21900) \$ 34,340
Increase Community Relations (10521-55212-21900) \$ 5,000
Increase Software (10521-55219-21900) \$ 2,100
Increase SWAT Operating Supplies (10521-55220-21900) \$ 1,500
Increase Training and Education (10521-55401-21900) \$ 10,950
Increase Ammunitions and Supplies (10521-55401-21900) \$ 5,780
Increase Capital Outlay – Vehicles (10521-66400-21900) \$ 1,000
Increase Capital Equipment (10521-66401-21900) \$ 25,911
Increase Federal Forfeitures/Seizure-Justice Funds (10351-35102-21900) \$ 34,897
Increase Confiscations (10351-35110-21902) \$ 1,450
To amend the Police Department budget for expenditures related to Federal Forfeitures and State Confiscation Funds.
5. Increase Regular Salaries (10559-12100) \$ 12,462
Increase FICA (10559-12220) \$ 927
To amend the Economic Development Department budget for additional staffing.

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RESOLUTION NO. 2016-18

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|--|----|---------|
| 6. Increase Transfer to Fire Inspection Fund (10581-99118) | \$ | 131,372 |
| To amend the budget to reflect the General Fund subsidy to the Fire Inspection Fund. | | |
| 7. Increase Fund Balance (10399-39900) | \$ | 966,820 |
| To amend the budget to reflect actual reserves at October 1, 2015. | | |
| 8. Increase Fund Balance (10599-59900) | \$ | 843,577 |
| Total General Fund Adjustments. | | |

BUILDING SERVICE FUND

- | | | |
|--|----|---------|
| 1. Decrease Fire Inspections (11342-34220) | \$ | 11,218 |
| Decrease Fire Review Fees (11342-34250) | \$ | 51,439 |
| Decrease Regular Salaries (11529-12100) | \$ | 116,423 |
| Decrease FICA (11529-12220) | \$ | 8,316 |
| Decrease Overtime Salaries (11529-12120) | \$ | 1,000 |
| Decrease Defined Contribution Pension (11529-12240) | \$ | 6,000 |
| Decrease Defined Benefits (11529-12245) | \$ | 9,779 |
| Decrease Group Insurance (11529-12300) | \$ | 26,263 |
| Decrease Life Insurance (11529-12305) | \$ | 367 |
| Decrease Employee Assistance Plan (11529-12315) | \$ | 38 |
| Decrease Workers Compensation (11529-12400) | \$ | 2,641 |
| Decrease Travel (11529-54001) | \$ | 1,250 |
| Decrease Internet (11529-54102) | \$ | 1,500 |
| Decrease Commercial Insurance (11529-54500) | \$ | 1,382 |
| Decrease Repair & Maintenance – Vehicles (11529-54601) | \$ | 500 |
| Decrease Printing (11529-54700) | \$ | 400 |
| Decrease Office Supplies (11529-55100) | \$ | 200 |
| Decrease Gas & Oil (11529-55201) | \$ | 9,720 |
| Decrease Tires & Batteries (11529-55202) | \$ | 1,000 |
| Decrease Uniforms (11529-55203) | \$ | 1,300 |
| Decrease Minor Equipment (11529-55204) | \$ | 1,200 |
| Decrease Subscription & Dues (11529-55400) | \$ | 3,700 |
| Decrease Training & Education (11529-55401) | \$ | 1,050 |
| To amend the budget to move revenues and expenditures from the Building Services Fund to the Fire Inspection Fund. | | |
| 2. Increase Capital Outlay – Vehicles (11524-66400) | \$ | 35,000 |
| To amend the Development Services Department budget for the purchase of a vehicle for the Building Official. | | |
| 3. Decrease Fund Balance (11399-39900) | \$ | 68,060 |
| To amend the budget to reflect actual reserves at October 1, 2015. | | |

CITY OF CLERMONT
RESOLUTION NO. 2016-18

- | | | |
|---|----|--------|
| 4. Increase Fund Balance (11599-59900) | | |
| Total Building Services Fund Adjustments. | \$ | 28,312 |

INFRASTRUCTURE SALES TAX FUND

- | | | |
|---|----|-----------|
| 1. Increase Transfer to Capital Projects Fund (12581-99114-21101) | \$ | 255,712 |
| To amend the budget for revised funding of the Police Station Construction Project. | | |
| 2. Increase Fund Balance (12399-39900) | \$ | 1,069,640 |
| To amend the budget to reflect actual reserves at October 1, 2015. | | |
| 3. Increase Fund Balance (12599-59900) | | |
| Total Infrastructure Fund Adjustments. | \$ | 813,928 |

RECREATION IMPACT FEES FUND

- | | | |
|---|----|---------|
| 1. Increase Transfer to Capital Projects Fund (14581-99114-95109) | \$ | 50,000 |
| To amend the budget for funding of the Waterfront Trail Relocation Project. | | |
| 2. Increase Fund Balance (14399-39900) | \$ | 215,687 |
| To amend the budget to reflect actual reserves at October 1, 2015. | | |
| 3. Increase Fund Balance (14599-59900) | | |
| Total Recreation Impact Fund Adjustments. | \$ | 165,687 |

POLICE IMPACT FEES FUND

- | | | |
|---|----|-----------|
| 1. Increase Police Impact Fees – Residential (15324-32411) | \$ | 23,000 |
| To amend the budget for increased Police Impact Fee Revenues. | | |
| 2. Decrease Transfer to Capital Projects Fund (15581-99114-21101) | \$ | 266,387 |
| To amend the budget for revised funding of the Police Station Construction Project. | | |
| 3. Increase Fund Balance (15399-39900) | \$ | 2,595,228 |
| To amend the budget to reflect actual reserves at October 1, 2015. | | |
| 4. Increase Fund Balance (15599-59900) | | |
| Total Police Impact Fund Adjustments. | \$ | 2,884,615 |

CITY OF CLERMONT
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FIRE IMPACT FEES FUND

- | | |
|--|------------|
| 1. Increase Capital Equipment (16522-66401) | \$ 9,167 |
| To amend the Fire Department budget for the carryforward of FY 2015 unexpended funds budgeted for a portable fire rescue boat. | |
| 2. Increase Fund Balance (16399-39900) | \$ 491,982 |
| To amend the budget to reflect actual reserves at October 1, 2015. | |
| 3. Increase Fund Balance (16599-59900) | |
| Total Fire Impact Fund Adjustments. | \$ 482,815 |

FIRE INSPECTION FUND

- | | |
|--|------------|
| 1. Increase Fire Inspections (19342-34220) | \$ 11,218 |
| Increase Fire Review Fees (19342-34250) | \$ 51,439 |
| Increase Regular Salaries (19529-12100) | \$ 116,423 |
| Increase FICA (19529-12220) | \$ 8,316 |
| Increase Overtime Salaries (19529-12120) | \$ 1,000 |
| Increase Defined Contribution Pension (19529-12240) | \$ 6,000 |
| Increase Defined Benefits (19529-12245) | \$ 9,779 |
| Increase Group Insurance (19529-12300) | \$ 26,263 |
| Increase Life Insurance (19529-12305) | \$ 367 |
| Increase Employee Assistance Plan (19529-12315) | \$ 38 |
| Increase Workers Compensation (19529-12400) | \$ 2,641 |
| Increase Travel (19529-54001) | \$ 1,250 |
| Increase Internet (19529-54102) | \$ 1,500 |
| Increase Commercial Insurance (19529-54500) | \$ 1,382 |
| Increase Repair & Maintenance – Vehicles (19529-54601) | \$ 500 |
| Increase Printing (19529-54700) | \$ 400 |
| Increase Office Supplies (19529-55100) | \$ 200 |
| Increase Gas & Oil (19529-55201) | \$ 9,720 |
| Increase Tires & Batteries (19529-55202) | \$ 1,000 |
| Increase Uniforms (19529-55203) | \$ 1,300 |
| Increase Minor Equipment (19529-55204) | \$ 1,200 |
| Increase Subscription & Dues (19529-55400) | \$ 3,700 |
| Increase Training & Education (19529-55401) | \$ 1,050 |
| To amend the budget to move revenues and expenditures from the Building Services Fund to the Fire Inspection Fund. | |
| 2. Increase Transfer from General Fund (19381-38100) | \$ 131,372 |
| To amend the budget to reflect the General Fund subsidy to the Fire Inspection Fund. | |

CITY OF CLERMONT
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DEBT SERVICE FUND

- | | | |
|--|----|-------|
| 1. Decrease Fund Balance (22399-39900) | \$ | 2,429 |
| To amend the budget to reflect actual reserves at October 1, 2015. | | |
| 2. Decrease Fund Balance (22599-59900) | | |
| Total Debt Service Fund Adjustments. | \$ | 2,429 |

CAPITAL PROJECTS FUND

- | | | |
|--|----|---------|
| 1. Increase Professional Services – Montrose Street (32559-53100-95110) | \$ | 112,550 |
| Increase Capital Outlay – Montrose Street (32559-66300-95110) | \$ | 95,000 |
| Increase Professional Services – Promenade (32559-53100-95107) | \$ | 394,100 |
| Decrease Capital Outlay – Promenade (32559-66301-95107) | \$ | 871,200 |
| Increase Professional Services – Waterfront Trail (32559-53100-95109) | \$ | 50,000 |
| Increase Professional Services – Boat Ramp (32559-53100-95111) | \$ | 80,000 |
| Increase Professional Services – 8 th Street Entryway (32559-53100-95103) | \$ | 44,100 |
| Increase Capital Outlay – 8 th Street Entryway (32559-66300-95103) | \$ | 317,900 |
| Increase Professional Services – Downtown Restrooms (32559-53100-95104) | \$ | 15,410 |
| Increase Professional Services – City Limits Signs (32559-53100-95108) | \$ | 43,000 |
| Increase Capital Outlay – Wayfinding Signs (32559-66300-95106) | \$ | 50,000 |
| Increase Transfer from Recreation Impact Fee Fund (32381-38105-95109) | \$ | 50,000 |
| Increase Transfer from CRA Fund (32381-38121-95110) | \$ | 37,000 |
| Increase Transfer from CRA Fund (32381-38121-95103) | \$ | 362,000 |
| Increase Transfer from CRA Fund (32381-38121-95106) | \$ | 5,000 |
| To amend the Economic Development Department budget for anticipated Master Plan Project costs and funding sources. | | |
| 2. Increase Transfer from Infrastructure Fund (32381-38104-21101) | \$ | 255,712 |
| Decrease Transfer from Police Impact Fee Fund (32381-38118-21101) | \$ | 266,387 |
| Increase Contributions (32366-36649-21101) | \$ | 10,675 |
| To amend the Police Department budget for revised funding of the Police Station Construction Project. | | |
| 3. Increase Fund Balance (32599-59900) | | |
| Total Capital Projects Fund Adjustments. | \$ | 123,140 |

CITY OF CLERMONT
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WATER FUND

- | | |
|---|--------------|
| 1. Decrease SJRWMD Grant (41337-33738-33112) | \$ 930,970 |
| To amend the budget for a decrease in the grant from the St. Johns River Management District due to a lower project cost. | |
| 2. Increase Capital Outlay (41533-66307-33112) | \$ 2,098,060 |
| To amend the Environmental Services Department budget for the construction of potable water supply wells as approved by the City Council on May 10, 2016. | |
| 3. Increase Fund Balance (41399-39900) | \$ 674,841 |
| To amend the budget to reflect actual reserves at October 1, 2015. | |
| 4. Decrease Fund Balance (41599-59900) | |
| Total Water Fund Adjustments. | \$ 2,354,189 |

SEWER FUND

- | | |
|---|------------|
| 1. Increase Capital Equipment (42535-66401) | \$ 114,000 |
| To amend the budget for the purchase of two gearboxes for the East Water Treatment Plant as approved by the City Council on April 26, 2016. | |
| 2. Increase Fund Balance (42399-39900) | \$ 559,943 |
| To amend the budget to reflect actual reserves at October 1, 2015. | |
| 3. Increase Fund Balance (42599-59900) | |
| Total Sewer Fund Adjustments. | \$ 445,943 |

WATER IMPACT FEE FUND

- | | |
|--|-----------|
| 1. Increase Fund Balance (43399-39900) | \$ 44,965 |
| To amend the budget to reflect actual reserves at October 1, 2015. | |
| 2. Increase Fund Balance (43599-59900) | |
| Total Water Impact Fund Adjustments. | \$ 44,965 |

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SEWER IMPACT FEE FUND

1. Increase Fund Balance (44399-39900) \$ 1,159,547
To amend the budget to reflect actual reserves at October 1, 2015.
2. Increase Fund Balance (44599-59900) \$ 1,159,547
Total Sewer Impact Fund Adjustments.

STORMWATER FUND

1. Increase Professional Services (45538-53100-38110) \$ 486,155
To amend the Environmental Services Department budget for Victory Point phase two engineering services as approved by the City Council on June 14, 2016.
2. Increase Federal Grants - CDBG (45331-33139-38108) \$ 586,120
Increase Water Authority Grants (45337-33735-38109) \$ 151,594
To amend the budget for approved grants pertaining to the CDBG and Lake Winona Stormwater projects.
3. Increase Fund Balance (45399-39900) \$ 78,667
To amend the budget to reflect actual reserves at October 1, 2015.
4. Increase Fund Balance (45599-59900) \$ 330,226
Total Stormwater Fund Adjustments.

SANITATION FUND

1. Increase Fund Balance (49399-39900) \$ 281,897
To amend the budget to reflect actual reserves at October 1, 2015.
2. Increase Fund Balance (49599-59900) \$ 281,897
Total Sanitation Fund Adjustments.

CRA FUND

1. Decrease Capital Outlay – Buildings (60552-66201-95104) \$ 100,000
Decrease Capital Outlay – 8th Street Entryway (60552-66300-95103) \$ 250,000
To amend the Economic Development Department budget to remove the Downtown Restrooms project capital expenditures from the current fiscal year and move the 8th Street Entryway project from the CRA Fund to the Capital Projects Fund.

CITY OF CLERMONT
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2. Increase Transfer to Capital Projects Fund (60581-99114-95110)	\$ 37,000
Increase Transfer to Capital Projects Fund (60581-99114-95103)	\$ 362,000
Increase Transfer to Capital Projects Fund (60581-99114-95106)	\$ 5,000
To amend the budget for funding of the Montrose Street, 8 th Street Entryway and Compass Wayfinding Signs Projects.	
3. Decrease Fund Balance (60399-39900)	\$ 87,164
To amend the budget to reflect actual reserves at October 1, 2015.	
4. Decrease Fund Balance (60599-59900)	
Total CRA Fund Adjustments.	\$ 141,164

CEMETERY FUND

1. Decrease Fund Balance (61399-39900)	\$ 1,300
To amend the budget to reflect actual reserves at October 1, 2015.	
2. Decrease Fund Balance (61599-59900)	
Total Cemetery Fund Adjustments.	\$ 1,300

Net Increase to Fund Balance – All Funds	\$ 5,105,570
---	---------------------

CITY OF CLERMONT
RESOLUTION NO. 2016-18

NOW, THEREFORE, BE IT RESOLVED, that the above said budget amendments of the City of Clermont for the Fiscal Year 2015-2016 are hereby adopted.

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 28th day of June, 2016.

CITY OF CLERMONT

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, June 28, 2016		
Agenda Item Name		
Resolution No. 2016-26		
Requested Action		
Recommend approval of Resolution 2016-26.		
Staff Report		
The Lake~Sumter Metropolitan Planning Organization (MPO) the the transportation planning agency for both Lake and Sumter Counties. In accordance with Florida Statutes and the FDOT, the MPO produces a prioritization list for projects. In order to be considered for any State funding assistance for various projects within the City, a project has to be on this list. East Avenue is a project that has been identified by the City as being in need of improvements that include safety oriented issues for both Cypress Ridge Elementary School and Clermont Middle School. Included with these safety improvements are the following: > Rebuild existing road 100-ft right-of-way, north of SR 50 to Orange Ave. and south of SR 50 to W. Minnehaha Ave. > Add landscaped medians > Bike lanes > Parallel Parking in front of schools > Queuing lane near Cypress Ridge for pick up & drop off > Stormwater improvements > Lighting upgrades > Sidewalks on both sides > Crosswalk improvements Funding assistance is needed for design and construction. This project is an ideal candidate as a "Complete Streets" project because of its overall needs and proposed improvements for safety and multi-modal uses.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Resolution 2016-26 East Ave project support-MPO.doc		

City of Clermont
RESOLUTION No. 2016-26

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, EXPRESSING SUPPORT FOR THE PLANNED EAST AVENUE MULTI-MODEL AND SAFETY PROJECT; AND PROVIDE SUPPORT FOR INCLUSION WITHIN THE LAKE~SUMTER METROPOLITAN PLANNING ORGANIZATION (MPO) PROJECT PRIORITIZATION LIST.

WHEREAS, transportation is vital to Clermont’s health, safety and welfare; and adequate and properly managed transportation corridors are essential to our economy and quality of life; and

WHEREAS, the City is committed to seek additional improvements to enhance the effectiveness of regional transportation systems consistent with the City and County adopted Comprehensive Plan; and

WHEREAS, the Florida Department of Transportation has requested a Resolution from the City of Clermont in support of the East Avenue project and include said corridor within the prioritization list of the Lake-Sumter Metropolitan Planning Organization (MPO); and

WHEREAS, the City of Clermont supports the East Avenue project corridor (Exhibit “A”) as planned roadway improvements with the City of Clermont that will benefit the City and two schools, being Cypress Ridge Elementary School and Clermont Middle School; and

WHEREAS, the East Avenue project corridor will enhance trip distribution, associated capacity improvements, and includes safety improvements as identified by the MPO’s Safe Schools Access Transportation Study; therefore:

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Clermont, Florida, as follows:

SECTION 1.

The recitals set forth above are hereby adopted as findings of the City Council of the City of Clermont.

SECTION 2.

The City of Clermont hereby expresses its full support of the East Avenue project within the City of Clermont; and includes the planned improvements within the MPO prioritization list.

SECTION 3.

This Resolution shall take effect immediately upon its passage and adoption.

City of Clermont
RESOLUTION No. 2016-26

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 28th day of June, 2016.

CITY OF CLERMONT

Gail L. Ash, Mayor

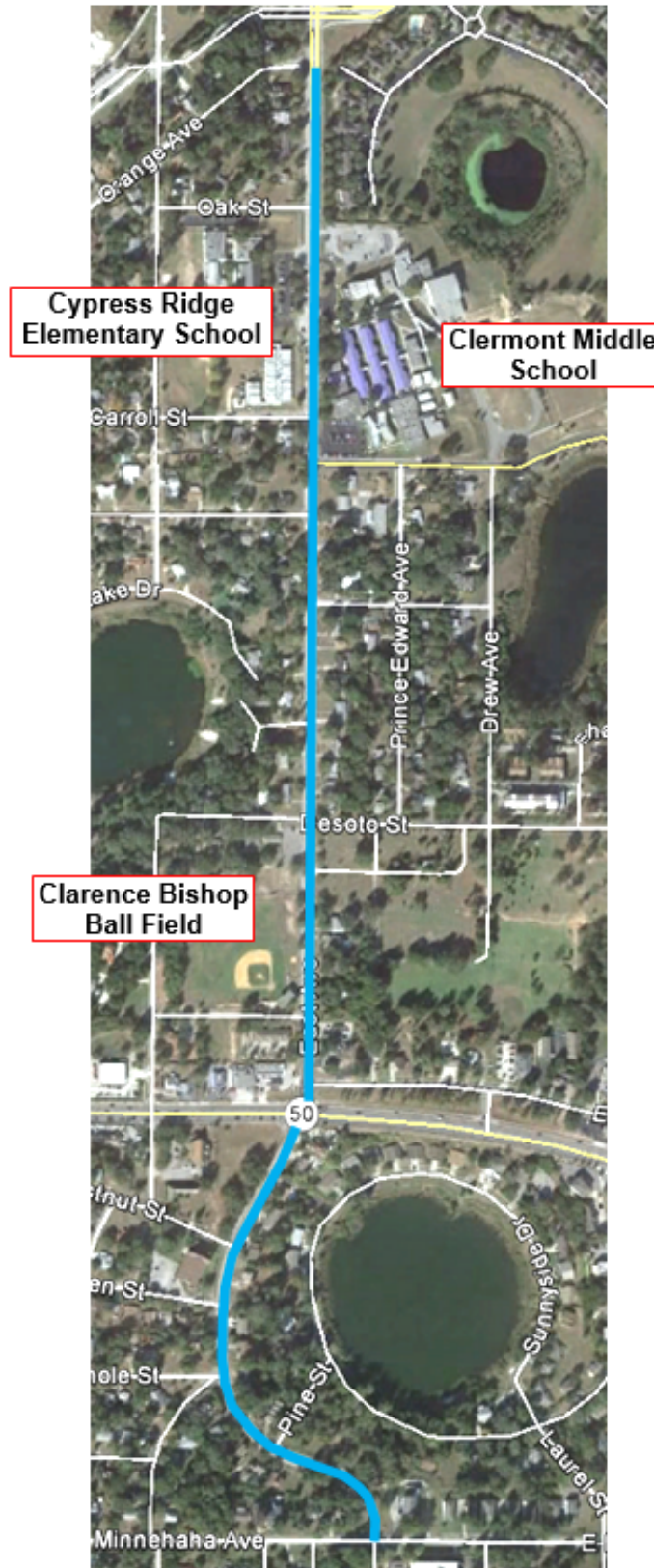
ATTEST:

Tracy Ackroyd Howe, City Clerk

City of Clermont
RESOLUTION No. 2016-26

Exhibit “A”

Aerial of *East Avenue* project area:





CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, June 28, 2016		
Agenda Item Name		
Event Road Closure & Open Container Request		
Requested Action		
Recommend approval to the Clermont Downtown Partnership's road closure and open container expansion for their second Saturday Car Show.		
Staff Report		
The Clermont Downtown Partnership is requesting to expand the road closure and open container zone to the Second Saturday Car Show from 2:00 PM - 10:00 PM which was previously approved by Council on April 26, 2016. The new roads being requested for closure are: -Montrose Street from Lake Avenue to West Avenue -Partial Public Parking lot located next to the South Lake Animal League on Montrose Street (13 Public Parking Spaces) The previously approved road closures included: -8th Street at Montrose Street -8th Street at Minneola Ave -7th Street at Montrose Street -7th Street at Desoto Street The organization is also requesting to allow the open container zone within the newly requested road closure area.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Car Show Road Closure - Revision Downtown Clermont - CDP Car Show - Revision.jpg		



- CDP Car Show Road Closure Map
- Montrose Street at Lake Ave
 - Montrose Street at West Ave
 - 8th Street at Montrose Street
 - 8th Street at Menneola Ave
 - 7th Street at Montrose Street
 - 7th Street at Desoto Street
 - Partial Closure of the Public Parking Lot next to the SL Animal League

Revised Map - 2nd Saturday Car Show



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date	
Tuesday, June 28, 2016	
Agenda Item Name	
Resolution No. 2016-14 <i>Magic Moments</i>	
Requested Action	
Recommend approval of Resolution 2016-14.	
Staff Report	
This request was originally scheduled for May hearings, but due to an issue with adjacent property owner notifications, it was tabled to be heard in June. The applicant is requesting a conditional use permit (CUP) to allow a daycare facility in the Central Business District (CBD). Childcare centers are designated as a conditional use within the CBD zoning district. The proposed location of 756 West Avenue was previously approved in 2009 for a CUP for an "at risk" youth counseling center to operate seven days a week from 9 a.m. to 9 p.m. Magic Moments, the current applicant, is proposing to occupy the 2,100-square-foot building for their Schooler Program (ages 5-12) which is currently operated at 855 West DeSoto Street. The 855 West DeSoto Street location is also the home of the Veterans of Foreign Wars (VFW) building. The VFW currently has an agreement with Magic Moments to allow this Schooler Program to operate out of their building. The VFW is also growing and would like to occupy more of their building space, thereby displacing the Magic Moments Schooler Program. Magic Moments has identified this new location and building as an ideal location to relocate their Schooler Program of approximately 46 students. A condition in the CUP will require that the student count be provided to the City upon request to ensure compliance with a cap of 45 students. One improvement with this location will be that the bus pick up and drop off will be handled on site within the parking lot rather than on DeSoto Street as is currently done at the VFW building. Hours of operation will remain from 12 p.m. to 6:30 p.m. Monday through Friday during the school year and from 9 a.m. to 6:30 p.m. during summer months and on school holidays. <i>At the June 13, 2016 Planning and Zoning Commission meeting, Commissioner Tony Hubbard moved to recommend approval of the conditional use permit, seconded by Commissioner Herb Smith. The vote was 4-2 to recommend approval, with Commissioners Judy Proli and Carlos Solis opposing.</i>	
Additional Analysis	
Fiscal Impact Summary	

Fiscal Impact		Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)			
1.	Resolution	CUP 2016-14 Magic Moments.doc	
2.	Location Map	Location Map.docx	
3.	Application	Application.pdf	
4.	Legal ad	2016 Magic Moments CUP legal ad.docx	

**CITY OF CLERMONT
RESOLUTION NO. 2016-14**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A
CONDITIONAL USE PERMIT TO ALLOW FOR A DAYCARE
FACILITY IN THE CENTRAL BUSINESS DISTRICT.**

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held June 13, 2016 approved this Conditional Use Permit to allow a daycare facility in the Central Business District at the following location:

LOCATION
756 West Avenue

The City Council deems it advisable 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 a daycare facility in the Central Business District; be granted subject to the following conditions:

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 expansion of the use or additions to the facility shall be permitted except as approved by another Conditional Use Permit.
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. 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.
5. The structure shall be inspected by the Building Inspector and all building code violations must be corrected prior to a Certificate of Occupancy being issued.

CITY OF CLERMONT
RESOLUTION NO. 2016-14

6. The final Certificate of Occupancy shall not be issued until each of the stated conditions has been met.
7. 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.
8. The Conditional Use Permit must be executed and filed in 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.
9. 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.
10. Should a business that sells alcoholic beverages for onsite consumption wish to locate within 500 feet of the school, the school would not contest a Variance Application to allow said use within 500 feet of the school. Also, the school shall not be opposed to any existing business within 500 feet selling alcoholic beverages for onsite consumption.
11. If, at a future date, parking at this site proves inadequate the applicant understands and agrees that the City may require additional parking or rescind this Conditional Use Permit.
12. Should the daycare use become an infringement upon the other businesses within the area, the City reserves the right to reopen the Conditional Use Permit for additional review and conditions.
13. Should the daycare use cease operations for a period greater than 180 days, a new Conditional Use Permit shall be required. A student count shall be provided to the City for inspection when requested for compliance with this condition.
14. Resolution 2010-17 (daycare at the VFW building) shall be voided upon this resolution being approved and a certificate of occupancy is issued at 756 West Avenue for a daycare facility.

Section 2 – Land Use

1. 756 West Avenue may be used as a daycare facility in addition to any permitted Central Business District uses.

CITY OF CLERMONT
RESOLUTION NO. 2016-14

2. The student population shall be a maximum of 45 students, and five staff members; or as required by Florida state staffing requirements.
3. Hours of operation shall be 12:00 p.m. to 6:30 p.m. Monday through Friday during the school year and from 9:00 a.m. to 6:30 p.m. during the summer and school holidays.

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 28th day of June, 2016.

CITY OF CLERMONT

Gail L. Ash, Mayor

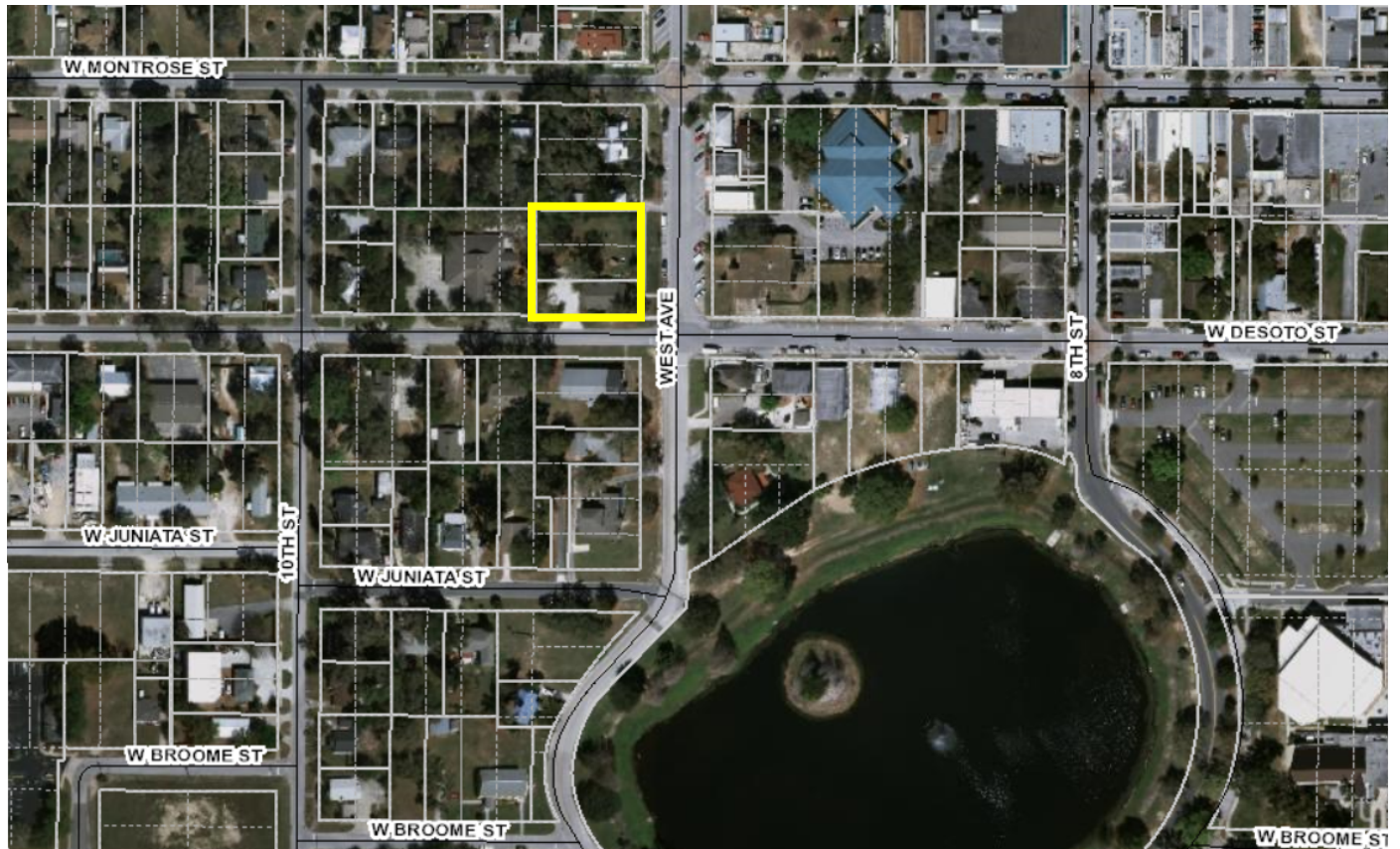
ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Location Map:





CITY OF CLERMONT
CONDITIONAL USE PERMIT (CUP)
APPLICATION

DATE: 04/08/2016

FEE: _____

PROJECT NAME (if applicable): _____

APPLICANT: Magic Moments Learning Center, Inc.

CONTACT PERSON: Sam L Allison

Address: P.O.Box 120103

City: Clermont State: FL Zip: 34712

Phone: (352) 255-4326 Fax: _____

E-Mail: sallison1@cfl.rr.com

OWNER: (will be if CUP approved) Magic Moments Learning Center, Inc.

Address: P.O. Box 120103

City: Clermont State: FL Zip: 34712

Phone: (352) 394-0533 Fax: (352) 243-6810

Address of Subject Property: 756 West Ave, Clermont, FL 34711

General Location: Northwest corner of West Ave- DeSoto St
intersection.

Legal Description (include copy of survey): CLERMONT LOT 6 BLK 96 PB 8
PG 17 | ORB 3724 PG 823

Land Use (City verification required): CLUBS, LODGES, UNION HALLS (7700)

Zoning (City verification required): CBD



CITY OF CLERMONT
CONDITIONAL USE PERMIT (CUP)
APPLICATION
Page 2

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

Magic Moments Learning Center, Inc. is proposing to relocate their Schooler Program (ages 5-12) from their current location (the VFW building @ 855 W.DeSoto St.) to the building located at 756 West Ave. While the VFW has been kind enough to allow us to use the upper floor of their building for the last 15 years, their membership has grown to the point that they now wish to use the upper floor, resulting in our program being displaced. We are currently licensed for a capacity of 48 children at the VFW. The 756 West Ave location has the square footage to accommodate a maximum of 48, but the number would probably be closer to 45 or 46, depending upon how we are able to configure the rooms. Maximum number of teachers (employees) for this group would be 5. Initial planning is for parent pickup to be accessed from the east (West Ave) side of the building, with parking on both sides of West Ave. Initial planning is for our buses to drop off in the on-site parking lot on the west side of the building, to keep from having to block traffic while unloading in the street (as we must now at the VFW). Playground areas will be in the lot to the north of the building, as well as the playgrounds at Magic Moments Too.

Sam L Allison

Applicant Name (print)

X 

Applicant Name (signature)

P A L Holdings LLC | LORETTA LACEK MGR

Owner Name (print)

X 

Owner Name (signature)

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

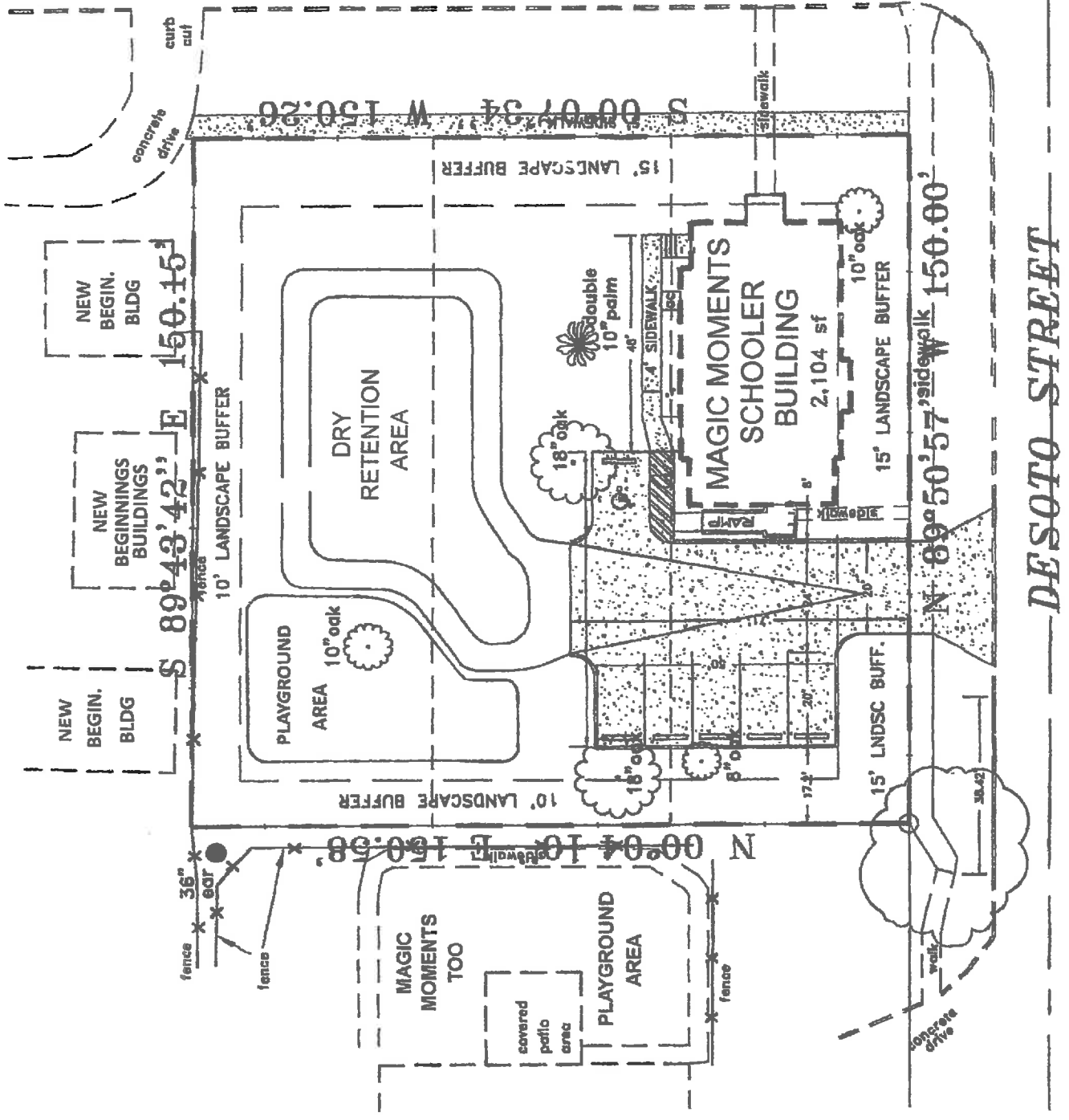
IF THIS APPLICATION IS SUBMITTED INCOMPLETE OR INACCURATE, IT WILL BE SUBJECT TO A DELAY ON PROCESSING AND WILL NOT BE SCHEDULED UNTIL CORRECTIONS ARE MADE.

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



756 West Avenue
Clermont, FL

WEST AVENUE



Site Plan for Proposed Magic Moments Schooler Building

Property Record Card

General Information

Owner Name:	P A L HOLDINGS LLC	Alternate Key:	3872029
Mailing Address:	160 NAUTICA MILE DR CLERMONT, FL 34711 Update Mailing Address	Parcel Number:	24-22-25-010009600600
		Millage Group and City:	00C1 (Clermont)
		Total Millage Rate:	18.65210
		Trash/Recycling/Water/Info:	My Public Services Map
Property Location:	756 WEST AVE CLERMONT FL 34711 Update Property Location	Property Name:	— Submit Property Name
		School Locator:	School and Bus Map
Property Description:	CLERMONT LOT 6 BLK 96 PB 8 PG 17 ORB 3724 PG 823		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	CLUBS, LODGES, UNION HALLS (7700)	0	0		7500	SF	\$0.00	\$90,000.00

Commercial Building(s)

Building 1

Commercial	Building Value: \$105,137.00							
Summary	Section(s)							
Year Built: 1920	Section No.	Section Type	Wall Height	No. Stories	Ground Floor Area	Basement	Basement Finished	Map Color
Total Square Footage: 1995								
Full Bathrooms: 0	1	FINISHED LIVING AREA (FLA)	8	1	1995	0%	0%	
Half Bathrooms: 2		Interior Finish			Percent		Sprinkler	A/C
Elevators: 0		(77C)			100.00 %	No		Yes
Elevator Landings: 0								
Escalators: 0								
Residential Units: 0								
Kitchens: 0								
Fireplaces: 0								
Structure Type: Concrete Block or Masonry Walls								
Exterior Walls: 08 : 100.00 %								

LEGAL NOTICE

Notice is hereby given that the City of Clermont will consider a request to allow a daycare facility in the Central Business District.

LOCATION

756 West Avenue

A complete legal description may be obtained in the Development Services Department located at 685 W. Montrose Street, Clermont, FL 34711.

This request will be considered by the Planning & Zoning Commission on Tuesday, May 3, 2016 at 6:30pm.

A public meeting to consider the request will be held before the City Council on Tuesday, May 24, 2016 at 6:30pm.

All meetings will be held in City Hall located at 685 West Montrose Street.

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.

Tracy Ackroyd Howe, MMC
City Clerk

Daily Commercial
April 26 and May 17, 2016



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, June 28, 2016		
Agenda Item Name		
Ordinance No. 2016-15 <i>Final</i> <i>Napleton Comprehensive Plan Amendment</i>		
Requested Action		
Recommend approval of Ordinance 2016-15.		
Staff Report		
The owner, The Napleton Group, is requesting a large-scale comprehensive plan amendment for the subject property, which is currently being served with City water and sewer services. The property consists of approximately 15 acres, five acres used for an existing automotive dealership and an additional 10 acres that the dealership would like to expand on, mainly for inventory parking. The property was annexed and rezoned to C-2 General Commercial on April 26, 2016, and the proposed comprehensive plan amendment was approved for transmittal to the Florida Department of Economic Opportunity (DEO) and the reviewing agencies. The large-scale comprehensive plan amendment would change the future land use from Lake County's Regional Commercial and Regional Office to the City's Commercial designation. The City's Commercial designation would allow the continuance of the automotive dealership and also allow for its expansion. DEO notified the City on June 2, 2016 that it has no objections to the comprehensive plan amendment. Staff recommends approval of the adoption of the large-scale comprehensive plan amendment to change the future land use from Lake County Regional Commercial and Regional Office to Commercial in the City.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	Ordinance	CPA ORD 2016-15.doc
2.	Location	Whole location.pdf
3.	Site plan	Site plan.pdf
4.	Napleton Maps	Napleton Clermont Maps 2016.pdf
5.	DEO	DEO letter.pdf
6.	Application	CPA application.pdf
7.	Legal Ad	2016-15.docx

CITY OF CLERMONT
ORDINANCE No. 2016-15

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, ADOPTING THE LARGE SCALE COMPREHENSIVE PLAN AMENDMENT FOR THE CITY OF CLERMONT, FLORIDA, PURSUANT TO THE LOCAL GOVERNMENT COMPREHENSIVE PLANNING ACT, CHAPTER 163, PART II, FLORIDA STATUTES; SETTING FORTH THE AUTHORITY FOR ADOPTION OF THE LARGE SCALE COMPREHENSIVE PLAN AMENDMENT; SETTING FORTH THE PURPOSE AND INTENT OF THE LARGE SCALE COMPREHENSIVE PLAN AMENDMENT; PROVIDING FOR THE ADOPTION OF THE LARGE SCALE COMPREHENSIVE PLAN AMENDMENT; ESTABLISHING THE LEGAL STATUS OF THE LARGE SCALE COMPREHENSIVE PLAN AMENDMENT; PROVIDING A SEVERABILITY CLAUSE AND PROVIDING AN EFFECTIVE DATE.

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

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

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

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

Section 1

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

LEGAL DESCRIPTION

A parcel of land located in the northeast 1/4 Section 27; T22S, R26E, Lake County, Florida, more particularly described as follows: Commencing at the north 1/4 corner of said Section 27, thence S89°13'47"E along the north line of said NE 1/4, a distance of 1340.20 feet to a point on the east line of Greater Hills, Phase 1, as recorded in Plat Book 30, Page 42, of the Official Records of Lake County, Florida; thence leaving the north line of said northeast 1/4 S0°07'47"W along the east line of said Greater Hills, Phase 1, a distance of 693.79 Feet to a point on the northerly right of way line of the former Atlantic Coast Line Railroad (50 foot right of way), thence leaving the East line of said Greater

CITY OF CLERMONT
ORDINANCE No. 2016-15

Hills, Phase 1, southeasterly along a non-tangent curve to the left, being also along the northerly right of way line of said Atlantic Coast Line Railroad, an arc distance of 651.07 feet (said curve having a radius of 1422.00 feet, a delta angle of 26°14'00", and a chord bearing and distance of S80°26'00"E, 645.40 feet) to a point, said point also being the point of beginning.

Thence continuing southeasterly along a non-tangent curve to the left, being also along the northerly right of way line of said Atlantic Coast Line Railroad, an arc distance of 146.14 feet (said curve having a radius of 1422.00 feet, a delta angle of 5°53'17", and a chord bearing and distance of N83°30'22"E, 146.07 feet) to a point; thence continuing along the northerly right of way line of said Atlantic Coast Line Railroad N80°34'55"E a distance of 498.07 feet to a point on the east line of said NE ¼; thence leaving the northerly right of way line of said Atlantic Coast Line Railroad, S0°05'07"W along the east line of said NE ¼ a distance of 464.55 feet to a point on the northerly right of way line of State Route 50 (variable right of way); thence leaving the East line of said NE ¼, N89°23'48"W along the northerly right of way line of said State Route 50, a distance of 60.74 feet to a point; thence continuing along the Northerly right of way line of said State Route 50, N0°36'12"E a distance of 18.00 feet to a point; thence continuing along the northerly right of way line of said State Route 50, N89°23'48"W a distance of 576.05 feet to a point; thence leaving the northerly right of way line of said State Route 50, N0°07'47"E a distance of 341.83 feet to the point of beginning.

AND

PARCEL NO. 1:

Begin at the northeast corner of Section 27, Township 22 South, Range 26 East, Lake County, Florida; thence north 88°48'21" west, along the north line of said Section 27, a distance of 305.35 feet; thence south 00°29'36" west, parallel with the east line of the northeast 1/4 of said Section 27, a distance of 740.66 feet to the northerly right of way line of the Seaboard Coastline Railroad; thence north 81°00'36" east, along said right of way, 309.56 feet to the east line of the northeast 1/4 of said Section 27; thence north 00°29'36" east, along said east line, 685.92 feet to the point of beginning. Less a 50-foot easement for ingress and egress over the southerly boundary thereof.

AND

PARCEL NO. 2:

Begin at the northeast corner of Section 27, Township 22 South, Range 26 East, Lake County, Florida; thence north 88°48'21" west, along the north line of said Section 27 a distance of 305.35 feet to a point of beginning, thence continue north 88°48'21" west, along said north line, 284.15 feet; thence south 00°14'44" west, parallel with the east line of the northeast 1/4 of said Section 27, a distance of 787.78 feet to the northerly right of way line of the seaboard Coastline Railroad; thence northeasterly, along said right of way and a curve concave northerly, having a radius of 1422.00 feet and an arc distance of 95.58 feet, to the point of tangency; thence north 81°00'36" east, along said right of way

CITY OF CLERMONT
ORDINANCE No. 2016-15

line, 188.57 feet; thence north 00°29'36" east, 740.66 feet to the point of beginning. Less a 50-foot easement for ingress and egress over the southerly boundary thereof.

Containing 15.72 Acres +/-

CHANGE IN FUTURE LAND USE CLASSIFICATION
FROM LAKE COUNTY – REGIONAL COMMERCIAL AND REGIONAL OFFICE
TO CITY OF CLERMONT COMMERCIAL

Section 2

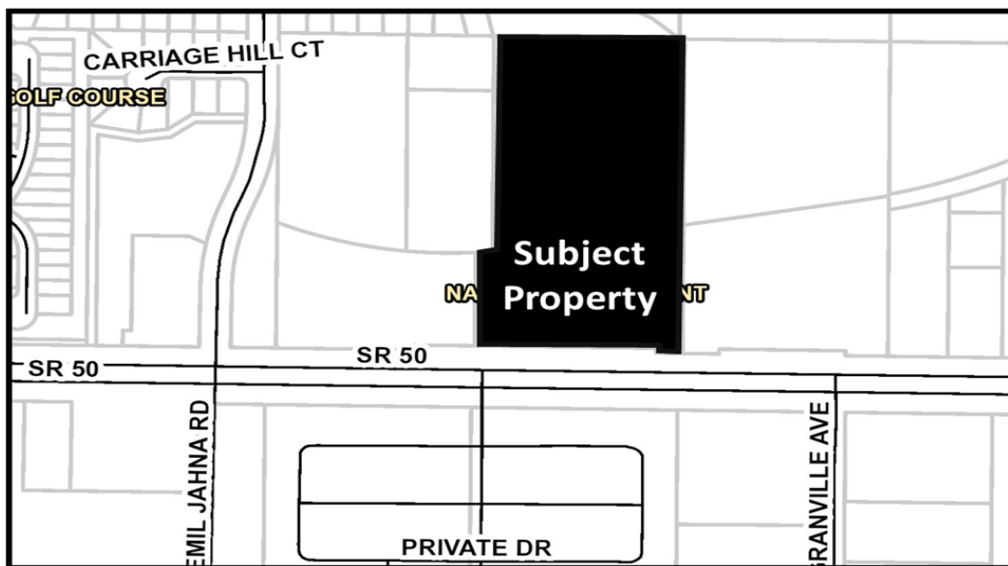
If any portion of this Ordinance is declared invalid, the invalidated portion shall be severed from the remainder of the Ordinance, and the remainder of the Ordinance shall continue in full force and effect as if enacted without the invalidated portion, except in cases where such continued validity of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

Section 3

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

Section 4

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. 2016-15

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, this 28th day of June, 2016.

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

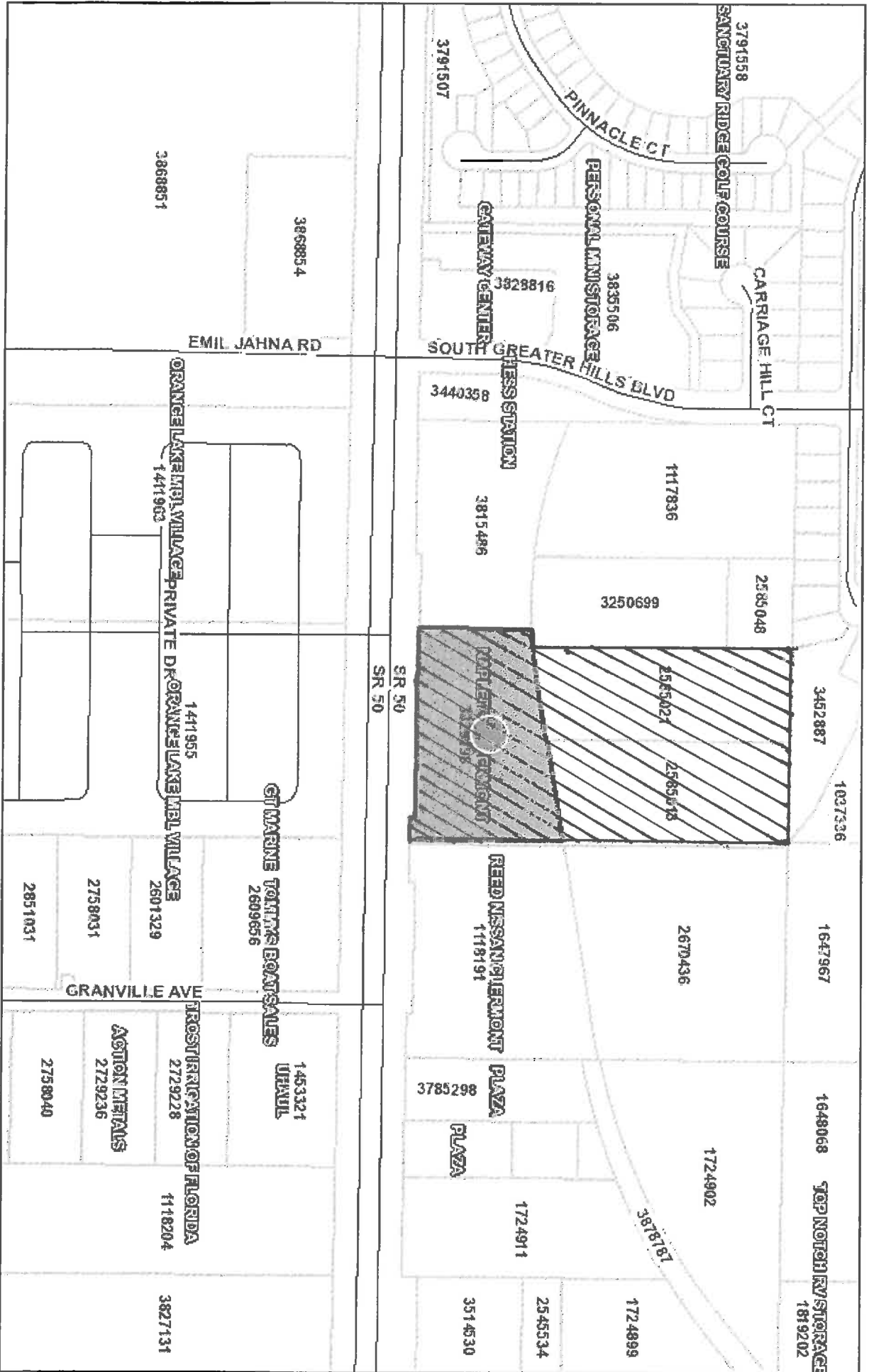
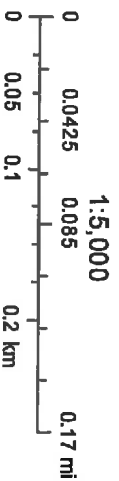
Daniel F. Mantzaris, City Attorney

Override 1

County Boundary
Street Names
Local Streets

Property Name	Tax Parcels Alternate Key	Tax Parcels
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☐ Surrounding Counties



BOUNDARY SURVEY OF
LANDS OF G&A REAL ESTATE OF DAVIE, INC.

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

LEGAL DESCRIPTION

(PER SCHEDULE A OF TITLE COMMITMENT # 12-2010-2593)

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 SECTION 27, T22S, R26E, LAKE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 27; THENCE S89°13'47"E ALONG THE NORTH LINE OF SAID NE 1/4, A DISTANCE OF 1340.20 FEET TO A POINT ON THE EAST LINE OF GREATER HILLS, PHASE 1, AS RECORDED IN PD BOOK 30, PAGE 42, OF THE OFFICIAL RECORDS OF LAKE COUNTY, FLORIDA; THENCE LEAVING THE NORTH LINE OF SAID NORTHEAST 1/4, S89°13'47"E ALONG THE EAST LINE OF SAID GREATER HILLS, PHASE 1, A DISTANCE OF 893.79 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF THE FORMER ATLANTIC COAST LINE RAILROAD (60 FOOT RIGHT OF WAY), THENCE LEAVING THE EAST LINE OF SAID GREATER HILLS, PHASE 1, SOUTHEASTERLY ALONG A NON-TANGENT CURVE TO THE LEFT, BEING ALSO ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID ATLANTIC COAST LINE RAILROAD, AN ARC DISTANCE OF 589°13'47"E, A DELTA ANGLE OF 26°14'00", AND A CHORD BEARING AND DISTANCE OF S89°26'00"E, 645.40 FEET TO A POINT, SAID POINT ALSO BEING THE POINT OF BEGINNING.

THENCE CONTINUING SOUTHEASTERLY ALONG A NON-TANGENT CURVE TO THE LEFT, BEING ALSO ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID ATLANTIC COAST LINE RAILROAD, AN ARC DISTANCE OF 348.14 FEET (SAID CURVE HAVING A RADIUS OF 1422.00 FEET, A DELTA ANGLE OF 5°53'17", AND A CHORD BEARING AND DISTANCE OF N89°30'22"E, 146.07 FEET) TO A POINT; THENCE CONTINUING ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID ATLANTIC COAST LINE RAILROAD, N89°34'55"E, A DISTANCE OF 489.07 FEET TO A POINT ON THE EAST LINE OF SAID NE 1/4; THENCE LEAVING THE NORTHERLY RIGHT OF WAY LINE OF SAID ATLANTIC COAST LINE RAILROAD, S0°09'07"W ALONG THE EAST LINE OF SAID NE 1/4, A DISTANCE OF 484.55 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE ROUTE 50 (VARIABLE RIGHT OF WAY); THENCE LEAVING THE EAST LINE OF SAID NE 1/4, N89°23'48"W ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID STATE ROUTE 50, A DISTANCE OF 60.74 FEET TO A POINT; THENCE CONTINUING ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID STATE ROUTE 50, N0°36'12"E, A DISTANCE OF 18.00 FEET TO A POINT; THENCE CONTINUING ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID STATE ROUTE 50, N89°23'48"W, A DISTANCE OF 576.05 FEET TO A POINT; THENCE LEAVING THE NORTHERLY RIGHT OF WAY LINE OF SAID STATE ROUTE 50, N0°07'47"E, A DISTANCE OF 341.83 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 5.7377 ACRES OF LAND MORE OR LESS.

SURVEYOR'S REPORT & NOTES

- THIS SURVEY WAS MADE FOR THE PARTIES LISTED IN THE CERTIFICATION AND SHALL NOT BE USED BY ANY OTHER PARTY WITHOUT THE WRITTEN CONSENT OF THE SIGNING SURVEYOR.
- THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTH LINE OF THE NE 1/4 OF SECTION 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, WHICH IS ASSUMED TO BEAR S89°13'47"E.
- THE PROPERTY DEPICTED HEREON IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
- A REVIEW OF FLOOD INSURANCE RATE MAPS FOR LAKE COUNTY, FLORIDA, INDICATES THAT THIS PROPERTY LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN). THIS INFORMATION WAS TAKEN FROM FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 12080C0565 D, EFFECTIVE DATE JULY 3, 2002.
- RIGHT OF WAY LINES FOR STATE ROAD 50 (STATE PROJECT NUMBER 11070-2305) ARE SHOWN BASED ON THE RIGHT OF WAY MAPS PROVIDED BY THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION DATED FEBRUARY 1, 1973 AND LAST REVISED DECEMBER 19, 1974.
- THE FORMER ATLANTIC COAST LINE RAILROAD RIGHT OF WAY LOCATION IS BASED ON ADJOINER DEEDS, EVIDENCE IN THE FIELD, AND INFORMATION TAKEN FROM RIGHT OF WAY MAPS PROVIDED BY LAKE COUNTY ENGINEERING DEPARTMENT OF THE ORIGINAL RAILROAD RIGHT OF WAY.
- TITLE INFORMATION WAS PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, TITLE COMMITMENT FILE NUMBER 12-2010-2593, DATED AUGUST 19, 2010. THE FOLLOWING SCHEDULE B-II ITEMS ARE NOTED RELATIVE TO THE SURVEY:
 - ITEM 7: DISTRIBUTION EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION RECORDED IN OFFICIAL RECORDS BOOK 2471, PAGE 2330 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, IS A 10' EASEMENT OVER EXISTING FACILITIES ON THE SUBJECT PROPERTY AND IS NOT DEPICTED GRAPHICALLY ON THE SURVEY.
 - ITEM 8: UTILITIES EASEMENT IN FAVOR OF THE CITY OF CLERMONT, FLORIDA RECORDED IN OFFICIAL RECORDS BOOK 1554, PAGE 2424 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, IS DEPICTED GRAPHICALLY ON THE SURVEY IN ITS ASSUMED LOCATION (DESCRIPTION OF EASEMENT IS AMBIGUOUS).
 - ITEM 9: ORDINANCE #2001-148 RECORDED IN OFFICIAL RECORDS BOOK 2047, PAGE 2183 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AFFECTS THE SUBJECT PROPERTY BUT CANNOT BE DEPICTED GRAPHICALLY (BLANKET TYPE AGREEMENT).
 - ITEM 11: AGREEMENT CONCERNING ACCESS AND OTHER EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 3489, PAGE 1396 AND FIRST AMENDMENT THEREON RECORDED IN OFFICIAL RECORDS BOOK 3858, PAGE 740, BOTH OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, IS DEPICTED GRAPHICALLY ON THE SURVEY.

BOUNDARY SURVEY

OF
LANDS OF G & A REAL ESTATE OF DAVIE, INC.
SECTION 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST
LAKE COUNTY, FLORIDA

FOR
NAPLETON AUTOMOTIVE GROUP

LEADING EDGE
LAND SERVICES

305 W. 34th STREET
SUITE 200
ORLANDO, FLORIDA 32811
PHONE: (407) 351-8730
FAX: (407) 351-9991
WWW.LEADINGEDGE.LS.COM
FLORIDA LICENSED BUSINESS NUMBER LB 6946

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
SEAL OF A LICENSED SURVEYOR AND MAPPER

ALTA/ACSM LAND TITLE SURVEY OF LANDS OF BILL R. WATSON ESTATE

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



VICINITY MAP
(NOT TO SCALE)

LEGAL DESCRIPTION

(PER TITLE COMMITMENT ORDER NUMBER 5392394)

PARCEL NO. 1:

BEGIN AT THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA; THENCE NORTH 88°48'21" WEST, ALONG THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 309.35 FEET; THENCE SOUTH 00°29'38" WEST, PARALLEL WITH THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 27, A DISTANCE OF 740.68 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF THE SEABOARD COASTLINE RAILROAD; THENCE NORTH 81°00'36" EAST, ALONG SAID RIGHT OF WAY, 309.58 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 27; THENCE NORTH 00°29'38" EAST, ALONG SAID EAST LINE, 685.92 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2:

BEGIN AT THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA; THENCE NORTH 88°48'21" WEST, ALONG THE NORTH LINE OF SAID SECTION 27 A DISTANCE OF 309.35 FEET TO A POINT OF BEGINNING; THENCE CONTINUE NORTH 88°48'21" WEST, ALONG SAID NORTH LINE, 284.15 FEET; THENCE SOUTH 00°14'44" WEST, PARALLEL WITH THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 27, A DISTANCE OF 787.78 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF THE SEABOARD COASTLINE RAILROAD; THENCE NORTHEASTERLY, ALONG SAID RIGHT OF WAY AND A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1482.00 FEET AND AN ARC DISTANCE OF 89.58 FEET TO THE POINT OF TANGENCY; THENCE NORTH 81°00'36" EAST, ALONG SAID RIGHT OF WAY LINE, 188.57 FEET; THENCE NORTH 00°29'38" EAST, 740.68 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES

- THIS ALTA/ACSM LAND TITLE SURVEY WAS PREPARED FOR NAPLETON AUTOMOTIVE GROUP, ADDITIONS OR DELETIONS BY ANYONE OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF LEADING EDGE LAND SERVICES, INC.
- THE BASIS OF BEARINGS FOR THIS SURVEY IS GRID NORTH, STATE PLANE COORDINATE SYSTEM, FLORIDA EAST, NAD 83, GEOID 12A, NBS ADJUSTMENT OF 2011. THE NORTH LINE OF THE NE 1/4 OF SECTION 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST BEARS N88°57'11"W.
- UNLESS OTHERWISE NOTED, SURVEY MEASUREMENTS AND PLOTTED FEATURES SHOWN ON THIS SURVEY ARE BASED ON ACTUAL FIELD MEASUREMENTS.
- THE ACCURACY OF THIS SURVEY MEETS OR EXCEEDS STANDARDS SET FORTH IN ADMINISTRATIVE RULE 6J-17 "STANDARDS OF PRACTICE FOR SURVEYORS AND MAPPERS."
- THE SUBJECT PROPERTY CONTAINS A TOTAL OF 9.982 ACRES OF LAND, MORE OR LESS.
- THE FOLLOWING WERE USED IN THE PREPARATION OF THIS SURVEY:
 - BOUNDARY SURVEY OF LANDS OF BSA REAL ESTATE OF DAVIS, PREPARED BY LEADING EDGE LAND SERVICES, INC. FOR NAPLETON AUTOMOTIVE GROUP, JOB NUMBER 886-10004, DATED SEPTEMBER 21, 2010.
 - PLAT OF LAKE HIGHLANDS COMPANY SECTION 28 AS RECORDED IN PLAT BOOK 5, PAGE 82 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
 - A REVIEW OF FLOOD INSURANCE RATE MAPS FOR LAKE COUNTY, FLORIDA, INDICATES THAT A PORTION OF THIS PROPERTY LIES WITHIN ZONE A (SPECIAL FLOOD HAZARD AREAS SUBJECT TO 1% ANNUAL CHANCE FLOOD, NO BASE FLOOD ELEVATIONS DETERMINED) AND THAT THE REMAINDER OF THIS PROPERTY LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN). THIS INFORMATION WAS TAKEN FROM MAP NUMBER 12003C0100D, REVISED DECEMBER 18, 2012. THE LIMITS OF THE FLOOD ZONE SHOWN ON THIS SURVEY ARE BASED ON DIGITAL DATA AVAILABLE FROM STATEWIDE GIS DATABASE.
 - ACCORDING TO THE LAKE COUNTY, FLORIDA PROPERTY APPRAISER THE SUBJECT PROPERTY IS ZONED A (AGRICULTURE DISTRICT).
 - AS OF THE DATE OF THIS SURVEY, THERE IS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE SUBJECT PROPERTY.
 - AS OF THE DATE OF THIS SURVEY, THERE IS NO OBSERVABLE EVIDENCE OF SUBJECT PROPERTY USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
 - TITLE INFORMATION WAS PROVIDED BY CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT NUMBER 5392394, WITH AN EFFECTIVE DATE OF NOVEMBER 13, 2015. THE FOLLOWING SCHEDULE B SECTION II ITEMS ARE NOTED RELATIVE TO THE SURVEY:
 - ITEM #8: DISTRIBUTION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 762, PAGE 1487 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. AFFECTS THE SUBJECT PROPERTY AND IS DEPICTED GRAPHICALLY ON THE SURVEY.
 - ITEM #9: OVERHEAD ELECTRIC LINE WITHOUT BENEFIT OF AN EASEMENT RUNNING THROUGH THE SOUTHERN BOUNDARY OF THE PROPERTY. AFFECTS THE SUBJECT PROPERTY AND IS DEPICTED GRAPHICALLY ON THE SURVEY.
 - ITEM #10: EASEMENT FOR INGRESS AND EGRESS OVER THE SOUTH 50 FEET AS SHOWN ON DEEDS RECORDED IN OFFICIAL RECORDS BOOK 740, PAGE 373, OFFICIAL RECORDS BOOK 740, PAGE 377; OFFICIAL RECORDS BOOK 755, PAGE 1133, AND OFFICIAL RECORDS BOOK 4480, PAGE 787. ALL OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA (AS TO PARCEL 1) AND OFFICIAL RECORDS BOOK 40, PAGE 375; OFFICIAL RECORDS BOOK 708, PAGE 1139; OFFICIAL RECORDS BOOK 1153, PAGE 2180 AND OFFICIAL RECORDS BOOK 4121, PAGE 179. ALL OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA (AS TO PARCEL 2) AFFECT THE SUBJECT PROPERTY AND ARE DEPICTED GRAPHICALLY ON THE SURVEY.
 - OBVIOUS LINES OF OCCUPATION (WALLS OR FENCES) WERE OBSERVED DURING THE SURVEY AND ARE SHOWN ON THE SURVEY.
 - NO UNDERGROUND FOOTINGS OR FOUNDATIONS WERE OBSERVED AND NO ATTEMPT TO LOCATE ANY UNDERGROUND FEATURES AFFECTING THE PROPERTY WAS MADE IN THE COURSE OF THIS SURVEY.

LEGEND

- FOUND CONCRETE MONUMENT
 - FOUND IRON PIPE
 - SET NAIL & DISK "LB 6846"
 - SET 5/8" IRON ROD & CAP "LB 5846"
 - WOOD POWER POLE
 - GLY ANCHOR
 - TELEPHONE PEDESTAL
 - TITLE COMMITMENT EXCEPTION NUMBER
 - FENCE LINE
 - OVERHEAD ELECTRIC LINE
 - P.O.C.
 - P.O.B.
 - O.R.
 - P.B.
 - PS.
 - R/W
 - CONC. MON.
 - CCR
 - (C)
 - (D)
 - T
 - R
 - PSM
 - LB
- RIGHT OF WAY
CONCRETE MONUMENT
CERTIFIED CORNER RECORD
CALCULATED
PER DEED
TOWNSHIP
RANGE
PROFESSIONAL SURVEYOR & MAPPER
LICENSED BUSINESS

PARCEL 2
BILL R. WATSON TRUSTEE
D.R. 4121, PG. 178
4.982 ACRES

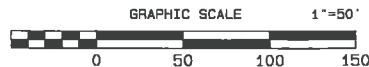
PARCEL 1
15949 STATE ROAD 50
ESTATE OF BILL R. WATSON
D.R. 4480, PG. 787
5.000 ACRES

CURVE TABLE (D)

CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD	ARC
C1	1422.00'	3°00'47"	N82°45'43"E	95.44'	95.46'
C2	1422.00'	2°02'31"	N86°42'21"W	50.67'	50.67'

CURVE TABLE (C)

CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD	ARC
C1	1422.00'	3°00'47"	N82°45'43"E	95.44'	95.46'
C2	1422.00'	2°02'31"	N86°42'21"W	50.67'	50.67'



NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

ALTA/ACSM LAND TITLE SURVEY

OF

BILL R. WATSON ESTATE
SECTION 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST
LAKE COUNTY, FLORIDA

FOR
NAPLETON AUTOMOTIVE GROUP

LEADING EDGE
LAND SERVICES
8800 BUCKINGHAM DRIVE
ORLANDO, FLORIDA 32809
PHONE: (407) 381-8700
FAX: (407) 381-8801
www.leadingedge21.com

FLORIDA LICENSED BUSINESS NUMBER LB 6846

SURVEYOR'S CERTIFICATION

TO WHOM IT MAY CONCERN: I, LEADING EDGE LAND SERVICES, INC., A FLORIDA LIMITED LIABILITY COMPANY, DO HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYORS AND MAPPERS, AS SET FORTH IN ADMINISTRATIVE RULE 6J-17, F.A.C. AND THAT I AM A LICENSED SURVEYOR AND MAPPER IN THE STATE OF FLORIDA. THE FIELD WORK WAS COMPLETED ON AUGUST 28, 2015.

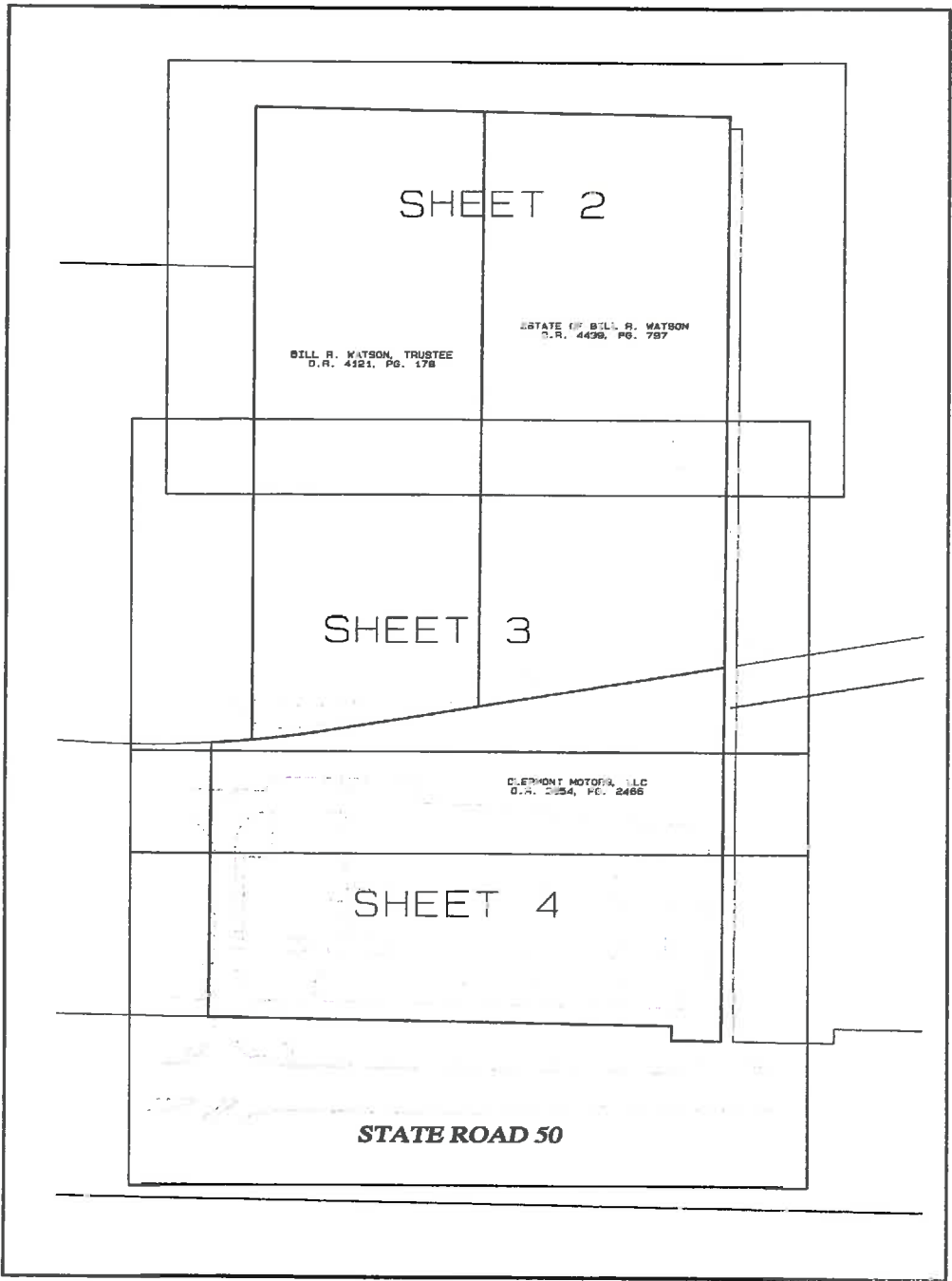
DATE: _____
JEFFREY D. HUFFUS PSM #6310

REVISIONS:

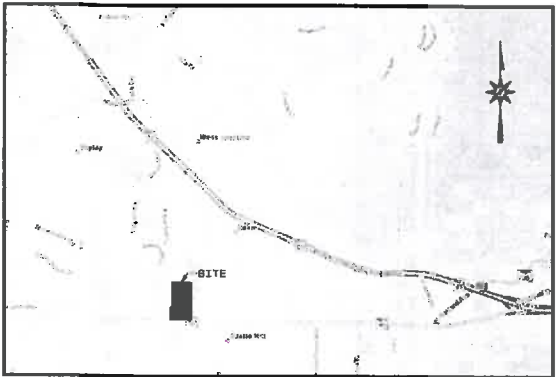
DATE OF DRAWING: 16 DEC 2015
MANAGER: JCH
PROJECT NUMBER: 605-15002
FIELD BOOK NUMBER: LE 1000, 1044, 1046, 1048, 1049
LAST FIELD WORK: 08 SEP 2015
CREW CHIEF (S): RNE, MAC, JCH
COMPUTER FILE: E60502A.TA.PRD
SCALE: 1" = 50'
SHEET 1 OF 1

TOPOGRAPHIC & TREE SURVEY OF BILL R. WATSON ESTATE AND CLERMONT MOTORS, LLC

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



SHEET INDEX
SCALE 1" = 100'



VICINITY MAP
(NOT TO SCALE)

SURVEYOR'S NOTES

- THIS IS NOT A BOUNDARY SURVEY. PROPERTY LINES SHOWN HEREON ARE TAKEN FROM THE FOLLOWING:
 - BOUNDARY SURVEY OF LANDS OF SEA REAL ESTATE OF DAVID, PREPARED BY LEADING EDGE LAND SERVICES, INC. FOR NAPLETON AUTOMOTIVE GROUP, JOB NUMBER 805-10001, DATED SEPTEMBER 21, 2010.
 - ALTA/ACBM LAND TITLE SURVEY OF LANDS OF BILL R. WATSON ESTATE, PREPARED BY LEADING EDGE LAND SERVICES, INC. FOR NAPLETON AUTOMOTIVE GROUP, JOB NUMBER 805-10002, DATED AUGUST 27, 2010.
- THIS TOPOGRAPHIC SURVEY WAS PREPARED FOR NAPLETON AUTOMOTIVE GROUP. ADDITIONS OR OMISSIONS BY ANYONE OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF LEADING EDGE LAND SERVICES, INC.
- THIS TOPOGRAPHIC SURVEY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. NO TITLE INFORMATION WAS PROVIDED TO THE SURVEYOR.
- UNLESS OTHERWISE NOTED, SURVEY MEASUREMENTS AND PLOTTED FEATURES SHOWN ON THIS SURVEY ARE BASED ON ACTUAL FIELD MEASUREMENTS.
- THE ACCURACY OF THIS SURVEY MEETS OR EXCEEDS STANDARDS SET FORTH IN ADMINISTRATIVE RULE 5J-17 STANDARDS OF PRACTICE FOR SURVEYORS AND MAPPERS.
- THE VERTICAL DATUM FOR THIS SURVEY IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). ELEVATIONS WERE DERIVED FROM 2007 FLORIDA PERMANENT REFERENCE NETWORK (FPRN) VIA REAL-TIME KINETIC ATTITUDE OBSERVATIONS. SITE BENCHMARKS ARE SHOWN AND DESCRIBED GRAPHICALLY ON THE SURVEY.
- ONLY VISIBLE IMPROVEMENTS WERE LOCATED AND ARE SHOWN AS PART OF THIS SURVEY. NO ATTEMPT WAS MADE TO LOCATE OR VERIFY SUBSURFACE IMPROVEMENTS OR ENCROACHMENTS.
- A REVIEW OF FLOOD INSURANCE RATE MAPS FOR LAKE COUNTY, FLORIDA, INDICATES THAT A PORTION OF THIS PROPERTY LIES WITHIN ZONE A (SPECIAL FLOOD HAZARD AREAS SUBJECT TO AN ANNUAL CHANCE FLOOD). NO BASE FLOOD ELEVATIONS DETERMINED AND THAT THE REMAINDER OF THIS PROPERTY LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). THIS INFORMATION WAS TAKEN FROM MAP NUMBER 1201000000, REVISED DECEMBER 30, 2010. THE LIMITS OF THE FLOOD ZONE SHOWN ON THIS SURVEY ARE BASED ON DIGITAL DATA AVAILABLE FROM STATEWIDE GIS DATAWARE.

LEGEND

- FOUND CONCRETE MONUMENT
- FOUND IRON ROD & CAP
- SET 5/8" IRON ROD & CAP "LB 8848"
- SET NAIL & DISK "LB 6646"
- SITE BENCHMARK
- CATCH BASIN
- MITERED END SECTION
- WELL
- MANHOLE
- VALVE
- FIRE HYDRANT
- CLEANOUT
- METER
- ELECTRIC BOX
- TELEPHONE PEDESTAL
- SIGN
- WOOD POWER POLE
- GUY ANCHOR
- LIGHT POLE
- UTILITY MARKER
- COLUMN
- OAK TREE
- PINE TREE
- MISCELLANEOUS TREE
- SPOT ELEVATION - HARD SURFACE
- SPOT ELEVATION - GROUND SHOT
- WETLAND FLAG
- HANDICAPPED PARKING SPACE
- FENCE LINE
- OVERHEAD ELECTRIC LINE
- STORM SEWER LINE
- FINISHED FLOOR ELEVATION
- ELEVATION
- INVERT
- REINFORCED CONCRETE PIPE
- REINFORCED METAL PIPE
- MITERED END SECTION
- RIGHT OF WAY
- PROFESSIONAL SURVEYOR & MAPPER
- LICENSED BUSINESS

LEADING EDGE
LAND SERVICES
INC.

8802 EXCHANGE DRIVE
ORLANDO, FLORIDA 32809
PHONE: (407) 351-6730
FAX: (407) 351-9601

WWW.LEADINGEDGE16.COM

FLORIDA LICENSED BUSINESS NUMBER LB 8848

TOPOGRAPHIC & TREE SURVEY

OF

BILL R. WATSON ESTATE

SECTION 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST

LAKE COUNTY, FLORIDA

FOR

NAPLETON AUTOMOTIVE GROUP

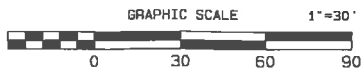
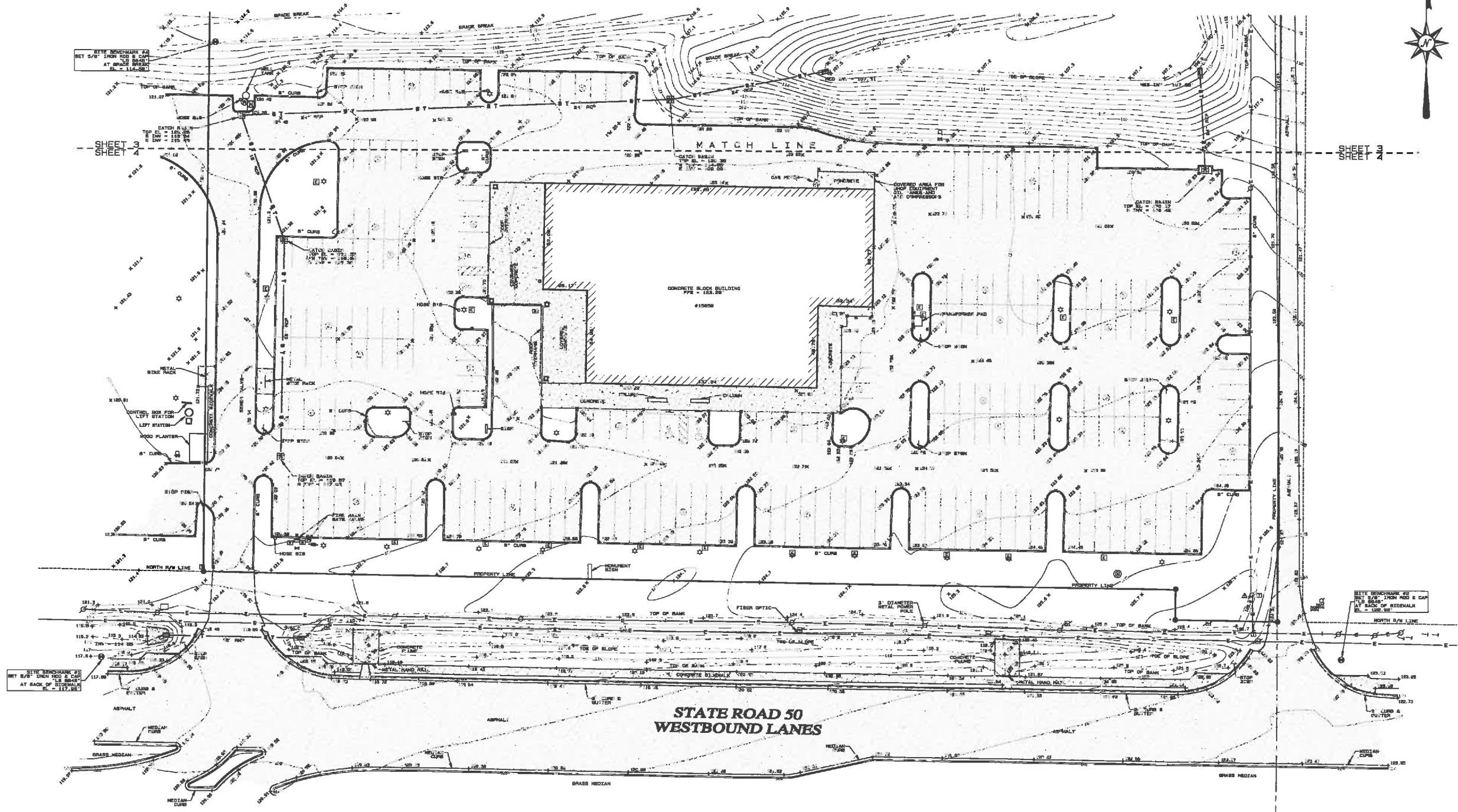
SURVEYOR'S CERTIFICATION

I, THE UNDERSIGNED FLORIDA LICENSED SURVEYOR AND MAPPER, DO HEREBY CERTIFY THAT I HAVE COMPLETED THIS SURVEY IN ACCORDANCE WITH FLORIDA ADMINISTRATIVE RULE 5J-17 STANDARDS OF PRACTICE FOR SURVEYORS AND MAPPERS.

DATE: 09/21/10
SIGNATURE: [Signature]

DATE: 09/21/10
SIGNATURE: [Signature]

DATE OF DRAFTING: 04 SEP 2010	LAST FIELD WORK: 09 SEP 2010
DRAWN BY: JCH	CHECKED BY: RHE, MAC, JCH
PROJECT NUMBER: 805-10002	COMPUTER FILE: C:\PROJ\TA.PRO
FIELD BOOK NUMBER: LE 1000, 1044, 1046, 1048	SCALE: 1" = 30'
	SHEET 1 OF 4



NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (SEE SHEET 1 OF 4)

TOPOGRAPHIC & TREE SURVEY

OF
BILL R. WATSON ESTATE
SECTION 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST
LAKE COUNTY, FLORIDA

FOR
NAPLETON AUTOMOTIVE GROUP

REVISIONS:

DATE OF DRAFTING: 04 SEP 2015	LAST FIELD WORK: 08 SEP 2015
WARRIOR: JCH	CREW CHIEF (S): RNE, NAL, JCH
PROJECT NUMBER: 604-1003	COMPUTER FILE: 604024.TA.PRD
FIELD BOOK NUMBER: LE 1000, 1044, 1046, 1048, 1049	SCALE: 1" = 30'
	SHEET 4 OF 4

LEADING EDGE
LAND SERVICES

INCORPORATED
8800 EDGEMOOR DRIVE
ORLANDO, FLORIDA 32809
PHONE: (407) 351-5881
FAX: (407) 351-5881

www.leadingedgefla.com
FLORIDA LICENSED BUSINESS NUMBER LB 6646

Exhibit - Location Map
Napleton Clermont

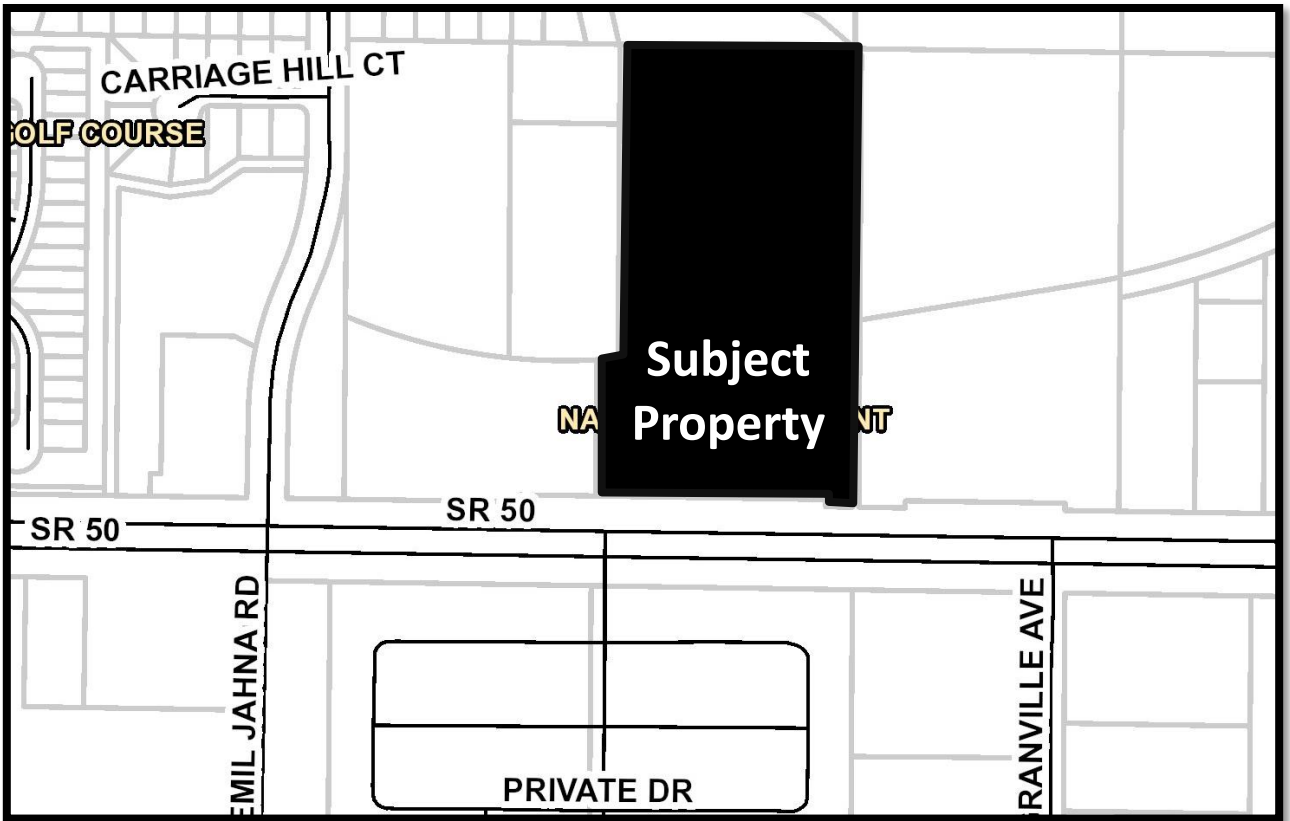


Exhibit – Future Land Use
Napleton Clermont

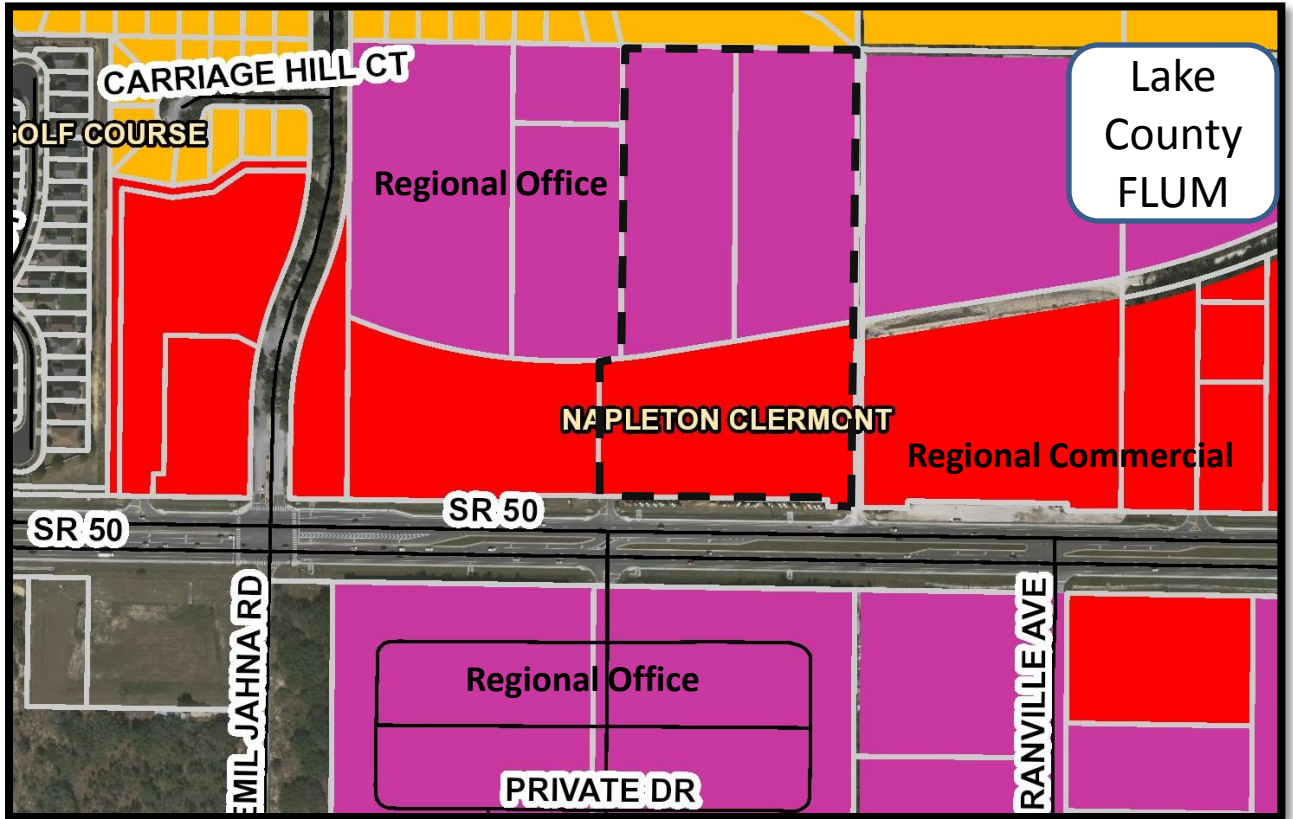
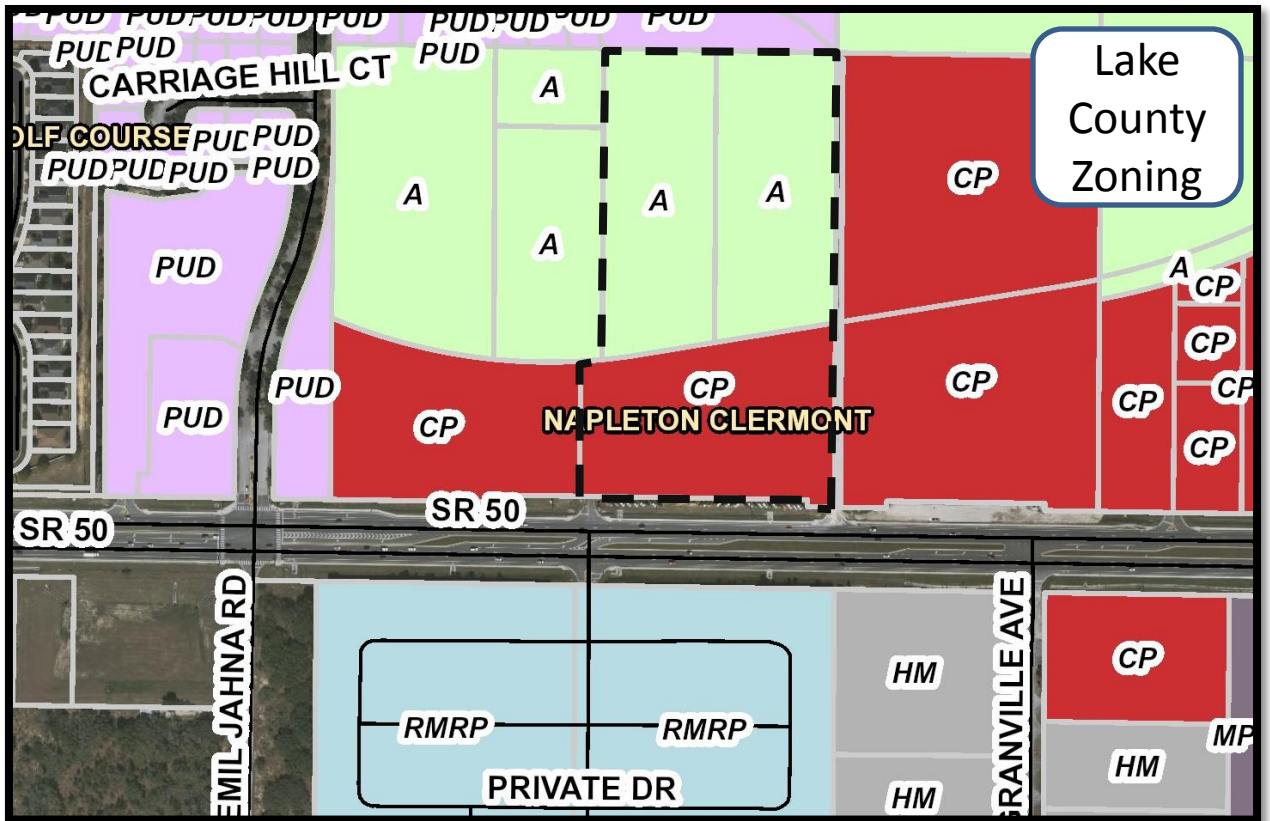


Exhibit – Zoning
Napleton Clermont



Rick Scott
GOVERNOR



Cissy Proctor
EXECUTIVE DIRECTOR

June 2, 2016

The Honorable Gail Ash
Mayor, City of Clermont
685 W. Montrose Street
Clermont, Florida 34711

Dear Mayor Ash:

The Department of Economic Opportunity has completed its review of the proposed comprehensive plan amendment for the City of Clermont (Amendment 16-2ESR), which we received on May 5, 2016. We have reviewed the proposed amendment pursuant to Sections 163.3184(2) and (3), Florida Statutes (F.S.), and identified no comment related to important state resources and facilities within the Department's authorized scope of review that will be adversely impacted by the amendment if adopted.

The City is reminded that pursuant to Section 163.3184(3)(b), F.S., other reviewing agencies have the authority to provide comments directly to the City. If other reviewing agencies provide comments, we recommend the City consider appropriate changes to the amendment based on those comments. If unresolved, such comments could form the basis for a challenge to the amendment after adoption.

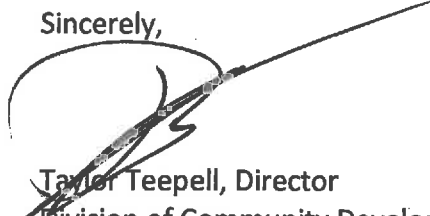
The City should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. Also, please note that Section 163.3184(3)(c)1, F.S., provides that if the second public hearing is not held and the amendment adopted within 180 days of your receipt of agency comments, the amendment shall be deemed withdrawn unless extended by agreement with notice to the Department and any affected party that provided comment on the amendment. For your assistance, we have enclosed the procedures for adoption and transmittal of the comprehensive plan amendment.

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399
850.245.7105 | www.floridajobs.org
www.twitter.com/FLDEO | www.facebook.com/FLDEO

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

If you have any questions concerning this review, please contact Erin Schaefer, at (850) 717-8498, or by email at Erin.Schaefer@deo.myflorida.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Taylor Teepell", with a long, sweeping horizontal line extending to the right.

Taylor Teepell, Director
Division of Community Development

TT/es

Enclosure: Procedures for adoption of comprehensive plan amendments

cc: Barbara Hollerand, Planning and Zoning Director, City of Clermont
Hugh W. Harling, Jr., Executive Director, East Central Florida Regional Planning Council



**CITY OF CLERMONT
COMPREHENSIVE PLAN AMENDMENT
Application**

DATE: 2-26-16

FEE: \$1,500.00

Project Name (if applicable): Napleton

Applicant: The Napleton Group, 1 East Oak Hill Drive, Ste. 100, Westmont, IL 60559

Contact Person: Scott A. Glass, Esq.

Address: 300 S. Orange Avenue, Suite 1000

City: Orlando

State: FL

Zip: 32801

Phone: 407-835-6964

Fax: 407-849-7264

E-Mail: sglass@shutts.com

OWNER: Clermont Motors, LLC

Address: c/o Napleton Automotive, 1 East Oak Hill Drive, Suite 100

City: Westmont

State: IL

Zip: 60559

Phone: 630-455-2945

Fax: _____

E-Mail: rick@napleton.com

General Location: North of S.R. 50, East of South Greater Hills Blvd., West of County Road
Road 455 and South of Greater Hills Phase 2 Subdivision

Legal Description (include copy of survey): See attached.

Property size (in acres or square feet): 15.72±

Flood hazard area (yes) ☐ and approx. acreage 1.78 Ac (no) ☐

Existing (Actual) Land Use: Vacant (9.98± ac.) and existing Napleton Dealership (5.74± ac.)

Existing Zoning: Lake County "A" and "CP"

Existing Future Land Use: Lake County Regional Office and Regional Commercial

Proposed Future Land Use: Commercial

Type of development proposed: Automobile Sales (Expansion of Existing Dealership).



Proposed density (dwelling units/acre) or intensity: As permitted by Clermont Code

Proposed Zoning District: C-2

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

REQUESTING FUTURE LAND MAP AMENDMENT TO REFLECT ANNEXATION OF 15.72± ACRES
COMPRISING EXISTING NAPLETON JEEP, CHRYSLER, RAM DEALERSHIP AND VACANT
PROPERTY TO NORTH AND DESIGNATING ALL AS COMMERCIAL WITH CONCOMMITANT C-2
CLERMONT ZONING. APPLICATION IS CONSISTENT WITH ISBA AND, THEREFORE, CONSISTENT
WITH GOALS, OBJECTIONS AND POLICIES OF THE CITY OF CLERMONT COMPREHENSIVE PLAN.

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

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

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

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

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

INSTRUMENT #2015139144
OR BK 4721 PG 2428 - 2430 (3 PGS)
DATE: 12/29/2015 2:53:12 PM
NEIL KELLY, CLERK OF THE CIRCUIT COURT
LAKE COUNTY
RECORDING FEES \$27.00

2
4
Prepared by and return to:
Kelly A. Pitcher
Employee
Merideth C. Nagel, P.A. Attorney at Law
1201 W. Hwy 50
Clermont, FL 34711
352-394-7408
File Number: SN15-210

[Space Above This Line For Recording Data]

Personal Representative Deed

This Warranty Deed made this 18th day of December, 2015 by Betty Shelton, as Successor Personal Representative of the Estate of Bill Russell Watson, deceased, whose post office address is 722 E. Desoto Street, Clermont, Florida 34711, grantor(s), to Clermont Motors, LLC, an Illinois limited liability company, successor by merger to EFN Clermont Property, LLC, a Florida limited liability company, whose post office address is 15859 SR 50, Clermont, FL 34711, grantee(s):

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by, said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantees successors and assigns forever, the following described land, situate, lying and being in Lake County, Florida, to-wit:

Begin at the Northeast corner of Section 27, Township 22 South, Range 26 East, Lake County, Florida; thence North 88°48'21" West, along the North line of said Section 27, a distance of 305.35 feet; thence South 00°29'36" West, parallel with the East line of the Northeast 1/4 of said Section 27, a distance of 740.66 feet to the Northerly right of way line of the Seaboard Coastline Railroad; thence North 81°00'36" East, along said right of way, 309.56 feet to the East line of the Northeast 1/4 of said Section 27; thence North 00°29'36" East, along said East line, 685.92 feet to the Point of Beginning.

The property described herein is not now, nor has it ever been, the primary residence/homestead of the owner or the owner's spouse or dependent child, if any. Further, the property is not contiguous to such persons' homestead.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining to the Property, subject to restrictions, reservations, covenants and easements of record, if any, and all other matters listed in Exhibit A, annexed hereto and by this reference made a part hereof, but nothing herein shall reimpose same.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, except for those matters shown in Exhibit A.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Val Silver
Witness Name: Val Silver

[Signature]
Witness Name: JESSICA S. FLEMING

Betty Shelton
Betty Shelton, as Personal Representative of the Estate
of Bill Russell Watson, deceased

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 18th day of December, 2015 by Betty Shelton, as Successor Personal Representative of the Estate of Bill Russell Watson, deceased, who ☐ is personally known or ☒ has produced FLOR as identification.

[Notary Seal]



[Signature]
Notary Public

Printed Name: JESSICA S. Fleming

My Commission Expires: 12.14.16

EXHIBIT A

As to Personal Representative Deed

1. Distribution Easement given to Florida Power Corporation, recorded on November 24, 1982 in Official Records Book 762, Page 1457.
2. Easement for ingress and egress over the South 50 feet as shown on those certain Deeds recorded in Official Records Book 740, Page 373; Official Records Book 740, Page 377; Official Records Book 795, Page 1133; and Official Records Book 4499, Page 797

INSTRUMENT #2015139145
OR BK 4721 PG 2431 - 2433 (3 PGS)
DATE: 12/29/2015 2:53:12 PM
NEIL KELLY, CLERK OF THE CIRCUIT COURT
LAKE COUNTY
RECORDING FEES \$27.00 DEED DOC \$4060.00

Prepared by and return to:

Kelly A. Pitcher
Employee
Merideth C. Nagel, P.A. Attorney at Law
1201 W. Hwy 50
Clermont, FL 34711
352-394-7408
File Number: SN15-210

[Space Above This Line For Recording Data]

Trustee's Deed

This Warranty Deed executed this 18th day of December, 2015 by Betty Shelton, as Successor Trustee of The Bill R. Watson Trust Agreement, dated January 3, 2012 whose post office address is 722 E. Desoto Street, Clermont, Florida 34711, grantor(s), to Clermont Motors, LLC, an Illinois limited liability company, successor by merger to EFN Clermont Property, LLC, a Florida limited liability company, whose post office address is 15859 SR 50, Clermont, FL 34711, grantee(s):

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by, said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantees successors and assigns forever, the following described land, situate, lying and being in Lake County, Florida, to-wit:

Begin at the Northeast corner of Section 27, Township 22 South, Range 26 East, Lake County, Florida; thence North 88°48'21" West, along the North line of said Section 27 a distance of 305.35 feet to a Point of Beginning; thence continue North 88°48'21" West, along said North line, 284.15 feet; thence South 00°14'44" West, parallel with the East line of the Northeast 1/4 of said Section 27, a distance of 787.78 feet to the Northerly right of way line of the Seaboard Coastline Railroad; thence Northeasterly, along said right of way and a curve concave Northerly, having a radius of 1422.00 feet and an arc distance of 95.58 feet, to the Point of Tangency; thence North 81°00'36" East, along said right of way line, 188.57 feet; thence North 00°29'36" East, 740.66 feet to the Point of Beginning.

The property described herein is not now, nor has it ever been, the primary residence/homestead of the owner or the owner's spouse or dependent child, if any. Further, the property is not contiguous to such persons' homestead.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining to the Property, subject to restrictions, reservations, covenants and easements of record, if any, and all other matters listed in Exhibit A, annexed hereto and by this reference made a part hereof, but nothing herein shall reimpose same.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, except for those matters shown in Exhibit A.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Val Silva
Witness Name: Val Silva

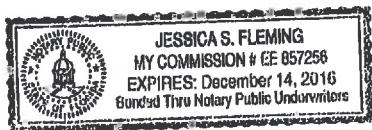
[Signature]
Witness Name: JESSICA FLEMING

Betty Shelton
Betty Shelton, Successor Trustee of The Bill R. Watson
Trust, dated January 3, 2012

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 18th day of December, 2015 by Betty Shelton, Successor Trustee of The Bill R. Watson Trust Agreement, dated January 3, 2012, who ☐ is personally known or ☒ has produced FL DL as identification.

[Notary Seal]



[Signature]
Notary Public

Printed Name: JESSICA Fleming

My Commission Expires: 12.14.16

EXHIBIT A

As to Trustees Deed

1. Easement for ingress and egress over the South 50 feet as shown on those certain Deeds recorded in Official Records Book 740, Page 375; Official Records Book 795, Page 1132; Official Records Book 1153, Page 2180; and Official Records Book 4121, Page 178

INSTRUMENT #2015139144
OR BK 4721 PG 2428 - 2430 (3 PGS)
DATE: 12/29/2015 2:53:12 PM
NEIL KELLY, CLERK OF THE CIRCUIT COURT
LAKE COUNTY
RECORDING FEES \$27.00

2
Prepared by and return to:
Kelly A. Pitcher
Employee
Merideth C. Nagel, P.A. Attorney at Law
1201 W. Hwy 50
Clermont, FL 34711
352-394-7408
File Number: SN15-210

[Space Above This Line For Recording Data]

Personal Representative Deed

This Warranty Deed made this 18th day of December, 2015 by Betty Shelton, as Successor Personal Representative of the Estate of Bill Russell Watson, deceased, whose post office address is 722 E. Desoto Street, Clermont, Florida 34711, grantor(s), to Clermont Motors, LLC, an Illinois limited liability company, successor by merger to EFN Clermont Property, LLC, a Florida limited liability company, whose post office address is 15859 SR 50, Clermont, FL 34711, grantee(s):

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by, said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantees successors and assigns forever, the following described land, situate, lying and being in Lake County, Florida, to-wit:

Begin at the Northeast corner of Section 27, Township 22 South, Range 26 East, Lake County, Florida; thence North 88°48'21" West, along the North line of said Section 27, a distance of 305.35 feet; thence South 00°29'36" West, parallel with the East line of the Northeast 1/4 of said Section 27, a distance of 740.66 feet to the Northerly right of way line of the Seaboard Coastline Railroad; thence North 81°00'36" East, along said right of way, 309.56 feet to the East line of the Northeast 1/4 of said Section 27; thence North 00°29'36" East, along said East line, 685.92 feet to the Point of Beginning.

The property described herein is not now, nor has it ever been, the primary residence/homestead of the owner or the owner's spouse or dependent child, if any. Further, the property is not contiguous to such persons' homestead.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining to the Property, subject to restrictions, reservations, covenants and easements of record, if any, and all other matters listed in Exhibit A, annexed hereto and by this reference made a part hereof, but nothing herein shall reimpose same.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, except for those matters shown in Exhibit A.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Val Silver
Witness Name: Val Silver

Jessica S. Fleming
Witness Name: Jessica S. Fleming

Betty Shelton
Betty Shelton, as Personal Representative of the Estate
of Bill Russell Watson, deceased

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 18th day of December, 2015 by Betty Shelton, as Successor Personal Representative of the Estate of Bill Russell Watson, deceased, who ☐ is personally known or ☒ has produced FLDL as identification.

[Notary Seal]



Jessica S. Fleming
Notary Public

Printed Name: Jessica S. Fleming

My Commission Expires: 12-14-16

EXHIBIT A

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INSTRUMENT #2015139145
OR BK 4721 PG 2431 - 2433 (3 PGS)
DATE: 12/29/2015 2:53:12 PM
NEIL KELLY, CLERK OF THE CIRCUIT COURT
LAKE COUNTY
RECORDING FEES \$27.00 DEED DOC \$4060.00

Prepared by and return to:

Kelly A. Pitcher

Employee

Merideth C. Nagel, P.A. Attorney at Law

1201 W. Hwy 50

Clermont, FL 34711

352-394-7408

File Number: SN15-210

[Space Above This Line For Recording Data]

Trustee's Deed

This Warranty Deed executed this 18th day of December, 2015 by Betty Shelton, as Successor Trustee of The Bill R. Watson Trust Agreement, dated January 3, 2012 whose post office address is 722 E. Desoto Street, Clermont, Florida 34711, grantor(s), to Clermont Motors, LLC, an Illinois limited liability company, successor by merger to EFN Clermont Property, LLC, a Florida limited liability company, whose post office address is 15859 SR 50, Clermont, FL 34711, grantee(s):

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by, said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantees successors and assigns forever, the following described land, situate, lying and being in Lake County, Florida, to-wit:

Begin at the Northeast corner of Section 27, Township 22 South, Range 26 East, Lake County, Florida; thence North 88°48'21" West, along the North line of said Section 27 a distance of 305.35 feet to a Point of Beginning; thence continue North 88°48'21" West, along said North line, 284.15 feet; thence South 00°14'44" West, parallel with the East line of the Northeast 1/4 of said Section 27, a distance of 787.78 feet to the Northerly right of way line of the Seaboard Coastline Railroad; thence Northeasterly, along said right of way and a curve concave Northerly, having a radius of 1422.00 feet and an arc distance of 95.58 feet, to the Point of Tangency; thence North 81°00'36" East, along said right of way line, 188.57 feet; thence North 00°29'36" East, 740.66 feet to the Point of Beginning.

The property described herein is not now, nor has it ever been, the primary residence/homestead of the owner or the owner's spouse or dependent child, if any. Further, the property is not contiguous to such persons' homestead.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining to the Property, subject to restrictions, reservations, covenants and easements of record, if any, and all other matters listed in Exhibit A, annexed hereto and by this reference made a part hereof, but nothing herein shall reimpose same.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, except for those matters shown in Exhibit A.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Val Silva

Betty Shelton
Betty Shelton, Successor Trustee of The Bill R. Watson
Trust, dated January 3, 2012

Witness Name: Jessica Fleming

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 18th day of December, 2015 by Betty Shelton, Successor Trustee of The Bill R. Watson Trust Agreement, dated January 3, 2012, who ☐ is personally known or ☒ has produced FL DL as identification.

[Notary Seal]



Jessica Fleming
Notary Public

Printed Name: Jessica Fleming

My Commission Expires: 12.14.16

EXHIBIT A

As to Trustees Deed

1. Easement for ingress and egress over the South 50 feet as shown on those certain Deeds recorded in Official Records Book 740, Page 375; Official Records Book 795, Page 1132; Official Records Book 1153, Page 2180; and Official Records Book 4121, Page 178

LEGAL DESCRIPTION

(Clermont Motors LLC Property, a/k/a Napleton Property)

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 SECTION 27, T22S, R26E, LAKE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 27; THENCE S89°13'47"E ALONG THE NORTH LINE OF SAID NE 1/4, A DISTANCE OF 1340.20 FEET TO A POINT ON THE EAST LINE OF GREATER HILLS, PHASE 1, AS RECORDED IN PLAT BOOK 30, PAGE 42, OF THE OFFICIAL RECORDS OF LAKE COUNTY, FLORIDA; THENCE LEAVING THE NORTH LINE OF SAID NORTHEAST 1/4 S0°07'47"W ALONG THE EAST LINE OF SAID GREATER HILLS, PHASE 1, A DISTANCE OF 693.79 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF THE FORMER ATLANTIC COAST LINE RAILROAD (50 FOOT RIGHT OF WAY), THENCE LEAVING THE EAST LINE OF SAID GREATER HILLS, PHASE 1, SOUTHEASTERLY ALONG A NON-TANGENT CURVE TO THE LEFT, BEING ALSO ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID ATLANTIC COAST LINE RAILROAD, AN ARC DISTANCE OF 651.07 FEET (SAID CURVE HAVING A RADIUS OF 1422.00 FEET, A DELTA ANGLE OF 26°14'00", AND A CHORD BEARING AND DISTANCE OF S80°26'00"E, 645.40 FEET) TO A POINT, SAID POINT ALSO BEING THE POINT OF BEGINNING.

THENCE CONTINUING SOUTHEASTERLY ALONG A NON-TANGENT CURVE TO THE LEFT, BEING ALSO ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID ATLANTIC COAST LINE RAILROAD, AN ARC DISTANCE OF 146.14 FEET (SAID CURVE HAVING A RADIUS OF 1422.00 FEET, A DELTA ANGLE OF 5°53'17", AND A CHORD BEARING AND DISTANCE OF N83°30'22"E, 146.07 FEET) TO A POINT; THENCE CONTINUING ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID ATLANTIC COAST LINE RAILROAD, N80°34'55"E A DISTANCE OF 498.07 FEET TO A POINT ON THE EAST LINE OF SAID NE 1/4; THENCE LEAVING THE NORTHERLY RIGHT OF WAY LINE OF SAID ATLANTIC COAST LINE RAILROAD, S0°05'07"W ALONG THE EAST LINE OF SAID NE 1/4 A DISTANCE OF 464.55 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE ROUTE 50 (VARIABLE RIGHT OF WAY); THENCE LEAVING THE EAST LINE OF SAID NE 1/4, N89°23'48"W ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID STATE ROUTE 50, A DISTANCE OF 60.74 FEET TO A POINT; THENCE CONTINUING ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID STATE ROUTE 50, N0°36'12"E A DISTANCE OF 18.00 FEET TO A POINT; THENCE CONTINUING ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID STATE ROUTE 50, N89°23'48"W A DISTANCE OF 576.05 FEET TO A POINT; THENCE LEAVING THE NORTHERLY RIGHT OF WAY LINE OF SAID STATE ROUTE 50, N0°07'47"E A DISTANCE OF 341.83 FEET TO THE POINT OF BEGINNING.

AND

PARCEL NO. 1:

BEGIN AT THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA; THENCE NORTH 88°48'21" WEST, ALONG THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 305.35 FEET; THENCE SOUTH 00°29'36" WEST, PARALLEL WITH THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 27, A DISTANCE OF 740.66 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF THE SEABOARD COASTLINE RAILROAD; THENCE NORTH 81°00'36" EAST, ALONG SAID RIGHT OF WAY, 309.56 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 27; THENCE NORTH 00°29'36" EAST, ALONG SAID EAST LINE, 685.92 FEET TO THE POINT OF BEGINNING. LESS A 50 FOOT EASEMENT FOR INGRESS AND EGRESS OVER THE SOUTHERLY BOUNDARY THEREOF.

AND

PARCEL NO. 2:

BEGIN AT THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA; THENCE NORTH 88°48'21" WEST, ALONG THE NORTH LINE OF SAID SECTION 27 A DISTANCE OF 305.35 FEET TO A POINT OF BEGINNING; THENCE CONTINUE NORTH 88°48'21" WEST, ALONG SAID NORTH LINE, 284.15 FEET; THENCE SOUTH 00°14'44" WEST, PARALLEL WITH THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 27, A DISTANCE OF 787.78 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF THE SEABOARD COASTLINE RAILROAD; THENCE NORTHEASTERLY, ALONG SAID RIGHT OF WAY AND A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1422.00 FEET AND AN ARC DISTANCE OF 95.58 FEET, TO THE POINT OF TANGENCY; THENCE NORTH 81°00'36" EAST, ALONG SAID RIGHT OF WAY LINE, 188.57 FEET; THENCE NORTH 00°29'36" EAST, 740.66 FEET TO THE POINT OF BEGINNING. LESS A 50 FOOT EASEMENT FOR INGRESS AND EGRESS OVER THE SOUTHERLY BOUNDARY THEREOF.

LEGAL DESCRIPTION

(Clermont Motors LLC Property, a/k/a Napleton Property)

A parcel of land located in the Northeast 1/4 Section 27; T22S, R26E, Lake County, Florida, more particularly described as follows:

Commencing at the North 1/4 corner of said Section 27, Thence S89°13'47"E along the North line of said NE 1/4, a distance of 1340.20 feet to a point on the east line of Greater Hills, Phase 1, as recorded in Plat Book 30, Page 42, of the Official Records of Lake County, Florida; thence leaving the North line of said Northeast 1/4 S0°07'47"W along the East line of said Greater Hills, Phase 1, a distance of 693.79 Feet to a point on the Northerly right of way line of the former Atlantic Coast Line Railroad (50 foot right of way), thence leaving the East line of said Greater Hills, Phase 1, Southeasterly along a non-tangent curve to the left, being also along the Northerly right of way line of said Atlantic Coast Line Railroad, an arc distance of 651.07 feet (said curve having a radius of 1422.00 feet, a delta angle of 26°14'00", and a chord bearing and distance of S80°26'00"E, 645.40 feet) to a point, said point also being the point of beginning.

Thence continuing Southeasterly along a non-tangent curve to the left, being also along the Northerly right of way line of said Atlantic Coast Line Railroad, an arc distance of 146.14 feet (said curve having a radius of 1422.00 feet, a delta angle of 5°53'17", and a chord bearing and distance of N83°30'22"E, 146.07 feet) to a point; thence continuing along the Northerly right of way line of said Atlantic Coast Line Railroad N80°34'55"E a distance of 498.07 feet to a point on the East line of said NE ¼; thence leaving the Northerly right of way line of said Atlantic Coast Line Railroad, S0°05'07"W along the East line of said NE 1/4 a distance of 464.55 feet to a point on the Northerly right of way line of State Route 50 (variable right of way); thence leaving the East line of said NE ¼, N89°23'48"W along the Northerly right of way line of said State Route 50, a distance of 60.74 feet to a point; thence continuing along the Northerly right of way line of said State Route 50, N0°36'12"E a distance of 18.00 feet to a point; thence continuing along the Northerly right of way line of said State Route 50, N89°23'48"W a distance of 576.05 feet to a point; thence leaving the Northerly right of way line of said State Route 50, N0°07'47"E a distance of 341.83 feet to the point of beginning.

AND

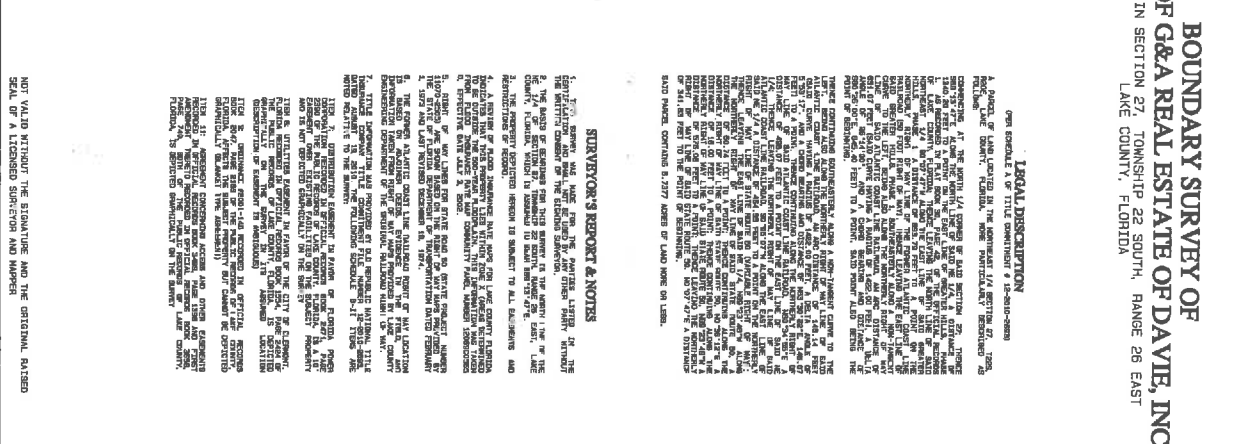
PARCEL NO. 1:

Begin at the Northeast corner of Section 27, Township 22 South, Range 26 East, Lake County, Florida; thence North 88°48'21" West, along the North line of said Section 27, a distance of 305.35 feet; thence South 00°29'36" West, parallel with the East line of the Northeast 1/4 of said Section 27, a distance of 740.66 feet to the Northerly right of way line of the Seaboard Coastline Railroad; thence North 81°00'36" East, along said right of way, 309.56 feet to the East line of the Northeast 1/4 of said Section 27; thence North 00°29'36" East, along said East line, 685.92 feet to the point of beginning. Less a 50 foot easement for ingress and egress over the Southerly boundary thereof.

AND

PARCEL NO. 2:

Begin at the Northeast corner of Section 27, Township 22 South, Range 26 East, Lake County, Florida; thence North 88°48'21" West, along the North line of said Section 27 a distance of 305.35 feet to a point of beginning, thence continue North 88°48'21" West, along said North line, 284.15 feet; thence South 00°14'44" West, parallel with the East line of the northeast 1/4 of said Section 27, a distance of 787.78 feet to the Northerly right of way line of the seaboard Coastline Railroad; thence Northeasterly, along said right of way and a curve concave northerly, having a radius of 1422.00 feet and an arc distance of 95.58 feet, to the point of tangency; thence North 81°00'36" East, along said right of way line, 188.57 feet; thence North 00°29'36" East, 740.66 feet to the point of beginning. Less a 50 foot easement for ingress and egress over the Southerly boundary thereof.



LAST FIELD WORK IS
CREW CHIEF (BU): MRC
COMPUTER FILE: 6050
SCALE: 1" = 30' 3

F DR
R: P
T NU
CON

SURVEYOR'S CERTIFICATION

I, THE UNDERSIGNED, FLORIDA LICENSED SURVEYOR AND MAPPER DO HEREBY CERTIFY THAT I HAVE COMPLETED THIS SURVEY IN COMPLIANCE WITH FLORIDA MINIMUM TECHNICAL STANDARDS AS DEFINED 3" FLORIDA ADMINISTRATIVE CODE 55-17

Paul R. Jackson (DATE) 9/21/10

PAUL R. JACKSON PSM #5719
OR CHRISTOPHER J. STEELY PSM #6661

DATE OF
MANAGE
PRODUC
FIELD

PRIMARY SURVEY	
OF REAL ESTATE OF DAVIE, INC. SHIP 22 SOUTH, RANGE 25 EAST COUNTY, FLORIDA	
FOR AUTOMOTIVE GROUP	

OF 6 & A REAL ESTATE OF DAVIE,
N 27, TOWNSHIP 22 SOUTH, RANGE 2
LAKE COUNTY, FLORIDA

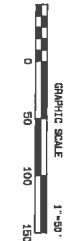
FOR
APLETON AUTOMOTIVE GROUP

I, UNDERSIGNED, FLORIDA LICENSED SURVEYOR AND MAPPER
 HEREBY CERTIFY THAT I HAVE COMPLETED THIS SURVEY IN
 ACCORDANCE WITH FLORIDA MINIMUM TECHNICAL STANDARDS AS
 SET FORTH IN FLORIDA ADMINISTRATIVE CODE 55-17

_____ DATE: 9/21/10
 R. JACKSON PSM #8718

DATE OF DRAWING: 21 SEP 2010		LAST FIELD WORK: 16 SEP 2010	
MANAGER: PJJ		CREW CHIEF (U): MRC	
PROJECT NUMBER: RMN-00001		COMPUTER FILE: 6050184.PRO	
FIELD BOOK NUMBER: LK 836		SCALE: 1" = 50'	
		SHEET 1 OF	

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



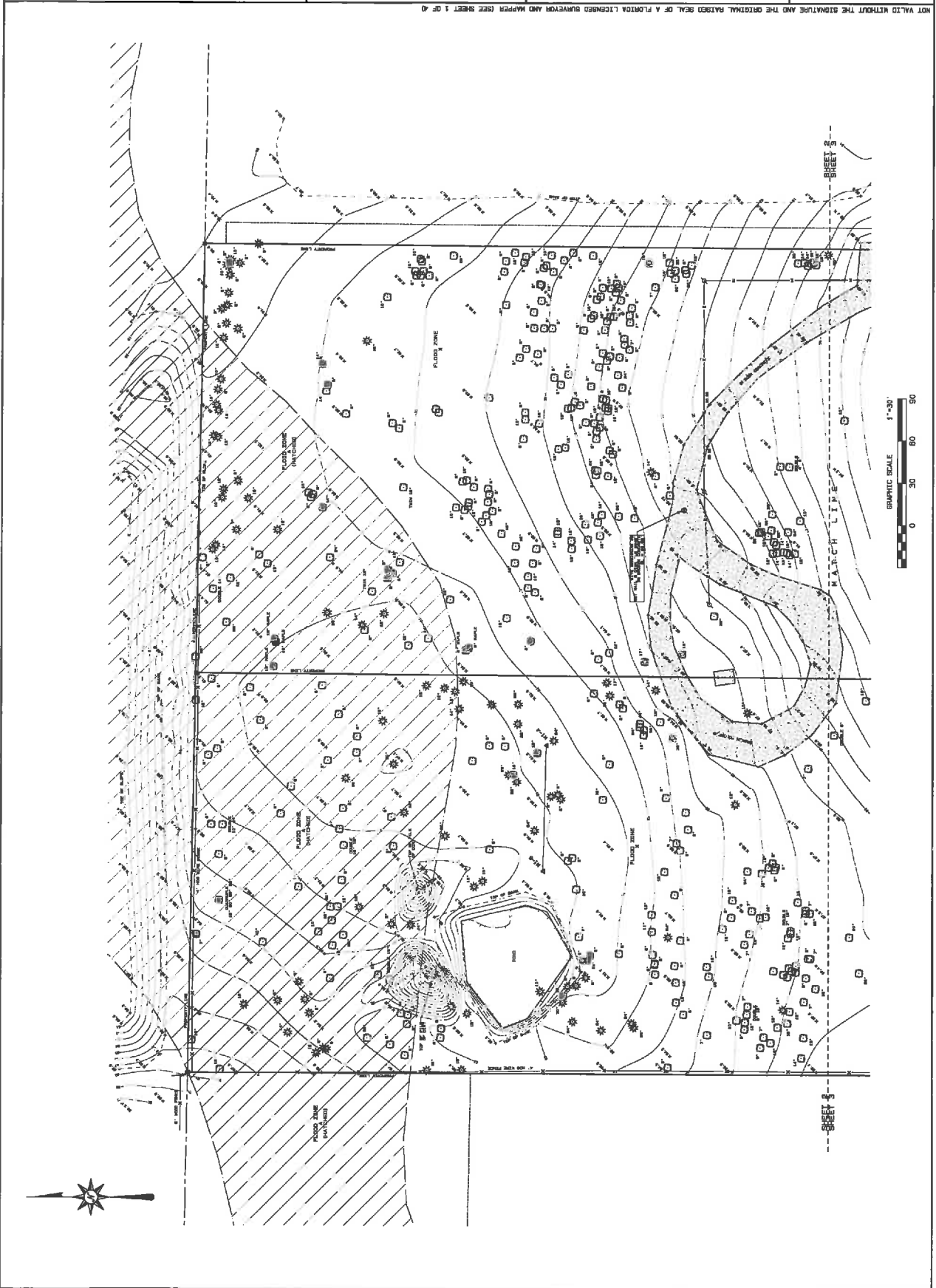
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NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

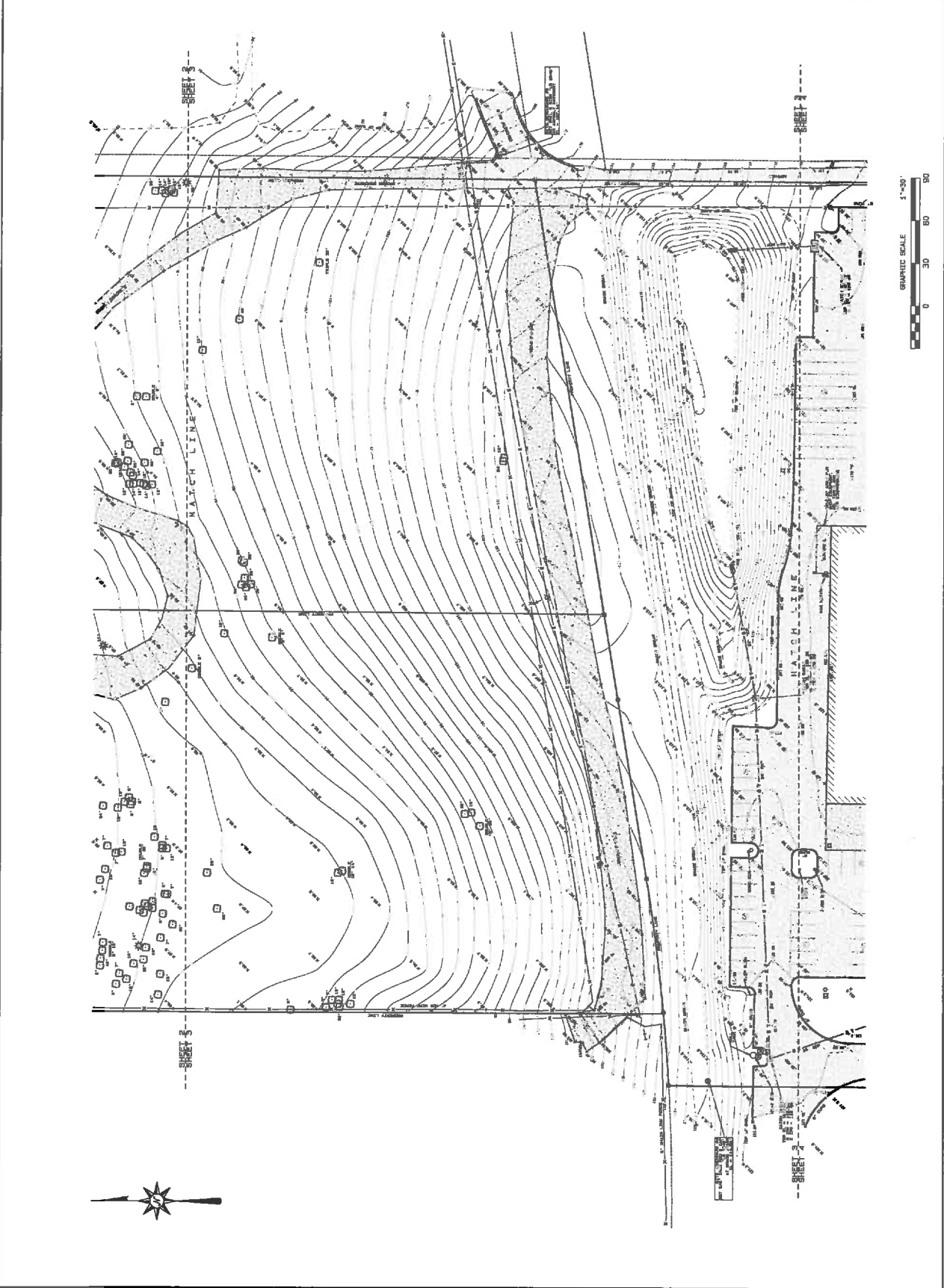
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NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (SEE SHEET 1 OF 4)	
TOPOGRAPHIC & TREE SURVEY OF STILL R. MATSON ESTATE SECTION 27, TOWNSHIP 22 SOUTH, RANGE 28 EAST LAKE COUNTY, FLORIDA FOR MAPLETON AUTOMOTIVE GROUP	
DATE OF SURVEY: 24 SEP 2015 SURVEYOR: CARL E. MC PROJECT NUMBER: 2015-0008 PROJECT NAME: 2015-0008 PLAT BOOK NUMBER: 1E 1002, 1044, 1046, 1048, 1049 SCALE: 1" = 30' SHEET 2 OF 4	

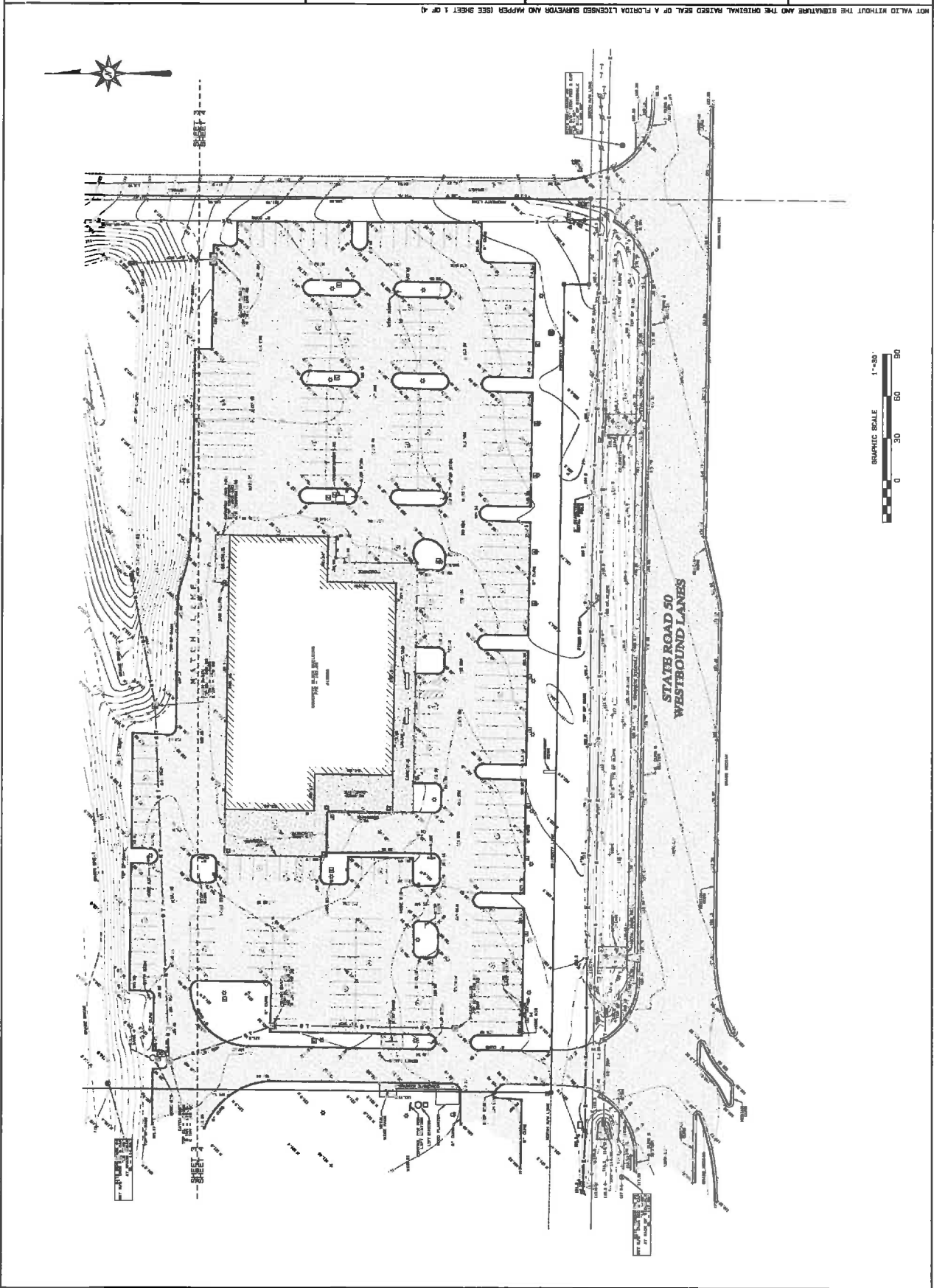


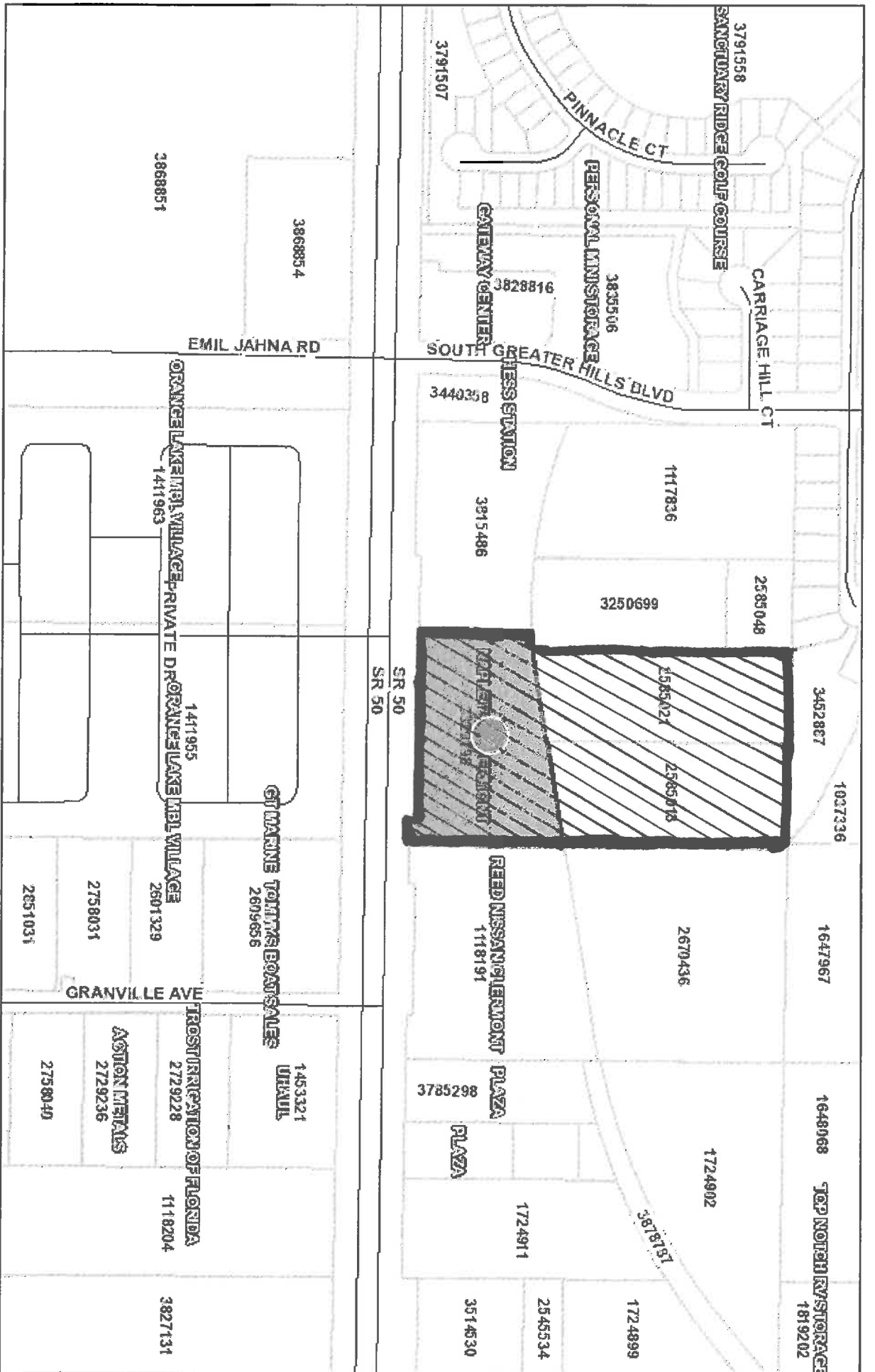
TOPOGRAPHIC & TREE SURVEY

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (SEE SHEET 1 OF 4)



LAND SURVEYING BILL R. WATSON ESTATE SECTION 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST LAKE COUNTY, FLORIDA NAPIERSON AUTOMOTIVE GROUP NAPIERSON		FLORIDA LICENSED SURVEYOR NUMBER 12166 www.landingsurvey.com PHONE: (407) 261-9170 FAX: (407) 261-9180 6000 EXCHANGE DRIVE ORLANDO, FLORIDA 32809 LAND SURVEYING BILL R. WATSON ESTATE
DATE OF DRAWING: 24 SEP 2015 DRAWN BY: JRM CHECKED BY: JRM, NML, JRM PROJECT NUMBER: 2015-0003 FIELD BOOK NUMBER: 121000, 12044, 12046, 12048, 12049 SCALE: 1" = 30' SHEET 4 OF 4		NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (SEE SHEET 1 OF 4)





November 20, 2015

Override 1

Override 1

County Boundary

Street Names

Local Streets

Property Name

Tax Parcels Alternate Key

Tax Parcels

Surrounding Counties





OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Rick Brandstatter, Director of Real Estate of Clermont Motors, LLC, who being

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

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

Rick Brandstatter
Affiant - Applicant Name (print)

X Richard P Brandstatter
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 21st day of December, 20 .



X Kathleen A Falco
Notary Public, State of Florida at Large

* Clermont Motors, LLC

My Commission Expires: 5-13-2018



APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Scott A. Glass, who being

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

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

Scott A. Glass
Affiant - Applicant Name (print)

X [Signature]
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 26th day of February, 2016.



YOLANDE G. MCKAY
MY COMMISSION # FF 178400
EXPIRES: November 20, 2018
Bonded Thru Budget Notary Services

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

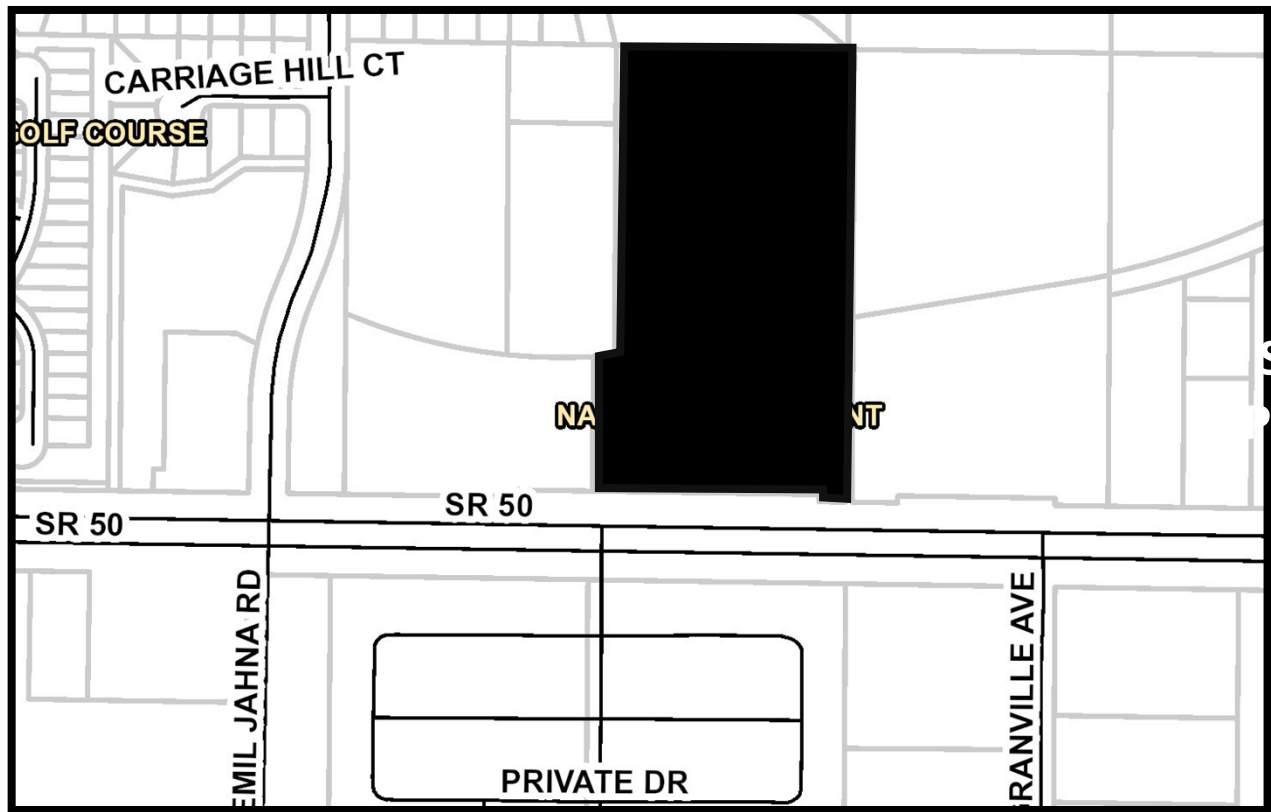
My Commission Expires: 11-20-18

CITY OF CLERMONT

NOTICE OF PROPOSED AMENDMENT TO COMPREHENSIVE PLAN ORDINANCE NO. 2016-15

The City of Clermont will hold public hearings Tuesday, April 5, 2016 at 6:30 p.m. before the Planning and Zoning Commission and Tuesday, April 26, 2016 at 6:30 p.m. before the City Council to consider transmittal and introduction of a proposed change to the City's Future Land Use Map. The map amendment would change the Future Land Use designation for the parcels below from Lake County Regional Commercial and Regional Office to Commercial.

The City of Clermont will hold public hearings on Tuesday, June 28, 2016 (final reading of the ordinance) beginning at 6:30 p.m. before the City Council to consider the adoption of the proposed change to the City's Future Land Use Map.



Location:

Napleton Clermont
(Alternate Keys 3329198, 2585013, 2585021)
15859 STATE ROAD 50
15.72 +/- /acres

Ordinance #: 2016-15

An ordinance of the City Council of the City of Clermont, Lake County, Florida, adopting the large-scale comprehensive plan amendment for the City of Clermont, Florida, pursuant to the Local Government Comprehensive Planning Act, Chapter 163, Part II, Florida Statutes; setting forth the authority for adoption of the large-scale comprehensive plan amendment; setting forth

the purpose and intent of the large-scale comprehensive plan amendment; providing for the adoption of the large-scale comprehensive plan amendment; establishing the legal status of the large-scale comprehensive plan amendment; providing a severability clause; and providing an effective date.

The public hearings are in the Council chambers of City Hall, 685 W. Montrose Street, and are open to public comment. Please call (352) 241-7302 if you have any questions.

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

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

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

Tracy Ackroyd Howe, MMC
City Clerk

Daily Commercial
March 25 & June 14, 2016



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date	
Tuesday, June 28, 2016	
Agenda Item Name	
Ordinance No. 2016-17 <i>Final</i> <i>The Vue</i>	
Requested Action	
Recommend denial of Ordinance 2016-17.	
Staff Report	
This request, originally scheduled for public hearings in April 2016, was discussed at the May 24, 2016 Council meeting but was postponed to June to allow additional time to refine the proposal. The applicant, AC-Fulcrum, is requesting a rezoning on 42 +/- acres from C-2 General Commercial and Urban Estate to PUD zoning for a mixed use project consisting of a multi-family apartment complex, general commercial uses, retention area and open space. The property is located south of Highway 50, west of Miss Florida Avenue and north and south of Hooks Street. The eastern 17 acres of the project, north of Hooks Street, was contained in a previously approved CUP for a PUD known as Hills of Clermont, and was permitted for C-2 General Commercial uses within Urban Estate zoning. The property is currently vacant. The property south of Hooks Street is currently used as retention and open space. The western 13-acre portion, also vacant, is not part of the Hills of Clermont PUD and is currently zoned C-2 General Commercial. The applicant has requested 12 units per acre for the multi-family portion of the project. The allowing of 12 units per acre will be addressed in the related CUP, Resolution 2016-15, since PUD zoning is currently not recognized in Policy 1.9.2 of the City's comprehensive plan as a way to permit residential units greater than 8 units per acre. Staff will be processing a text amendment to the comprehensive plan at a future date to allow PUD zoning under this policy. The applicant has proposed two options, Option A and Option B. Option A proposes six acres of C-2 General Commercial along a portion of Highway 50, with 324 multi-family units on 27 acres. Option B proposes 10.5 acres of C-2 General Commercial along Highway 50 with 270 multi-family units on 22.5 acres. The characteristics of the site, with elevation changes over 100 feet from Highway 50 south to Hooks Street, make it very challenging to develop. A portion of the project was identified in the City's recent "Strategic Economic Development Plan" (DEO grant funded study) citing topography as a challenge. The applicant has identified several waivers to the land development code needed to make the site developable to their proposal. The multi-family units will be constructed in buildings that will have multi-level construction that may have heights up to 55 feet (10 feet above code maximum) and retaining walls up to 13 feet in height (7 feet above code maximum). The applicant is requesting a maximum elevation change, through cut and fill, of up to 15 feet over the site due to excessive grade changes. The applicant has identified cut changes over 15 percent of the site exceeding greater than 10 feet for the multi-family portion. The applicant is asking for a reduced landscape buffer along Highway 50 due to the severe topography of the site	

dropping off toward Hooks Street. The applicant has indicated that a 10-foot-wide buffer with 30 percent more plantings will be installed. Staff has not seen evidence that the proposed landscape buffer will accomplish the visual and noise attenuation of a required 20-foot buffer. The applicant is requesting the driveways from Highway 50 to be below the center line of Highway 50 due to the elevation change on the site for the commercial portion. The applicant has indicated they will work with the City engineer to approve proposed grading to ensure adequate outfall and protection is in place to prevent runoff into the finished floor of the buildings.

The applicant is also requesting a waiver to utilize 30% compact parking stalls at 9 x 18 feet rather than a maximum of 10% compact parking stalls. The applicant indicated the request was due to maximizing available parking while significantly reducing unnecessary environmental pollutant runoff, increasing green spaces throughout. The applicant is proposing to gate the multi-family portion of the project and is requesting a variance to allow the gating of this area of the project.

On the cover sheet, it was noted that the PUD will allow all permitted C-2 uses (inclusive of one retailer less than 100,000 square feet but greater than 20,000 square feet). The revised site plan (dated June 14, 2016) shows the location of this proposed building adjacent to Highway 50. This building will be required to meet all other land development codes.

A large portion of the existing commercial area is changing to multi-family use, which warrants a traffic study and school concurrency report. The applicant did provide an initial growth impact report from the Lake County School Board indicating the project would have an estimated impact of 92 students for the 324-unit Option A. A traffic study and school reservation would be required prior to site plan approval.

The conceptual overall site plans prepared by B&S Engineering Consultants, LLC, dated June 14, 2016, shows Option A (Sheet C-2.2) with 10 large multi-family buildings and some smaller buildings along with the parking areas and the commercial portion of the site. Option B (Sheet C-2.3) shows eight large multi-family buildings and some smaller buildings along with the parking areas and the larger commercial portion of the site.

The applicant has proposed two options for the site for consideration. After reviewing both options, staff believes Option B is more consistent with the existing comprehensive plan and development in the area. Staff recommends approval of Option B; however, staff cannot support the proposed retaining wall heights, topography changes, reduced landscape buffer, and reduced parking stall dimensions, as requested by the applicant.

At the May 3, 2016 Planning and Zoning Commission meeting, Commissioner Cuqui Whitehead moved to recommend approval of the rezoning for Option B and to negotiate the waivers; seconded by Commissioner Carlos Solis. The vote was 4-3 to recommend approval.

Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount

Exhibits Attached (copies of original agreements)

1.	Ordinance	REZ ORD 2016-17 with Conditions.docx
2.	Location Map and Zoning	The Vue Maps.pdf
3.	Sample Buildings	Rendering - Bldg Mix Mar 14 16.pdf
4.	Site Plan 2	Vue Plans 2.PDF
5.	Rendering - Hwy 50 retail	Vue Retail - Side View 6-17 .jpeg
6.	Vue Apartments Rendering	Vue Apartments - Perspective From Hook.jpeg
7.	Vue Apartments Rendering/ Side	Vue Apartments Angled View From Hook.jpeg
8.	Lake County School Report	SR 50 and Miss Florida Multi-family Preliminary GIR 03182016.pdf
9.	P&Z Minutes	P&Z Minutes.pdf
10.	Application	REZ application.pdf
11.	Legal ad	REZ legal ad.docx

CITY OF CLERMONT
ORDINANCE No. 2016-17

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 SEVERABILITY, EFFECTIVE DATE, AND PUBLICATION.

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

PARCEL 1 (FEE SIMPLE ESTATE)

That part of Section 28, Township 22 South, Range 26 East, Lake County, Florida, described as follows: Commence at the East 1/4 corner of said Section 28; thence run North 00°42'51" East along the East line of the Northeast 1/4 of said Section 28 for a distance of 664.12 feet to the Northeast corner of the South 1/4 of the Northeast 1/4 of said Section 28; thence run South 89°24'16" West along the North line of said South 1/4 for a distance of 1335.19 feet to a point on a non-tangent curve concave Westerly having a radius of 270.00 feet and a chord bearing of South 01°23'58" West and the Point of Beginning; thence run Southerly along the arc of said curve through a central angle of 23°36'59" for a distance of 111.29 feet to the point of compound curvature of a curve concave Northwesterly having a radius of 25.00 feet and a chord bearing of South 63°07'26" West; thence run Southwesterly along the arc of said curve through a central angle of 99°49'56" for a distance of 43.56 feet to the point of reverse curvature of a curve concave Southerly having a radius of 1750.00 feet and a chord bearing of North 87°56'35" West and the North right of way line of Hook Street, as described in Official Records Book 2010, Page 316, of the Public Records of Lake County, Florida; thence run Westerly along said North right of way line and the arc of said curve through a central angle of 41°57'58" for a distance of 1281.78 feet to a non-radial line and the East right of way line of an Unnamed right of way, according to the plat of LAKE HIGHLANDS COMPANY, as recorded in Plat Book 2, Page 28, of said Public Records; thence run North 00°10'52" East along said East right of way line for a distance of 718.43 feet to the South right of way line of State Road Number 50; thence run North 89°24'19" East along said South right of way line for a distance of 1127.57 feet; thence run South 89°29'29" East along said South right of way line for a distance of 150.11 (120.11) feet to the West line of the East 60 feet of Tract 19, of said LAKE HIGHLANDS COMPANY; thence run South 00°26'52" West along said West line for a distance of 445.90 feet to the point of curvature of a curve concave Easterly having a radius of 280.00 feet; thence run Southerly along the arc of said curve through a central angle of 15°45'47" for a distance of 77.03 feet to the point of tangency; thence run South 15°18'56" East for a distance of 105.46 feet to the point of curvature of a curve concave Westerly having a

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radius of 270.00 feet and a chord bearing of South 12°51'43" East; thence run Southerly along the arc of said curve through a central angle of 04°54'24" for a distance of 23.12 feet to the Point of Beginning.

LESS AND EXCEPT therefrom that parcel conveyed by Maynard K. Knapp, individually and as Trustee to Akram Ismail, M.D., by Special Warranty Deed recorded April 17, 2015, in Official Records Book 4613, Page 945, described as follows: A portion of the Southwest 1/4 of the Northeast 1/4 of Section 28, Township 22 South, Range 26 East, Lake County, Florida, described as follows: Commence at the Northeast corner of said Section 28; thence S01°07'06"W along the East line of said Northeast 1/4, a distance of 1372.13 feet to a point; thence N89°06'23"W, a distance of 1322.25 to a point on the South right-of-way line of State Road No. 50. (Right-of-Way varies per Right-of-Way Map Section 11070); thence continue N89°06'23"W, a distance of 60.00 feet to the POINT OF BEGINNING; thence S00°51'39"W, along the West right-of-way line of Miss Florida Avenue (ORB 2345, Page 748), also being parallel to and 60.00 feet West of the East line of said Southwest 1/4 of the Northeast 1/4 of Section 28 and the East line of Tract 19 of Lake Highlands Company, according to the Plat thereof as recorded in Plat Book 2, Page 28, of the Public Records of Lake County, Florida, a distance of 369.94 feet to a point; thence N89°08'21"W, a distance of 291.58 feet to a point; thence N00°51'39"E, a distance of 230.29 feet to a point; thence S89°08'21"E, a distance of 64.35 feet to a point; thence N00°51'39"E, a distance of 139.00 feet to a point on the South line of an unnamed unimproved street, also being the North line of said Tract 19; thence N89°50'25"E, along the North line of said Tract 19, a distance of 42.23 feet to a point on said South right-of-way line of State Road No. 50; thence S89°06'23"E, along said South right-of-way line of State Road 50, a distance of 185.01 feet to the POINT OF BEGINNING.

Containing 744,665 Sq. Ft. of 17.100 Acres more or Less.

PARCEL 2 (EASEMENT ESTATE)

Together with that certain Non-Exclusive Ingress-Egress Easement granted by Akram Ismail to Maynard K. Knapp, Trustee, to Reciprocal Easement Agreement recorded April 17, 2015, in Official Records Book 4613, Page 948, Public Records of Lake County, Florida.

PARCEL 3 (SOUTHERN PORTION)

Tract 29 and Tract 30, as shown on the Lake Highlands Company Plat of Section 28, Township 22 South, Range 26 East, recorded in Plat Book 2, Page 28, of the Public Records of Lake County, Florida; Less that portion lying within and North of the Right of Way for Hook Street.

SECOND SURVEY

That portion of the north/south roadway between Tracts 20, 21, 28, and 29 as shown on the Lake Highland's Company plat of Section 28, Township 22 South, Range 26 East, recorded in Plat Book 2, Page 28, Public Records of Lake County, Florida; lying northerly of Hook Street, and southerly of State Road No. 50, being more particularly described as follow: Commence at the NE corner of Section 28, Township 22 South, Range 26 East, Lake County, Florida, thence S 0°17'37" W, a distance of 1372.13 feet; thence N 89°55'52" W, a distance of 1322.25 feet to a point on the south right of way line of State Road No. 50 (a variable width public right of way); thence the following four (4) courses and distances along said south right of way line, continue N 89°55'52" W, a distance of 60.00 feet; thence N 89°27'07" W, a distance of 184.98 feet; thence S 89°30'08" W, a distance of 42.24 feet; thence S 89°24'19" W, a distance of 1020.48 feet to the point of beginning; thence departing said south right of way, run S 00°14'51" W, along the west line of Tracts 20 and 29, a distance of 718.43 feet to a point on the northerly right of way line of Hook Street (A 100 foot wide public right of way) said point also being on a non-tangent curve, concave southeasterly,

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and having a radius of 1750.00 feet; thence southwesterly along the arc of said curve, through a central angle of 01°02'34", a distance of 31.85 feet, said curve being subtended by a chord bearing and distance of S 70°37'05" W, 31.85 feet; thence departing said north right of way line, run N 0°14'51" E, a distance of 728.72 feet to a point on the aforementioned southerly right of way line of State Road No. 50; thence N 89°28'03" E, along said north right of way line, a distance of 30.00 feet to the point of beginning.

Containing 0.50 acre, more or less

THIRD SURVEY

That portion of the north/south roadway between Tracts 28, and 29 as shown on the Lake Highland's Company plat of Section 28, Township 22 South, Range 26 East, recorded in Plat Book 2, Page 28, Public Records of Lake County, Florida; lying northerly of Hook Street, and southerly of State Road No. 50, being more particularly described as follow: commence at the NE corner of Section 28, Township 22 South, Range 26 East, Lake County, Florida; thence S 0°17'37" W, a distance of 1372.13 FEET; thence N 89°55'52" W, a distance of 1322.25 feet to a point on the south right of way line of State Road No. 50 (A variable width public right of way); thence the following four (4) courses and distances along said south right of way line, continue N 89°55'52" W, a distance of 60.00 feet; thence N 89°27'07" W, a distance of 184.98 feet; thence S 89°30'08" W, a distance of 42.24 feet; thence S 89°24'19" W, a distance of 1020.48 feet; thence departing said south right of way, run S 00°14'51" W, along the west line of Tracts 20 and 29, a distance of 824.65 feet to a point on the southerly right of way line of Hooks Street (A 100 foot wide public right of way); thence departing said southerly right of way line, run S 0°14'51" W, along the west line of said Tract 29, a distance of 473.42 feet to the southwest corner of said Tract 29; thence S 89°28'17" W, a distance of 30.00 feet to the southeast corner of aforementioned Tract 28; thence N 0°14'51" E, along the east line of said Tract 28, a distance of 462.39 feet to a point on the southerly right of way line of aforementioned Hook Street, said point also being on a non-tangent curve, concave southeasterly, and having a radius of 1650.00 feet; thence southwesterly along the arc of said curve, through a central angle of 01°06'54", a distance of 32.11 feet, to the point of beginning, said curve being subtended by a chord bearing and distance of N 69°22'29" E, 32.11 feet.

Containing 0.32 acres, more or less

FOURTH SURVEY

Tracts 21 and 28 as shown on the Lake Highland's Company plat of Section 28, Township 22 South, Range 26 East, recorded in Plat Book 2, Page 28, Public Records of Lake County, Florida; less that portion of Tract 28, lying south of Hook Street, (County District NO. 2-1346).

LOCATION

South of Highway 50, west of Miss Florida Avenue
Alternate keys 1028272 & 3334566

FROM: C-2 General Commercial and Urban Estate
TO: Planned Unit Development

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SECTION 2 - General Conditions:

This application for a Planned Unit Development to allow for a multi-family residential Planned Unit Development along with C-2 General Commercial uses; be granted subject to the following conditions:

1. The conditions as set forth in this Planned Unit Development shall be legally binding upon any heirs, assigns and successors in title or interest.
2. The property shall be developed in substantial accordance with the Conceptual Site Plan prepared by B&S Engineering Consultants, LLC, dated 6-14-16, Sheet C-2.2 or C-2.3, Overall 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.
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.

SECTION 3 - Land Uses and Specific Conditions:

1. A total of up to 324 multi-family dwelling units may be permitted on the site, not to exceed a density of 12 units per acre within the project.
2. The remaining property south of Highway 50 and north of Hooks Street will be permitted for C-2 General Commercial use with one (1) retailer greater than 20,000 square feet and less than 100,000 square feet.
3. Setbacks for Multi-family and Commercial
From SR 50 50 feet from the property line
From Hooks Street: 50 feet from the property line
Side: 12 feet from the property line
Rear: 25 feet from the property line
4. The multi-family project will have private gated streets that will be maintained by the developer or designated party.
5. Maximum building height will be 55 feet, measured at the highest point for the multi-family portion.
6. Driveway access and parking for the C-2 General Commercial portion may be below the centerline of State Road 50 and will be subject to the approval of the City Engineer.

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7. The project may have elevation changes of up to 15 feet in height over the project site through the use of cut and fill. These changes will be submitted to the City Engineer at the time of final engineering.
8. Retaining wall heights up to 13 feet in height are allowed to deal with the extreme grades on the site.
9. Parking space dimensions shall be allowed at a minimum 9 feet wide by 18 feet deep for 30% of parking requirements.
10. A reduced landscape buffer along Highway 50 is requested due to the presence of a large berm. The landscape buffer shall be a minimum of 10 feet in width and shall have the 30% more landscape required for Multi-family and C-2 uses.
11. 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:

All Ordinances or parts of this Ordinance in conflict herewith are hereby repealed.

SECTION 5:

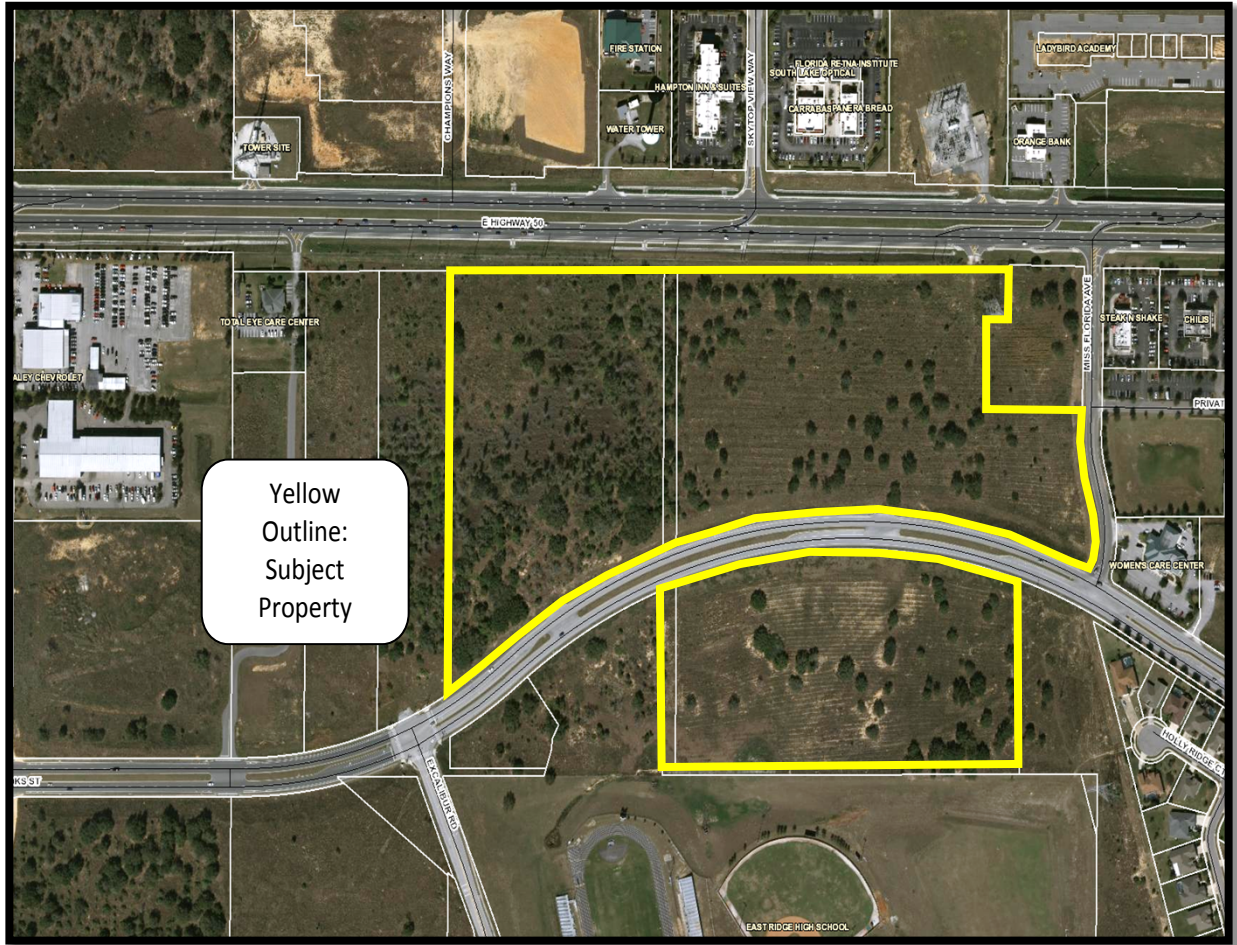
Should any Section or part of this Section be declared invalid by any court of competent jurisdiction, such adjudications shall not apply to or affect any other provision of this Ordinance, except to the extent that the entire Section or part of the Section may be inseparable in meaning and effect from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

SECTION 6:

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

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Location map:



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PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 28th day of June, 2016.

CITY OF CLERMONT

Gail L. Ash, Mayor

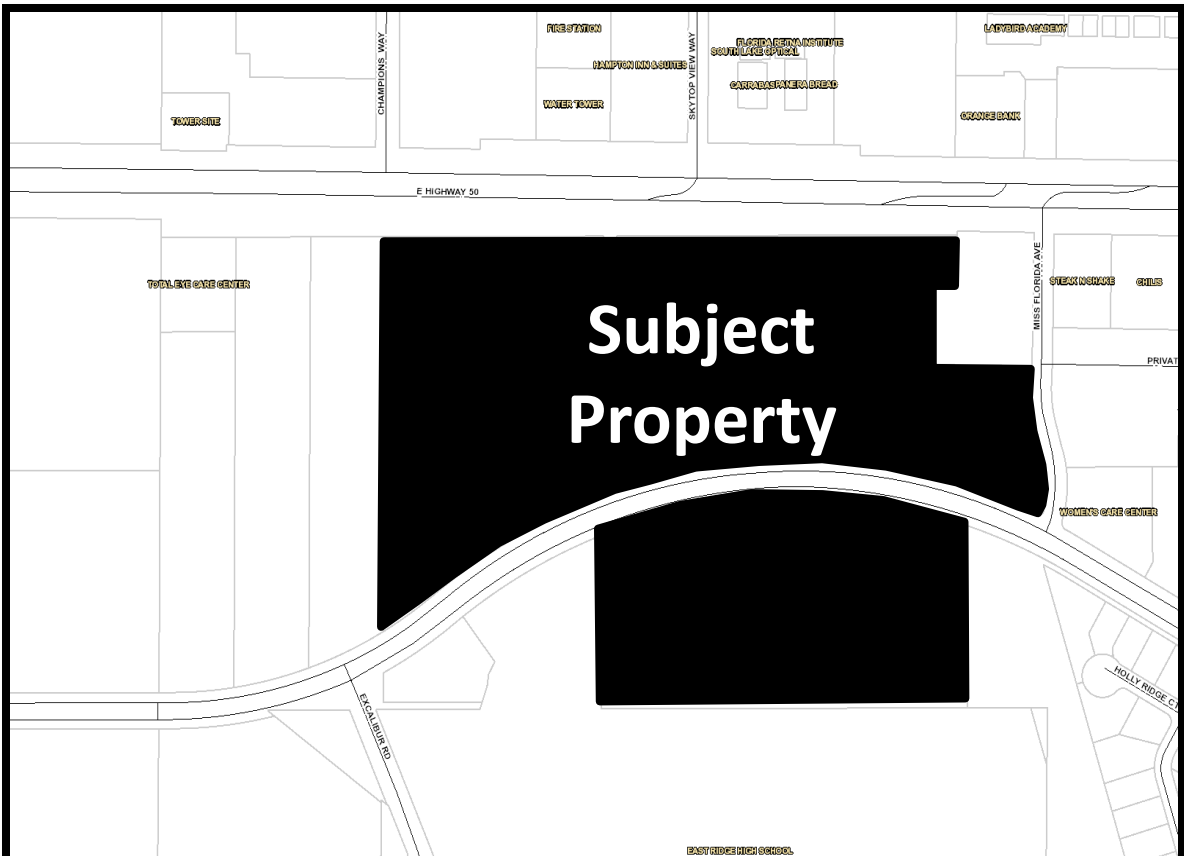
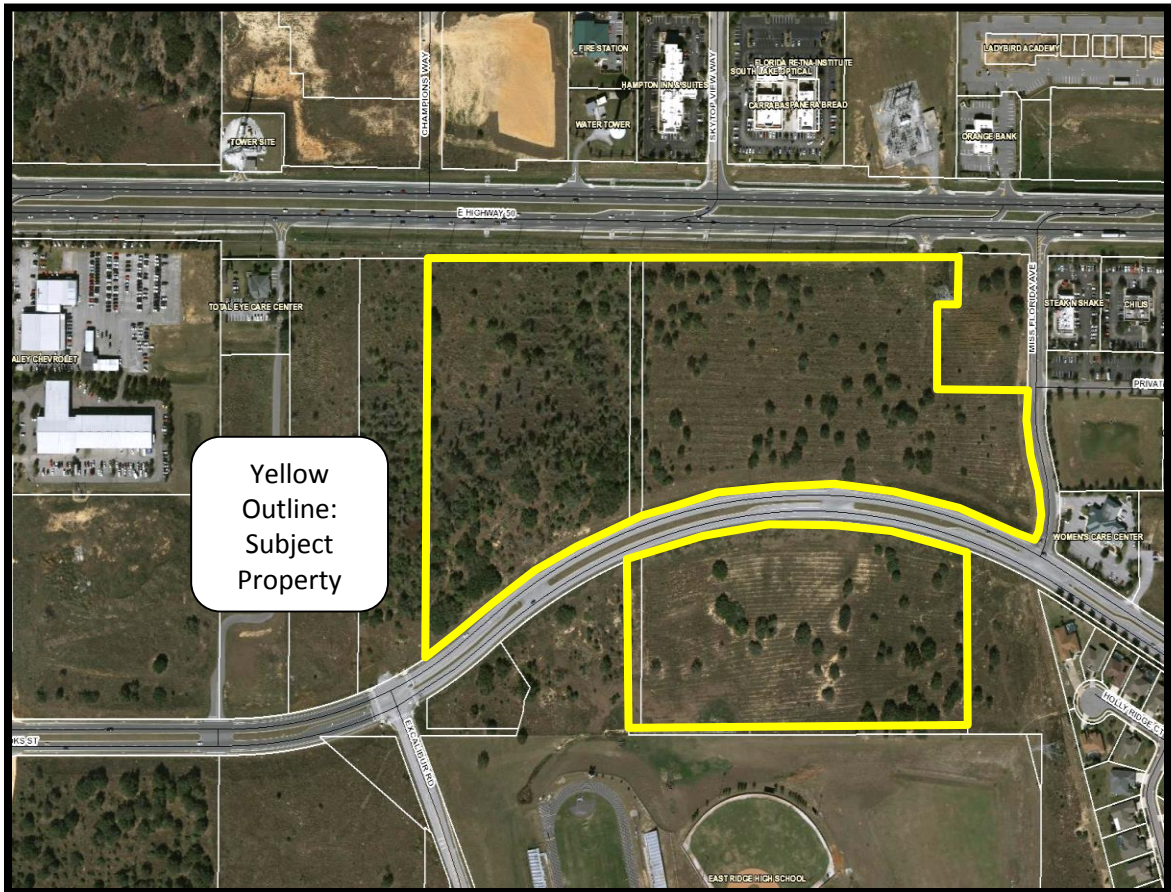
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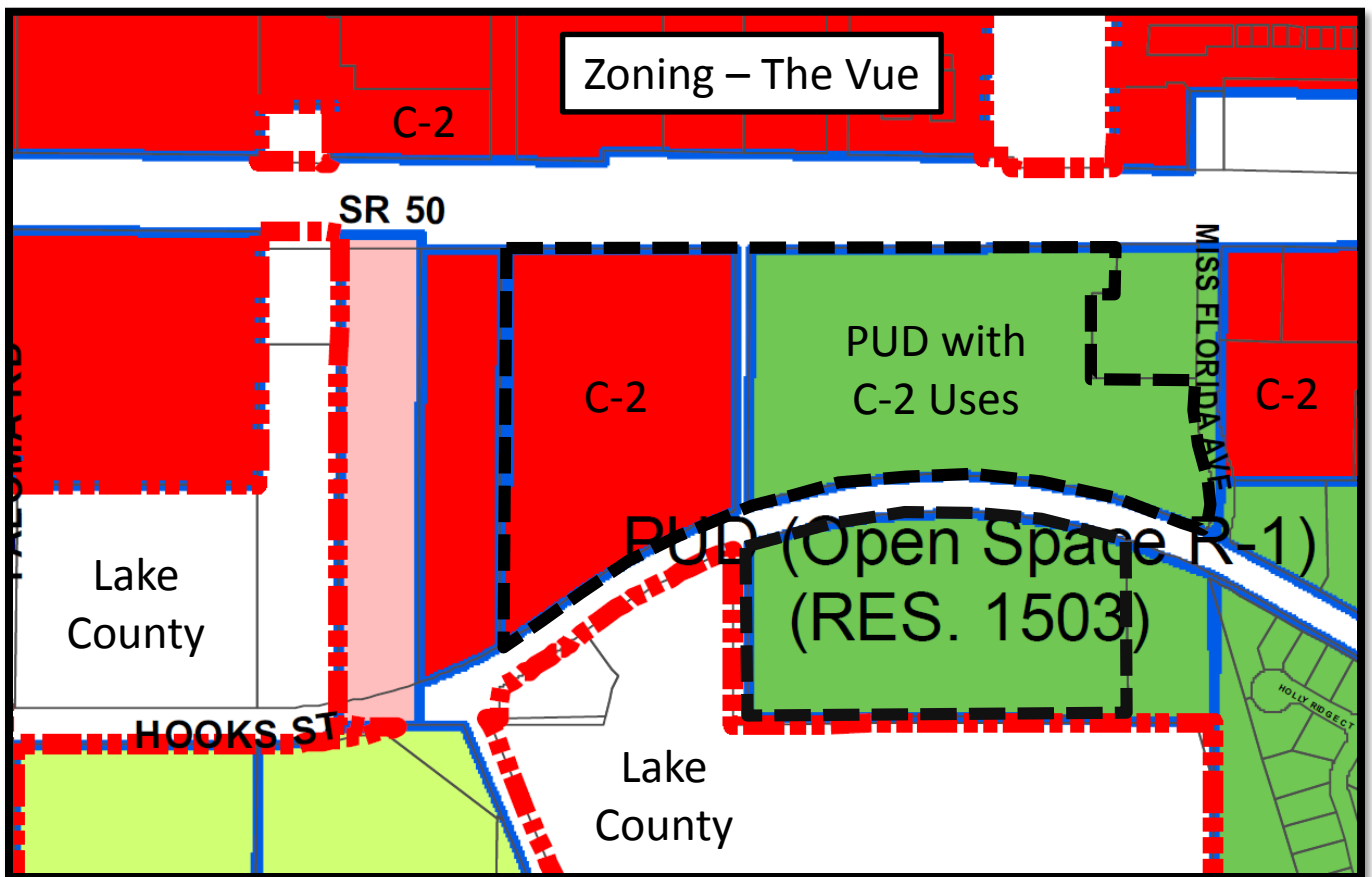
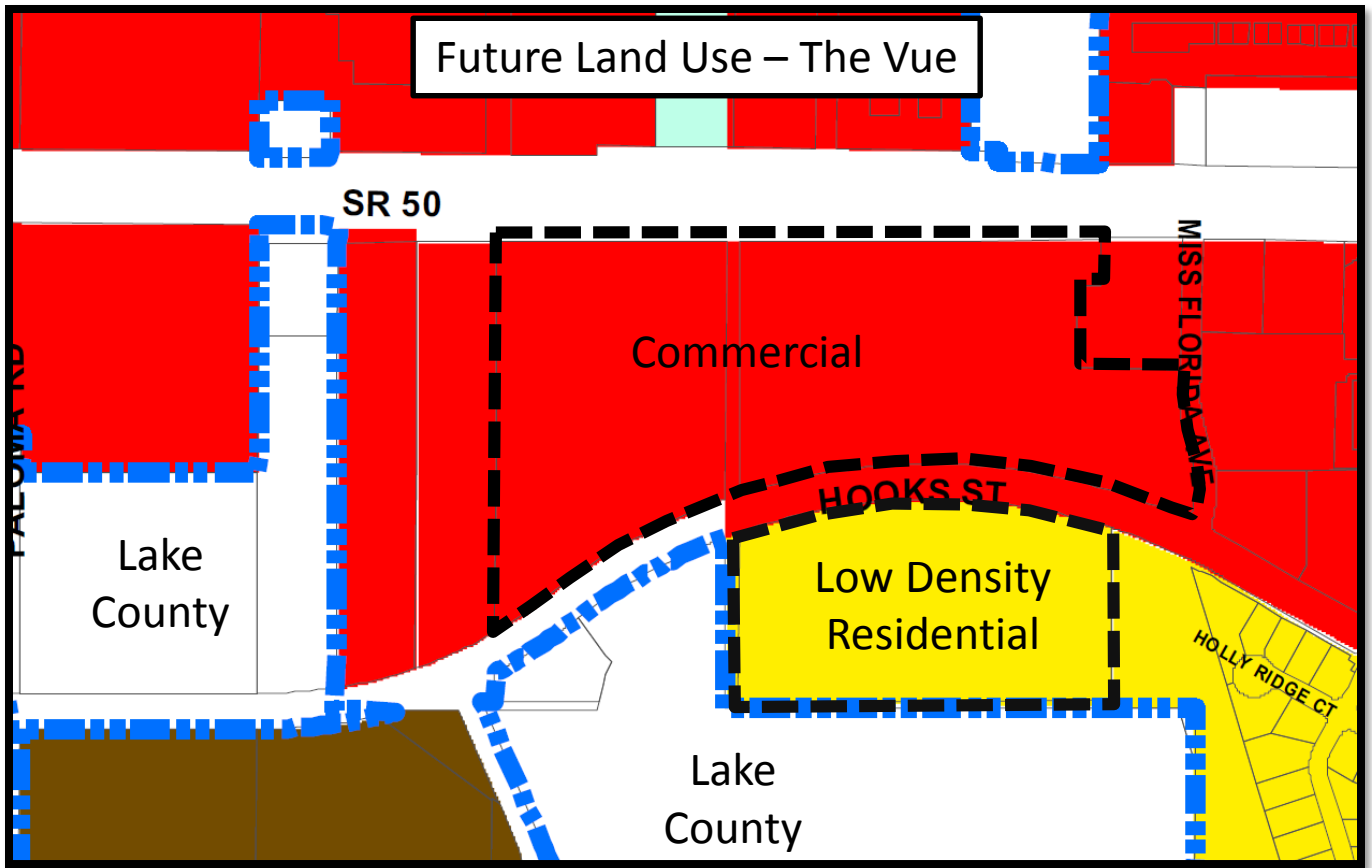
Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Location Map - The Vue

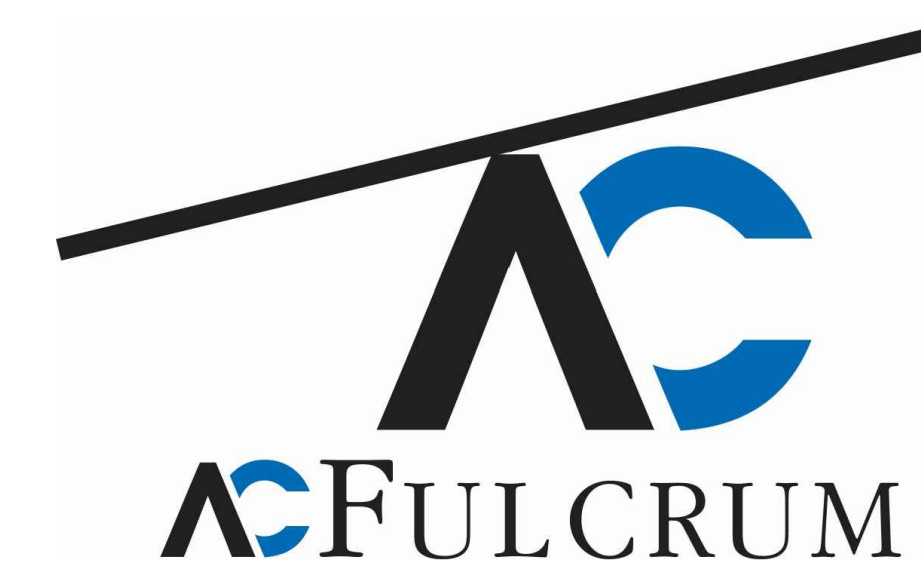




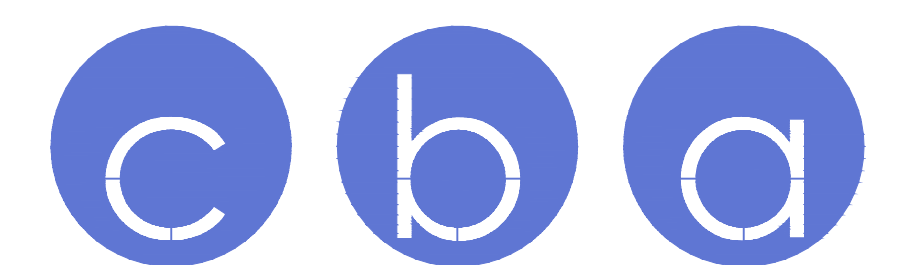


The VUE at Clermont

Clermont, Florida



Conceptual Elevations



charlan brock & associates

Boundary Survey

LEGAL DESCRIPTION:

PARCEL 1 (FEE SIMPLE ESTATE)

THAT PART OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST 1/4 CORNER OF SAID SECTION 28; THENCE RUN NORTH 00°42'51" EAST ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 28 FOR A DISTANCE OF 664.12 FEET TO THE NORTHEAST CORNER OF THE SDUTH 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE RUN SOUTH 89°24'16" WEST ALONG THE NORTH LINE OF SAID SOUTH 1/4 FOR A DISTANCE OF 1335.19 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 270.00 FEET AND A CHORD BEARING OF SOUTH 01°23'51" WEST TO THE POINT OF BEGINNING; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°36'59" FOR A DISTANCE OF 111.29 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING OF SOUTH 63°07'26" WEST; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 99°49'56" FOR A DISTANCE OF 43.56 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1750.00 FEET AND A CHORD BEARING OF NORTH 87°56'35" WEST AND THE NORTH RIGHT OF WAY LINE OF HOOK STREET, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2010, PAGE 316, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN WESTERLY ALONG SAID NORTH RIGHT OF WAY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°57'58" FOR A DISTANCE OF 1281.78 FEET TO A NON-RADIAL LINE AND THE EAST RIGHT OF WAY LINE OF AN UNNAMED RIGHT OF WAY, ACCORDING TO THE PLAT OF LAKE HIGHLANDS COMPANY, AS RECORDED IN PLAT BOOK 2, PAGE 28, OF SAID PUBLIC RECORDS; THENCE RUN NORTH 00°10'52" EAST ALONG SAID EAST RIGHT OF WAY LINE FOR A DISTANCE OF 718.43 FEET TO THE SOUTH RIGHT OF WAY LINE OF STATE ROAD NUMBER 50; THENCE RUN NORTH 89°24'19" EAST ALONG SAID SOUTH RIGHT OF WAY LINE FOR A DISTANCE OF 1127.57 FEET; THENCE RUN SOUTH 89°29'29" EAST ALONG SAID SOUTH RIGHT OF WAY LINE FOR A DISTANCE OF 150.11 (120.11) FEET TO THE WEST LINE OF THE EAST 60 FEET OF TRACT 19, OF SAID LAKE HIGHLANDS COMPANY; THENCE RUN SOUTH 00°26'52" WEST ALONG SAID WEST LINE FOR A DISTANCE OF 445.90 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 280.00 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°45'47" FOR A DISTANCE OF 77.03 FEET TO THE POINT OF TANGENCY; THENCE RUN SOUTH 15°18'56" EAST FOR A DISTANCE OF 105.46 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 270.00 FEET AND A CHORD BEARING OF SOUTH 12°51'43" EAST; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°54'24" FOR A DISTANCE OF 231.2 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THEREFROM THAT PARCEL CONVEYED BY MAYNARD K. KNAPP, INDIVIDUALLY AND AS TRUSTEE TO AKRAM ISMAIL, M.D., BY SPECIAL WARRANTY DEED RECORDED APRIL 17, 2015, IN OFFICIAL RECORDS BOOK 4613, PAGE 945, DESCRIBED AS FOLLOWS:

A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 28; THENCE S01°07'06"W ALONG THE EAST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 1372.13 FEET TO A POINT; THENCE N89°06'23"W, A DISTANCE OF 1322.25 TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 50. (RIGHT-OF-WAY VARIES PER RIGHT-OF-WAY MAP SECTION 11070); THENCE CONTINUE N89°06'23"W, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING; THENCE S00°51'39"W, ALONG THE WEST RIGHT-OF-WAY LINE OF MISS FLORIDA AVENUE (ORB 2345, PAGE 748), ALSO BEING PARALLEL TO AND 60.00 FEET WEST OF THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28 AND THE EAST LINE OF TRACT 19 OF LAKE HIGHLANDS COMPANY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 28, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; A DISTANCE OF 369.94 FEET TO A POINT; THENCE N89°08'21"W, A DISTANCE OF 291.58 FEET TO A POINT; THENCE N00°51'39"E, A DISTANCE OF 230.29 FEET TO A POINT; THENCE S89°09'21"E, A DISTANCE OF 64.35 FEET TO A POINT; THENCE N00°51'39"E, A DISTANCE OF 139.00 FEET TO A POINT ON THE SOUTH LINE OF AN UNNAMED UNIMPROVED STREET, ALSO BEING THE NORTH LINE OF SAID TRACT 19; THENCE N89°50'25"E, ALONG THE NORTH LINE OF SAID TRACT 19, A DISTANCE OF 42.23 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 50; THENCE S89°06'23"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 50, A DISTANCE OF 185.01 FEET TO THE POINT OF BEGINNING. CONTAINING 744,665 SQ. FT. OF 17.100 ACRES MORE OR LESS.

PARCEL 2 (EASEMENT ESTATE)

TOGETHER WITH THAT CERTAIN NON-EXCLUSIVE INGRESS-EGRESS EASEMENT GRANTED BY AKRAM ISMAIL TO MAYNARD K. KNAPP, TRUSTEE, TO RECIPROCAL EASEMENT AGREEMENT RECORDED APRIL 17, 2015, IN OFFICIAL RECORDS BOOK 4613, PAGE 948, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PARCEL 3 (SOUTHERN PORTION)

TRACT 29 AND TRACT 30, AS SHOWN ON THE LAKE HIGHLANDS COMPANY PLAT OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, RECORDED IN PLAT BOOK 2, PAGE 28, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; LESS THAT PORTION LYING WITHIN AND NORTH OF THE RIGHT OF WAY FOR HOOK STREET.

Legal Description:

THAT PORTION OF THE NORTH/SOUTH ROADWAY BETWEEN TRACTS 20, 21, 28, AND 29 AS SHOWN ON THE LAKE HIGHLAND'S COMPANY PLAT OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, RECORDED IN PLAT BOOK 2, PAGE 28, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; LYING NORTHERLY OF HOOK STREET, AND SOUTHERLY OF STATE ROAD NO. 50, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NE CORNER OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, THENCE S 01°17'37" W, A DISTANCE OF 1372.13 FEET; THENCE N 89°55'52" W, A DISTANCE OF 1322.25 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF STATE ROAD NO. 50 (A VARIABLE WIDTH PUBLIC RIGHT OF WAY); THENCE THE FOLLOWING FOUR (4) COURSES AND DISTANCES ALONG SAID SOUTH RIGHT OF WAY LINE, CONTINUE N 89°55'52" W, A DISTANCE OF 60.00 FEET; THENCE N 89°27'07" W, A DISTANCE OF 184.98 FEET; THENCE S 89°30'08" W, A DISTANCE OF 42.24 FEET; THENCE S 89°24'19" W, A DISTANCE OF 1020.48 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH RIGHT OF WAY, RUN S 00°14'51" W, ALONG THE WEST LINE OF TRACTS 20 AND 29, A DISTANCE OF 718.43 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF HOOK STREET (A 100 FOOT WIDE PUBLIC RIGHT OF WAY); SAID POINT ALSO BEING ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 1750.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°02'34", A DISTANCE OF 31.85 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 70°37'05" W, 31.85 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, RUN N 01°14'51" E, A DISTANCE OF 728.72 FEET TO A POINT ON THE AFOREMENTIONED SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 50; THENCE N 89°28'03" E, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.50 ACRES, MORE OR LESS.

Legal Description:

TRACTS 21 AND 28 AS SHOWN ON THE LAKE HIGHLAND'S COMPANY PLAT OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, RECORDED IN PLAT BOOK 2, PAGE 28, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; LESS THAT PORTION OF TRACT 28, LYING SOUTH OF HOOK STREET, (COUNTY DISTRICT NO. 2-1346).

Legal Description:

THAT PORTION OF THE NORTH/SOUTH ROADWAY BETWEEN TRACTS 28, AND 29 AS SHOWN ON THE LAKE HIGHLAND'S COMPANY PLAT OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, RECORDED IN PLAT BOOK 2, PAGE 28, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; LYING SOUTHERLY OF HOOK STREET, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NE CORNER OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, THENCE S 01°17'37" W, A DISTANCE OF 1372.13 FEET; THENCE N 89°55'52" W, A DISTANCE OF 1322.25 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF STATE ROAD NO. 50 (A VARIABLE WIDTH PUBLIC RIGHT OF WAY); THENCE THE FOLLOWING FOUR (4) COURSES AND DISTANCES ALONG SAID SOUTH RIGHT OF WAY LINE, CONTINUE N 89°55'52" W, A DISTANCE OF 60.00 FEET; THENCE N 89°27'07" W, A DISTANCE OF 184.98 FEET; THENCE S 89°30'08" W, A DISTANCE OF 42.24 FEET; THENCE S 89°24'19" W, A DISTANCE OF 1020.48 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY, RUN S 00°14'51" W, ALONG THE WEST LINE OF TRACTS 20 AND 29, A DISTANCE OF 824.65 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF HOOK STREET (A 100 FOOT WIDE PUBLIC RIGHT OF WAY); THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, RUN S 01°14'51" W, ALONG THE WEST LINE OF SAID TRACT 29, A DISTANCE OF 473.42 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 29; THENCE S 89°28'17" W, A DISTANCE OF 30.00 FEET TO THE SOUTHEAST CORNER OF AFOREMENTIONED TRACT 28; THENCE N 01°14'51" E, ALONG THE EAST LINE OF SAID TRACT 28, A DISTANCE OF 462.39 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF AFOREMENTIONED HOOK STREET, SAID POINT ALSO BEING ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 1650.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°06'54", A DISTANCE OF 32.11 FEET, TO THE POINT OF BEGINNING, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 69°22'29" E, 32.11 FEET

CONTAINING 0.32 ACRES, MORE OR LESS.

Legal Description:

THAT PORTION OF TRACT 28 AS SHOWN ON THE LAKE HIGHLAND'S COMPANY PLAT OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, RECORDED IN PLAT BOOK 2, PAGE 28, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; LYING SOUTHERLY OF HOOK STREET, (COUNTY DISTRICT NO. 2-1346).

PLANNED UNIT DEVELOPMENT

THE VUE AT CLERMONT
PARCEL ID #09-22-26-120501900000 & 09-22-26-120502100000



PREPARED FOR
AC-FULCRUM
710 EAST COLONIAL DRIVE
ORLANDO, FLORIDA 32803

PROJECT TEAM

OWNER/APPLICANT

AC-FULCRUM
710 EAST COLONIAL DRIVE
ORLANDO, FL 32803

ENGINEER

B&S ENGINEERING CONSULTANTS, LLC
MAJOR STACY, P.E.
2221 LEE ROAD SUITE 17
WINTER PARK, FLORIDA 32789
PHONE: 407-960-5868

ENVIRONMENTALIST

ECOLOGICAL CONSULTING SOLUTIONS
235 HUNT CLUB BOULEVARD, SUITE 202
LONGWOOD, FLORIDA 32789
PHONE: 407-869-9434

ARCHITECT

CHARLAN BROCK AND ASSOCIATES
1770 FENNELL ST.
MAITLAND, FL 32751
PHONE: 407-660-8900

LAND USE ATTORNEY

AKERMAN LLP
420 S. ORANGE AVENUE SUITE 1200
ORLANDO, FLORIDA 32801
PHONE: 407-423-4000

SITE DATA

SECTION/TOWNSHIP/RANGE: 9/22S/26E
PROPERTY AREA: ±42.57 AC
PROJECT AREA: (NET ACREAGE): 33 ACRES
EXISTING ZONING: C-2/UE
EXISTING USE: VACANT
PROPOSED PARCEL USE: (ENTIRE PARCEL) PUD: ALL PERMITTED C2 USES (INCLUSIVE OF 1 RETAILER LESS THAN 100,000 S.F. BUT GREATER THAN 20,000 S.F.)

PLAN 'A'

COMMERCIAL: 6.00 ACRES
MULTI FAMILY / SENIOR'S AREA 27.00 ACRES
MULTI FAMILY / SENIOR'S DENSITY: 12 DU/AC MAX = 323 UNITS

PLAN 'B'

COMMERCIAL: 11.50 ACRES
MULTI FAMILY / SENIOR'S AREA 21.50 ACRES
MULTI FAMILY / SENIOR'S DENSITY: 12 DU/AC MAX = 258 UNITS

PARKING AS PROPOSED:

PER CITY CODE

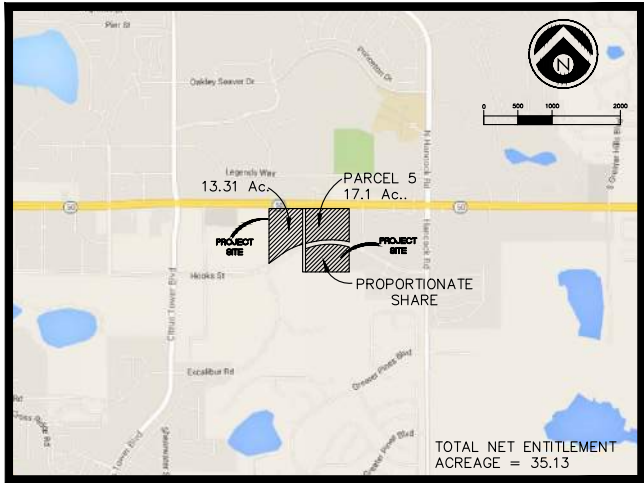
VARIANCES:

APPLY TO ENTIRE PROPERTY AS DETAILED ON FOLLOWING PAGES

NOTES:

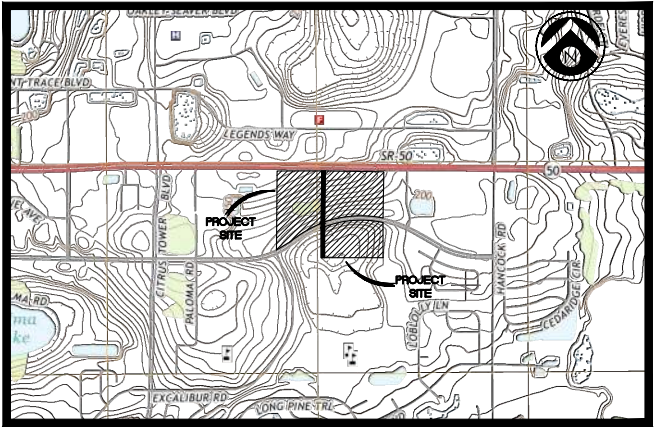
1. PROPOSED FFE AND GRADING SHOWN AS CONCEPTUAL.
2. THE FINAL ENGINEERING PLANS WILL BE CONSISTENT WITH NFPA AND CITY OF CLERMONT CODE. THIS INCLUDES CUL-DE-SACS AND HAMMERHEADS FOR ANY DEAD END EXCEEDING 150 FEET.
3. LANDSCAPE ISLAND WILL BE A MINIMUM OF 300 S.F. AT FINAL ENGINEERING.
4. A SECONDARY EMERGENCY ACCESS POINT WILL BE PROVIDED AT FINAL ENGINEERING THIS ACCESS MAY CONSIST OF STABILIZED REINFORCED GRASS PAVERS AND CRASH GATES.

LOCATION MAP -
PROJECT AREA BREAKDOWN



SECTION 9 TOWNSHIP 22S RANGE 26E LATITUDE 28° 32' 43"N LONGITUDE 81° 42' 54"W

USGS MAP



NOT FOR CONSTRUCTION UNLESS SIGNED AND SEALED	JOB No.: AOC-01 DESIGNED: p.i.b. APPROVED BY: MLS DATE: 6-14-16
MAJOR LEE STACY, P.E. REGISTRATION No. 70249	SHEET: C-0.0
DATE: _____	

Potential Variance Requests:

Sec. 54-78. - Driveway construction standards.

(a) Driveways constructed below street grade must rise to an elevation at least to the top of the curb height on city rights-of-way before reaching the owner's property line. Driveways constructed above the street grade should not exceed a grade of three-fourths of an inch per foot from the top of the curb to provide for vehicular clearance, unless otherwise approved by the city engineer.

Waiver Requests: It may be possible the retail driveway and parking will be below the centerline of SR 50. We are requesting a variance from this code and defer to the city engineer to approve proposed grading to ensure adequate outfall and protection of the FFE.

Sec. 94-195. - Clearing and grading review criteria. (b)(3)

The maximum depth of cut or fill for construction of any roadway shall be 15 feet, as measured at the centerline of the roadway.

Waiver Requests: Final grades will be determined at the time of final engineering. It may be possible to exceed the maximum cut or depth in portions of the site. We would request a variance from this code. We are requesting a maximum elevation change of 15’ due to the excessive grades on site. Please note the current code allows for 15’ of change on the commercial parcel and 10’ on the residential parcel. As this is a horizontal mixed use project with significant elevation changes, this request allows uniform grading techniques to be applied across the entire site.

Sec. 94-195. - Clearing and grading review criteria. (d)(4, 5, 7)

(4) Elevation changes in topography shall be limited to 15 feet.

(5) Transitions between multi-level construction shall be accomplished using slopes of no greater than 5:1 or with retaining walls not to exceed six feet in height.

(7) Terraces shall include a minimum five-foot landscape buffer along the boundary.

Waiver Requests: It is not until all final architectural, landscape and civil engineering design that the final grades and miscellaneous small retaining walls are located, that the exact solution can be shown to City of Clermont Staff. In addition, retaining walls will exceed 6’ in height. We are requesting a variance allowing 15’ of elevation change and a maximum wall height of 13’ without a terrace throughout the development. If higher than 13’ needed we will terrace the wall at or before the 13’ point.

Sec. 122-185 (4) Building Height not to exceed 45’

Waiver Requests: The proposed buildings will be terraced so the maximum building height will vary depending on the grade and location of the measurement. In addition, architectural features may extend above 45’. The proposed maximum building height is 55’. Please refer to sheet A-1.1.

Sec. 98-6. - Ratio of full size parking spaces to compact and oversized spaces.

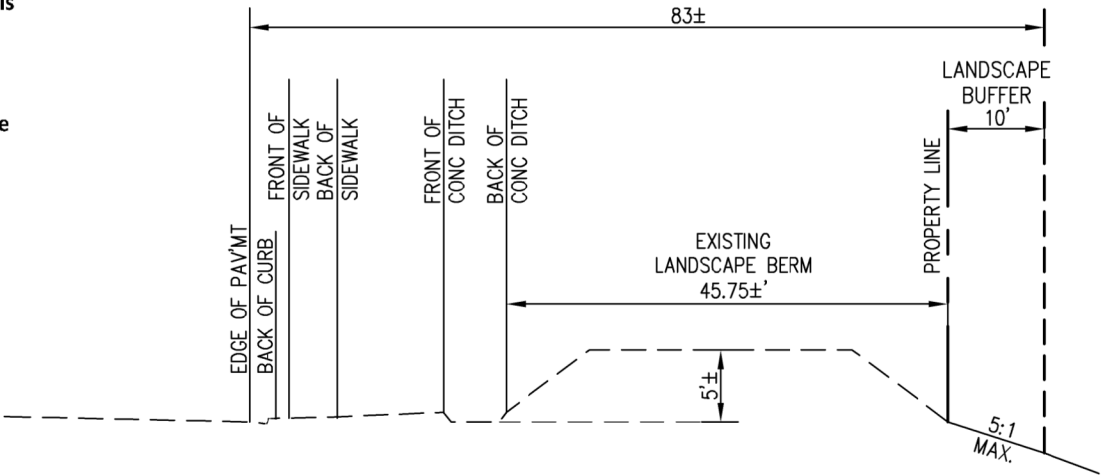
(a) The ratio of full size parking spaces to compact spaces shall be 90 to ten. This ratio shall be maintained for the total number of parking spaces provided and shall apply only to buildings and uses where the required number of parking spaces is 25 or greater and 300 or less. Developers may increase this ratio, thus increasing the number of full size spaces, however, in no case shall the ratio of compact spaces be permitted to exceed this ratio. Compact spaces shall not be permitted for buildings and uses requiring less than 25 parking spaces or for residential uses. Projects requiring more than 300 parking spaces shall be considered threshold developments where final decision on the ratio of parking shall be determined by the development review committee in consideration of traffic engineering and planning data that is appropriate to the proposed development and intended use.

(b) The provision of oversized parking spaces to accommodate recreational vehicles and the like shall be applied to retail business facilities where required parking is 100 spaces or more. The ratio of three oversized parking spaces per each 100 required spaces or portion thereof shall be maintained for the total number of parking spaces provided.

Waiver Requests: We are requesting a variance to use 9’x18’ spaces for 30% of the retail parking count and 30% of the multi-family parking count. This will minimize cut and fill operations. This will also maximize available parking while significantly reducing the unnecessary environmental pollutant runoff, increasing green spaces throughout.

Sec. 110-192 Gated development

Waiver Request: The proposed development will be gated and consistent with all requirements of City Clermont code including emergency access.



S.R. 50 RIGHT-OF-WAY / BUFFER SECTION

- NOTE:
1. DISTANCE FROM CURB TO LANDSCAPE BUFFER IS 80± FEET
 2. THE EXISTING 5 FEET BERM TO PROVIDE SOUND ATTENUATION COUPLED WITH THE INCREASED LANDSCAPE BUFFER GREEN SPACE.

Sec. 122-226. - Yards.

Minimum yard requirements for the C-2 district are as follows:

(1)

Front Yard. Property adjacent to Hartwood Marsh Road, SR 50 and U.S. 27 shall maintain a 50-foot setback. The setback on all other streets shall be 25 feet.

(2)

Side Yard. The minimum side yard setback is 12 feet. On corner lots where a side yard setback of 50 feet shall be maintained on Hartwood Marsh Road, State Road 50 and U.S. Highway 27 and a side yard setback of 25 feet shall be maintained from all other streets and 12 feet on the interior side yard. However, a side setback of 25 feet shall be maintained on the side adjacent to property that is either zoned or used as residential.

(3)

Rear Yard. The minimum rear yard setback is 25 feet except where a rear yard abuts Hartwood Marsh Road, SR 50 or U.S. 27, a setback of 50 feet shall be maintained. The rear building line of lakefront property shall be measured from the established high-water mark. No construction encroachment may occur in any designated 100-year floodplain except in accordance with policies of the adopted comprehensive plan and after formal approval of a site development plan by the administrative official.

(4)

Buffer Strip. When a conditional or commercial use abuts a residential use, the conditional or commercial use shall provide a landscaped buffer strip along the abutting property line.

(5)

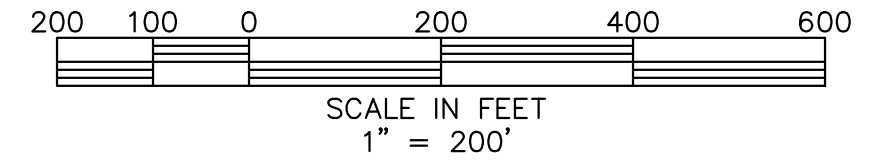
Other Setbacks. All yard setbacks for principal buildings shall be a minimum of 25 feet from established high-water marks. No construction encroachment may occur in any designated 100-year floodplain except in accordance with policies of the adopted comprehensive plan and after formal approval of a site development plan by the administrative official.

Waiver Request: See exhibit below. The landscape buffer of 10’ is proposed adjacent to SR 50 due to the presence of a large berm within which existing utilities are running that are in in the right of way. Note also the 80’± distance from the edge of SR 50 pavement to the proposed edge of parking providing extensive buffering. Grading cannot exceed 5:1 in the landscape buffer. Reducing the landscape buffer to 10’ will allow additional grading which will reduce the wall height by 3’± vertical feet. Note the existing 5’+ berm above the SR 50 grade provides maximum sound buffering/absorption. Please note, Hook Street landscape buffer will be installed adjacent to SJRWMD conveyance system as shown in Exhibit C-4.5

Power Line Easement Landscape Variance:

No planting or improvements within the Duke right-of-way.

DATE	REVISIONS	B&S ENGINEERING CONSULTANTS, LLC engineers planners 2221 Lee Road, Suite 17, Winter Park, Florida 32789 Board of Professional Engineer Certificate No. 28973 Telephone (407) 960-5868	AC FULCRUM - THE VUE AT CLERMONT		NOT FOR CONSTRUCTION UNLESS SIGNED AND SEALED	JOB No.: AOC-01
			CLERMONT, FLORIDA		DESIGNED: p.i.b.	
			VARIANCE REQUESTS		APPROVED BY: MLS	
					DATE: 6-14-16	
					SHEET:	
				MAJOR LEE STACY, P.E. REGISTRATION No. 70249	C-1.1	
				DATE: _____		

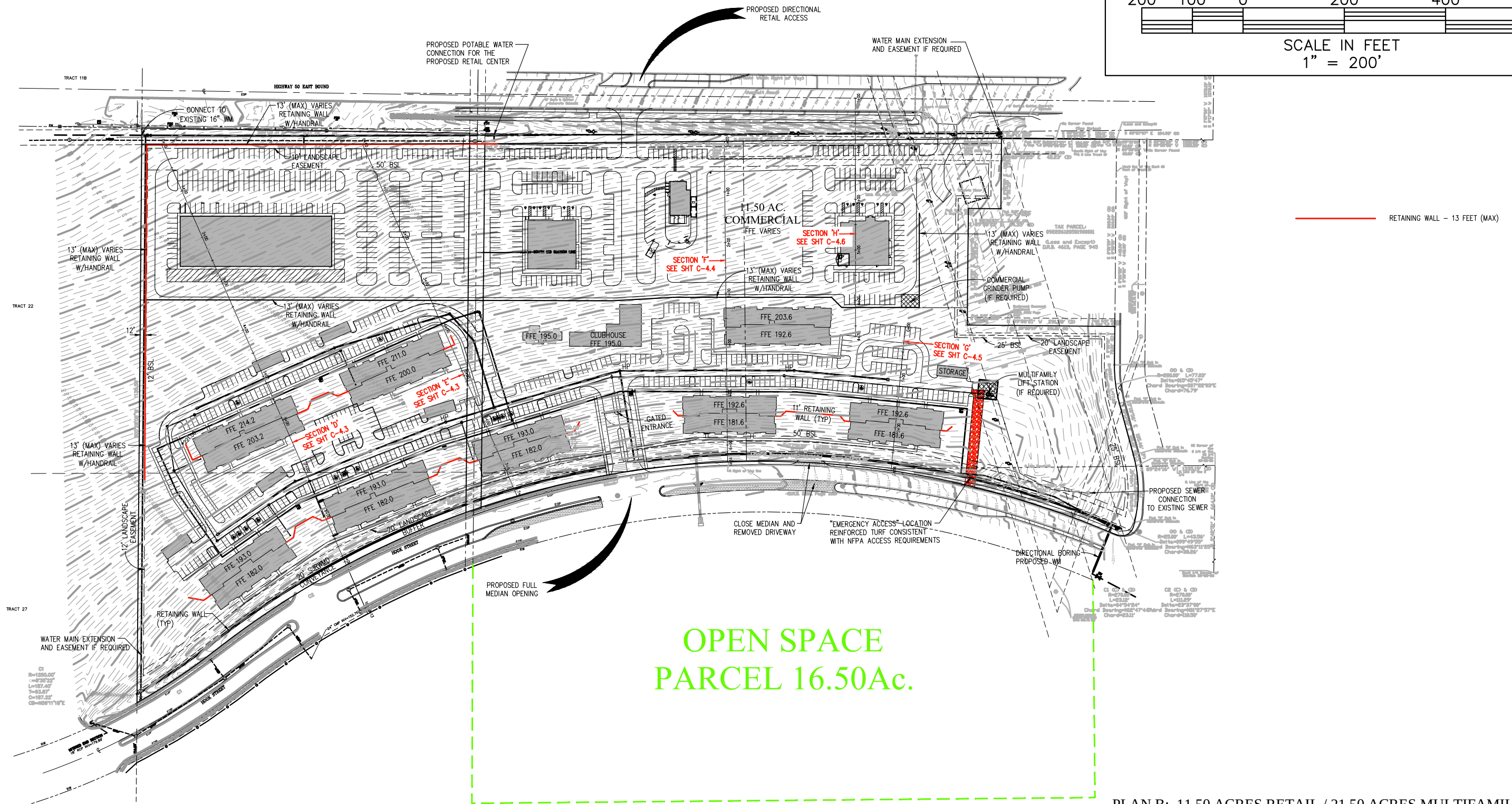
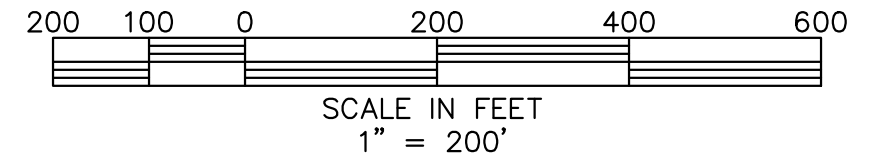
[illegible]

AC FULCRUM - THE VUE AT CLERMONT
CLERMONT, FLORIDA

CONCEPTUAL GRADING SCHEMATIC

NOT FOR CONSTRUCTION UNLESS SIGNED AND SEALED	JOB No.: AOC-01
	DESIGNED: p.i.b.
	APPROVED BY: MLS
MAJOR LEE STACY, P.E. REGISTRATION No. 70249	DATE: 6-14-16
	SHEET: C-2.1
DATE: _____	

C-2.1



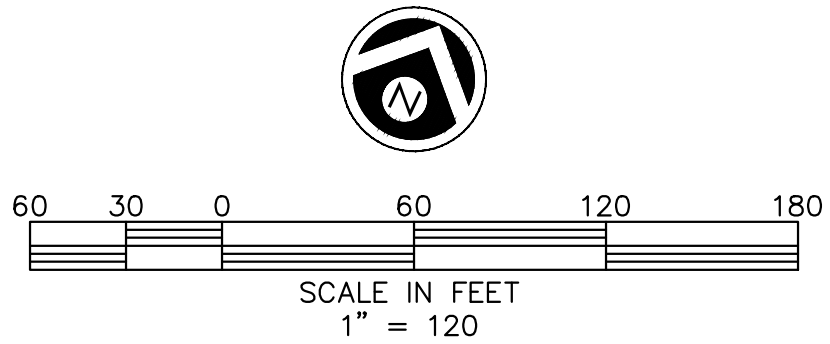
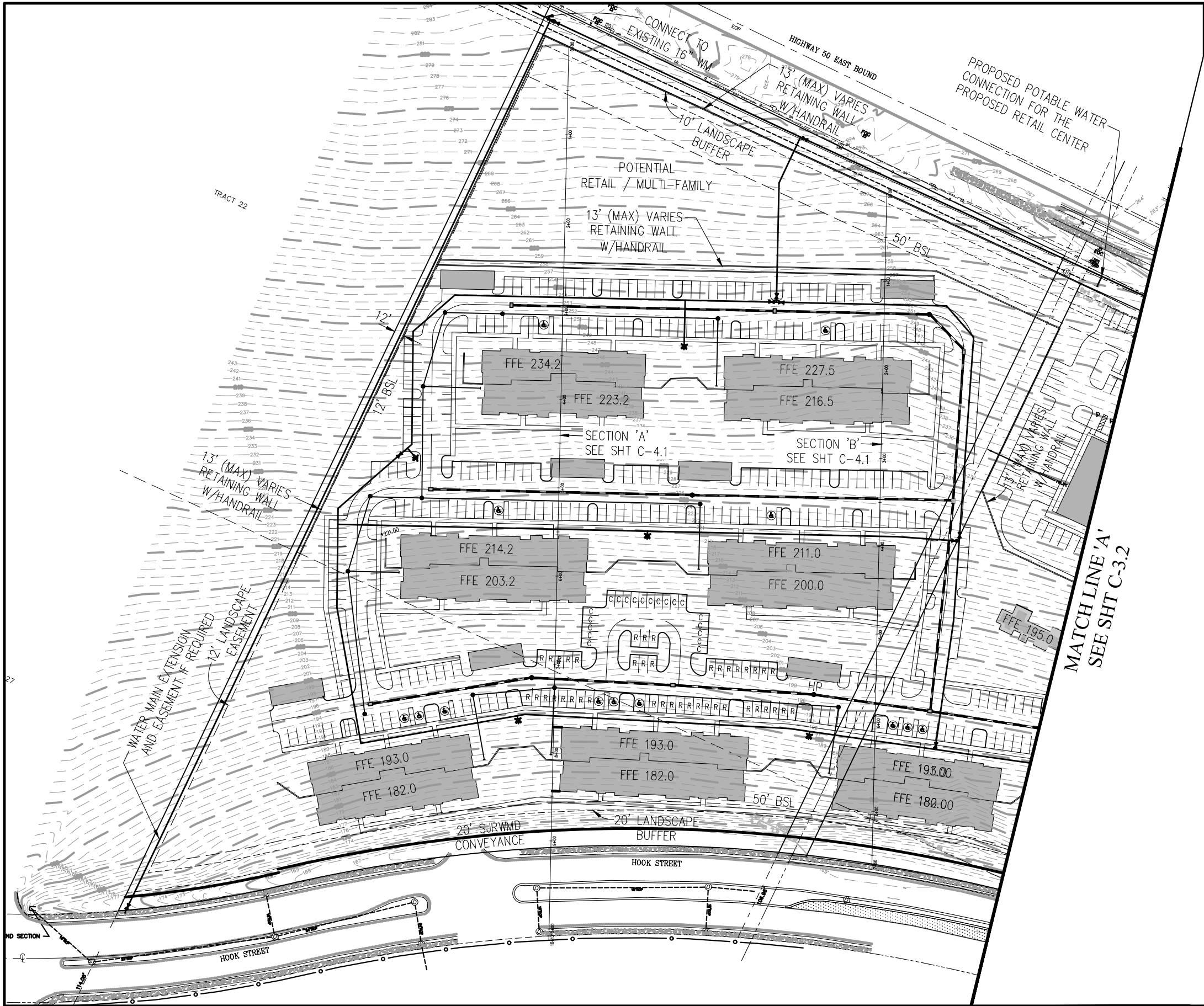
PLAN B: 11.50 ACRES RETAIL / 21.50 ACRES MULTIFAMILY / SENIORS

DATE	REVISIONS

B&S ENGINEERING CONSULTANTS, LLC
engineers planners

2221 Lee Road, Suite 17, Winter Park, Florida 32789 Telephone (407) 960-5868
Board of Professional Engineer Certificate No. 28973

AC FULCRUM - THE VUE AT CLERMONT CLERMONT, FLORIDA CONCEPTUAL GRADING SCHEMATIC - RETAIL S.R. 50 FRONTAGE	NOT FOR CONSTRUCTION UNLESS SIGNED AND SEALED MAJOR LEE STACY, P.E. REGISTRATION No. 70249 DATE: _____	JOB No.: AOC-01 DESIGNED: p.i.b. APPROVED BY: MLS DATE: 6-14-16 SHEET: C-2.2
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DATE	REVISIONS

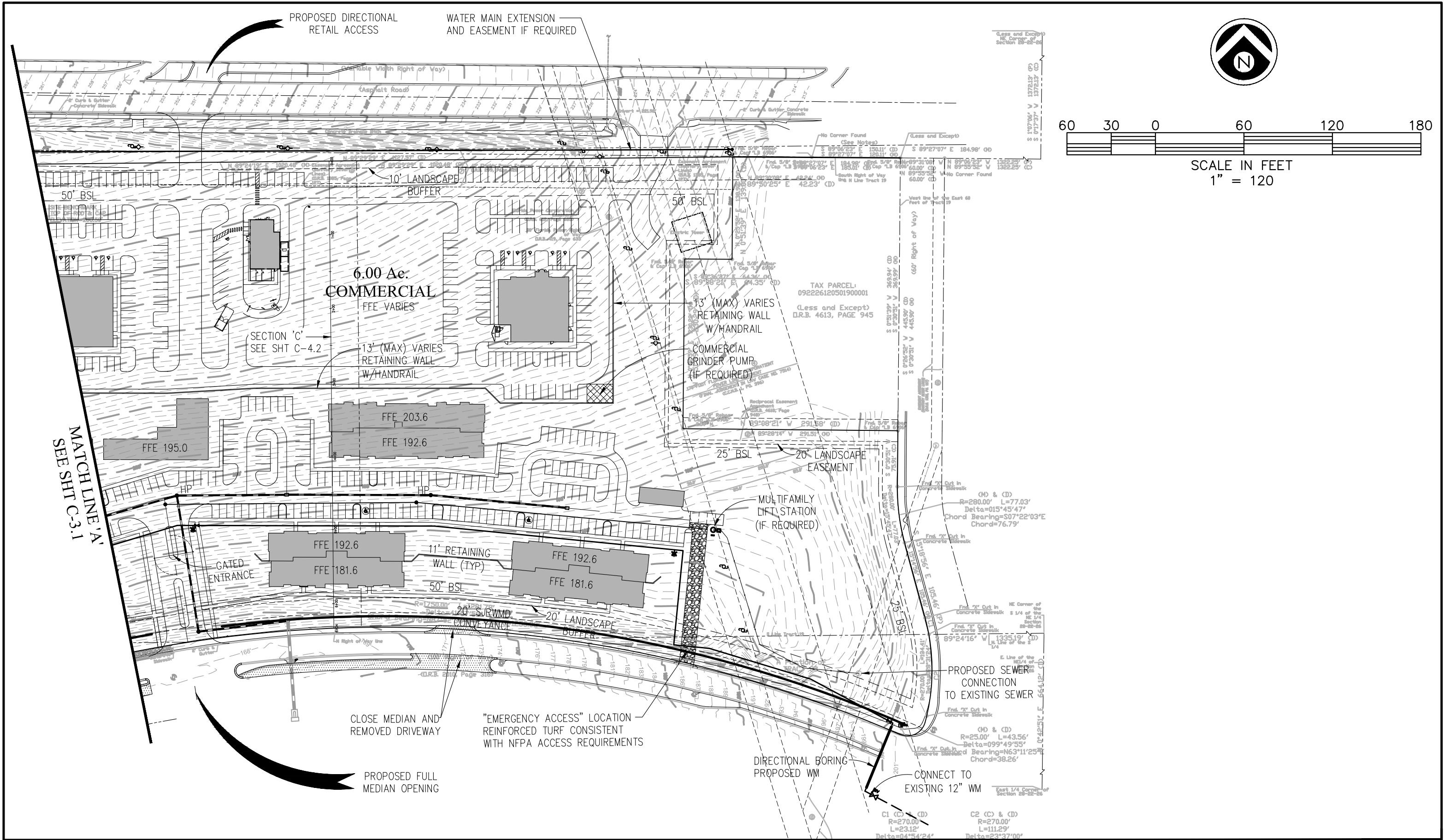
B&S ENGINEERING CONSULTANTS, LLC
engineers planners

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Board of Professional Engineer Certificate No. 28973

AC FULCRUM - THE VUE AT CLERMONT
CLERMONT, FLORIDA

CONCEPTUAL SITE PLAN 1

NOT FOR CONSTRUCTION UNLESS SIGNED AND SEALED	JOB No.: AOC-01 DESIGNED: p.i.b. APPROVED BY: MLS DATE: 6-14-16 SHEET:
MAJOR LEE STACY, P.E. REGISTRATION No. 70249 DATE:	C-3.1



DATE	REVISIONS

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engineers planners

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Board of Professional Engineer Certificate No. 28973

AC FULCRUM - THE VUE AT CLERMONT

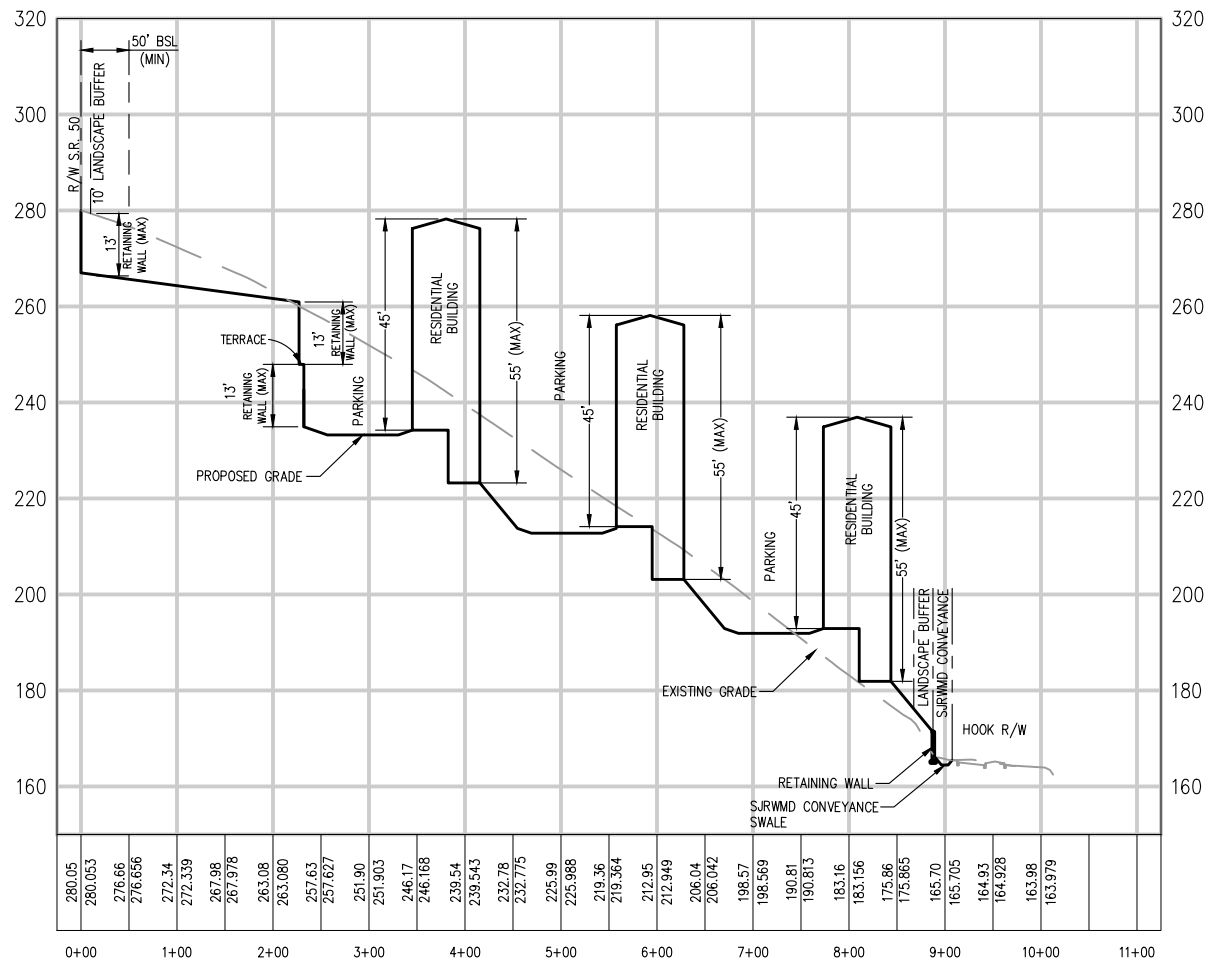
CLERMONT, FLORIDA

CONCEPTUAL SITE PLAN 2

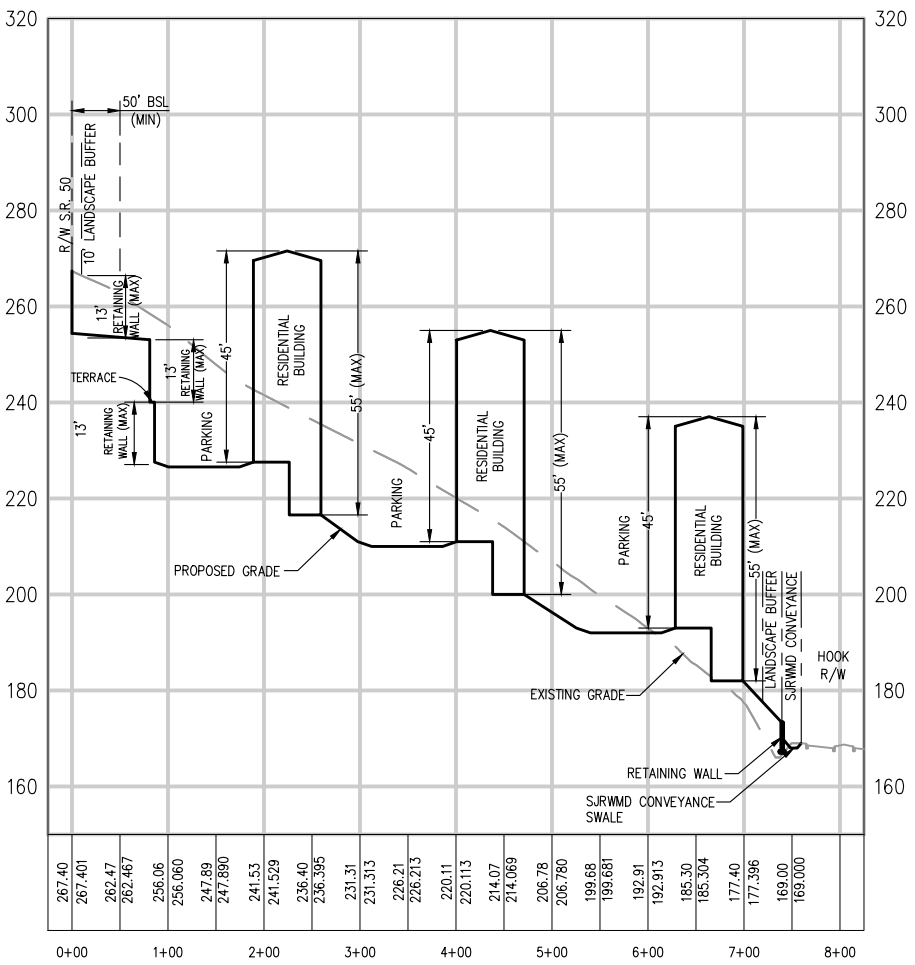
NOT FOR CONSTRUCTION
UNLESS SIGNED AND SEALED

JOB No.: AOC-01
DESIGNED: p.i.b.
APPROVED BY: MLS
DATE: 6-14-16
SHEET: C-3.2

MAJOR LEE STACY, P.E.
REGISTRATION No. 70249
DATE: _____



SECTION 'A'



SECTION 'B'

SCALE:
HORZ: 1" = 200'
VERT: 1" = 20'

DATE	REVISIONS

B&S ENGINEERING CONSULTANTS, LLC
engineers planners

2221 Lee Road, Suite 17, Winter Park, Florida 32789 Telephone (407) 960-5868
Board of Professional Engineer Certificate No. 28973

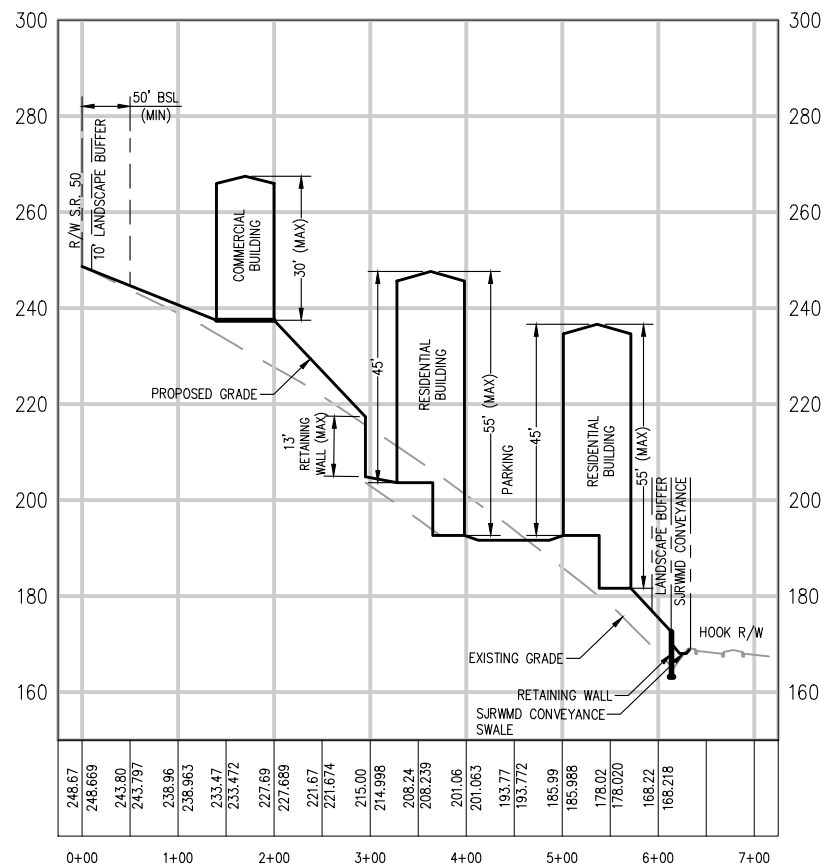
AC FULCRUM - THE VUE AT CLERMONT
CLERMONT, FLORIDA

CROSS SECTION 1

NOT FOR CONSTRUCTION
UNLESS SIGNED AND SEALED

MAJOR LEE STACY, P.E.
REGISTRATION No. 70249
DATE: _____

JOB No.: AOC-01
DESIGNED: p.i.b.
APPROVED BY: MLS
DATE: 6-14-16
SHEET:
C-4.1



SECTION 'C'
SCALE:
HORZ: 1" = 200'
VERT: 1" = 20'

DATE	REVISIONS

B&S

ENGINEERING CONSULTANTS, LLC
engineers planners

2221 Lee Road, Suite 17, Winter Park, Florida 32789 Telephone (407) 960-5868
Board of Professional Engineer Certificate No. 28973

AC FULCRUM - THE VUE AT CLERMONT
CLERMONT, FLORIDA

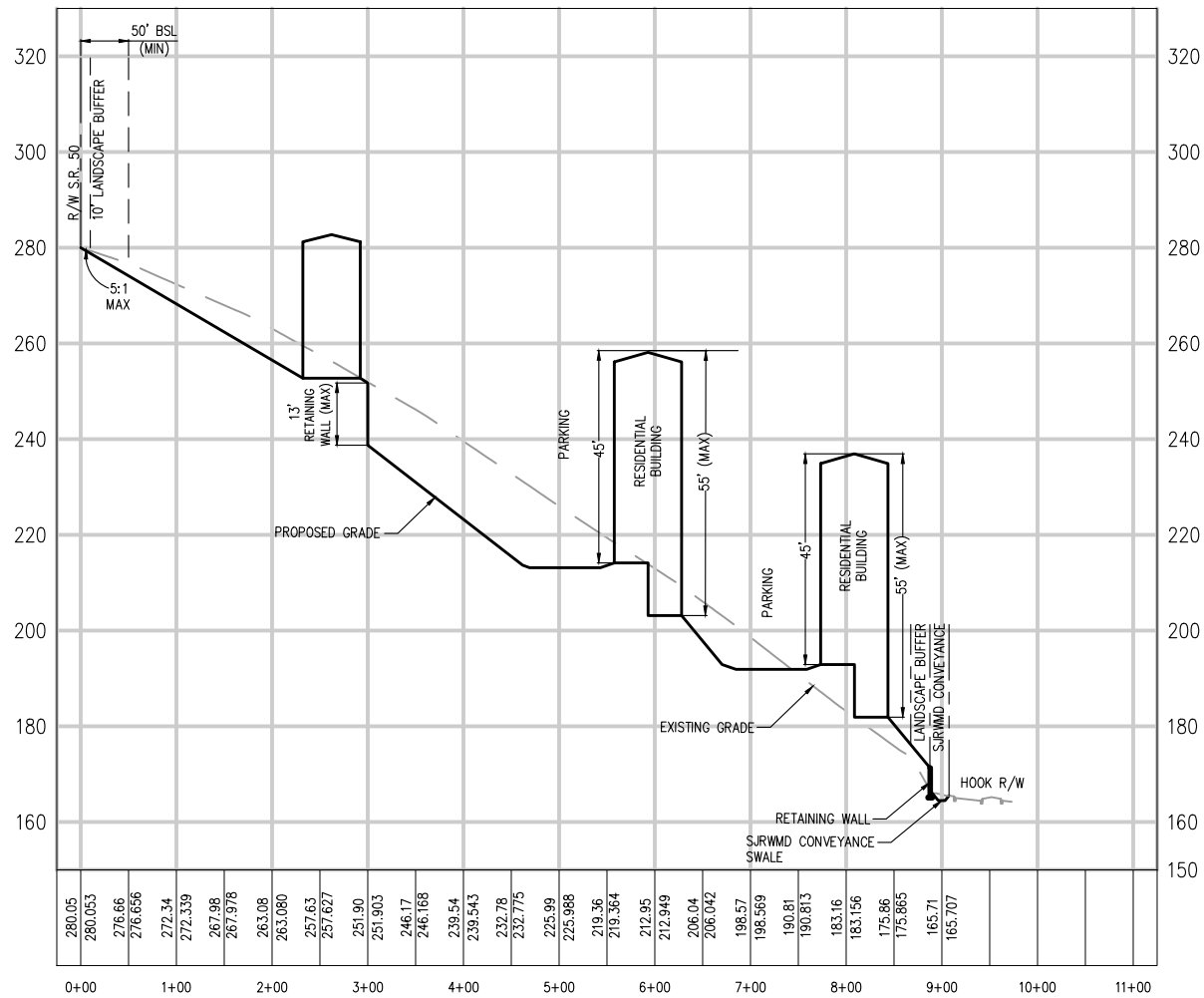
CROSS SECTION 2

NOT FOR CONSTRUCTION
UNLESS SIGNED AND SEALED

MAJOR LEE STACY, P.E.
REGISTRATION No. 70249
DATE: _____

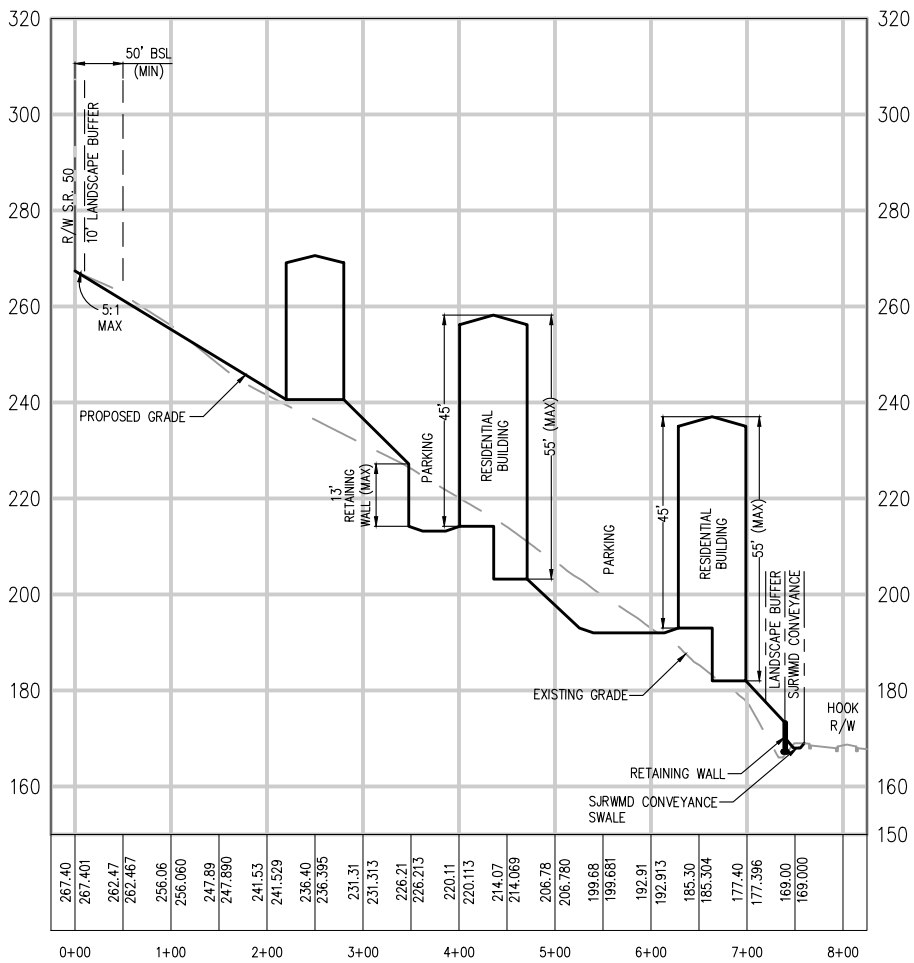
JOB No.: AOC-01
DESIGNED: p.i.b.
APPROVED BY: MLS
DATE: 6-14-16
SHEET:

C-4.2



SECTION 'D'

SCALE:
HORZ: 1" = 200'
VERT: 1" = 20'



SECTION 'E'

DATE	REVISIONS

B&S ENGINEERING CONSULTANTS, LLC
engineers planners

2221 Lee Road, Suite 17, Winter Park, Florida 32789 Telephone (407) 960-5868
Board of Professional Engineer Certificate No. 28973

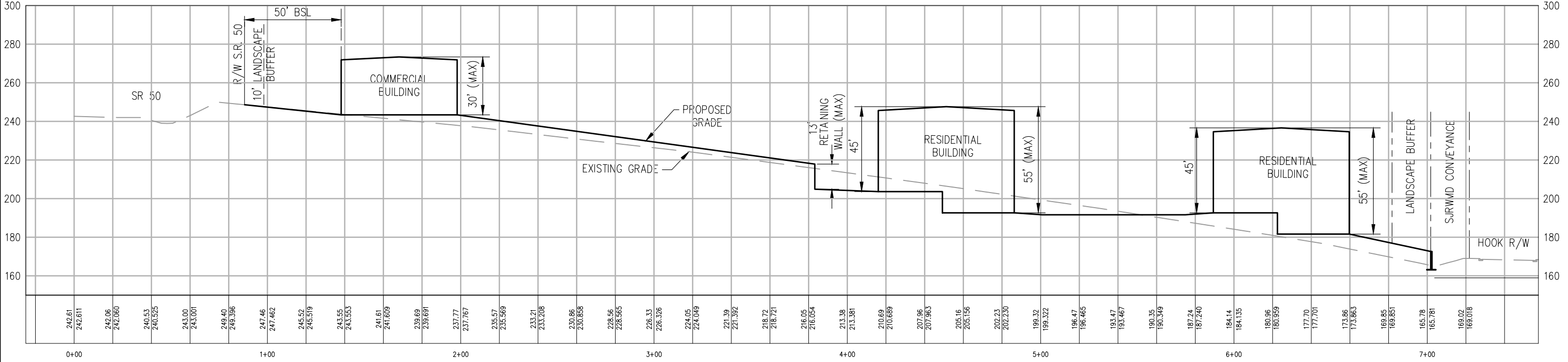
AC FULCRUM - THE VUE AT CLERMONT
CLERMONT, FLORIDA

CROSS SECTION 3 (RETAIL ON NORTH)

NOT FOR CONSTRUCTION
UNLESS SIGNED AND SEALED

MAJOR LEE STACY, P.E.
REGISTRATION No. 70245
DATE: _____

JOB No.: AOC-01
DESIGNED: p.i.b.
APPROVED BY: MLS
DATE: 6-14-16
SHEET:
C-4.3



SECTION 'F'

SCALE:
HORZ: 1" = 50'
VERT: 1" = 50'

DATE	REVISIONS

B&S

ENGINEERING CONSULTANTS, LLC
engineers planners

2221 Lee Road, Suite 17, Winter Park, Florida 32789 Telephone (407) 960-5868
Board of Professional Engineer Certificate No. 28973

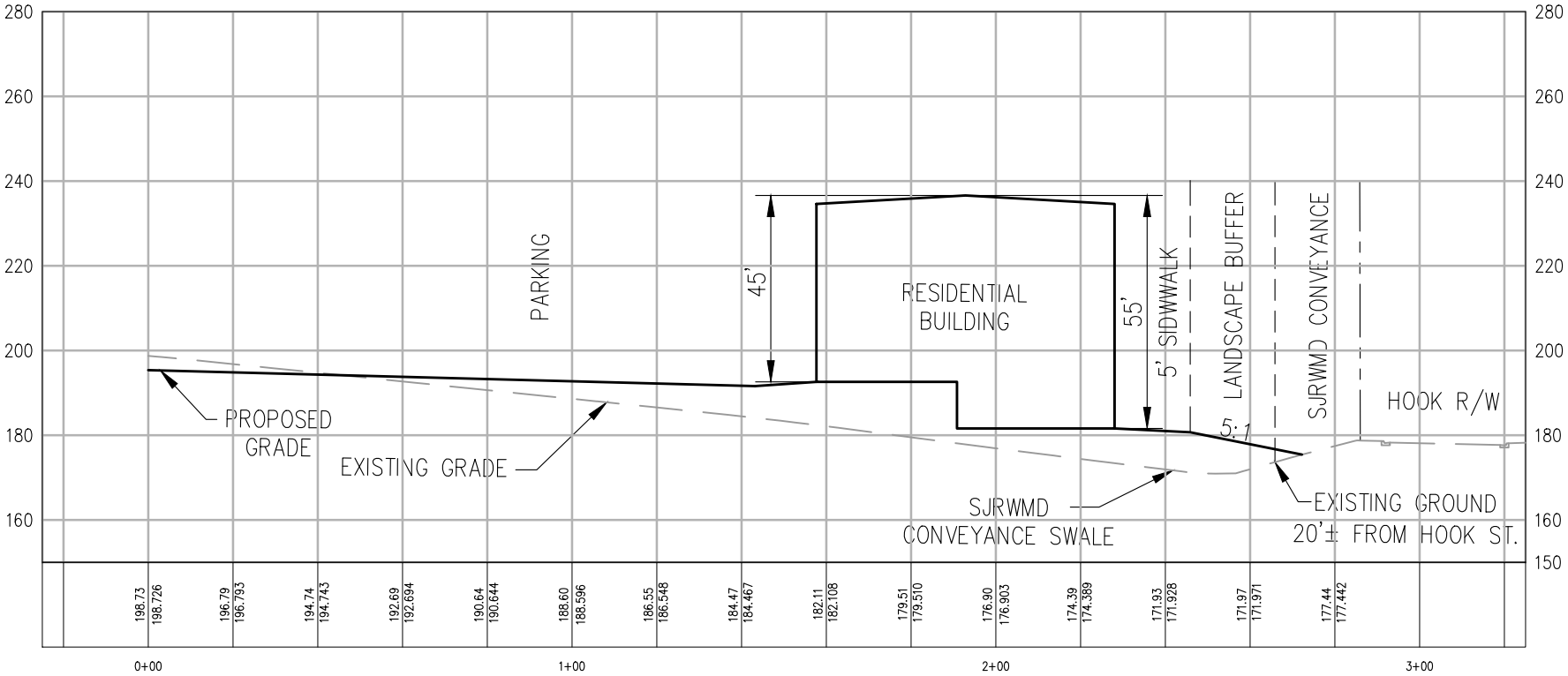
AC FULCRUM - THE VUE AT CLERMONT
CLERMONT, FLORIDA

SUPPLEMENTALCROSS SECTION SECTION 4

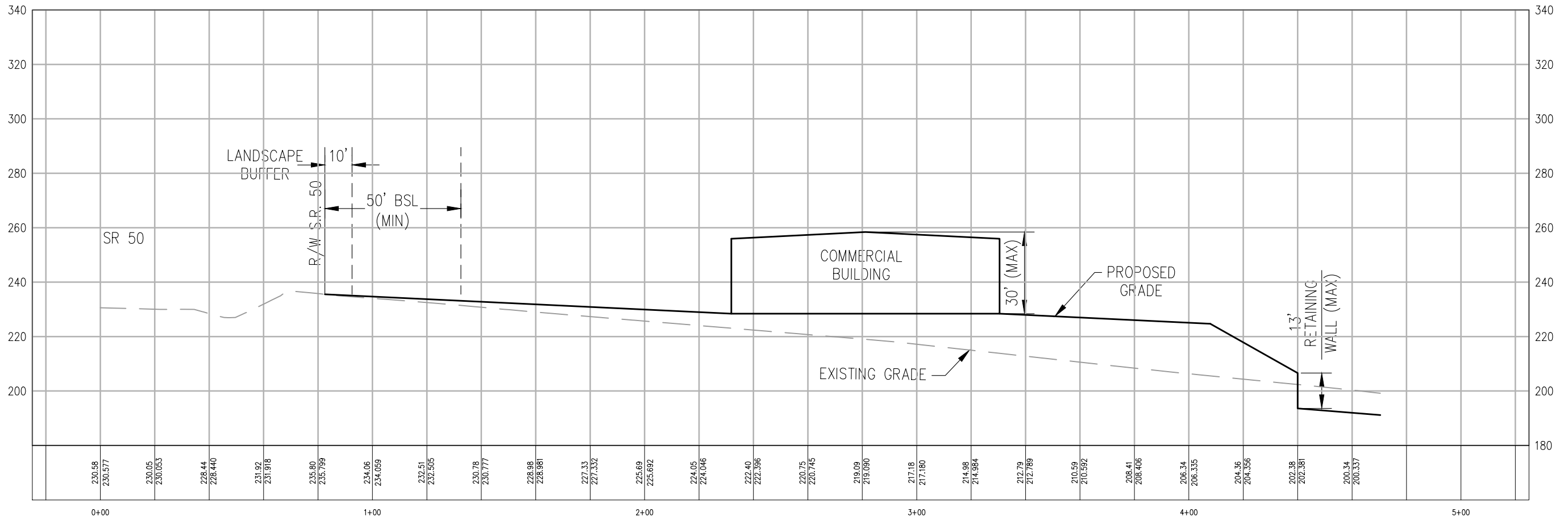
NOT FOR CONSTRUCTION
UNLESS SIGNED AND SEALED

MAJOR LEE STACY, P.E.
REGISTRATION No. 70249
DATE: _____

JOB No.: AOC-01
DESIGNED: p.i.b.
APPROVED BY: MLS
DATE: 6-14-16
SHEET:
C-4.4



SECTION 'G'
SCALE:
HORZ: 1" = 40'
VERT: 1" = 40'



SECTION 'H'

SCALE:
HORZ: 1" = 40'
VERT: 1" = 40'

DATE	REVISIONS

B&S

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engineers planners

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Board of Professional Engineer Certificate No. 28973

AC FULCRUM - THE VUE AT CLERMONT
CLERMONT, FLORIDA

SUPPLEMENTAL CROSS SECTION 6

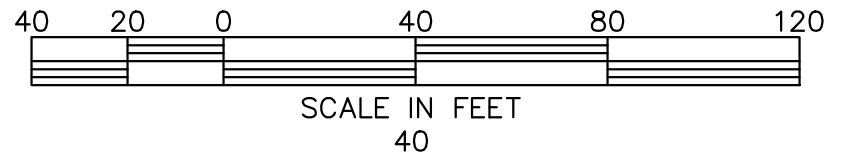
NOT FOR CONSTRUCTION
UNLESS SIGNED AND SEALED

MAJOR LEE STACY, P.E.
REGISTRATION No. 70249
DATE: _____

JOB No.: AOC-01
DESIGNED: p.i.b.
APPROVED BY: MLS
DATE: 6-14-16
SHEET:

C-4.6

BEDROOM	COUNT	SPACES	PARKING:	
1	12	18	10'x20' (R)	= 42
2	19	38	9'x18' (C)	= 20
3	4	14	GARAGE	= 5
		70	HANDICAP	= 3
TOTAL	35		TOTAL	= 70



DATE	REVISIONS

B&S ENGINEERING CONSULTANTS, LLC
engineers planners
2221 Lee Road, Suite 17, Winter Park, Florida 32789 Telephone (407) 960-5868
Board of Professional Engineer Certificate No. 28973

AC FULCRUM - THE VUE AT CLERMONT
CLERMONT, FLORIDA
PARKING LAYOUT EXHIBIT

NOT FOR CONSTRUCTION
UNLESS SIGNED AND SEALED
MAJOR LEE STACY, P.E.
REGISTRATION No. 70249
DATE: _____

JOB No.: AOC-01
DESIGNED: p.i.b.
APPROVED BY: MLS
DATE: 6-14-16
SHEET:
C-5.0



The VUE at Clermont

Clermont, Florida



SK-1 BUILDING HEIGHT



charlan brock & associates

AC FULCRUM - THE VUE AT CLERMONT

CLERMONT, FLORIDA

ARCHITECTURAL ELEVATION

JOB No.: AOC-01
 DESIGNED: p.i.b.
 APPROVED BY: MLS
 DATE: 6-14-16
 SHEET:

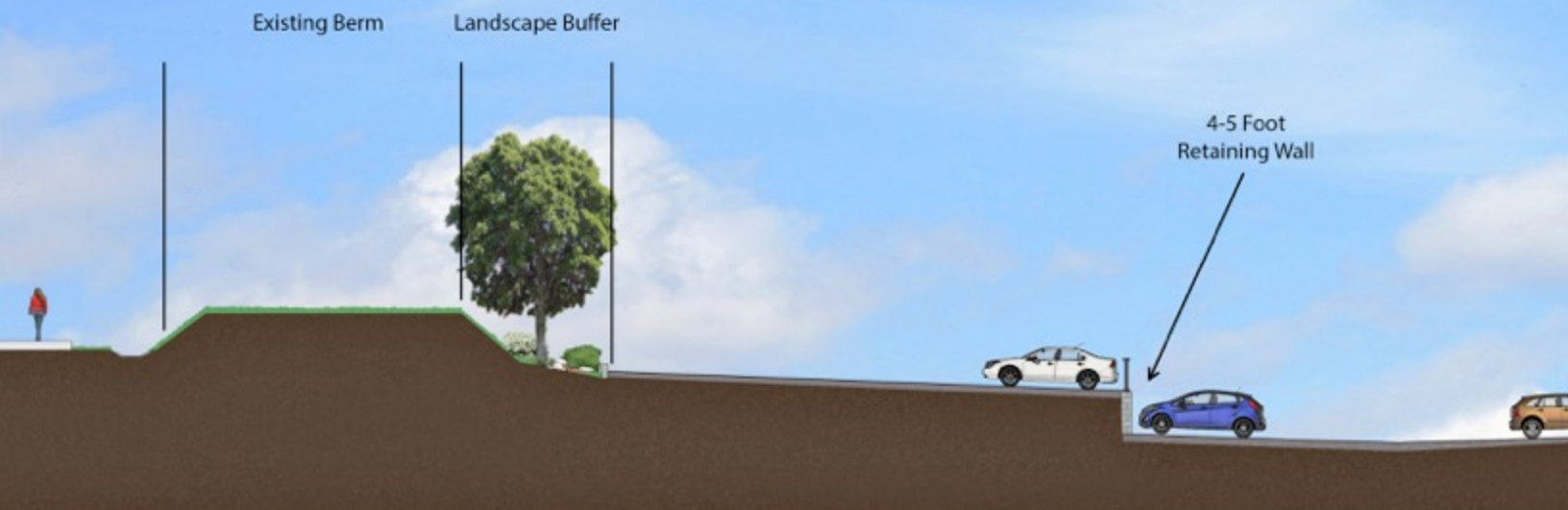
A-1.1

B&S ENGINEERING CONSULTANTS, LLC
engineers planners

2221 Lee Road, Suite 17, Winter Park, Florida 32789 Telephone (407) 960-5868
 Board of Professional Engineer Certificate No. 28973

DATE	REVISIONS

Retail on Highway 50







**REVIEWING AUTHORITY
NAME / CASE NUMBER
DEVELOPER/OWNER
ITEM DESCRIPTION**

Lake County Schools
Multi-family Due Diligence - SR 50 and Miss Florida Complex
 Acquisition Consultants
 The applicant proposes an apartment development with 324 multi-family dwelling units.

LOCATION

Located between SR 50 and Hooks Road and west of Miss Florida

**CURRENT LAND USE
PROPOSED LAND USE
CURRENT ZONING
PROPOSED ZONING**

City of Clermont
 City of Clermont
 City of Clermont
 City of Clermont

**NEW DU IMPACT
STUDENT GENERATION**
 Elementary School
 Middle School
 High School

SF-DU	MF-DU	Mobile	MF Impacts	DUs
			324	
0.328	0.283	0.206	92	
0.152	0.143	0.097	46	
0.074	0.063	0.047	20	
0.102	0.077	0.062	25	

SCHOOL NAME

Lost Lake Elementary
 East Ridge Middle
 East Ridge High

Projected Enrollment 2019-2020*	Concurrency Student Capacity*	Projected Five-Year Capacity %	Student Enrollment w/ Impact	% of Conc. Capacity w/ Impact	Planned Capacity On Site
1,002	1,112	90%	1,048	94%	No
1,141	1,590	72%	1,161	73%	No
2,407	2,648	91%	2,432	92%	No

**Lake County School District Five-Year Plan, Fiscal Year 2016-2020*

CSA 12

Elementary School
 Middle School
 High School

Student Enrollment 2019-2020*	Concurrency Student Capacity*	% of Concurrency Capacity
4,300	4,928	87%
1,912	2,501	76%
4,272	4,483	95%

**Lake County School District Five-Year Plan, Fiscal Year 2016-2020*

COMMENTS:

The School Board of Lake County Florida recognizes that the rezoning will have an adverse impact on the District's level of service as defined in Section 5.2 of the school concurrency interlocal agreement.

School Concurrency became effective in Lake County on June 1, 2008. Subsequent development orders, including but not limited to, site plans and subdivisions are subject to the school concurrency process. This Growth Impact Report (adequate public facilities analysis) is not intended to be an approval of, or an exemption from, any school concurrency regulations, including the school concurrency requirements in the Lake County School Concurrency Interlocal Agreement.

Prepared By: Kelly Randall, AICP, Senior Planner, Lake County School District

Date: 3/18/2016

**City of Clermont
MINUTES
PLANNING AND ZONING COMMISSION
MAY 3, 2016**

Page 1

The meeting of the Planning and Zoning Commission was called to order Tuesday May 3, 2016 at 6:30 p.m. by Chairman Nick Jones. Other members present were Carlos Solis, Herb Smith, Judy Proli, Cuqui Whitehead, Tony Hubbard, and Jack Martin. Also in attendance were Barbara Hollerand, Development Services Director, Curt Henschel, Planning Manager, John Kruse, Senior Planner, Dan Mantzaris, City Attorney, and Rae Chidlow, Planning Specialist.

MINUTES of the Planning and Zoning Commission meeting held March 15, 2016 were approved as written.

MINUTES of the Planning and Zoning Commission meeting held April 5, 2016 were approved as written.

REPORTS

Commissioner Whitehead stated that she has been elected as President of the Caribbean American Association of Lake County. She stated that she would like to invite everyone to a festival on June 11, 2016 at Waterfront Park.

Chairman Jones stated that there has been a request to postpone the Magic Moments conditional use permit to the June meeting.

Development Services Director Hollerand stated that the June meeting will be held on Monday, June 13, 2016 due to the renovations to the a/v system in the Council Chambers.

Commissioner Whitehead moved to table the Magic Moments conditional use permit to Monday, June 13, 2016; seconded by Commissioner Proli. The vote was unanimous to recommend tabling the request.

1. REQUEST FOR REZONING

REQUEST: To change the zoning from C-2 General Commercial and Urban Estate to Planned Unit Development

PROJECT: The Vue

Planning Manager Henschel presented the staff report as follows:

The applicant, AC-Fulcrum, is requesting a rezoning on 42 +/- acres from C-2 General Commercial and Urban Estate to a Planned Unit Development zoning for a mixed use, Planned Unit Development project consisting of a multi-family apartment complex, general commercial uses, retention area and open space. The property is located south of Highway 50, west of Miss Florida Avenue and north and south of Hooks Street. The eastern 17 acres of the project, north of Hooks Street, was contained in a previously approved Conditional Use Permit for a Planned Unit Development known as Hills of Clermont, and was permitted for C-2 General Commercial uses within Urban Estate zoning. The property is currently vacant. The property south of Hooks Street

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is currently used as retention and open space. The western 13-acre portion, also vacant, is not part of the Hills of Clermont Planned Unit Development and is currently zoned C-2 General Commercial.

The applicant has requested 12 units per acre for the multi-family portion of the project. The allowing of the 12 units per acre will be addressed in the related Conditional Use Permit, Resolution 2016-15, since Planned Unit Development zoning is currently not recognized in Policy 1.9.2 of the City's Comprehensive Plan as a way to permit residential units greater than 8 units per acre. Staff will be making a text amendment to the policy to allow Planned Unit Development zoning under this policy.

The applicant has proposed two options, Option A and Option B. Option A proposes 6 acres of C-2 General Commercial along a portion of Highway 50, with 324 multi-family units on 27 acres. Option B proposes 10.5 acres of C-2 General Commercial all along Highway 50 with 270 multi-family units on 22.5 acres.

The characteristics of the site, with site elevation changes over 100 feet from Highway 50 south to Hooks Street, make it very challenging to develop. A portion of the project was even identified in the "Strategic Economic Development Plan" (DEO grant funded study) citing topography as a challenge.

The applicant has identified several waivers to the Land Development Code to make the site developable to their proposal. The multi-family units will be constructed in buildings that will have multi-level construction that may have heights up to 63 feet (18 feet above code maximum) and retaining walls up to 25 feet in height (19 feet above code maximum). The applicant is requesting a maximum elevation change, through cut and fill, of up to 25 feet over the site due to excessive grades on the site. The applicant has identified cut changes over 15% of the site exceeding greater than 10 feet for the multi-family portion.

The applicant is asking for a reduced landscape buffer along Highway 50 due to the severe topography of the site dropping off towards Hooks Street. The applicant has indicated a 7-foot-wide buffer with 30% more plantings will be installed. Staff has not seen evidence that the proposed landscape buffer will accomplish the visual and noise attenuation of a required 20-foot buffer. The applicant is requesting the driveways from Highway 50 to be below the centerline of Highway 50 due to the elevation change on the site for the commercial portion. The applicant has indicated they will work with the City Engineer to approve proposed grading to ensure adequate outfall and protection is in place to prevent runoff into the finished floor of the buildings.

The applicant is also requesting a variance to utilize 9 feet by 18 feet parking spaces instead of 10 feet by 20 feet. The applicant indicated the request was due to maximizing available parking while significantly reducing unnecessary environmental pollutant runoff, increasing green spaces throughout. The applicant is proposing to gate the multi-family portion of the project and is requesting a variance to allow the gating of this area of the project.

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On the coversheet, it was noted that the Planned Unit Development will allow all permitted C-2 uses (inclusive of 1 retailer less than 100,000 square feet but greater than 20,000 square feet). Staff has not seen any proposed buildings with square footages attached to the uses. Without further details of the building exceeding 20,000 square feet, staff is unable to support this request.

A large portion of the existing commercial area is changing to multi-family use, which warrants a traffic study and school concurrency report. The applicant did supply an initial growth impact report from the Lake County School Board indicating the project would have an estimated impact of 92 students for the 324-unit Option A. A traffic study and school reservation would be performed prior to site plan approval.

The conceptual overall site plans prepared by B&S Engineering Consultants, LLC, dated April 22, 2016, shows Option A (Sheet C-2.2) with 10 large buildings and some smaller buildings along with the parking areas and the commercial portion of the site. Option B (Sheet C-2.3) shows 8 large buildings and some smaller buildings along with the parking areas and the larger commercial portion of the site.

The applicant has proposed two options for the site for consideration. After reviewing both options, staff believes Option B is more consistent with the existing comprehensive plan and development in the area. Staff recommends approval of Option B, however; staff cannot support the excessive retaining wall heights, topography changes, reduced landscape buffer, and reduced parking stall dimensions, as requested by the applicant.

2. REQUEST FOR CONDITIONAL USE PERMIT

REQUEST: To allow a conditional use permit to allow for multi-family residential

PROJECT: The Vue

Planning Manager Henschel presented the staff report as follows:

The applicant, AC-Fulcrum, is requesting a rezoning on 42 +/- acres for a mixed use, Planned Unit Development project consisting of a multi-family apartment complex, general commercial uses, retention area and open space. The applicant has requested 12 units per acre for the multi-family portion of the project. With the recent addition of the Planned Unit Development zoning to the City's Land Development Code, this request may have been handled through that process. However, it was brought to staff's attention that an incompatibility exists in the City's Comprehensive Plan that needs to be addressed. Policy 1.9.2 states "Residential development shall be limited to 12 units per acre; however, densities higher than eight units per acre shall require a conditional use permit." This policy does not state Planned Unit Development zoning.

Staff has concluded that the policy can be easily amended to make the Planned Unit Development zoning compatible with this policy. The addition of "or Planned Unit Development." at the end of the policy would correct the incompatibility. Unfortunately, the time

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necessary to make this change is a several months long process since it is a text amendment to the Comprehensive Plan. Staff will be moving forward on making this change.

In order to assist with the applicant's request in a timely manner, it was noted that the applicant could still seek a Conditional Use Permit for the 12 units per acre. Therefore, the applicant is requesting a conditional use permit to allow 12 units per acre for the project while all the other details of the project will be contained in the Planned Unit Development zoning ordinance. This would allow the applicant to move forward on the project and be consistent with the Comprehensive Plan.

Staff has reviewed the Planned Unit Development proposal and the total number of units for the multi-family portion is 324 units. Staff has placed this cap on the multi-family portion in the Conditional Use Permit and will also be in the Planned Unit Development ordinance. Staff recommends approval of Resolution 2016-15 to allow 12 units per acre for the project, not to exceed an overall unit count of 324 units.

Cecilia Bonifay, 420 S. Orange Avenue, Orlando, attorney with Akerman representing The Vue, stated that the City received a grant to create a strategic plan to help property owners develop difficult topography sites. She stated that although the City codes are good requirements, they do not fit a site such as this one. She stated that waivers are necessary to develop this property. She stated that on Option A and Option B drawing, the yellow coloring shows the portion of the site that will need additional cut and fill. She stated that the applicant wants to make The Vue senior housing which will decrease the trip generation on traffic and eliminate the demand on the schools. She stated that there are no potential tenants for the commercial uses at this time.

Commissioner Whitehead asked if the applicant is preferring Option A or Option B.

Ms. Bonifay stated that the applicant is open to the decision and staff is recommending Option B. She stated that the difference is Option A has six acres of commercial, two units of multi-family near Highway 50 with the remaining eight units below. She stated that Option B has a 10 acres of commercial area, removing the two multi-family units near Highway 50 and all the multi-family located below the commercial area.

Commissioner Solis asked if the rest of the area meets the City's cut and fill code.

Mr. Henschel stated that the cut and fill area that is not meeting City's code is highlighted in yellow on both Option A and Option B site plans.

Major Stacy, B&S Engineering Consultants, 2221 Lee Road, Winter Park, stated that the site is a challenge. He stated that they are experienced with topographic challenges. He stated that the 25-foot retaining walls and grade difference is between the commercial and multi-family. He stated that the wall preserves the character of the landscape. He stated that with senior living they have to meet ADA requirements and reduce significant elevation changes. He stated that they have to be able to get a fire truck in and out of the site which is a governing factor for what they are

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doing with this site. He stated that the reason for the reduced parking stalls is to allow more open space to transition between the grade levels.

Commissioner Proli asked why develop this type of project for this property rather than going with single family homes. She stated that she is concerned about over-crowding the schools, traffic, police, and fire due to the growth in the city. She stated that the citizens would rather have more commercial than residential.

Commissioner Solis stated that the city needs more residential in order to get more commercial.

Commissioner Smith asked if the applicant is willing to proceed with Option B.

Ms. Bonifay stated that the applicant is willing to proceed with Option B. She stated that they have received a capacity letter from the school board and there is capacity. She stated that there is a requirement for a traffic study to be completed.

Jonathon Moore, 2419 Albert Lee Pkwy, Winter Park, stated that the site is difficult. He stated that the cost would be enormous to do single-family units on this property. He stated that the multi-family buildings are laid out to match the topography.

Commissioner Solis asked if this property could be developed at all following the City's standards.

Mr. Henschel stated that it would be very difficult.

Commissioner Solis stated that it's a question of do we want a vacant piece of property for a long time or do we want to work with someone who is willing to work with the property.

Commissioner Smith suggested to allow smaller parking stalls at the top portion of the site and make them larger as they build down the site.

Janet Justice McKenzie, 2546 Holly Berry Circle, Southridge Subdivision, stated that she had the same issue a year ago with another development wanting to build apartments across from their subdivision. She spoke in opposition to the development.

Pastor Sandy Edwards, 2554 Holly Berry Circle, stated that she is opposed to the development and is requesting the Commission to deny the application.

Sam Durance, 2466 Holly Berry Circle, stated that the project that was denied a year ago was much smaller than this project. He stated that they are not opposed to commercial, however he doesn't agree with multi-family. He submitted letters of opposition from his neighbors.

Ms. Bonifay stated that the property south of Hooks Street next to their subdivision will not be developed so there will be a buffer between this project and their subdivision.

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Commissioner Solis asked if there is an entrance from Highway 50.

Ms. Bonifay stated that there will be a right-in, right-out from Highway 50. She stated that the gated entrance for the multi-family will be from Hooks Street.

Commissioner Hubbard asked if the density count included the parcel to the south of Hooks Street.

Mr. Henschel stated that a portion of that property was prorated to be included.

Ms. McKenzie stated that she wanted to state again that the neighbors were assured that this property would remain commercial.

Commissioner Smith stated that was for a different parcel.

Mr. Henschel stated that was for a parcel in Hills of Clermont PUD for workforce housing.

Commissioner Proli stated that she has concerns about the height.

Commissioner Martin stated that there are two things he has been thinking about lately. He stated that one is the character and nature of Clermont and the other is about specific parcels such as this one. He stated that the character and nature of Clermont has been changing over the years. He stated that the City has developed a good downtown master plan. He stated that Clermont's character and nature seems to be flowing toward a Winter Park, Windermere, Pebble Beach, California character. He stated that now there are numerous auto sales along Highway 50. He stated that he sees more and more high density residential, however high density isn't the character and nature that Clermont was growing into. He stated that they have to help shape the character of Clermont. He stated that if they don't have an image, then they are allowing the character and nature to change into something they don't want. He stated that he is not in favor of this project because he wants something more like Winter Park, Windermere, or Pebble Beach.

Chairman Jones asked the applicant if they would compromise on the waivers that are being requested.

Mr. Moore stated this Commission has given him feedback as to what they want so he can now go back to see where they can compromise on requests. He stated that with this property it will be impossible to develop without any waivers.

Commissioner Whitehead moved to recommend approval of the rezoning for Option B and to negotiate the waivers; seconded by Commissioner Solis. The vote was 4-3 to recommend approval, with Commissioners Proli, Hubbard, and Martin opposing.

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Commissioner Whitehead moved to recommend approval of the conditional use permit; seconded by Commissioner Solis. The vote was 4-3 to recommend approval, with Commissioners Proli, Hubbard, and Martin opposing.

3. REQUEST FOR COMPREHENSIVE PLAN AMENDMENT

REQUEST: To change the future land use from Lake County Regional Commercial to Low Density Residential

PROJECT: WaterBrooke

Senior Planner Kruse presented the staff report as follows:

The applicant, Mattamy Homes, is requesting adoption of a future land use change for 28.6 acres that would be added to its residential subdivision, WaterBrooke. The proposed map amendment will change the future land use from Lake County's Regional Commercial to the City's Low Density Residential. The City's Low Density Residential allows up to 3 dwelling units per acre. The City's Low Density Residential does not permit commercial or industrial uses, as allowed by the County's future land use. The conversion from commercial and industrial uses to residential uses would be more logical in this area of the City since residential development has already occurred to the west of Hancock Road and is currently planned to the east of this parcel with the existing WaterBrooke development. Existing commercial uses are located a little more than 1-mile north along SR 50.

With the additional acreage added to the WaterBrooke subdivision, the applicant is requesting 1100 units on total 568.6 acres, which equates to 1.93 units per acre. This number is below the 3 dwelling units per acre allowable under the City's Low Density Residential future land use.

Upon approval by the City Council, the proposed amendment would be transmitted to the Florida Department of Economic Opportunity (DEO) and the reviewing agencies for review. DEO would then issue an Objections, Recommendations and Comments letter to the City, and the amendment would then be scheduled for a final public hearing in July.

Staff recommends approval of the transmittal of the large scale comprehensive plan amendment to change the future land use from Lake County Regional Commercial to the City's Low Density Residential.

4. REQUEST FOR REZONING

REQUEST: To change the zoning from UE Urban Estate to Planning Unit Development

PROJECT: WaterBrooke

Senior Planner Kruse presented the staff report as follows:



CITY OF CLERMONT
REZONING
APPLICATION

DATE: 3/24/16

FEE: \$350.00

PROJECT NAME (if applicable): The VUE at Clermont

APPLICANT: AC-Fulcrum

CONTACT PERSON: Jonathan Moore

Address: 710 E. Colonial Dr.

City: Orlando State: FL Zip: 32803

Phone: 407-373-0930 Fax: _____

E-Mail: jmoore@accommercial.com

OWNER: 14 Acres SR 50, LLC

Address: 125-A East Marks Street

City: Orlando State: FL Zip: 32803

Phone: _____ Fax: _____

Address of Subject Property: Clermont, FL 34711

Legal Description (include copy of survey): Survey attached

Acreage: 14 Land Use: Vacant Commercial
(City verification required)

Present Zoning: C-2 Proposed Zoning: C-2: With conditional use
(City verification required) permit for Multi-family and
Senior's Housing. 12u per
acre



**CITY OF CLERMONT
REZONING
APPLICATION
Page 2**

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

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

AC/Fulcrum is assembling the parcels shown in exhibit "A" attached. We will be developing a mix use project subject to City approval for the conditional use of multi-family/senior's housing with no greater density than 12 units per acre. There are many unique locational attributes which make apartments appropriate on this acreage such as the close proximity of the high school and middle school to the south, community college immediately to the north along with the hospital, an abundance of retailers, and zero abutting owned residential housing. The aforementioned factors make this one of the most suitable areas in Clermont for an apartment development. Additionally, there are physical topographical attributes that drive apartment viability on this particular site – the site work is least costly for multi-family/senior's housing than retail and the elevation change allows for fantastic views that serve as a unique feature for future residents.

Jonathan Mays
Applicant Name (print) AC Properties

X [Signature]
Applicant Name (signature)

14 Acres SR50 LLC
Owner Name (print)

X [Signature] Manager
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



CITY OF CLERMONT
REZONING
APPLICATION

DATE: 3/24/16

FEE: \$350.⁰⁰

PROJECT NAME (if applicable): The Vue at Clermont

APPLICANT: AC-Fulcrum

CONTACT PERSON: Jonathan Moore

Address: 710 East Colonial Drive

City: Orlando State: FL Zip: 32803

Phone: 407-373-0930 Fax: _____

E-Mail: jmoore@accommercial.com

OWNER: Maynard K. Knapp, Trustee c/o John F. Lowndes, Esq.

Address: 215 North Eola Drive

City: Orlando State: FL Zip: 32801

Phone: 407-843-4600 Fax: 407-843-4444

Address of Subject Property: Clermont, FL 34711

Legal Description (include copy of survey): Survey attached

Acres: 28.9 Land Use: Timber
(City verification required)

Present Zoning: C-2 Proposed Zoning: C-2: With conditional use
(City verification required) permit for Multi-family and
Senior's Housing. 12u per
acre



CITY OF CLERMONT
REZONING
APPLICATION
Page 2

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

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

AC/Fulcrum is assembling the parcels shown in exhibit "A" attached. We will be developing a mix use project subject to City approval for the conditional use of multi-family/senior's housing with no greater density than 12 units per acre. There are many unique locational attributes which make apartments appropriate on this acreage such as the close proximity of the high school and middle school to the south, community college immediately to the north along with the hospital, an abundance of retailers, and zero abutting owned residential housing. The aforementioned factors make this one of the most suitable areas in Clermont for an apartment development. Additionally, there are physical topographical attributes that drive apartment viability on this particular site – the site work is least costly for multi-family/senior's housing than retail and the elevation change allows for fantastic views that serve as a unique feature for future residents.

Jonathan Moore
Applicant Name (print) AC Properties
JOHN F. BOWNDES AS
ATTORNEY IN FACT FOR
MAJNARD K KNAPP, TRUSTEE
Owner Name (print)

X [Signature]
Applicant Name (signature)
MAJNARD K KNAPP, TRUSTEE
BY
X [Signature]
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

Exhibit "A"



LEGAL NOTICE

Notice is hereby given that the City Council of the City of Clermont will consider the enactment of following proposed ordinance. All interested parties will be given an opportunity to express their views on this matter.

ORDINANCE NO. 2016-17

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 severability, an effective date and publication.

LOCATION

South of Highway 50, west of Miss Florida Avenue
Alternate keys 1028272 & 3334566

LEGAL DESCRIPTION

All of that tract or parcel of land lying and being in Section 26, Township 22 South, Range 26 East, Lake County, Florida, and being more particularly described as follows:

PARCEL 1 (FEE SIMPLE ESTATE)

That part of Section 28, Township 22 South, Range 26 East, Lake County, Florida, described as follows:

Commence at the East 1/4 corner of said Section 28; thence run North 00°42'51" East along the East line of the Northeast 1/4 of said Section 28 for a distance of 664.12 feet to the Northeast corner of the South 1/4 of the Northeast 1/4 of said Section 28; thence run South 89°24'16" West along the North line of said South 1/4 for a distance of 1335.19 feet to a point on a non-tangent curve concave Westerly having a radius of 270.00 feet and a chord bearing of South 01°23'58" West and the Point of Beginning; thence run Southerly along the arc of said curve through a central angle of 23°36'59" for a distance of 111.29 feet to the point of compound curvature of a curve concave Northwesterly having a radius of 25.00 feet and a chord bearing of South 63°07'26" West; thence run Southwesterly along the arc of said curve through a central angle of 99°49'56" for a distance of 43.56 feet to the point of reverse curvature of a curve concave Southerly having a radius of 1750.00 feet and a chord bearing of North 87°56'35" West and the North right of way line of Hook Street, as described in Official Records Book 2010, Page 316, of the Public Records of Lake County, Florida; thence run Westerly along said North right of way line and the arc of said curve through a central angle of 41°57'58" for a distance of 1281.78 feet to a non-radial line and the East right of way line of an Unnamed right of way, according to the plat of LAKE HIGHLANDS COMPANY, as recorded in Plat Book 2, Page 28, of said Public Records; thence run North 00°10'52" East along said East right of way line for a distance of 718.43 feet to the South right of way line of State Road Number 50; thence run North 89°24'19" East along said South right of way line for a distance of 1127.57 feet; thence run South 89°29'29" East along said South right of way line for a distance of 150.11 (120.11) feet to the West line of the East 60 feet of Tract 19, of said LAKE HIGHLANDS COMPANY; thence run South 00°26'52" West along said West line for a distance

of 445.90 feet to the point of curvature of a curve concave Easterly having a radius of 280.00 feet; thence run Southerly along the arc of said curve through a central angle of 15°45'47" for a distance of 77.03 feet to the point of tangency; thence run South 15°18'56" East for a distance of 105.46 feet to the point of curvature of a curve concave Westerly having a radius of 270.00 feet and a chord bearing of South 12°51'43" East; thence run Southerly along the arc of said curve through a central angle of 04°54'24" for a distance of 23.12 feet to the Point of Beginning.

LESS AND EXCEPT therefrom that parcel conveyed by Maynard K. Knapp, individually and as Trustee to Akram Ismail, M.D., by Special Warranty Deed recorded April 17, 2015, in Official Records Book 4613, Page 945, described as follows: A portion of the Southwest 1/4 of the Northeast 1/4 of Section 28, Township 22 South, Range 26 East, Lake County, Florida, described as follows: Commence at the Northeast corner of said Section 28; thence S01°07'06"W along the East line of said Northeast 1/4, a distance of 1372.13 feet to a point; thence N89°06'23"W, a distance of 1322.25 to a point on the South right-of-way line of State Road No. 50. (Right-of-Way varies per Right-of-Way Map Section 11070); thence continue N89°06'23"W, a distance of 60.00 feet to the POINT OF BEGINNING; thence S00°51'39"W, along the West right-of-way line of Miss Florida Avenue (ORB 2345, Page 748), also being parallel to and 60.00 feet West of the East line of said Southwest 1/4 of the Northeast 1/4 of Section 28 and the East line of Tract 19 of Lake Highlands Company, according to the Plat thereof as recorded in Plat Book 2, Page 28, of the Public Records of Lake County, Florida, a distance of 369.94 feet to a point; thence N89°08'21"W, a distance of 291.58 feet to a point; thence N00°51'39"E, a distance of 230.29 feet to a point; thence S89°08'21"E, a distance of 64.35 feet to a point; thence N00°51'39"E, a distance of 139.00 feet to a point on the South line of an unnamed unimproved street, also being the North line of said Tract 19; thence N89°50'25"E, along the North line of said Tract 19, a distance of 42.23 feet to a point on said South right-of-way line of State Road No. 50; thence S89°06'23"E, along said South right-of-way line of State Road 50, a distance of 185.01 feet to the POINT OF BEGINNING.

Containing 744,665 Sq. Ft. of 17.100 Acres more or Less.

PARCEL 2 (EASEMENT ESTATE)

Together with that certain Non-Exclusive Ingress-Egress Easement granted by Akram Ismail to Maynard K. Knapp, Trustee, to Reciprocal Easement Agreement recorded April 17, 2015, in Official Records Book 4613, Page 948, Public Records of Lake County, Florida.

PARCEL 3 (SOUTHERN PORTION)

Tract 29 and Tract 30, as shown on the Lake Highlands Company Plat of Section 28, Township 22 South, Range 26 East, recorded in Plat Book 2, Page 28, of the Public Records of Lake County, Florida; Less that portion lying within and North of the Right of Way for Hook Street.

SECOND SURVEY

That portion of the north/south roadway between Tracts 20, 21, 28, and 29 as shown on the Lake Highland's Company plat of Section 28, Township 22 South, Range 26 East, recorded in Plat Book 2, Page 28, Public Records of Lake County, Florida; lying northerly of Hook Street, and southerly of State Road No. 50, being

more particularly described as follow: Commence at the NE corner of Section 28, Township 22 South, Range 26 East, Lake County, Florida, thence S 0°17'37" W, a distance of 1372.13 feet; thence N 89°55'52" W, a distance of 1322.25 feet to a point on the south right of way line of State Road No. 50 (a variable width public right of way); thence the following four (4) courses and distances along said south right of way line, continue N 89°55'52" W, a distance of 60.00 feet; thence N 89°27'07" W, a distance of 184.98 feet; thence S 89°30'08" W, a distance of 42.24 feet; thence S 89°24'19" W, a distance of 1020.48 feet to the point of beginning; thence departing said south right of way, run S 00°14'51" W, along the west line of Tracts 20 and 29, a distance of 718.43 feet to a point on the northerly right of way line of Hook Street (A 100 foot wide public right of way) said point also being on a non-tangent curve, concave southeasterly, and having a radius of 1750.00 feet; thence southwesterly along the arc of said curve, through a central angle of 01°02'34", a distance of 31.85 feet, said curve being subtended by a chord bearing and distance of S 70°37'05" W, 31.85 feet; thence departing said north right of way line, run N 0°14'51" E, a distance of 728.72 feet to a point on the aforementioned southerly right of way line of State Road No. 50; thence N 89°28'03" E, along said north right of way line, a distance of 30.00 feet to the point of beginning.

Containing 0.50 acre, more or less

THIRD SURVEY

That portion of the north/south roadway between Tracts 28, and 29 as shown on the Lake Highland's Company plat of Section 28, Township 22 South, Range 26 East, recorded in Plat Book 2, Page 28, Public Records of Lake County, Florida; lying northerly of Hook Street, and southerly of State Road No. 50, being more particularly described as follow: commence at the NE corner of Section 28, Township 22 South, Range 26 East, Lake County, Florida; thence S 0°17'37" W, a distance of 1372.13 FEET; thence N 89°55'52" W, a distance of 1322.25 feet to a point on the south right of way line of State Road No. 50 (A variable width public right of way); thence the following four (4) courses and distances along said south right of way line, continue N 89°55'52" W, a distance of 60.00 feet; thence N 89°27'07" W, a distance of 184.98 feet; thence S 89°30'08" W, a distance of 42.24 feet; thence S 89°24'19" W, a distance of 1020.48 feet; thence departing said south right of way, run S 00°14'51" W, along the west line of Tracts 20 and 29, a distance of 824.65 feet to a point on the southerly right of way line of Hooks Street (A 100 foot wide public right of way); thence departing said southerly right of way line, run S 0°14'51" W, along the west line of said Tract 29, a distance of 473.42 feet to the southwest corner of said Tract 29; thence S 89°28'17" W, a distance of 30.00 feet to the southeast corner of aforementioned Tract 28; thence N 0°14'51" E, along the east line of said Tract 28, a distance of 462.39 feet to a point on the southerly right of way line of aforementioned Hook Street, said point also being on a non-tangent curve, concave southeasterly, and having a radius of 1650.00 feet; thence southwesterly along the arc of said curve, through a central angle of 01°06'54", a distance of 32.11 feet, to the point of beginning, said curve being subtended by a chord bearing and distance of N 69°22'29" E, 32.11 feet.

Containing 0.32 acres, more or less

FOURTH SURVEY

Tracts 21 and 28 as shown on the Lake Highland's Company plat of Section 28, Township 22 South, Range 26 East, recorded in Plat Book 2, Page 28, Public Records of Lake County, Florida; less that portion of Tract 28, lying south of Hook Street, (County District NO. 2-1346).

FROM C-2 General Commercial
TO Planned Unit Development

This request will be considered by the Planning & Zoning Commission on Tuesday, April 5, 2016 at 6:30 p.m.

A public meeting to consider the request will be held before the City Council on Tuesday, April 26, 2016 at 6:30 p.m. for final enactment.

The April 5, 2016 meeting will be held at the Clermont City Center located at 620 West Montrose Street, Room B. The April 26, 2016 meeting will be held at City Hall, located at 685 W. Montrose Street.

This ordinance is available for public inspection in the office of the City Clerk, 685 W. Montrose St., Monday through Friday between the hours of 8:00 A.M. and 5:00 P.M.

Please be advised that, under State law, if you should decide to appeal a decision made with respect to this matter, you may need to ensure that a verbatim record is made.

Tracy Ackroyd Howe, MMC
City Clerk

Daily Commercial
March 29 and April 12, 2016



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date																	
Tuesday, June 28, 2016																	
Agenda Item Name																	
Ordinance No. 2016-21 <i>Final The Vue</i>																	
Requested Action																	
Recommend approval of Ordinance 2016-21.																	
Staff Report																	
This request, initially considered by the City Council at its May 24, 2016 meeting, was tabled to June 14, 2016 and then to June 28, 2016 to allow the applicant additional time to refine the development proposal. The applicant, AC-Fulcrum, is preparing plans to develop several parcels south of Highway 50, west of Miss Florida Avenue and north of Hooks Street. During their due diligence process, they discovered an undeveloped right-of-way running north/south near the middle of the proposed development. It is a 30-foot right-of-way lying between Tracts 20, 21, 28, and 29 of the Lake Highlands Company plat. The right-of-way was platted as part of the original Lake Highlands Company, plat book 2, page 28, recorded on March 2, 1914. The right-of-way has existed for over 100 years and is still not developed. The parcels have severe topography changes, and the original lots do have other access points. The applicant is requesting to eliminate the right-of-way to prepare the site for future development. Staff recommends approval of Ordinance 2016-21.																	
Additional Analysis																	
Fiscal Impact Summary																	
Fiscal Impact	Fund Number and Description	Available Budget Amount															
Exhibits Attached (copies of original agreements)																	
<table><tr><td>1.</td><td>Ordinance</td><td>ROW ORD 2016-21.doc</td></tr><tr><td>2.</td><td>Map</td><td>Map ROW.pdf</td></tr><tr><td>3.</td><td>ROW sketch</td><td>IS-23822 SKLG-NS-ROADWAY Revised (3-1-16).pdf</td></tr><tr><td>4.</td><td>ROW sketch</td><td>IS-23822 SKLG-S-ROADWAY Revised(3-19-16).pdf</td></tr><tr><td>5.</td><td>Legal ad</td><td>ROW legal ad.docx</td></tr></table>			1.	Ordinance	ROW ORD 2016-21.doc	2.	Map	Map ROW.pdf	3.	ROW sketch	IS-23822 SKLG-NS-ROADWAY Revised (3-1-16).pdf	4.	ROW sketch	IS-23822 SKLG-S-ROADWAY Revised(3-19-16).pdf	5.	Legal ad	ROW legal ad.docx
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CITY OF CLERMONT
ORDINANCE No. 2016-21

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, CLOSING AND PERMANENTLY ABANDONING THE RIGHT-OF-WAY EASEMENTS ON THE NORTH/SOUTH ROADWAY BETWEEN TRACTS 20, 21, 28, AND 29 AS SHOWN ON THE PLAT OF CLERMONT, LAKE HIGHLANDS 28-22-26 PB 2 PG 28 PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; LESS RIGHT-OF-WAY FOR HOOKS STREET; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH, PROVIDING FOR SEVERABILITY, PUBLICATION, RECORDING, AND FOR AN EFFECTIVE DATE.

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

Section 1.

That any and all portions, closing and permanently abandoning the right-of-way easements on the north/south roadway between Tracts 20, 21, 28, and 29 as shown on the plat of Clermont, Lake Highlands, 28-22-26, PB 2, PG 28, Public Records of Lake County, Florida.

Section 2.

The closing is done pursuant to the authority of the Charter of the City of Clermont, Lake County, Florida and the general laws of the State of Florida.

Section 3.

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

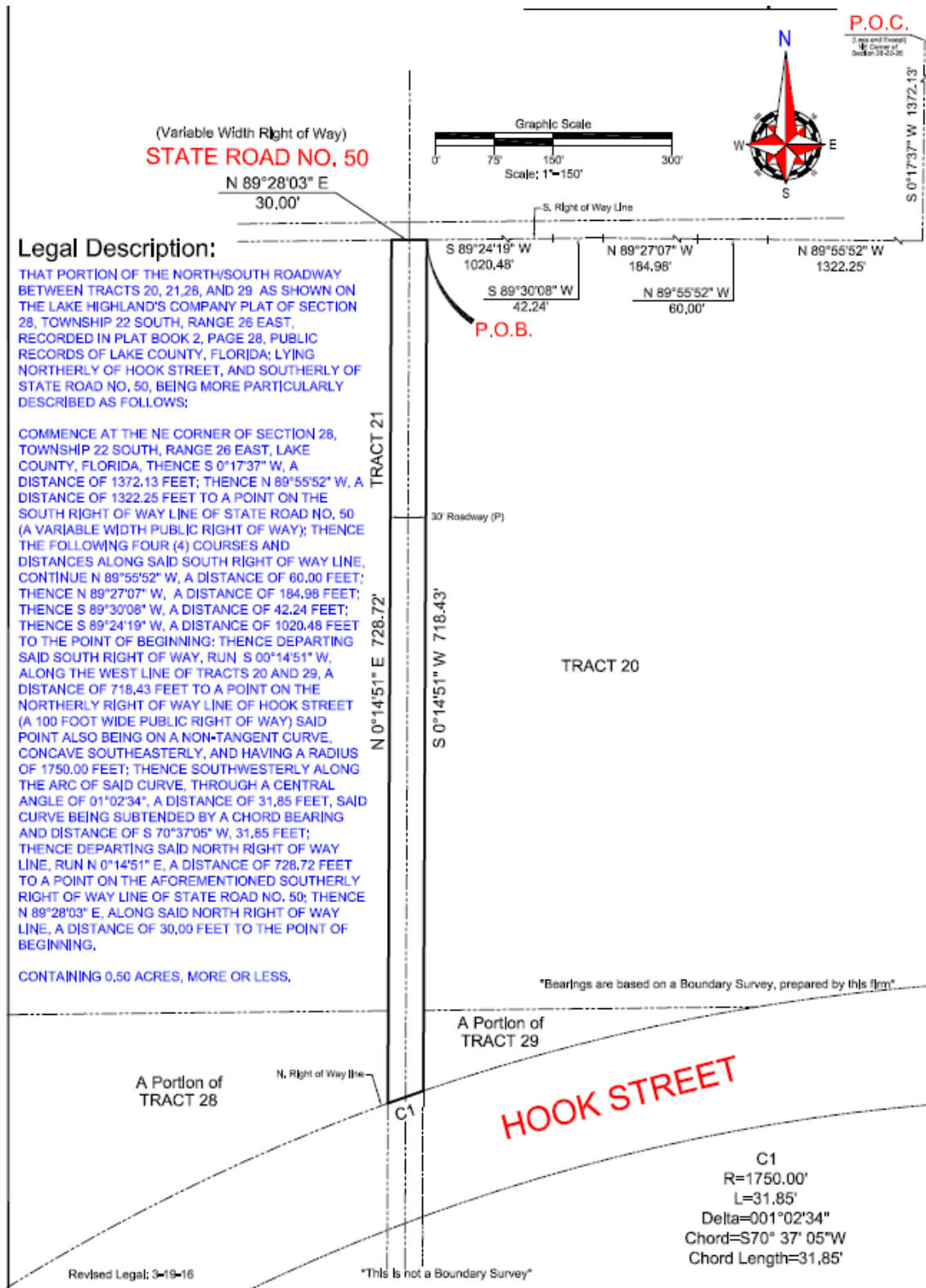
Section 4.

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

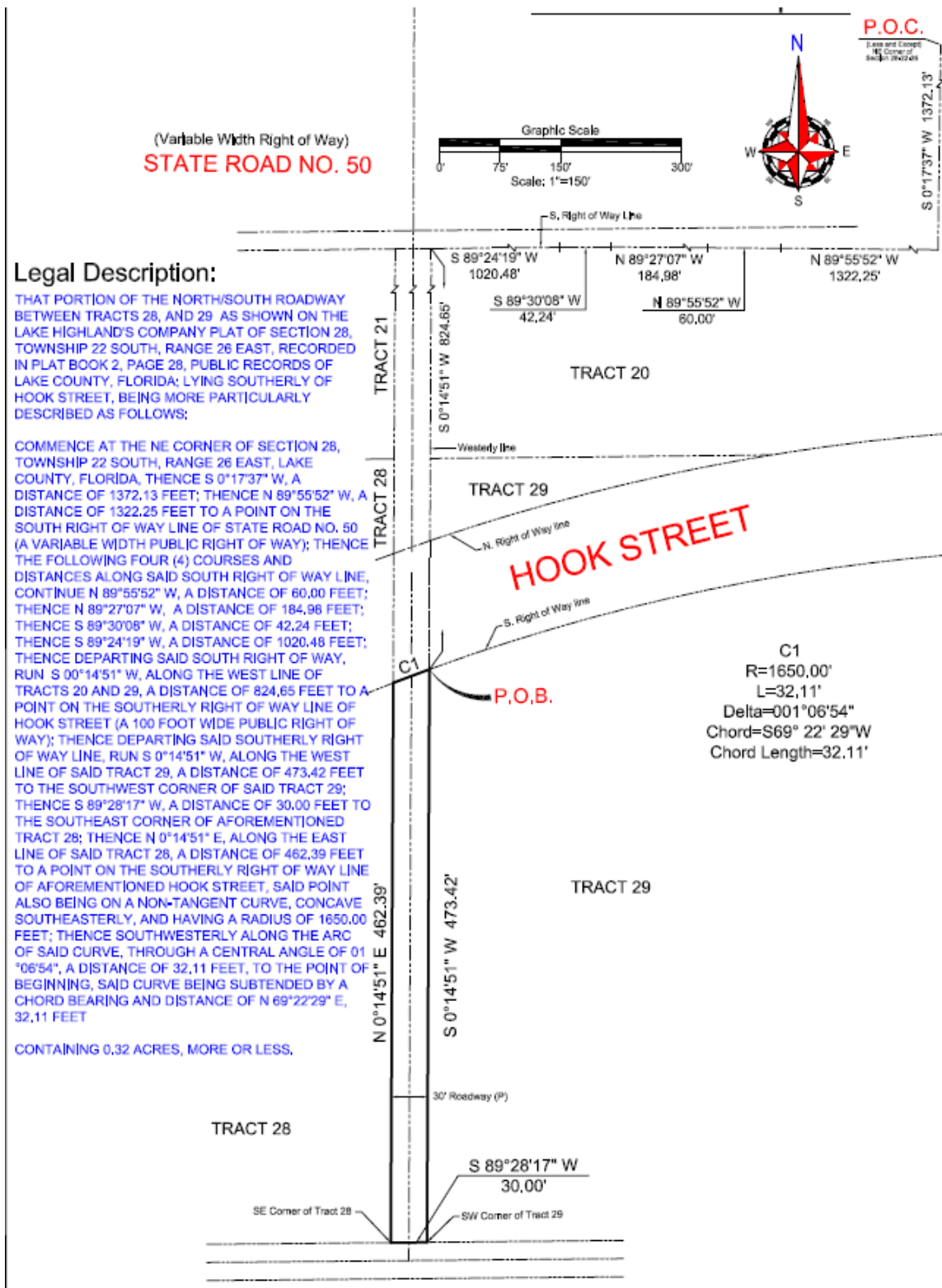
Section 5.

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. 2016-21



CITY OF CLERMONT
ORDINANCE No. 2016-21



CITY OF CLERMONT
ORDINANCE No. 2016-21

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, this 28th day of June, 2016.

Gail L. Ash, Mayor

ATTEST:

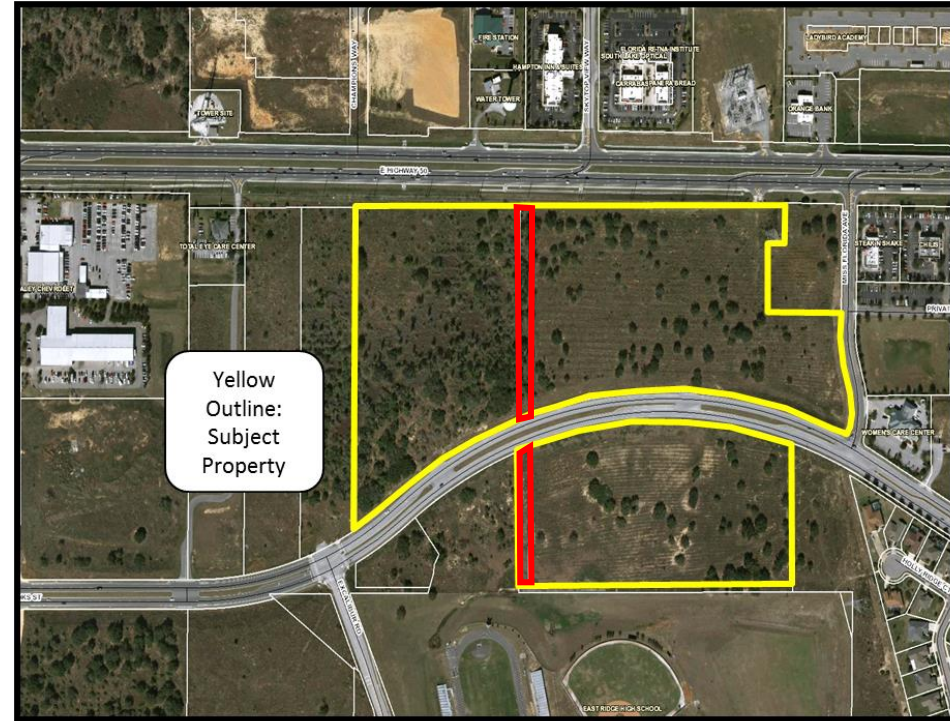
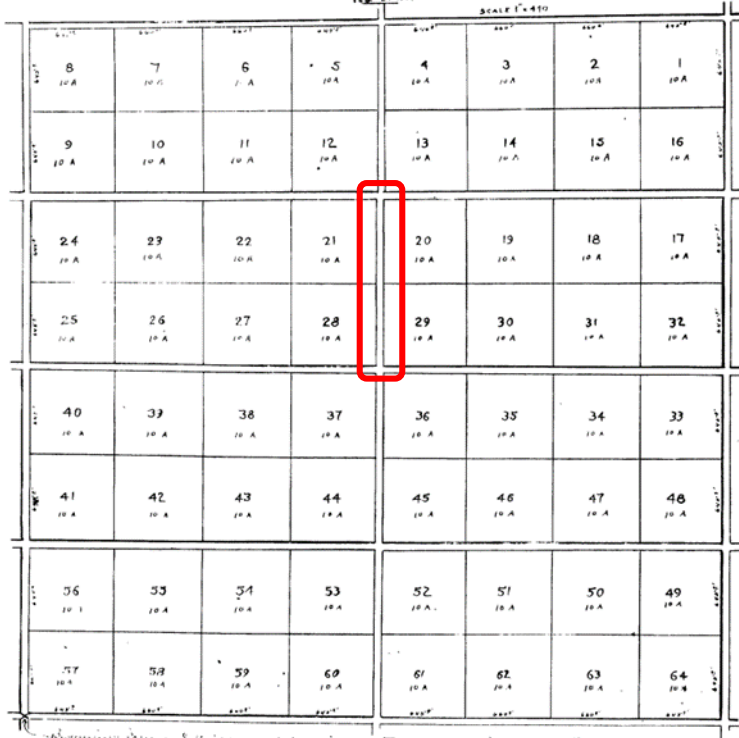
Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

The Vue ROW Vacation Request

MAP OF
SECTION 28
TOWNSHIP 22 S. RANGE 26 E
LAKE COUNTY FLORIDA
— PROPERTY OF —
LAKE HIGHLANDS COMPANY
— CLEMINT, FLA —
— HUNTINGTON, W. VA —
FEB. 23 1914

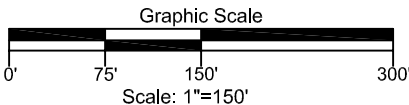


The 30-foot ROW was part of the plat from Lake Highlands Company in 1914. The areas outlined in red is what the applicant requests to be vacated based upon legal descriptions and control.

Sketch of Description

P.O.C.

(Less and Except)
NE Corner of
Section 28-22-26



(Variable Width Right of Way)
STATE ROAD NO. 50

N 89°28'03" E
30.00'

S. Right of Way Line

S 0°17'37" W 1372.13'

Legal Description:

THAT PORTION OF THE NORTH/SOUTH ROADWAY BETWEEN TRACTS 20, 21, 28, AND 29 AS SHOWN ON THE LAKE HIGHLAND'S COMPANY PLAT OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, RECORDED IN PLAT BOOK 2, PAGE 28, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; LYING NORTHERLY OF HOOK STREET, AND SOUTHERLY OF STATE ROAD NO. 50, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NE CORNER OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, THENCE S 0°17'37" W, A DISTANCE OF 1372.13 FEET; THENCE N 89°55'52" W, A DISTANCE OF 1322.25 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF STATE ROAD NO. 50 (A VARIABLE WIDTH PUBLIC RIGHT OF WAY); THENCE THE FOLLOWING FOUR (4) COURSES AND DISTANCES ALONG SAID SOUTH RIGHT OF WAY LINE, CONTINUE N 89°55'52" W, A DISTANCE OF 60.00 FEET; THENCE N 89°27'07" W, A DISTANCE OF 184.98 FEET; THENCE S 89°30'08" W, A DISTANCE OF 42.24 FEET; THENCE S 89°24'19" W, A DISTANCE OF 1020.48 FEET TO THE POINT OF BEGINNING: THENCE DEPARTING SAID SOUTH RIGHT OF WAY, RUN S 00°14'51" W, ALONG THE WEST LINE OF TRACTS 20 AND 29, A DISTANCE OF 718.43 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF HOOK STREET (A 100 FOOT WIDE PUBLIC RIGHT OF WAY) SAID POINT ALSO BEING ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 1750.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°02'34", A DISTANCE OF 31.85 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 70°37'05" W, 31.85 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, RUN N 0°14'51" E, A DISTANCE OF 728.72 FEET TO A POINT ON THE AFOREMENTIONED SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 50; THENCE N 89°28'03" E, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.50 ACRES, MORE OR LESS.

TRACT 21

N 0°14'51" E 728.72'

S 0°14'51" W 718.43'

TRACT 20

30' Roadway (P)

Bearings are based on a Boundary Survey, prepared by this firm

A Portion of
TRACT 29

A Portion of
TRACT 28

N. Right of Way line

C1

HOOK STREET

C1

R=1750.00'

L=31.85'

Delta=001°02'34"

Chord=S70° 37' 05"W

Chord Length=31.85'

Revised Legal: 3-19-16

This is not a Boundary Survey

Field Date: N/A Date Completed: 3/15/16
Drawn By: GLG File Number: IS-23822

-Legend-

C	- Calculated	PC	- Point of Curvature
CL	- Centerline	Pg.	- Page
CB	- Concrete Block	PI	- Point of Intersection
CM	- Concrete Monument	P.O.B.	- Point of Beginning
Conc.	- Concrete	P.O.L.	- Point on Line
D	- Description	PP	- Power Pole
DE	- Drainage Easement	PRM	- Permanent Reference Monument
Esmt.	- Easement	PT	- Point of Tangency
F.E.M.A.	- Federal Emergency Management Agency	R	- Radius
FFE	- Finished Floor Elevation	Rad.	- Radial
Fnd.	- Found	R&C	- Rebar & Cap
IP	- Iron Pipe	Rec.	- Recovered
L	- Length (Arc)	Rfd.	- Roofed
M	- Measured	Set	- Set 1/2" Rebar & Cap "LB 7623"
N&D	- Nail & Disk	Typ.	- Typical
N.R.	- Non-Radial	UE	- Utility Easement
ORB	- Official Records Book	WM	- Water Meter
P	- Plat	Δ	- Delta (Central Angle)
P.B.	- Plat Book	—O—	- Chain Link Fence
□	- Wood Fence		

-Notes-

>Sketch is Based upon the Legal Description Supplied by Client.
>Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hiatus.
>Subject to any Easements and/or Restrictions of Record.
>Bearing Basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB".
>Building Ties are NOT to be used to reconstruct Property Lines.
>Fence Ownership is NOT determined.
>Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.
>Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies.
>Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be Construed to give ANY Rights or Benefits to Anyone Other than those Certified.
>Flood Zone Determination Shown Hereon is Given as a Courtesy, and is Subject to Final Approval by F.E.M.A. This Determination may be affected by Flood Factors and/or other information NEITHER known by NOR given to this Surveying Company at the time of this Endeavor. Ireland & Associates Surveying Inc. and the signing surveyor assume NO Liability for the Accuracy of this Determination.

I hereby Certify that the Sketch of the above Described Property Is True and Correct to the Best of my Knowledge and Belief as of the Date Shown, Based on Information furnished to Me as Noted and Conforms to the Standards of Practice for Land Surveying in the State of Florida in accordance with Chapter 5J-17.052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.

Patrick K. Ireland
Surveyor
NO. 6637
STATE OF FLORIDA

FOR
THE
FIRM

Patrick K. Ireland PSM 6637 LB 7623
This Survey is intended ONLY for the use of Said Certified Parties.
This Survey NOT VALID UNLESS signed and Embossed with Surveyor's Seal.

Ireland & Associates Surveying, Inc.

1301 S. International Parkway Suite 2001
Lake Mary, Florida 32746

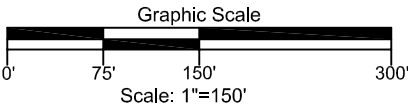
www.irelandsurveying.com

Office-407.678.3366 Fax-407.320.8165

Sketch of Description

P.O.C.

(Less and Except)
NE Corner of
Section 28-22-26



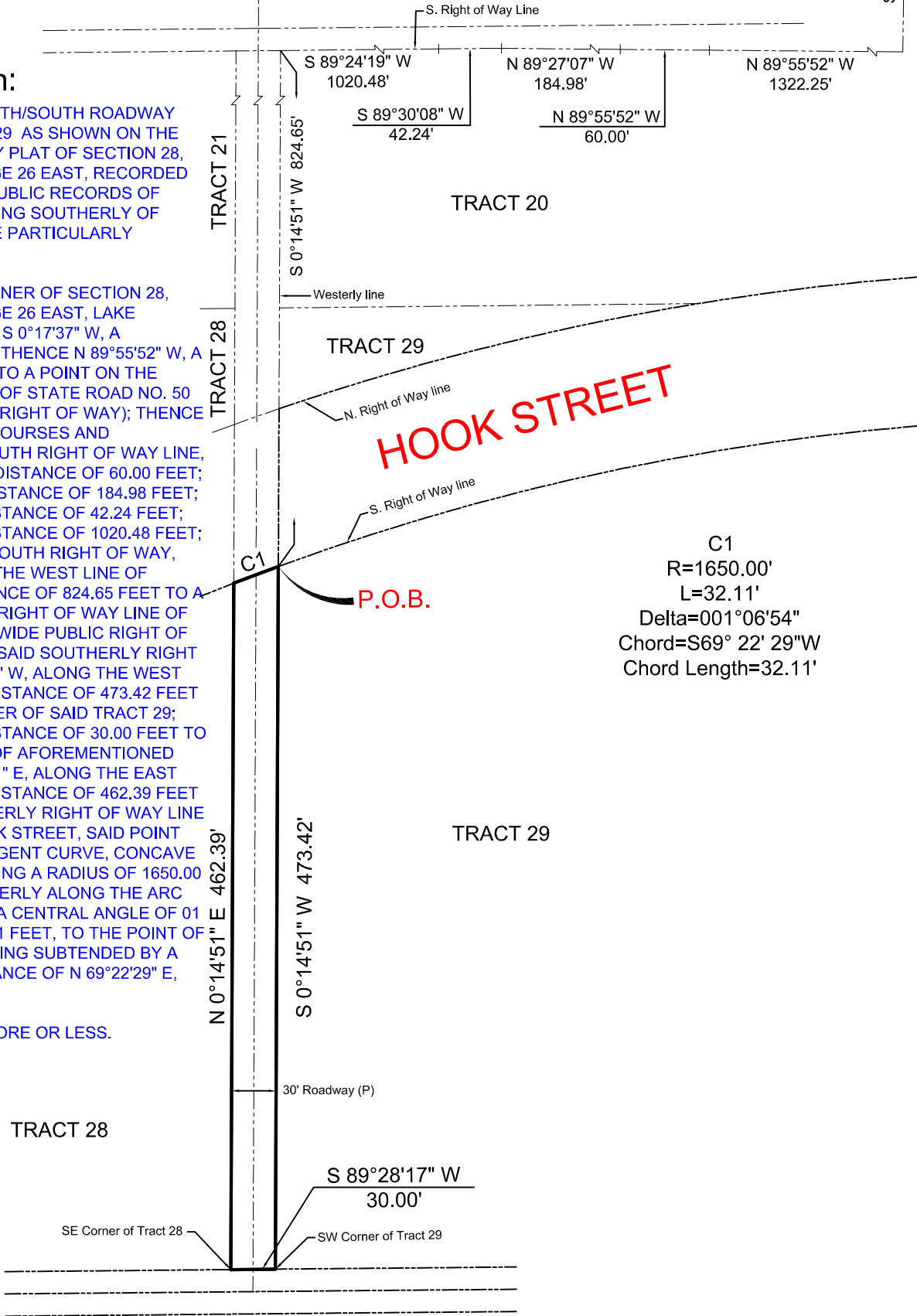
(Variable Width Right of Way)
STATE ROAD NO. 50

Legal Description:

THAT PORTION OF THE NORTH/SOUTH ROADWAY BETWEEN TRACTS 28, AND 29 AS SHOWN ON THE LAKE HIGHLAND'S COMPANY PLAT OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, RECORDED IN PLAT BOOK 2, PAGE 28, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; LYING SOUTHERLY OF HOOK STREET, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NE CORNER OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, THENCE S 0°17'37" W, A DISTANCE OF 1372.13 FEET; THENCE N 89°55'52" W, A DISTANCE OF 1322.25 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF STATE ROAD NO. 50 (A VARIABLE WIDTH PUBLIC RIGHT OF WAY); THENCE THE FOLLOWING FOUR (4) COURSES AND DISTANCES ALONG SAID SOUTH RIGHT OF WAY LINE, CONTINUE N 89°55'52" W, A DISTANCE OF 60.00 FEET; THENCE N 89°27'07" W, A DISTANCE OF 184.98 FEET; THENCE S 89°30'08" W, A DISTANCE OF 42.24 FEET; THENCE S 89°24'19" W, A DISTANCE OF 1020.48 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY, RUN S 00°14'51" W, ALONG THE WEST LINE OF TRACTS 20 AND 29, A DISTANCE OF 824.65 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF HOOK STREET (A 100 FOOT WIDE PUBLIC RIGHT OF WAY); THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, RUN S 0°14'51" W, ALONG THE WEST LINE OF SAID TRACT 29, A DISTANCE OF 473.42 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 29; THENCE S 89°28'17" W, A DISTANCE OF 30.00 FEET TO THE SOUTHEAST CORNER OF AFOREMENTIONED TRACT 28; THENCE N 0°14'51" E, ALONG THE EAST LINE OF SAID TRACT 28, A DISTANCE OF 462.39 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF AFOREMENTIONED HOOK STREET, SAID POINT ALSO BEING ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 1650.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01 °06'54", A DISTANCE OF 32.11 FEET, TO THE POINT OF BEGINNING, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 69°22'29" E, 32.11 FEET

CONTAINING 0.32 ACRES, MORE OR LESS.



C1
R=1650.00'
L=32.11'
Delta=001°06'54"
Chord=S69° 22' 29"W
Chord Length=32.11'

Revised Legal : 3-19-16

This is not a Boundary Survey *Bearings are based on a Boundary Survey, prepared by this firm*

Field Date: N/A	Date Completed: 3/15/16
Drawn By: GLG	File Number: IS-23822
-Legend-	
C - Calculated	PC - Point of Curvature
CL - Centerline	Pg. - Page
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P.B. - Plat Book	-O- - Chain Link Fence
□ - Wood Fence	

-Notes-

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>Abutting Properties Deeds have **NOT** been Researched for Gaps, Overlaps and/or Hiatus.

>Subject to any Easements and/or Restrictions of Record.

>Bearing Basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB".

>Building Ties are **NOT** to be used to reconstruct Property Lines.

>Fence Ownership is **NOT** determined.

>Roof Overhangs, Underground Utilities and/or Footers have **NOT** been located **UNLESS** otherwise noted.

>Septic Tanks and/or Drainfield locations are approximate and **MUST** be verified by appropriate Utility Location Companies.

>Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be Construed to give ANY Rights or Benefits to Anyone Other than those Certified.

>Flood Zone Determination Shown Hereon is Given as a Courtesy, and is Subject to Final Approval by F.E.M.A. This Determination may be affected by Flood Factors and/or other information **NEITHER** known by NOR given to this Surveying Company at the time of this Endeavor. Ireland & Associates Surveying Inc. and the signing surveyor assume **NO** Liability for the Accuracy of this Determination.

I hereby Certify that the Sketch of the above Described Property Is True and Correct to the Best of my Knowledge and Belief as of the Date Shown, Based on Information furnished to Me as Noted and Conforms to the Standards of Practice for Land Surveying in the State of Florida in accordance with Chapter 5J-17.052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.


Patrick K. Ireland, P.S.M. 6637, LB 7623
This Survey is intended **ONLY** for the use of Said Certified Parties.
This Survey **NOT** VALID **UNLESS** Signed and Embossed with Surveyor's Seal.

Ireland & Associates Surveying, Inc.
1301 S. International Parkway Suite 2001
Lake Mary, Florida 32746
www.irelandsurveying.com
Office-407.678.3366 Fax-407.320.8165

LEGAL NOTICE

The City Council of the City of Clermont will consider the enactment of the following proposed Ordinance at the regularly scheduled meeting to be held Tuesday, May 24, 2016 at 6:30 P.M. at City Hall located at 685 West Montrose Street. All interested parties will be given an opportunity to express their views on this matter.

ORDINANCE NO. 2016-21

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, CLOSING AND PERMANENTLY ABANDONING THE RIGHT-OF-WAY EASEMENTS NORTH/SOUTH ROADWAY BETWEEN TRACTS 20, 21, 28, AND 29 AS SHOWN ON THE PLAT OF CLERMONT, LAKE HIGHLANDS 28-22-26 PB 2 PG 28 PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; LESS RIGHT OF WAY FOR HOOKS ST.; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH, PROVIDING FOR SEVERABILITY, PUBLICATION, RECORDING, AND FOR AN EFFECTIVE DATE.

This ordinance is available for public inspection in the Development Services Department, 685 W. Montrose Street, Clermont, Florida, Monday through Friday between the hours of 8:00 a.m. and 5:00 p.m.

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.

Tracy Ackroyd Howe, MMC

City Clerk
Daily Commercial
May 10, 2016



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date	
Tuesday, June 28, 2016	
Agenda Item Name	
Resolution No. 2016-15 <i>The Vue</i>	
Requested Action	
Recommend approval of Resolution 2016-15.	
Staff Report	
This request, initially considered by the City Council at its May 24, 2016 meeting, was tabled to June 14, 2016 and then to June 28, 2016 to allow the applicant additional time to refine the development proposal. The applicant, AC-Fulcrum, is requesting a rezoning on 42 +/- acres for a mixed use, planned unit development (PUD) project consisting of a multi-family apartment complex, general commercial uses, retention area and open space. The proposed project is south of Highway 50, west of Miss Florida Avenue and north and south of Hooks Street. The applicant has requested 12 units per acre for the multi-family portion of the project. With the recent addition of the PUD zoning to the City's land development code, this request now may be handled through that process. However, an incompatibility exists in the City's comprehensive plan that necessitates a related request for a conditional use permit (CUP) to allow up to 12 units per acre. Policy 1.9.2 states "Residential development shall be limited to 12 units per acre; however, densities higher than eight units per acre shall require a conditional use permit." This policy does not state PUD zoning. An administrative text amendment to the comprehensive plan will be processed at a later date to reference PUD zoning. In order for the City to process the request in a timely manner, the applicant is seeking a CUP for the 12 units per acre. Therefore, the applicant is requesting a CUP to allow the density, and all the other details of the project will be contained in the PUD zoning ordinance. This would allow the applicant to move forward with the project and be consistent with the comprehensive plan. A third request, for the closing of the undeveloped right-of-way on the property, will also be considered. Staff has reviewed the PUD proposal and the total number of units for the multi-family portion is 324 units. Staff has placed this cap on the multi-family portion in the CUP, and the 324-unit cap will also be in the PUD ordinance. Staff recommends approval of Resolution 2016-15 to allow 12 units per acre for the project, not to exceed an overall unit count of 324 units. <i>At the May 3, 2016 Planning and Zoning Commission meeting, Commissioner Cuqui Whitehead moved to recommend approval of the conditional use permit; seconded by Commissioner Carlos Solis. The vote was 4-3 to recommend approval.</i>	
Additional Analysis	
Fiscal Impact Summary	

Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Resolution	CUP RES 2016-15.docx	
2. Maps	The Vue Maps.pdf	
3. Site Plan 2	Vue Plans 2.PDF	
4. P&Z Minutes	P&Z Minutes.pdf	
5. Application	CUP Application.pdf	
6. Legal ad	CUP The Vue legal ad.docx	

CITY OF CLERMONT
RESOLUTION NO. 2016-15

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR MULTI-FAMILY RESIDENTIAL.

WHEREAS, the applicant has applied for a rezoning to a Planned Unit Development for a mixed-use project consisting of multi-family use, general commercial uses, retention areas, and open space;

WHEREAS, an inconsistency exists between the newly adopted Planned Unit Development zoning designation and Policy 1.9.2 of the City's comprehensive plan with regard to residential densities permitted in the Commercial Future Land Use District;

WHEREAS, Policy 1.9.2 of the City's comprehensive plan does permit densities higher than eight units per acre under a Conditional Use Permit;

WHEREAS, the applicant has applied for a Conditional Use Permit for up to 324 multi-family units, or a density of 12 units per acre;

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held May 3, 2016 recommended approval of this Conditional Use Permit to allow for 324 multi-family residential units; not to exceed 12 units per acre, at the following location:

LOCATION:

South of Highway 50, west of Miss Florida Avenue, north of Hooks Street
Alternate keys 1028272 & 3334566

The City Council deems it advisable 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 up to 324 multi-family residential units; 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

CITY OF CLERMONT
RESOLUTION NO. 2016-15

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.

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 void.
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. 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.
6. 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.
7. Construction and operation of the proposed use shall at all times comply with the regulations of this and other governmental agencies.
8. 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 show location of all proposed buildings, structures, picnic areas, and outdoor recreation areas as indicated in the Conditional Use Application. 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.
9. 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.
10. 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. 2016-15

Section 2 - Land Uses and Specific Conditions:

1. A total of up to 324 multi-family dwelling units may be permitted on the site, not to exceed a density of 12 units per acre within the project.
2. The project shall be governed by Ordinance 2016–17 for a mixed use Planned Unit Development, including any waivers or special conditions.

CITY OF CLERMONT
RESOLUTION NO. 2016-15

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 28th day of June, 2016.

CITY OF CLERMONT

Gail L. Ash, Mayor

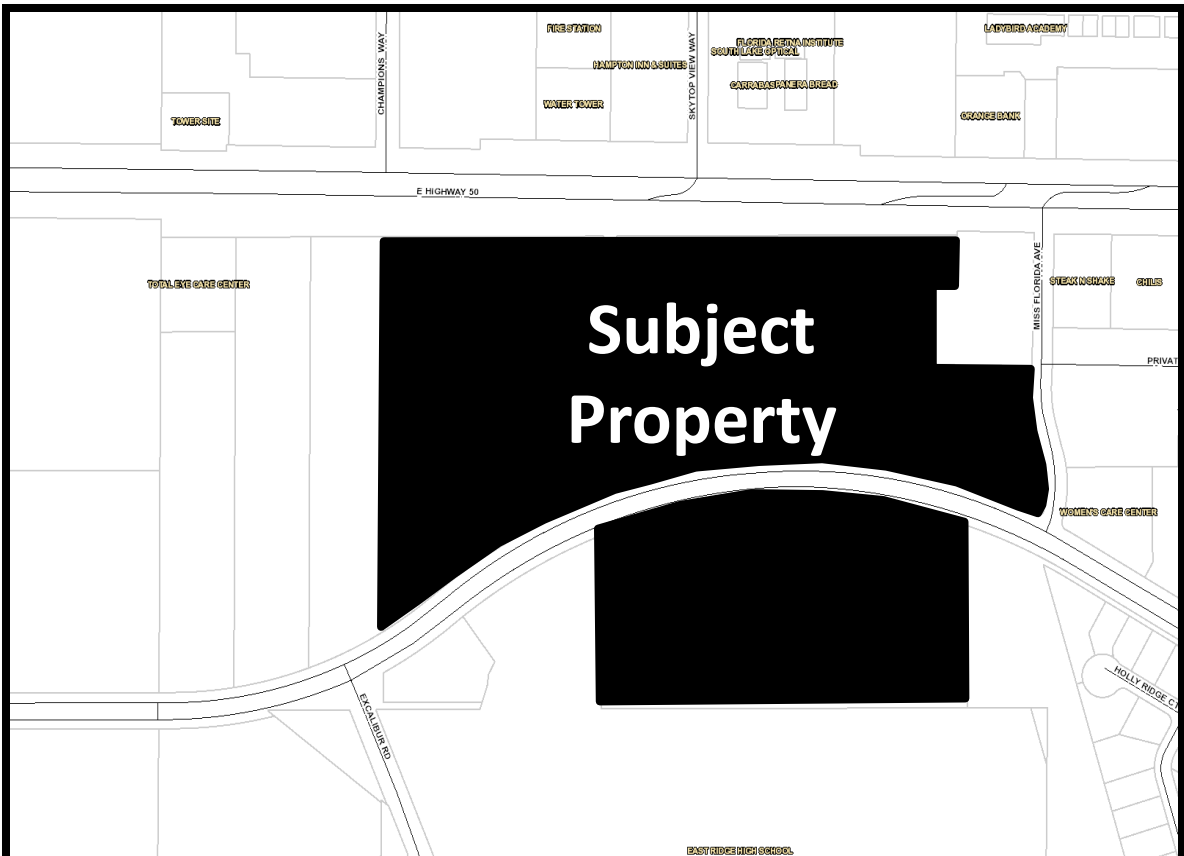
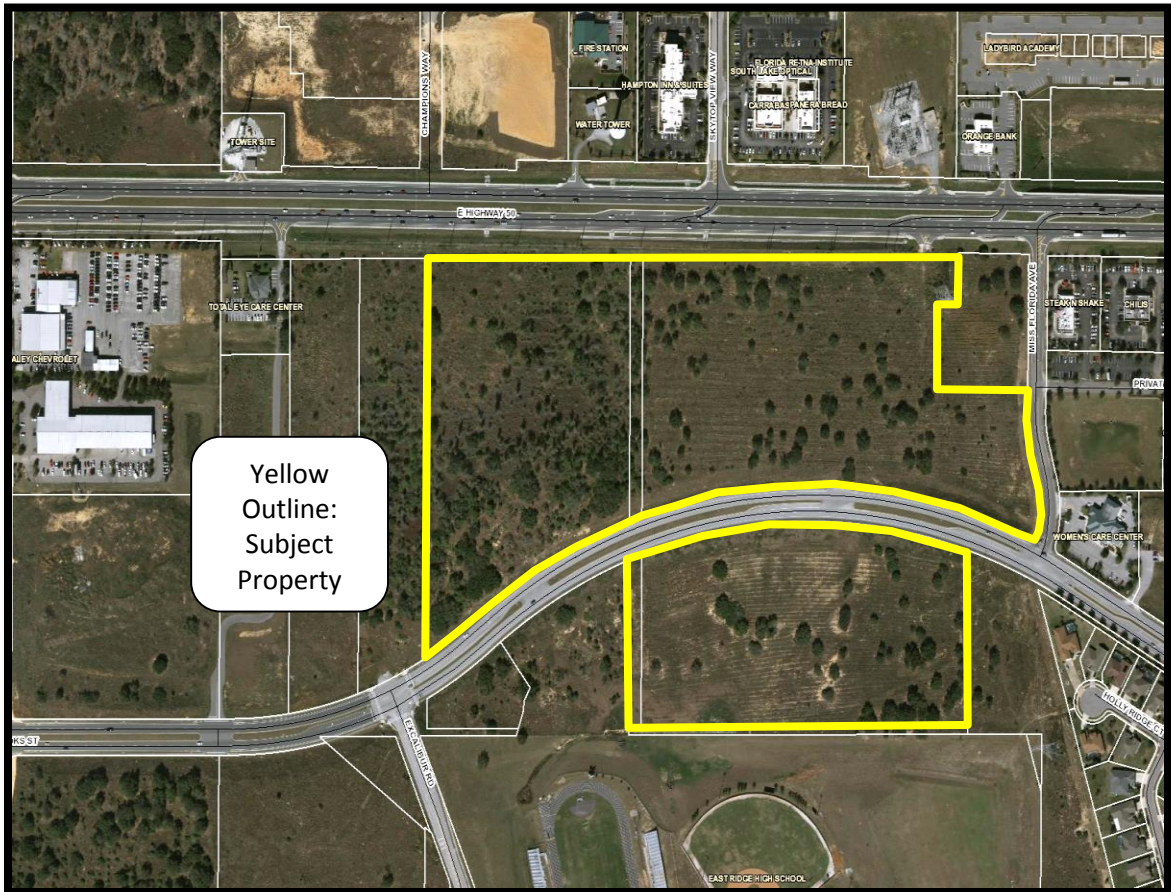
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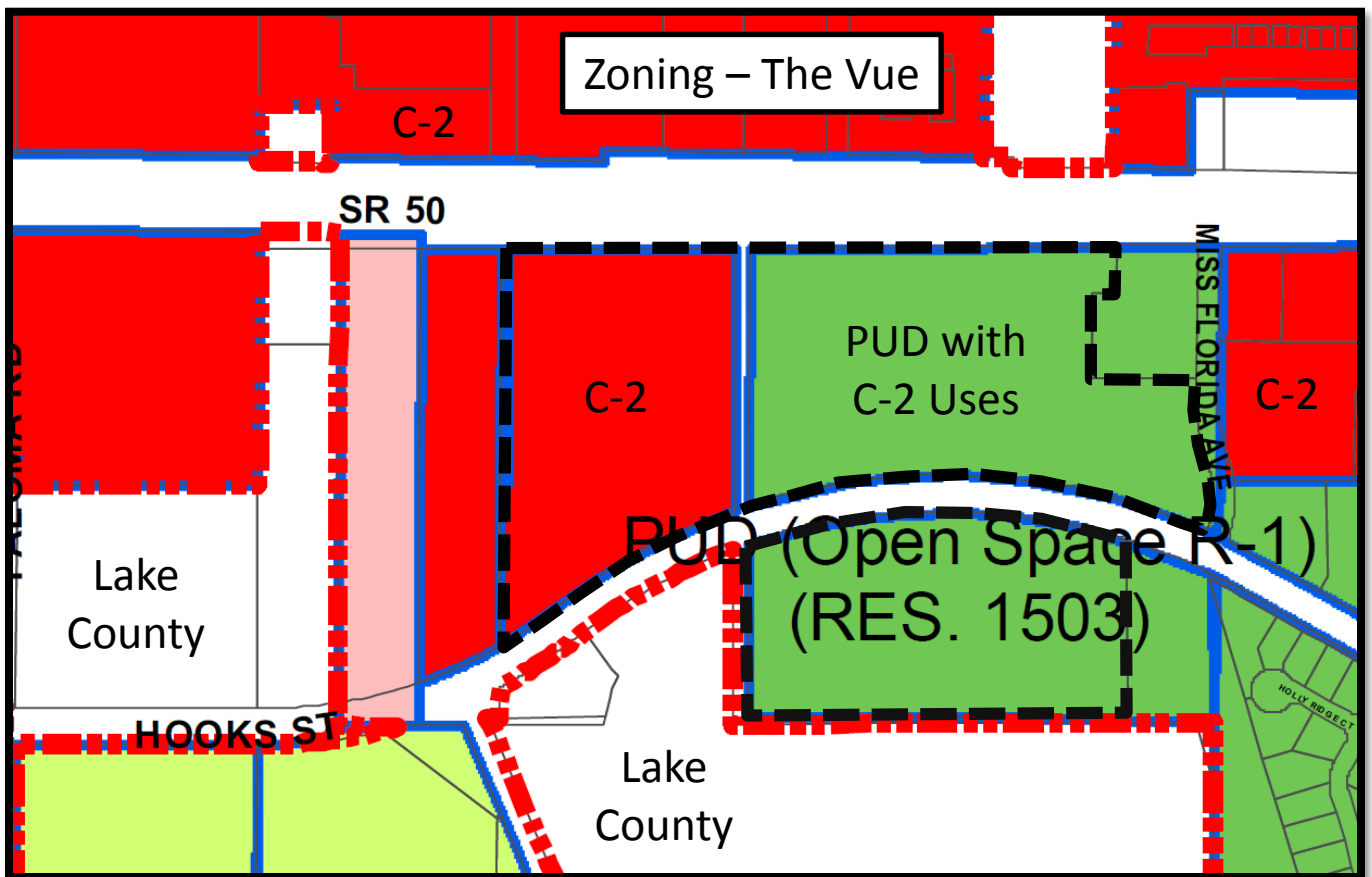
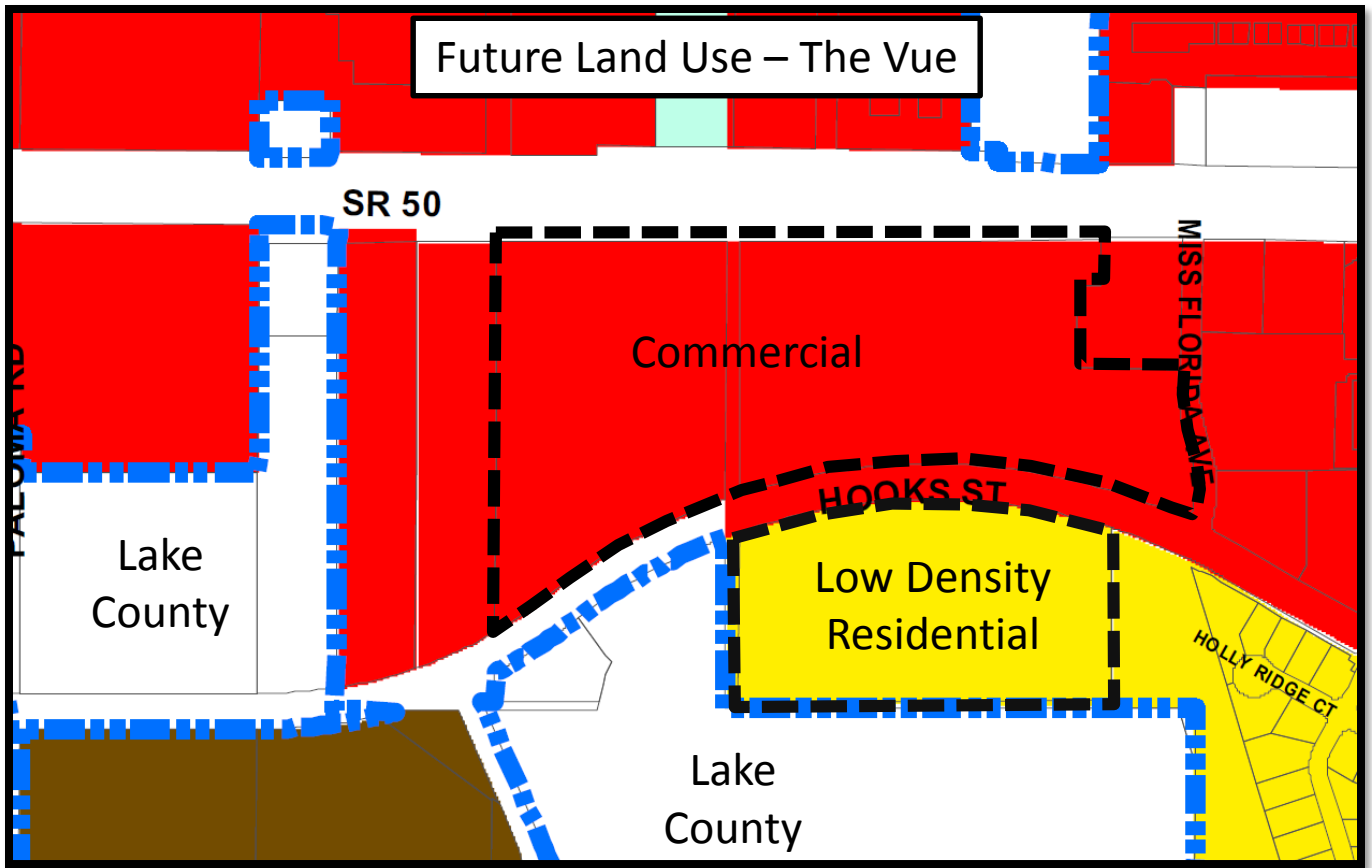
Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Location Map - The Vue





Boundary Survey

LEGAL DESCRIPTION:

PARCEL 1 (FEE SIMPLE ESTATE)

THAT PART OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST 1/4 CORNER OF SAID SECTION 28; THENCE RUN NORTH 00°42'51" EAST ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 28 FOR A DISTANCE OF 664.12 FEET TO THE NORTHEAST CORNER OF THE SDUTH 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE RUN SOUTH 89°24'16" WEST ALONG THE NORTH LINE OF SAID SOUTH 1/4 FOR A DISTANCE OF 1335.19 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 270.00 FEET AND A CHORD BEARING OF SOUTH 01°23'51" WEST TO THE POINT OF BEGINNING; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°36'59" FOR A DISTANCE OF 111.29 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING OF SOUTH 63°07'26" WEST; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 99°49'56" FOR A DISTANCE OF 43.56 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1750.00 FEET AND A CHORD BEARING OF NORTH 87°56'35" WEST AND THE NORTH RIGHT OF WAY LINE OF HOOK STREET, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2010, PAGE 316, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN WESTERLY ALONG SAID NORTH RIGHT OF WAY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°57'58" FOR A DISTANCE OF 1281.78 FEET TO A NON-RADIAL LINE AND THE EAST RIGHT OF WAY LINE OF AN UNNAMED RIGHT OF WAY, ACCORDING TO THE PLAT OF LAKE HIGHLANDS COMPANY, AS RECORDED IN PLAT BOOK 2, PAGE 28, OF SAID PUBLIC RECORDS; THENCE RUN NORTH 00°10'52" EAST ALONG SAID EAST RIGHT OF WAY LINE FOR A DISTANCE OF 718.43 FEET TO THE SOUTH RIGHT OF WAY LINE OF STATE ROAD NUMBER 50; THENCE RUN NORTH 89°24'19" EAST ALONG SAID SOUTH RIGHT OF WAY LINE FOR A DISTANCE OF 1127.57 FEET; THENCE RUN SOUTH 89°29'29" EAST ALONG SAID SOUTH RIGHT OF WAY LINE FOR A DISTANCE OF 150.11 (120.11) FEET TO THE WEST LINE OF THE EAST 60 FEET OF TRACT 19, OF SAID LAKE HIGHLANDS COMPANY; THENCE RUN SOUTH 00°26'52" WEST ALONG SAID WEST LINE FOR A DISTANCE OF 445.90 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 280.00 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°45'47" FOR A DISTANCE OF 77.03 FEET TO THE POINT OF TANGENCY; THENCE RUN SOUTH 15°18'56" EAST FOR A DISTANCE OF 105.46 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 270.00 FEET AND A CHORD BEARING OF SOUTH 12°51'43" EAST; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°54'24" FOR A DISTANCE OF 23.12 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THEREFROM THAT PARCEL CONVEYED BY MAYNARD K. KNAPP, INDIVIDUALLY AND AS TRUSTEE TO AKRAM ISMAIL, M.D., BY SPECIAL WARRANTY DEED RECORDED APRIL 17, 2015, IN OFFICIAL RECORDS BOOK 4613, PAGE 945, DESCRIBED AS FOLLOWS:

A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 28; THENCE S01°07'06"W ALONG THE EAST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 1372.13 FEET TO A POINT; THENCE N89°06'23"W, A DISTANCE OF 1322.25 TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 50. (RIGHT-OF-WAY VARIES PER RIGHT-OF-WAY MAP SECTION 11070); THENCE CONTINUE N89°06'23"W, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING; THENCE S00°51'39"W, ALONG THE WEST RIGHT-OF-WAY LINE OF MISS FLORIDA AVENUE (CORB 2345, PAGE 748), ALSO BEING PARALLEL TO AND 60.00 FEET WEST OF THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28 AND THE EAST LINE OF TRACT 19 OF LAKE HIGHLANDS COMPANY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 28, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; A DISTANCE OF 369.94 FEET TO A POINT; THENCE N89°08'21"W, A DISTANCE OF 291.58 FEET TO A POINT; THENCE N00°51'39"E, A DISTANCE OF 230.29 FEET TO A POINT; THENCE S89°09'21"E, A DISTANCE OF 64.35 FEET TO A POINT; THENCE N00°51'39"E, A DISTANCE OF 139.00 FEET TO A POINT ON THE SOUTH LINE OF AN UNNAMED UNIMPROVED STREET, ALSO BEING THE NORTH LINE OF SAID TRACT 19; THENCE N89°50'25"E, ALONG THE NORTH LINE OF SAID TRACT 19, A DISTANCE OF 42.23 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 50; THENCE S89°06'23"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 50, A DISTANCE OF 185.01 FEET TO THE POINT OF BEGINNING. CONTAINING 744,665 SQ. FT. OF 17.100 ACRES MORE OR LESS.

PARCEL 2 (EASEMENT ESTATE)

TOGETHER WITH THAT CERTAIN NON-EXCLUSIVE INGRESS-EGRESS EASEMENT GRANTED BY AKRAM ISMAIL TO MAYNARD K. KNAPP, TRUSTEE, TO RECIPROCAL EASEMENT AGREEMENT RECORDED APRIL 17, 2015, IN OFFICIAL RECORDS BOOK 4613, PAGE 948, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PARCEL 3 (SOUTHERN PORTION)

TRACT 29 AND TRACT 30, AS SHOWN ON THE LAKE HIGHLANDS COMPANY PLAT OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, RECORDED IN PLAT BOOK 2, PAGE 28, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; LESS THAT PORTION LYING WITHIN AND NORTH OF THE RIGHT OF WAY FOR HOOK STREET.

Legal Description:

THAT PORTION OF THE NORTH/SOUTH ROADWAY BETWEEN TRACTS 20, 21, 28, AND 29 AS SHOWN ON THE LAKE HIGHLAND'S COMPANY PLAT OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, RECORDED IN PLAT BOOK 2, PAGE 28, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; LYING NORTHERLY OF HOOK STREET, AND SOUTHERLY OF STATE ROAD NO. 50, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NE CORNER OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, THENCE S 01°17'37" W, A DISTANCE OF 1372.13 FEET; THENCE N 89°55'52" W, A DISTANCE OF 1322.25 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF STATE ROAD NO. 50 (A VARIABLE WIDTH PUBLIC RIGHT OF WAY); THENCE THE FOLLOWING FOUR (4) COURSES AND DISTANCES ALONG SAID SOUTH RIGHT OF WAY LINE, CONTINUE N 89°55'52" W, A DISTANCE OF 60.00 FEET; THENCE N 89°27'07" W, A DISTANCE OF 184.98 FEET; THENCE S 89°30'08" W, A DISTANCE OF 42.24 FEET; THENCE S 89°24'19" W, A DISTANCE OF 1020.48 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH RIGHT OF WAY, RUN S 00°14'51" W, ALONG THE WEST LINE OF TRACTS 20 AND 29, A DISTANCE OF 718.43 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF HOOK STREET (A 100 FOOT WIDE PUBLIC RIGHT OF WAY); SAID POINT ALSO BEING ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 1750.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°02'34", A DISTANCE OF 31.85 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 70°37'05" W, 31.85 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, RUN N 01°14'51" E, A DISTANCE OF 728.72 FEET TO A POINT ON THE AFOREMENTIONED SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 50; THENCE N 89°28'03" E, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.50 ACRES, MORE OR LESS.

Legal Description:

TRACTS 21 AND 28 AS SHOWN ON THE LAKE HIGHLAND'S COMPANY PLAT OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, RECORDED IN PLAT BOOK 2, PAGE 28, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; LESS THAT PORTION OF TRACT 28, LYING SOUTH OF HOOK STREET, (COUNTY DISTRICT NO. 2-1346).

Legal Description:

THAT PORTION OF THE NORTH/SOUTH ROADWAY BETWEEN TRACTS 28, AND 29 AS SHOWN ON THE LAKE HIGHLAND'S COMPANY PLAT OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, RECORDED IN PLAT BOOK 2, PAGE 28, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; LYING SOUTHERLY OF HOOK STREET, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NE CORNER OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, THENCE S 01°17'37" W, A DISTANCE OF 1372.13 FEET; THENCE N 89°55'52" W, A DISTANCE OF 1322.25 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF STATE ROAD NO. 50 (A VARIABLE WIDTH PUBLIC RIGHT OF WAY); THENCE THE FOLLOWING FOUR (4) COURSES AND DISTANCES ALONG SAID SOUTH RIGHT OF WAY LINE, CONTINUE N 89°55'52" W, A DISTANCE OF 60.00 FEET; THENCE N 89°27'07" W, A DISTANCE OF 184.98 FEET; THENCE S 89°30'08" W, A DISTANCE OF 42.24 FEET; THENCE S 89°24'19" W, A DISTANCE OF 1020.48 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY, RUN S 00°14'51" W, ALONG THE WEST LINE OF TRACTS 20 AND 29, A DISTANCE OF 824.65 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF HOOK STREET (A 100 FOOT WIDE PUBLIC RIGHT OF WAY); THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, RUN S 01°14'51" W, ALONG THE WEST LINE OF SAID TRACT 29, A DISTANCE OF 473.42 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 29; THENCE S 89°28'17" W, A DISTANCE OF 30.00 FEET TO THE SOUTHEAST CORNER OF AFOREMENTIONED TRACT 28; THENCE N 01°14'51" E, ALONG THE EAST LINE OF SAID TRACT 28, A DISTANCE OF 462.39 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF AFOREMENTIONED HOOK STREET, SAID POINT ALSO BEING ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 1650.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°06'54", A DISTANCE OF 32.11 FEET, TO THE POINT OF BEGINNING, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 69°22'29" E, 32.11 FEET

CONTAINING 0.32 ACRES, MORE OR LESS.

Legal Description:

THAT PORTION OF TRACT 28 AS SHOWN ON THE LAKE HIGHLAND'S COMPANY PLAT OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, RECORDED IN PLAT BOOK 2, PAGE 28, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; LYING SOUTHERLY OF HOOK STREET, (COUNTY DISTRICT NO. 2-1346).

PLANNED UNIT DEVELOPMENT

THE VUE AT CLERMONT
PARCEL ID #09-22-26-120501900000 & 09-22-26-120502100000



PREPARED FOR
AC-FULCRUM
710 EAST COLONIAL DRIVE
ORLANDO, FLORIDA 32803

PROJECT TEAM

OWNER/APPLICANT

AC-FULCRUM
710 EAST COLONIAL DRIVE
ORLANDO, FL 32803

ENGINEER

B&S ENGINEERING CONSULTANTS, LLC
MAJOR STACY, P.E.
2221 LEE ROAD SUITE 17
WINTER PARK, FLORIDA 32789
PHONE: 407-960-5868

ENVIRONMENTALIST

ECOLOGICAL CONSULTING SOLUTIONS
235 HUNT CLUB BOULEVARD, SUITE 202
LONGWOOD, FLORIDA 32789
PHONE: 407-869-9434

ARCHITECT

CHARLAN BROCK AND ASSOCIATES
1770 FENNELL ST.
MAITLAND, FL 32751
PHONE: 407-660-8900

LAND USE ATTORNEY

AKERMAN LLP
420 S. ORANGE AVENUE SUITE 1200
ORLANDO, FLORIDA 32801
PHONE: 407-423-4000

SITE DATA

SECTION/TOWNSHIP/RANGE: 9/22S/26E
PROPERTY AREA: ±42.57 AC
PROJECT AREA: (NET ACREAGE): 33 ACRES
EXISTING ZONING: C-2/UE
EXISTING USE: VACANT
PROPOSED PARCEL USE: (ENTIRE PARCEL) PUD: ALL PERMITTED C2 USES (INCLUSIVE OF 1 RETAILER LESS THAN 100,000 S.F. BUT GREATER THAN 20,000 S.F.)

PLAN 'A'

COMMERCIAL: 6.00 ACRES
MULTI FAMILY / SENIOR'S AREA 27.00 ACRES
MULTI FAMILY / SENIOR'S DENSITY: 12 DU/AC MAX = 323 UNITS

PLAN 'B'

COMMERCIAL: 11.50 ACRES
MULTI FAMILY / SENIOR'S AREA 21.50 ACRES
MULTI FAMILY / SENIOR'S DENSITY: 12 DU/AC MAX = 258 UNITS

PARKING AS PROPOSED:

PER CITY CODE

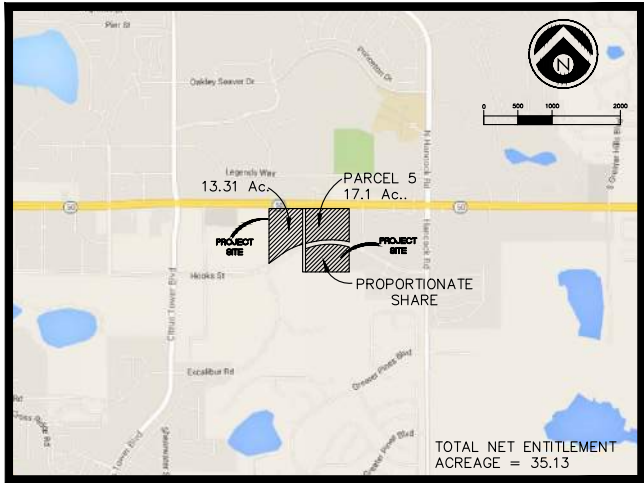
VARIANCES:

APPLY TO ENTIRE PROPERTY AS DETAILED ON FOLLOWING PAGES

NOTES:

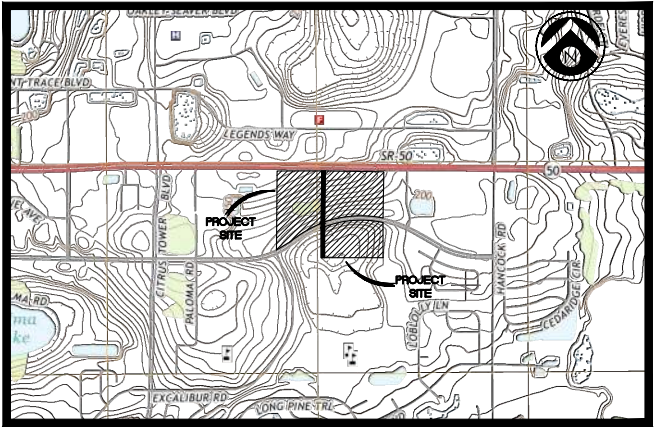
1. PROPOSED FFE AND GRADING SHOWN AS CONCEPTUAL.
2. THE FINAL ENGINEERING PLANS WILL BE CONSISTENT WITH NFPA AND CITY OF CLERMONT CODE. THIS INCLUDES CUL-DE-SACS AND HAMMERHEADS FOR ANY DEAD END EXCEEDING 150 FEET.
3. LANDSCAPE ISLAND WILL BE A MINIMUM OF 300 S.F. AT FINAL ENGINEERING.
4. A SECONDARY EMERGENCY ACCESS POINT WILL BE PROVIDED AT FINAL ENGINEERING THIS ACCESS MAY CONSIST OF STABILIZED REINFORCED GRASS PAVERS AND CRASH GATES.

LOCATION MAP -
PROJECT AREA BREAKDOWN



SECTION 9 TOWNSHIP 22S RANGE 26E LATITUDE 28° 32' 43"N LONGITUDE 81° 42' 54"W

USGS MAP



NOT FOR CONSTRUCTION UNLESS SIGNED AND SEALED	JOB No.: AOC-01 DESIGNED: p.i.b. APPROVED BY: MLS DATE: 6-14-16
MAJOR LEE STACY, P.E. REGISTRATION No. 70249	SHEET: C-0.0
DATE: _____	

Potential Variance Requests:

Sec. 54-78. - Driveway construction standards.

(a) Driveways constructed below street grade must rise to an elevation at least to the top of the curb height on city rights-of-way before reaching the owner's property line. Driveways constructed above the street grade should not exceed a grade of three-fourths of an inch per foot from the top of the curb to provide for vehicular clearance, unless otherwise approved by the city engineer.

Waiver Requests: It may be possible the retail driveway and parking will be below the centerline of SR 50. We are requesting a variance from this code and defer to the city engineer to approve proposed grading to ensure adequate outfall and protection of the FFE.

Sec. 94-195. - Clearing and grading review criteria. (b)(3)

The maximum depth of cut or fill for construction of any roadway shall be 15 feet, as measured at the centerline of the roadway.

Waiver Requests: Final grades will be determined at the time of final engineering. It may be possible to exceed the maximum cut or depth in portions of the site. We would request a variance from this code. We are requesting a maximum elevation change of 15’ due to the excessive grades on site. Please note the current code allows for 15’ of change on the commercial parcel and 10’ on the residential parcel. As this is a horizontal mixed use project with significant elevation changes, this request allows uniform grading techniques to be applied across the entire site.

Sec. 94-195. - Clearing and grading review criteria. (d)(4, 5, 7)

(4) Elevation changes in topography shall be limited to 15 feet.

(5) Transitions between multi-level construction shall be accomplished using slopes of no greater than 5:1 or with retaining walls not to exceed six feet in height.

(7) Terraces shall include a minimum five-foot landscape buffer along the boundary.

Waiver Requests: It is not until all final architectural, landscape and civil engineering design that the final grades and miscellaneous small retaining walls are located, that the exact solution can be shown to City of Clermont Staff. In addition, retaining walls will exceed 6’ in height. We are requesting a variance allowing 15’ of elevation change and a maximum wall height of 13’ without a terrace throughout the development. If higher than 13’ needed we will terrace the wall at or before the 13’ point.

Sec. 122-185 (4) Building Height not to exceed 45’

Waiver Requests: The proposed buildings will be terraced so the maximum building height will vary depending on the grade and location of the measurement. In addition, architectural features may extend above 45’. The proposed maximum building height is 55’. Please refer to sheet A-1.1.

Sec. 98-6. - Ratio of full size parking spaces to compact and oversized spaces.

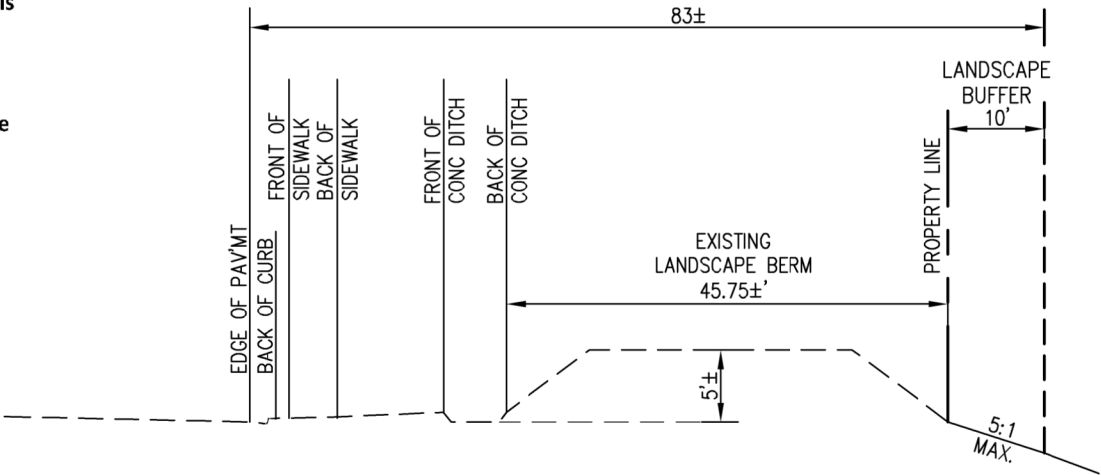
(a) The ratio of full size parking spaces to compact spaces shall be 90 to ten. This ratio shall be maintained for the total number of parking spaces provided and shall apply only to buildings and uses where the required number of parking spaces is 25 or greater and 300 or less. Developers may increase this ratio, thus increasing the number of full size spaces, however, in no case shall the ratio of compact spaces be permitted to exceed this ratio. Compact spaces shall not be permitted for buildings and uses requiring less than 25 parking spaces or for residential uses. Projects requiring more than 300 parking spaces shall be considered threshold developments where final decision on the ratio of parking shall be determined by the development review committee in consideration of traffic engineering and planning data that is appropriate to the proposed development and intended use.

(b) The provision of oversized parking spaces to accommodate recreational vehicles and the like shall be applied to retail business facilities where required parking is 100 spaces or more. The ratio of three oversized parking spaces per each 100 required spaces or portion thereof shall be maintained for the total number of parking spaces provided.

Waiver Requests: We are requesting a variance to use 9’x18’ spaces for 30% of the retail parking count and 30% of the multi-family parking count. This will minimize cut and fill operations. This will also maximize available parking while significantly reducing the unnecessary environmental pollutant runoff, increasing green spaces throughout.

Sec. 110-192 Gated development

Waiver Request: The proposed development will be gated and consistent with all requirements of City Clermont code including emergency access.



S.R. 50 RIGHT-OF-WAY / BUFFER SECTION

- NOTE:
1. DISTANCE FROM CURB TO LANDSCAPE BUFFER IS 80± FEET
 2. THE EXISTING 5 FEET BERM TO PROVIDE SOUND ATTENUATION COUPLED WITH THE INCREASED LANDSCAPE BUFFER GREEN SPACE.

Sec. 122-226. - Yards.

Minimum yard requirements for the C-2 district are as follows:

(1)

Front Yard. Property adjacent to Hartwood Marsh Road, SR 50 and U.S. 27 shall maintain a 50-foot setback. The setback on all other streets shall be 25 feet.

(2)

Side Yard. The minimum side yard setback is 12 feet. On corner lots where a side yard setback of 50 feet shall be maintained on Hartwood Marsh Road, State Road 50 and U.S. Highway 27 and a side yard setback of 25 feet shall be maintained from all other streets and 12 feet on the interior side yard. However, a side setback of 25 feet shall be maintained on the side adjacent to property that is either zoned or used as residential.

(3)

Rear Yard. The minimum rear yard setback is 25 feet except where a rear yard abuts Hartwood Marsh Road, SR 50 or U.S. 27, a setback of 50 feet shall be maintained. The rear building line of lakefront property shall be measured from the established high-water mark. No construction encroachment may occur in any designated 100-year floodplain except in accordance with policies of the adopted comprehensive plan and after formal approval of a site development plan by the administrative official.

(4)

Buffer Strip. When a conditional or commercial use abuts a residential use, the conditional or commercial use shall provide a landscaped buffer strip along the abutting property line.

(5)

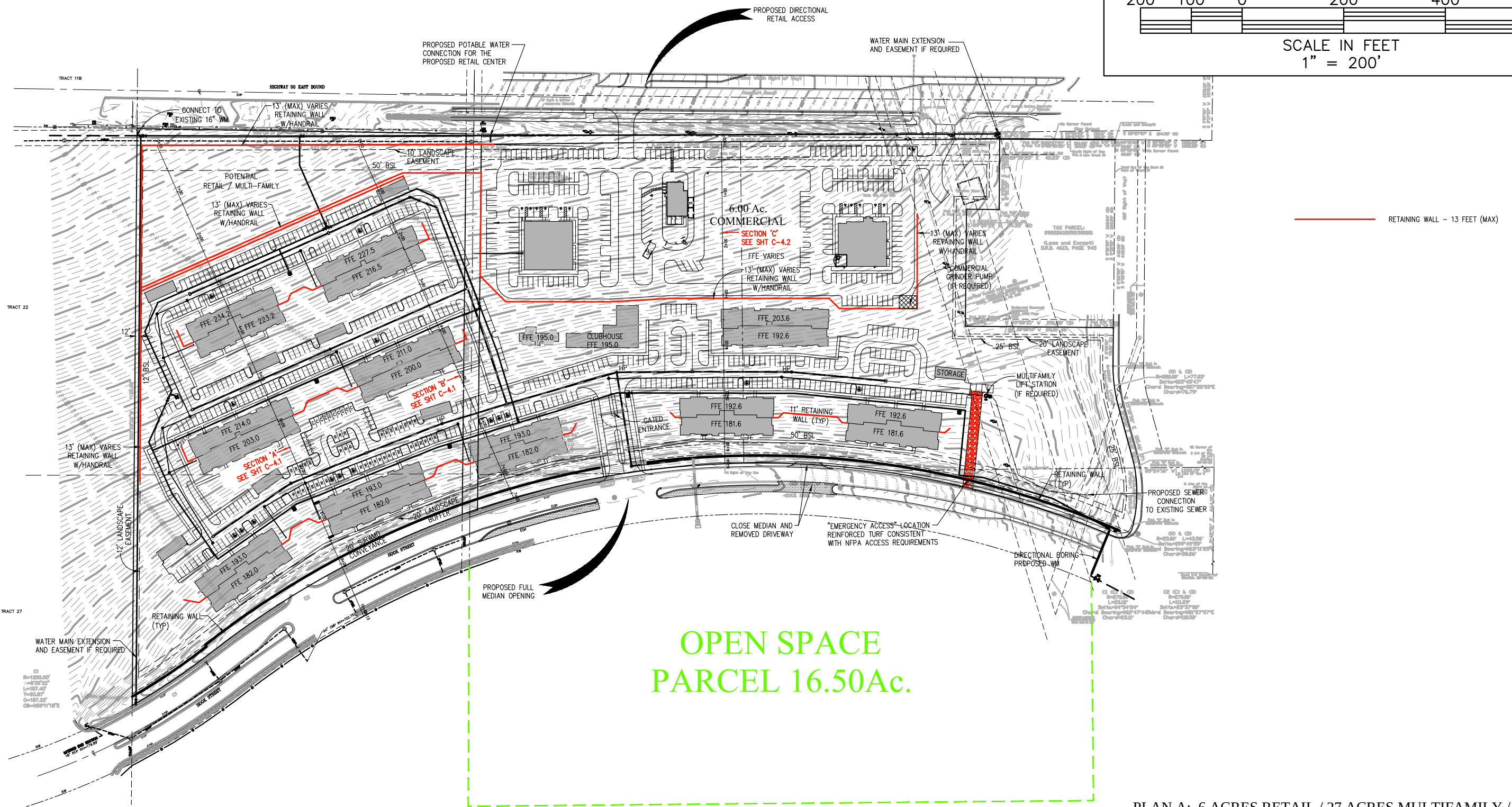
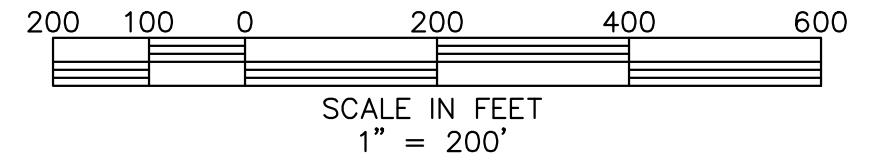
Other Setbacks. All yard setbacks for principal buildings shall be a minimum of 25 feet from established high-water marks. No construction encroachment may occur in any designated 100-year floodplain except in accordance with policies of the adopted comprehensive plan and after formal approval of a site development plan by the administrative official.

Waiver Request: See exhibit below. The landscape buffer of 10’ is proposed adjacent to SR 50 due to the presence of a large berm within which existing utilities are running that are in in the right of way. Note also the 80’± distance from the edge of SR 50 pavement to the proposed edge of parking providing extensive buffering. Grading cannot exceed 5:1 in the landscape buffer. Reducing the landscape buffer to 10’ will allow additional grading which will reduce the wall height by 3’± vertical feet. Note the existing 5’+ berm above the SR 50 grade provides maximum sound buffering/absorption. Please note, Hook Street landscape buffer will be installed adjacent to SJRWMD conveyance system as shown in Exhibit C-4.5

Power Line Easement Landscape Variance:

No planting or improvements within the Duke right-of-way.

DATE	REVISIONS	B&S ENGINEERING CONSULTANTS, LLC engineers planners 2221 Lee Road, Suite 17, Winter Park, Florida 32789 Telephone (407) 960-5868 Board of Professional Engineer Certificate No. 28973	AC FULCRUM - THE VUE AT CLERMONT		NOT FOR CONSTRUCTION UNLESS SIGNED AND SEALED	JOB No.: AOC-01	
			CLERMONT, FLORIDA			DESIGNED: p.i.b.	
			VARIANCE REQUESTS			APPROVED BY: MLS	
						DATE: 6-14-16	
						SHEET:	
			VARIANCE REQUESTS		MAJOR LEE STACY, P.E. REGISTRATION No. 70249 DATE: _____	C-1.1	



PLAN A: 6 ACRES RETAIL / 27 ACRES MULTIFAMILY / SENIORS

DATE REVISIONS

B&S ENGINEERING CONSULTANTS, LLC
engineers planners
2221 Lee Road, Suite 17, Winter Park, Florida 32789 Telephone (407) 960-5868
Board of Professional Engineer Certificate No. 28973

AC FULCRUM - THE VUE AT CLERMONT

CLERMONT, FLORIDA

CONCEPTUAL GRADING SCHEMATIC

NOT FOR CONSTRUCTION
UNLESS SIGNED AND SEALED

MAJOR LEE STACY, P.E.
REGISTRATION No. 70249

DATE:

JOB No.: AOC-01

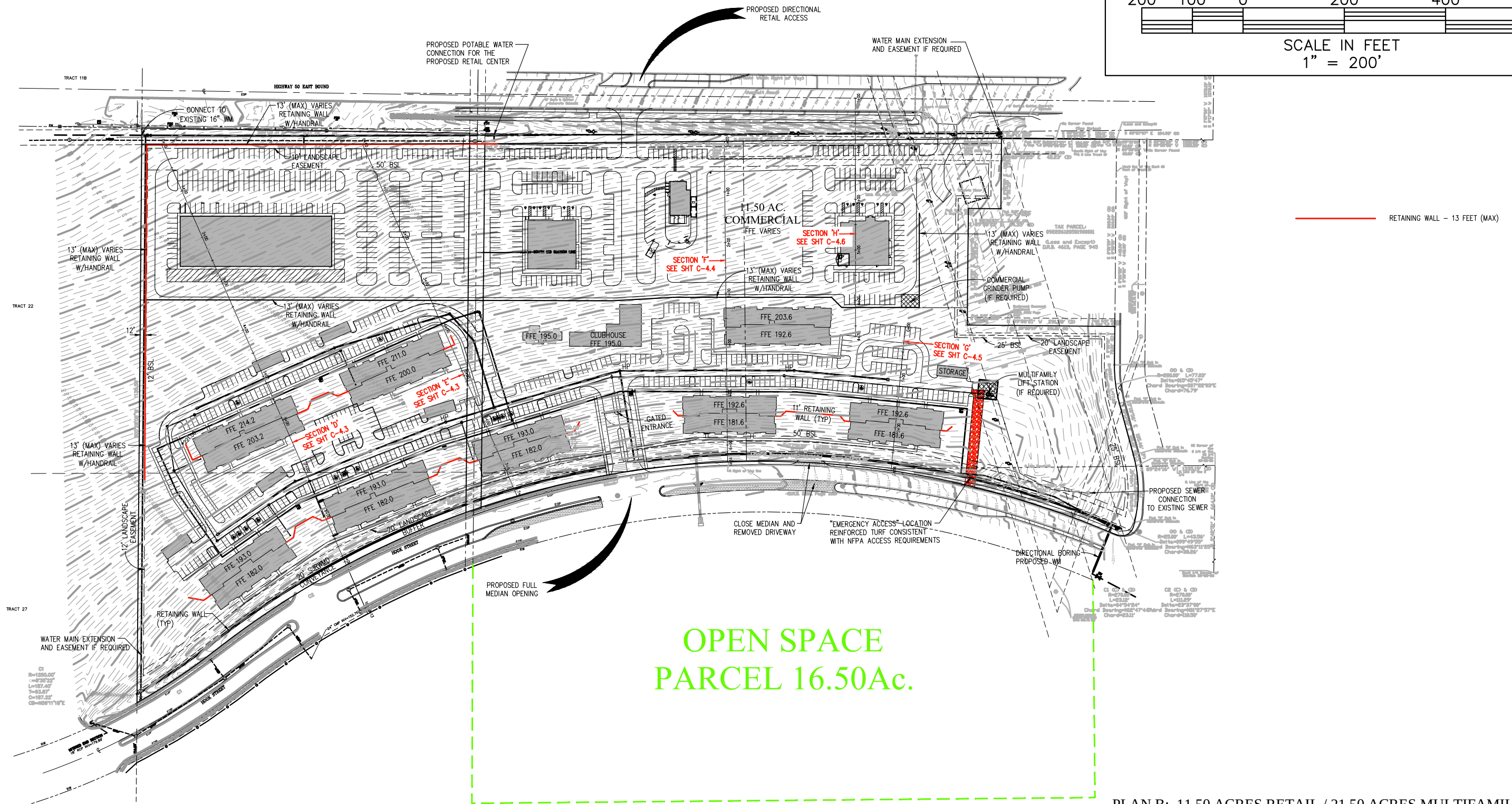
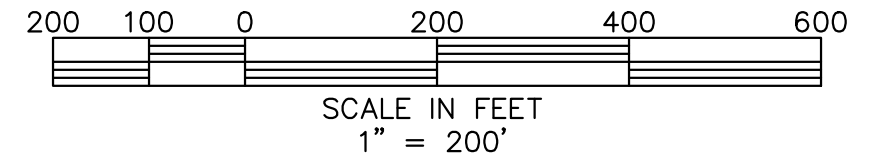
DESIGNED: p.i.b.

APPROVED BY: MLS

DATE: 6-14-16

SHEET:

C-2.1



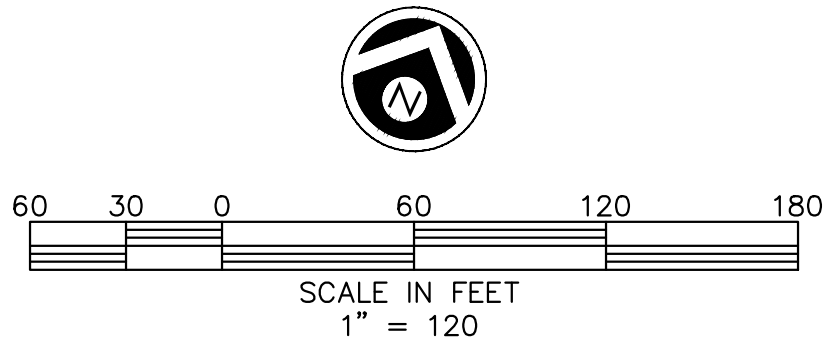
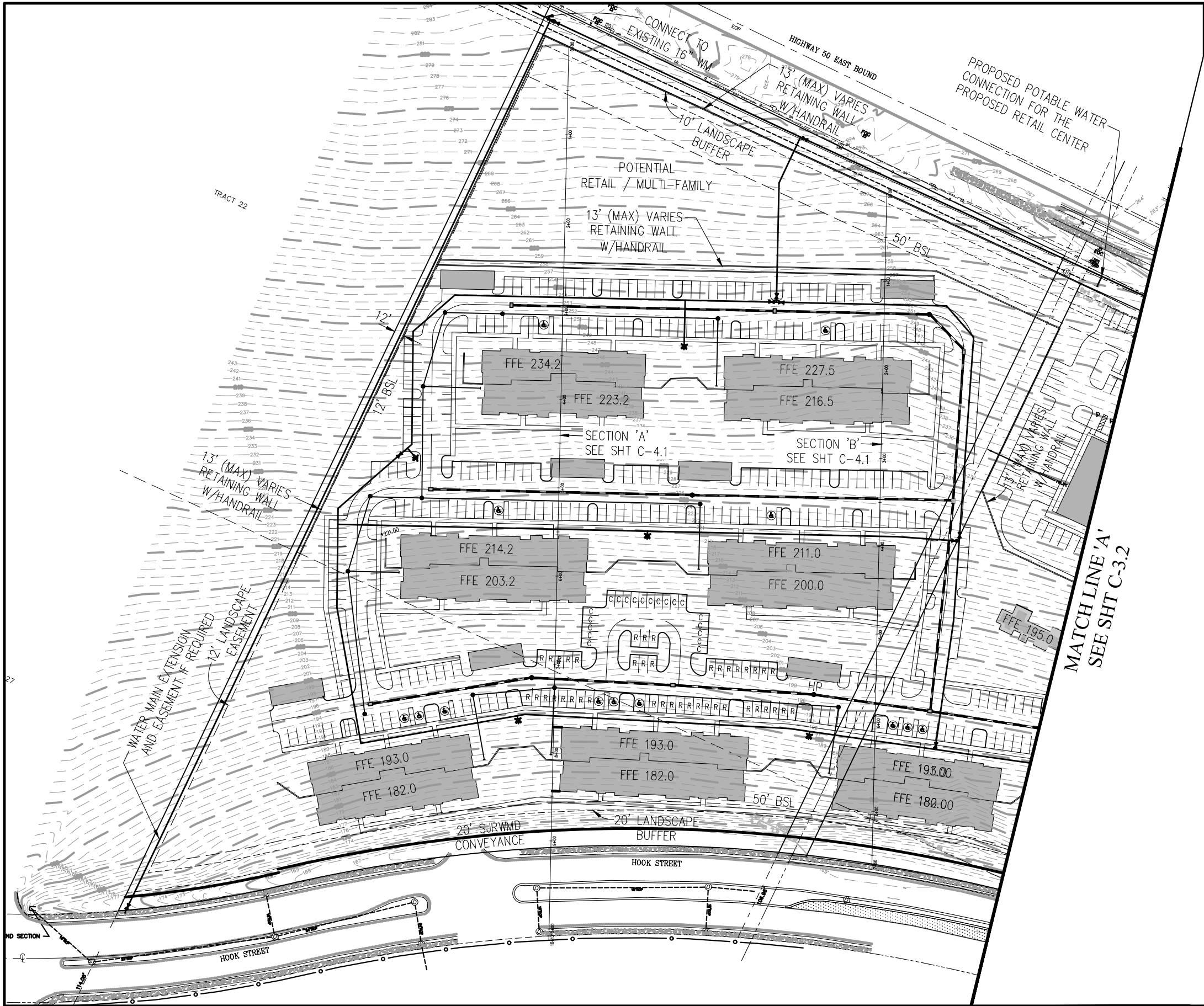
PLAN B: 11.50 ACRES RETAIL / 21.50 ACRES MULTIFAMILY / SENIORS

DATE	REVISIONS

B&S ENGINEERING CONSULTANTS, LLC
engineers planners

2221 Lee Road, Suite 17, Winter Park, Florida 32789 Telephone (407) 960-5868
Board of Professional Engineer Certificate No. 28973

AC FULCRUM - THE VUE AT CLERMONT CLERMONT, FLORIDA	NOT FOR CONSTRUCTION UNLESS SIGNED AND SEALED	JOB No.: AOC-01 DESIGNED: p.i.b. APPROVED BY: MLS DATE: 6-14-16 SHEET:
CONCEPTUAL GRADING SCHEMATIC - RETAIL S.R. 50 FRONTAGE	MAJOR LEE STACY, P.E. REGISTRATION No. 70249 DATE: _____	C-2.2



DATE	REVISIONS

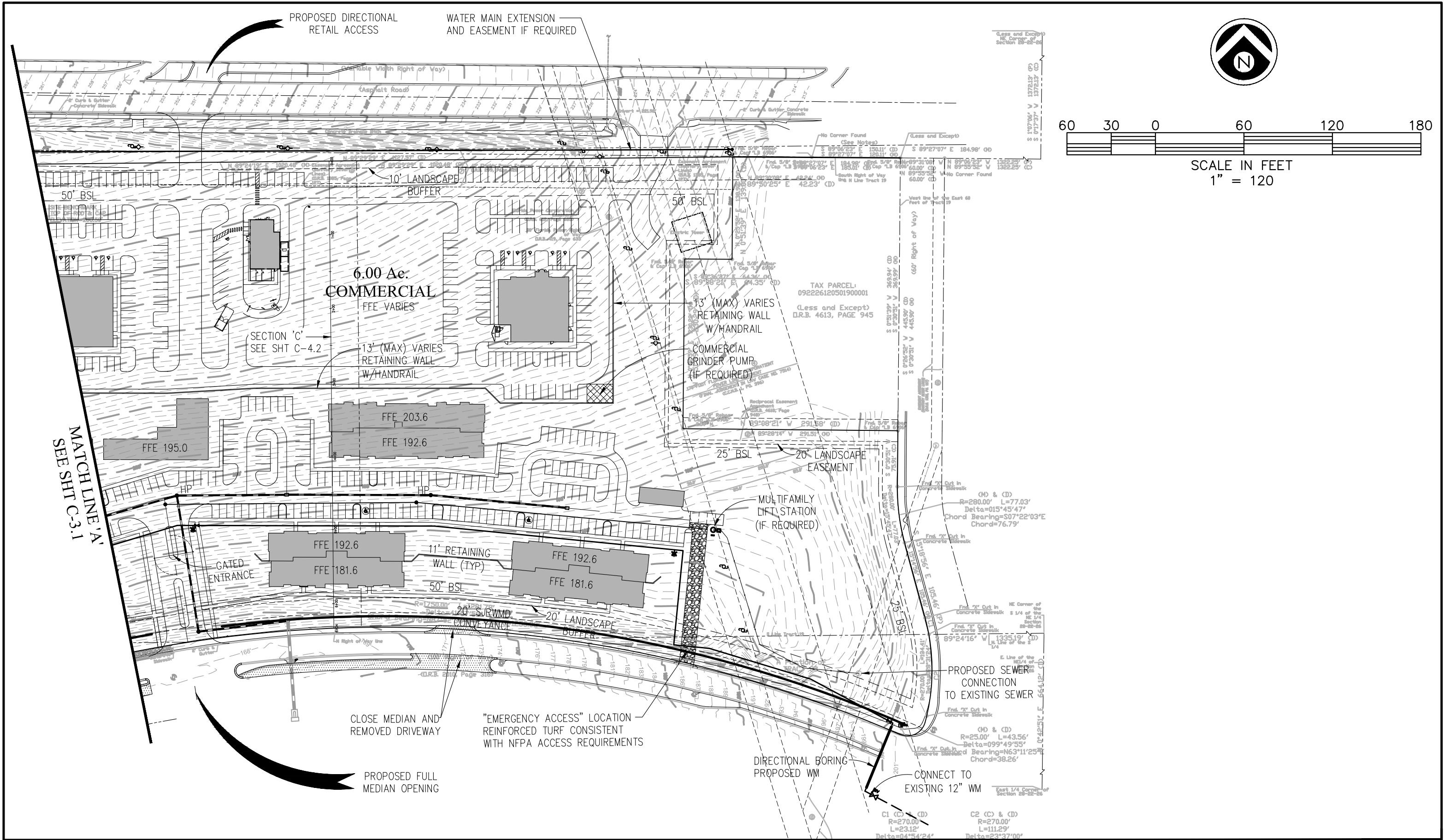
B&S ENGINEERING CONSULTANTS, LLC
engineers planners

2221 Lee Road, Suite 17, Winter Park, Florida 32789 Telephone (407) 960-5868
Board of Professional Engineer Certificate No. 28973

AC FULCRUM - THE VUE AT CLERMONT
CLERMONT, FLORIDA

CONCEPTUAL SITE PLAN 1

NOT FOR CONSTRUCTION UNLESS SIGNED AND SEALED	JOB No.: AOC-01 DESIGNED: p.i.b. APPROVED BY: MLS DATE: 6-14-16 SHEET:
MAJOR LEE STACY, P.E. REGISTRATION No. 70249 DATE:	C-3.1



DATE	REVISIONS

B&S ENGINEERING CONSULTANTS, LLC
engineers planners

2221 Lee Road, Suite 17, Winter Park, Florida 32789 Telephone (407) 960-5868
Board of Professional Engineer Certificate No. 28973

AC FULCRUM - THE VUE AT CLERMONT

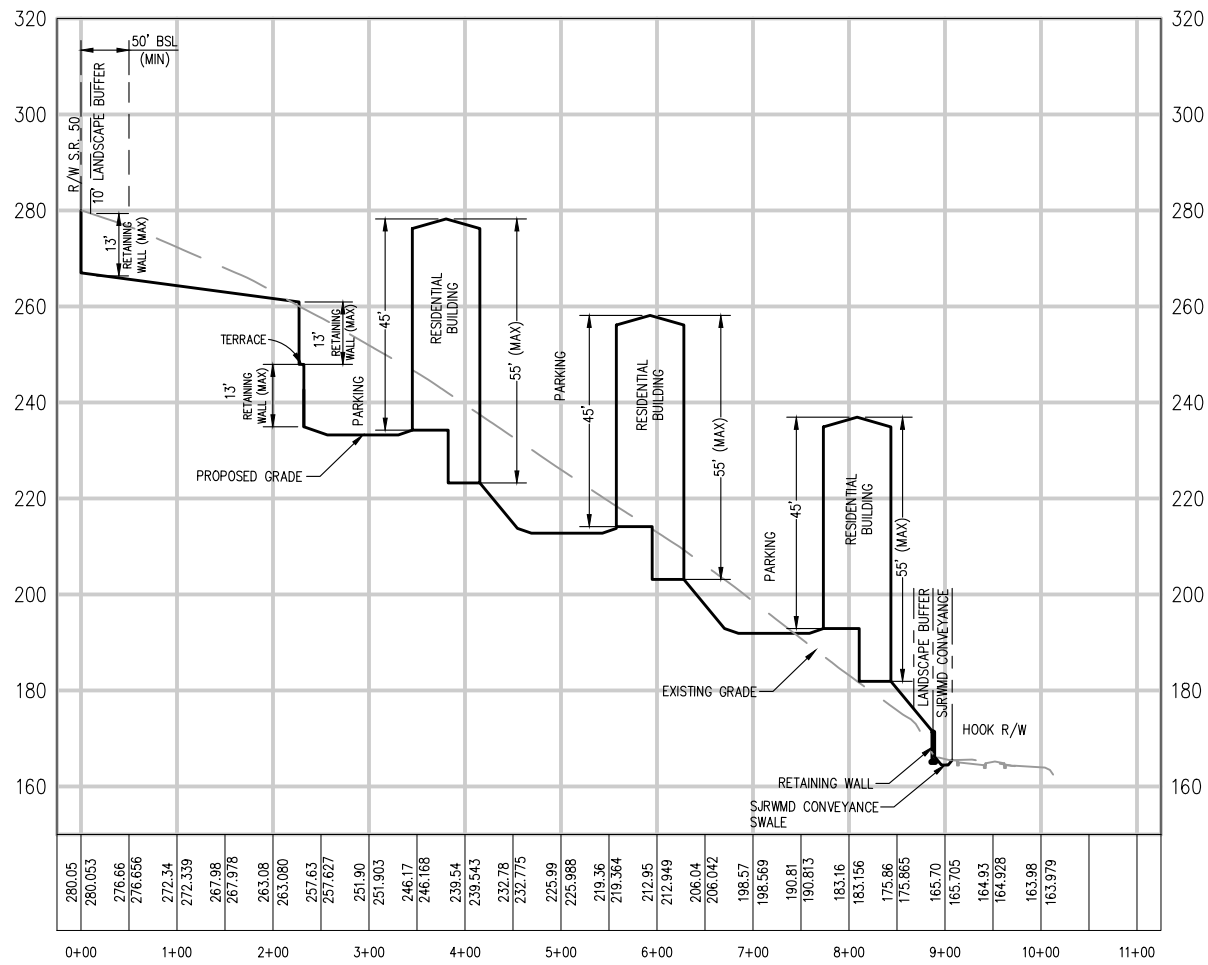
CLERMONT, FLORIDA

CONCEPTUAL SITE PLAN 2

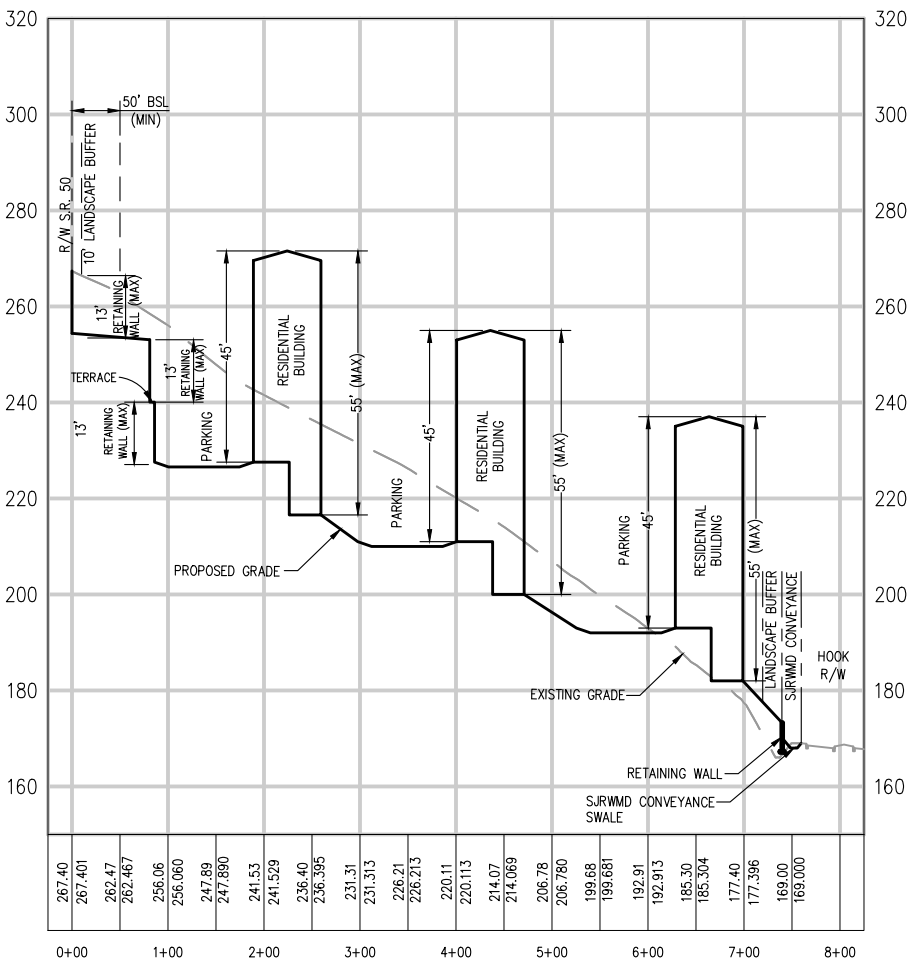
NOT FOR CONSTRUCTION
UNLESS SIGNED AND SEALED

JOB No.: AOC-01
DESIGNED: p.i.b.
APPROVED BY: MLS
DATE: 6-14-16
SHEET: C-3.2

MAJOR LEE STACY, P.E.
REGISTRATION No. 70249
DATE: _____



SECTION 'A'



SECTION 'B'

SCALE:
HORZ: 1" = 200'
VERT: 1" = 20'

DATE	REVISIONS

B&S
ENGINEERING CONSULTANTS, LLC
engineers planners

2221 Lee Road, Suite 17, Winter Park, Florida 32789 Telephone (407) 960-5868
Board of Professional Engineer Certificate No. 28973

AC FULCRUM - THE VUE AT CLERMONT

CLERMONT, FLORIDA

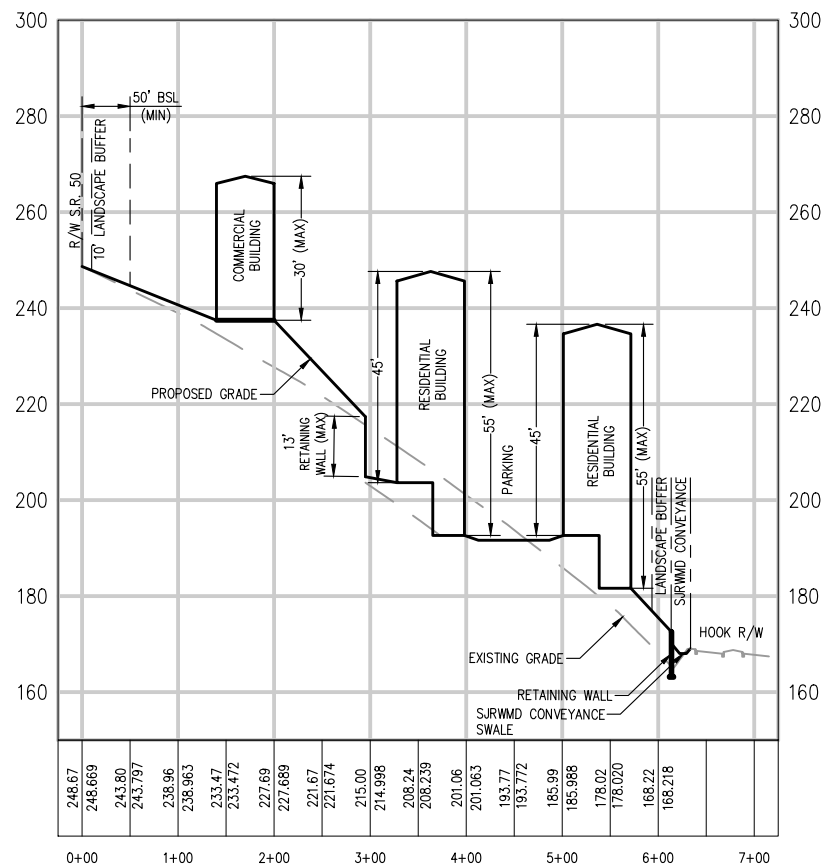
CROSS SECTION 1

NOT FOR CONSTRUCTION
UNLESS SIGNED AND SEALED

MAJOR LEE STACY, P.E.
REGISTRATION No. 70249

DATE: _____

JOB No.: AOC-01
DESIGNED: p.i.b.
APPROVED BY: MLS
DATE: 6-14-16
SHEET:
C-4.1



SECTION 'C'
SCALE:
HORZ: 1" = 200'
VERT: 1" = 20'

DATE	REVISIONS

B&S

ENGINEERING CONSULTANTS, LLC
engineers planners

2221 Lee Road, Suite 17, Winter Park, Florida 32789 Telephone (407) 960-5868
Board of Professional Engineer Certificate No. 28973

AC FULCRUM - THE VUE AT CLERMONT
CLERMONT, FLORIDA

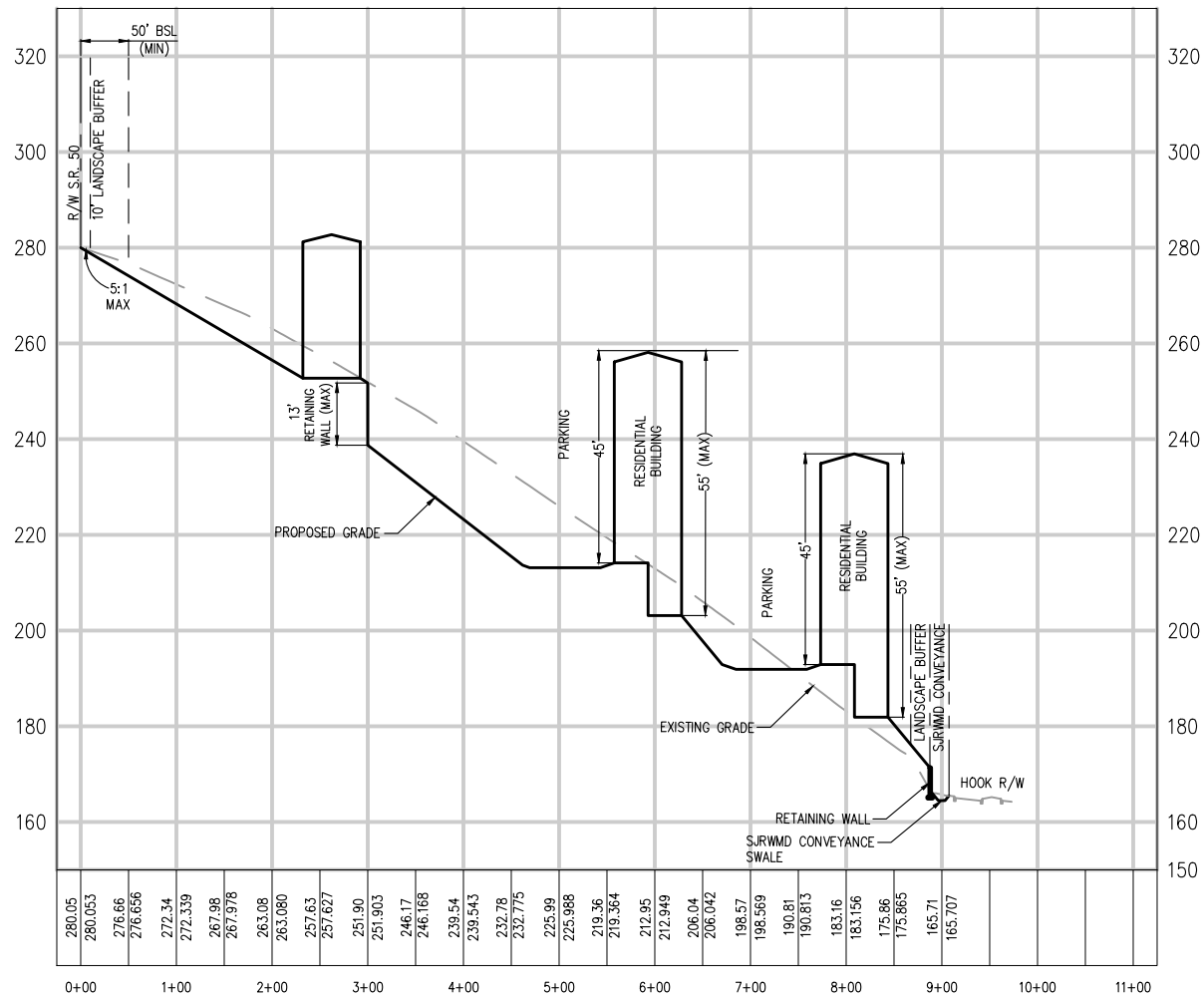
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NOT FOR CONSTRUCTION
UNLESS SIGNED AND SEALED

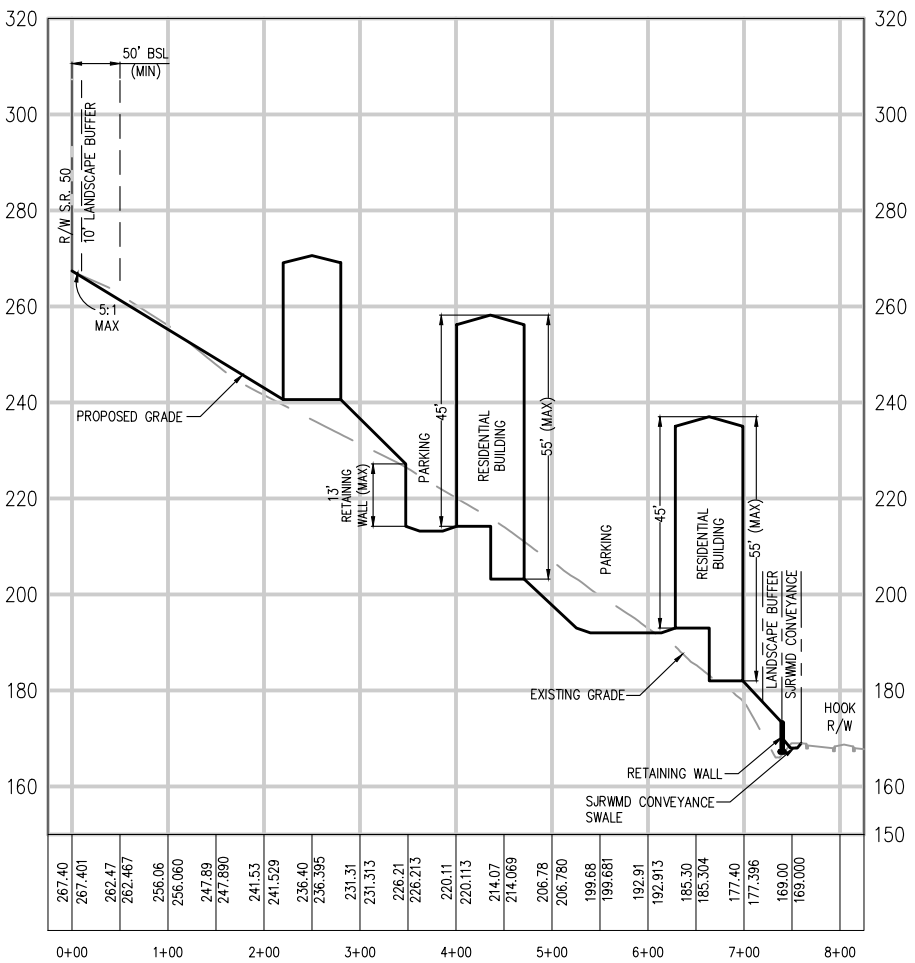
MAJOR LEE STACY, P.E.
REGISTRATION No. 70249
DATE: _____

JOB No.: AOC-01
DESIGNED: p.i.b.
APPROVED BY: MLS
DATE: 6-14-16
SHEET:

C-4.2



SECTION 'D'



SECTION 'E'

SCALE:
HORZ: 1" = 200'
VERT: 1" = 20'

DATE	REVISIONS

B&S
ENGINEERING CONSULTANTS, LLC
engineers planners

2221 Lee Road, Suite 17, Winter Park, Florida 32789 Telephone (407) 960-5868
Board of Professional Engineer Certificate No. 28973

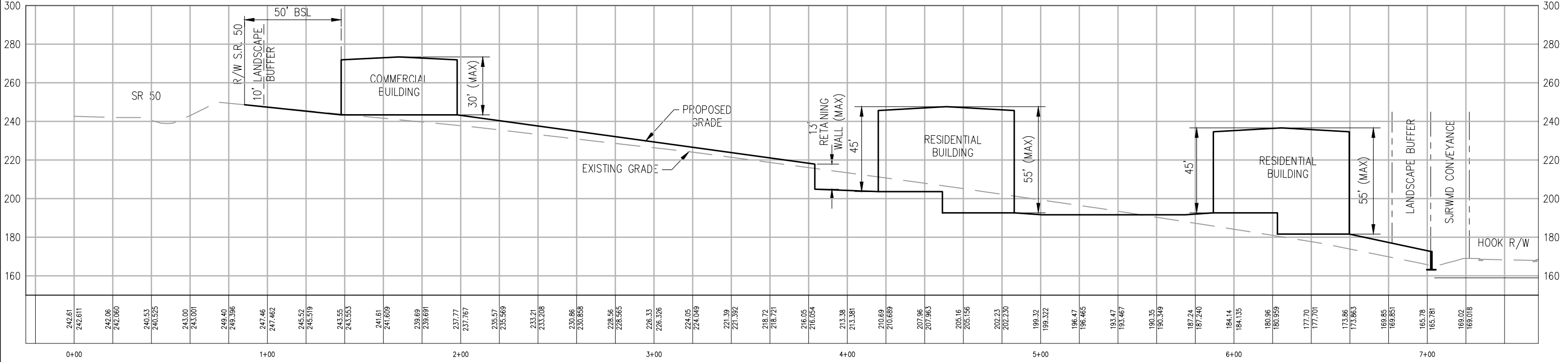
AC FULCRUM - THE VUE AT CLERMONT
CLERMONT, FLORIDA

CROSS SECTION 3 (RETAIL ON NORTH)

NOT FOR CONSTRUCTION
UNLESS SIGNED AND SEALED

MAJOR LEE STACY, P.E.
REGISTRATION No. 70245
DATE: _____

JOB No.: AOC-01
DESIGNED: p.i.b.
APPROVED BY: MLS
DATE: 6-14-16
SHEET:
C-4.3



SECTION 'F'
SCALE:
HORZ: 1" = 50'
VERT: 1" = 50'

DATE	REVISIONS

B&S

ENGINEERING CONSULTANTS, LLC
engineers planners

2221 Lee Road, Suite 17, Winter Park, Florida 32789 Telephone (407) 960-5868
Board of Professional Engineer Certificate No. 28973

AC FULCRUM - THE VUE AT CLERMONT

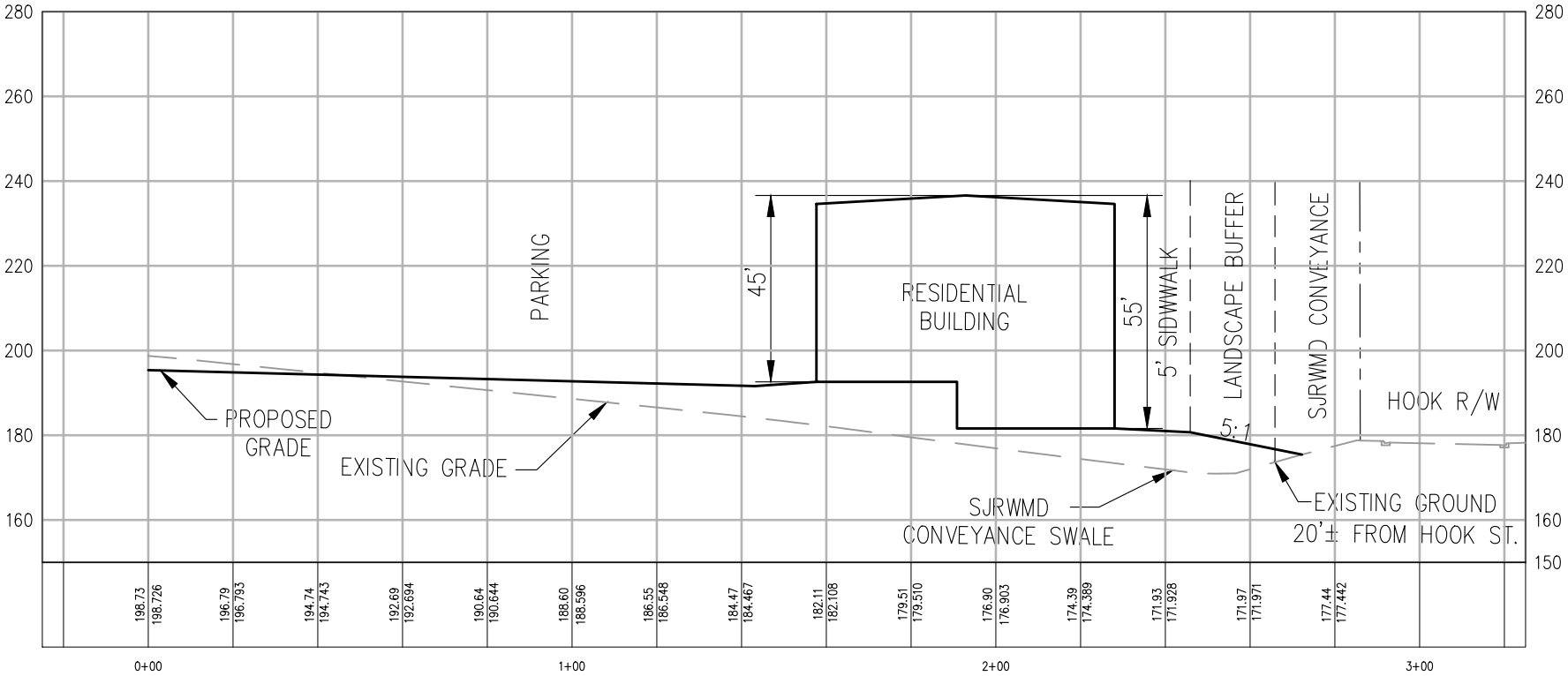
CLERMONT, FLORIDA

SUPPLEMENTALCROSS SECTION SECTION 4

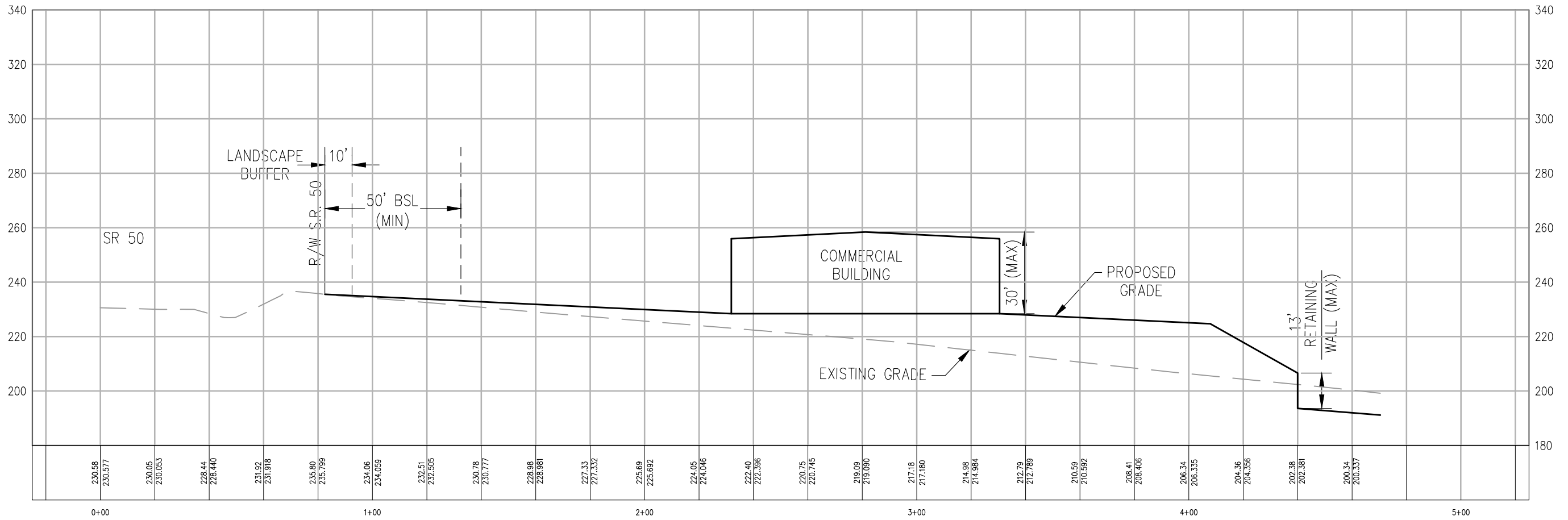
NOT FOR CONSTRUCTION
UNLESS SIGNED AND SEALED

MAJOR LEE STACY, P.E.
REGISTRATION No. 70249
DATE: _____

JOB No.: AOC-01
DESIGNED: p.i.b.
APPROVED BY: MLS
DATE: 6-14-16
SHEET:
C-4.4



SECTION 'G'
SCALE:
HORZ: 1" = 40'
VERT: 1" = 40'



SECTION 'H'

SCALE:
HORZ: 1" = 40'
VERT: 1" = 40'

DATE	REVISIONS

B&S ENGINEERING CONSULTANTS, LLC
engineers planners

2221 Lee Road, Suite 17, Winter Park, Florida 32789 Telephone (407) 960-5868
Board of Professional Engineer Certificate No. 28973

AC FULCRUM - THE VUE AT CLERMONT
CLERMONT, FLORIDA

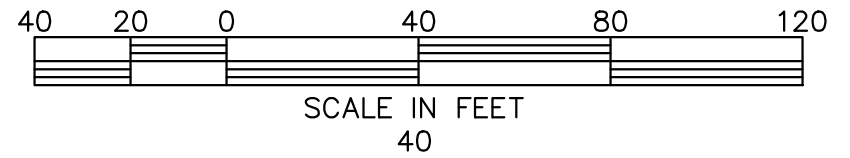
SUPPLEMENTAL CROSS SECTION 6

NOT FOR CONSTRUCTION
UNLESS SIGNED AND SEALED

MAJOR LEE STACY, P.E.
REGISTRATION No. 70249
DATE: _____

JOB No.: AOC-01
DESIGNED: p.i.b.
APPROVED BY: MLS
DATE: 6-14-16
SHEET: **C-4.6**

BEDROOM	COUNT	SPACES	PARKING:	
1	12	18	10'x20' (R)	= 42
2	19	38	9'x18' (C)	= 20
3	4	14	GARAGE	= 5
		70	HANDICAP	= 3
TOTAL	35		TOTAL	= 70



DATE	REVISIONS

B&S ENGINEERING CONSULTANTS, LLC
engineers planners
2221 Lee Road, Suite 17, Winter Park, Florida 32789 Telephone (407) 960-5868
Board of Professional Engineer Certificate No. 28973

AC FULCRUM - THE VUE AT CLERMONT
CLERMONT, FLORIDA
PARKING LAYOUT EXHIBIT

NOT FOR CONSTRUCTION
UNLESS SIGNED AND SEALED
MAJOR LEE STACY, P.E.
REGISTRATION No. 70249
DATE: _____

JOB No.: AOC-01
DESIGNED: p.i.b.
APPROVED BY: MLS
DATE: 6-14-16
SHEET:
C-5.0



The VUE at Clermont

Clermont, Florida



SK-1 BUILDING HEIGHT



charlan brock & associates

DATE	REVISIONS

B&S ENGINEERING CONSULTANTS, LLC
engineers planners
 2221 Lee Road, Suite 17, Winter Park, Florida 32789 Telephone (407) 960-5868
 Board of Professional Engineer Certificate No. 28973

AC FULCRUM - THE VUE AT CLERMONT
 CLERMONT, FLORIDA
 ARCHITECTURAL ELEVATION

JOB No.:	AOC-01
DESIGNED:	p.i.b.
APPROVED BY:	MLS
DATE:	6-14-16
SHEET:	A-1.1

**City of Clermont
MINUTES
PLANNING AND ZONING COMMISSION
MAY 3, 2016**

Page 1

The meeting of the Planning and Zoning Commission was called to order Tuesday May 3, 2016 at 6:30 p.m. by Chairman Nick Jones. Other members present were Carlos Solis, Herb Smith, Judy Proli, Cuqui Whitehead, Tony Hubbard, and Jack Martin. Also in attendance were Barbara Hollerand, Development Services Director, Curt Henschel, Planning Manager, John Kruse, Senior Planner, Dan Mantzaris, City Attorney, and Rae Chidlow, Planning Specialist.

MINUTES of the Planning and Zoning Commission meeting held March 15, 2016 were approved as written.

MINUTES of the Planning and Zoning Commission meeting held April 5, 2016 were approved as written.

REPORTS

Commissioner Whitehead stated that she has been elected as President of the Caribbean American Association of Lake County. She stated that she would like to invite everyone to a festival on June 11, 2016 at Waterfront Park.

Chairman Jones stated that there has been a request to postpone the Magic Moments conditional use permit to the June meeting.

Development Services Director Hollerand stated that the June meeting will be held on Monday, June 13, 2016 due to the renovations to the a/v system in the Council Chambers.

Commissioner Whitehead moved to table the Magic Moments conditional use permit to Monday, June 13, 2016; seconded by Commissioner Proli. The vote was unanimous to recommend tabling the request.

1. REQUEST FOR REZONING

REQUEST: To change the zoning from C-2 General Commercial and Urban Estate to Planned Unit Development

PROJECT: The Vue

Planning Manager Henschel presented the staff report as follows:

The applicant, AC-Fulcrum, is requesting a rezoning on 42 +/- acres from C-2 General Commercial and Urban Estate to a Planned Unit Development zoning for a mixed use, Planned Unit Development project consisting of a multi-family apartment complex, general commercial uses, retention area and open space. The property is located south of Highway 50, west of Miss Florida Avenue and north and south of Hooks Street. The eastern 17 acres of the project, north of Hooks Street, was contained in a previously approved Conditional Use Permit for a Planned Unit Development known as Hills of Clermont, and was permitted for C-2 General Commercial uses within Urban Estate zoning. The property is currently vacant. The property south of Hooks Street

**City of Clermont
MINUTES
PLANNING AND ZONING COMMISSION
MAY 3, 2016**

Page 2

is currently used as retention and open space. The western 13-acre portion, also vacant, is not part of the Hills of Clermont Planned Unit Development and is currently zoned C-2 General Commercial.

The applicant has requested 12 units per acre for the multi-family portion of the project. The allowing of the 12 units per acre will be addressed in the related Conditional Use Permit, Resolution 2016-15, since Planned Unit Development zoning is currently not recognized in Policy 1.9.2 of the City's Comprehensive Plan as a way to permit residential units greater than 8 units per acre. Staff will be making a text amendment to the policy to allow Planned Unit Development zoning under this policy.

The applicant has proposed two options, Option A and Option B. Option A proposes 6 acres of C-2 General Commercial along a portion of Highway 50, with 324 multi-family units on 27 acres. Option B proposes 10.5 acres of C-2 General Commercial all along Highway 50 with 270 multi-family units on 22.5 acres.

The characteristics of the site, with site elevation changes over 100 feet from Highway 50 south to Hooks Street, make it very challenging to develop. A portion of the project was even identified in the "Strategic Economic Development Plan" (DEO grant funded study) citing topography as a challenge.

The applicant has identified several waivers to the Land Development Code to make the site developable to their proposal. The multi-family units will be constructed in buildings that will have multi-level construction that may have heights up to 63 feet (18 feet above code maximum) and retaining walls up to 25 feet in height (19 feet above code maximum). The applicant is requesting a maximum elevation change, through cut and fill, of up to 25 feet over the site due to excessive grades on the site. The applicant has identified cut changes over 15% of the site exceeding greater than 10 feet for the multi-family portion.

The applicant is asking for a reduced landscape buffer along Highway 50 due to the severe topography of the site dropping off towards Hooks Street. The applicant has indicated a 7-foot-wide buffer with 30% more plantings will be installed. Staff has not seen evidence that the proposed landscape buffer will accomplish the visual and noise attenuation of a required 20-foot buffer. The applicant is requesting the driveways from Highway 50 to be below the centerline of Highway 50 due to the elevation change on the site for the commercial portion. The applicant has indicated they will work with the City Engineer to approve proposed grading to ensure adequate outfall and protection is in place to prevent runoff into the finished floor of the buildings.

The applicant is also requesting a variance to utilize 9 feet by 18 feet parking spaces instead of 10 feet by 20 feet. The applicant indicated the request was due to maximizing available parking while significantly reducing unnecessary environmental pollutant runoff, increasing green spaces throughout. The applicant is proposing to gate the multi-family portion of the project and is requesting a variance to allow the gating of this area of the project.

**City of Clermont
MINUTES
PLANNING AND ZONING COMMISSION
MAY 3, 2016**

Page 3

On the coversheet, it was noted that the Planned Unit Development will allow all permitted C-2 uses (inclusive of 1 retailer less than 100,000 square feet but greater than 20,000 square feet). Staff has not seen any proposed buildings with square footages attached to the uses. Without further details of the building exceeding 20,000 square feet, staff is unable to support this request.

A large portion of the existing commercial area is changing to multi-family use, which warrants a traffic study and school concurrency report. The applicant did supply an initial growth impact report from the Lake County School Board indicating the project would have an estimated impact of 92 students for the 324-unit Option A. A traffic study and school reservation would be performed prior to site plan approval.

The conceptual overall site plans prepared by B&S Engineering Consultants, LLC, dated April 22, 2016, shows Option A (Sheet C-2.2) with 10 large buildings and some smaller buildings along with the parking areas and the commercial portion of the site. Option B (Sheet C-2.3) shows 8 large buildings and some smaller buildings along with the parking areas and the larger commercial portion of the site.

The applicant has proposed two options for the site for consideration. After reviewing both options, staff believes Option B is more consistent with the existing comprehensive plan and development in the area. Staff recommends approval of Option B, however; staff cannot support the excessive retaining wall heights, topography changes, reduced landscape buffer, and reduced parking stall dimensions, as requested by the applicant.

2. REQUEST FOR CONDITIONAL USE PERMIT

REQUEST: To allow a conditional use permit to allow for multi-family residential

PROJECT: The Vue

Planning Manager Henschel presented the staff report as follows:

The applicant, AC-Fulcrum, is requesting a rezoning on 42 +/- acres for a mixed use, Planned Unit Development project consisting of a multi-family apartment complex, general commercial uses, retention area and open space. The applicant has requested 12 units per acre for the multi-family portion of the project. With the recent addition of the Planned Unit Development zoning to the City's Land Development Code, this request may have been handled through that process. However, it was brought to staff's attention that an incompatibility exists in the City's Comprehensive Plan that needs to be addressed. Policy 1.9.2 states "Residential development shall be limited to 12 units per acre; however, densities higher than eight units per acre shall require a conditional use permit." This policy does not state Planned Unit Development zoning.

Staff has concluded that the policy can be easily amended to make the Planned Unit Development zoning compatible with this policy. The addition of "or Planned Unit Development." at the end of the policy would correct the incompatibility. Unfortunately, the time

**City of Clermont
MINUTES
PLANNING AND ZONING COMMISSION
MAY 3, 2016**

Page 4

necessary to make this change is a several months long process since it is a text amendment to the Comprehensive Plan. Staff will be moving forward on making this change.

In order to assist with the applicant's request in a timely manner, it was noted that the applicant could still seek a Conditional Use Permit for the 12 units per acre. Therefore, the applicant is requesting a conditional use permit to allow 12 units per acre for the project while all the other details of the project will be contained in the Planned Unit Development zoning ordinance. This would allow the applicant to move forward on the project and be consistent with the Comprehensive Plan.

Staff has reviewed the Planned Unit Development proposal and the total number of units for the multi-family portion is 324 units. Staff has placed this cap on the multi-family portion in the Conditional Use Permit and will also be in the Planned Unit Development ordinance. Staff recommends approval of Resolution 2016-15 to allow 12 units per acre for the project, not to exceed an overall unit count of 324 units.

Cecilia Bonifay, 420 S. Orange Avenue, Orlando, attorney with Akerman representing The Vue, stated that the City received a grant to create a strategic plan to help property owners develop difficult topography sites. She stated that although the City codes are good requirements, they do not fit a site such as this one. She stated that waivers are necessary to develop this property. She stated that on Option A and Option B drawing, the yellow coloring shows the portion of the site that will need additional cut and fill. She stated that the applicant wants to make The Vue senior housing which will decrease the trip generation on traffic and eliminate the demand on the schools. She stated that there are no potential tenants for the commercial uses at this time.

Commissioner Whitehead asked if the applicant is preferring Option A or Option B.

Ms. Bonifay stated that the applicant is open to the decision and staff is recommending Option B. She stated that the difference is Option A has six acres of commercial, two units of multi-family near Highway 50 with the remaining eight units below. She stated that Option B has a 10 acres of commercial area, removing the two multi-family units near Highway 50 and all the multi-family located below the commercial area.

Commissioner Solis asked if the rest of the area meets the City's cut and fill code.

Mr. Henschel stated that the cut and fill area that is not meeting City's code is highlighted in yellow on both Option A and Option B site plans.

Major Stacy, B&S Engineering Consultants, 2221 Lee Road, Winter Park, stated that the site is a challenge. He stated that they are experienced with topographic challenges. He stated that the 25-foot retaining walls and grade difference is between the commercial and multi-family. He stated that the wall preserves the character of the landscape. He stated that with senior living they have to meet ADA requirements and reduce significant elevation changes. He stated that they have to be able to get a fire truck in and out of the site which is a governing factor for what they are

**City of Clermont
MINUTES
PLANNING AND ZONING COMMISSION
MAY 3, 2016**

Page 5

doing with this site. He stated that the reason for the reduced parking stalls is to allow more open space to transition between the grade levels.

Commissioner Proli asked why develop this type of project for this property rather than going with single family homes. She stated that she is concerned about over-crowding the schools, traffic, police, and fire due to the growth in the city. She stated that the citizens would rather have more commercial than residential.

Commissioner Solis stated that the city needs more residential in order to get more commercial.

Commissioner Smith asked if the applicant is willing to proceed with Option B.

Ms. Bonifay stated that the applicant is willing to proceed with Option B. She stated that they have received a capacity letter from the school board and there is capacity. She stated that there is a requirement for a traffic study to be completed.

Jonathon Moore, 2419 Albert Lee Pkwy, Winter Park, stated that the site is difficult. He stated that the cost would be enormous to do single-family units on this property. He stated that the multi-family buildings are laid out to match the topography.

Commissioner Solis asked if this property could be developed at all following the City's standards.

Mr. Henschel stated that it would be very difficult.

Commissioner Solis stated that it's a question of do we want a vacant piece of property for a long time or do we want to work with someone who is willing to work with the property.

Commissioner Smith suggested to allow smaller parking stalls at the top portion of the site and make them larger as they build down the site.

Janet Justice McKenzie, 2546 Holly Berry Circle, Southridge Subdivision, stated that she had the same issue a year ago with another development wanting to build apartments across from their subdivision. She spoke in opposition to the development.

Pastor Sandy Edwards, 2554 Holly Berry Circle, stated that she is opposed to the development and is requesting the Commission to deny the application.

Sam Durance, 2466 Holly Berry Circle, stated that the project that was denied a year ago was much smaller than this project. He stated that they are not opposed to commercial, however he doesn't agree with multi-family. He submitted letters of opposition from his neighbors.

Ms. Bonifay stated that the property south of Hooks Street next to their subdivision will not be developed so there will be a buffer between this project and their subdivision.

**City of Clermont
MINUTES
PLANNING AND ZONING COMMISSION
MAY 3, 2016**

Page 6

Commissioner Solis asked if there is an entrance from Highway 50.

Ms. Bonifay stated that there will be a right-in, right-out from Highway 50. She stated that the gated entrance for the multi-family will be from Hooks Street.

Commissioner Hubbard asked if the density count included the parcel to the south of Hooks Street.

Mr. Henschel stated that a portion of that property was prorated to be included.

Ms. McKenzie stated that she wanted to state again that the neighbors were assured that this property would remain commercial.

Commissioner Smith stated that was for a different parcel.

Mr. Henschel stated that was for a parcel in Hills of Clermont PUD for workforce housing.

Commissioner Proli stated that she has concerns about the height.

Commissioner Martin stated that there are two things he has been thinking about lately. He stated that one is the character and nature of Clermont and the other is about specific parcels such as this one. He stated that the character and nature of Clermont has been changing over the years. He stated that the City has developed a good downtown master plan. He stated that Clermont's character and nature seems to be flowing toward a Winter Park, Windermere, Pebble Beach, California character. He stated that now there are numerous auto sales along Highway 50. He stated that he sees more and more high density residential, however high density isn't the character and nature that Clermont was growing into. He stated that they have to help shape the character of Clermont. He stated that if they don't have an image, then they are allowing the character and nature to change into something they don't want. He stated that he is not in favor of this project because he wants something more like Winter Park, Windermere, or Pebble Beach.

Chairman Jones asked the applicant if they would compromise on the waivers that are being requested.

Mr. Moore stated this Commission has given him feedback as to what they want so he can now go back to see where they can compromise on requests. He stated that with this property it will be impossible to develop without any waivers.

Commissioner Whitehead moved to recommend approval of the rezoning for Option B and to negotiate the waivers; seconded by Commissioner Solis. The vote was 4-3 to recommend approval, with Commissioners Proli, Hubbard, and Martin opposing.

City of Clermont
MINUTES
PLANNING AND ZONING COMMISSION
MAY 3, 2016

Page 7

Commissioner Whitehead moved to recommend approval of the conditional use permit; seconded by Commissioner Solis. The vote was 4-3 to recommend approval, with Commissioners Proli, Hubbard, and Martin opposing.

3. REQUEST FOR COMPREHENSIVE PLAN AMENDMENT

REQUEST: To change the future land use from Lake County Regional Commercial to Low Density Residential

PROJECT: WaterBrooke

Senior Planner Kruse presented the staff report as follows:

The applicant, Mattamy Homes, is requesting adoption of a future land use change for 28.6 acres that would be added to its residential subdivision, WaterBrooke. The proposed map amendment will change the future land use from Lake County's Regional Commercial to the City's Low Density Residential. The City's Low Density Residential allows up to 3 dwelling units per acre. The City's Low Density Residential does not permit commercial or industrial uses, as allowed by the County's future land use. The conversion from commercial and industrial uses to residential uses would be more logical in this area of the City since residential development has already occurred to the west of Hancock Road and is currently planned to the east of this parcel with the existing WaterBrooke development. Existing commercial uses are located a little more than 1-mile north along SR 50.

With the additional acreage added to the WaterBrooke subdivision, the applicant is requesting 1100 units on total 568.6 acres, which equates to 1.93 units per acre. This number is below the 3 dwelling units per acre allowable under the City's Low Density Residential future land use.

Upon approval by the City Council, the proposed amendment would be transmitted to the Florida Department of Economic Opportunity (DEO) and the reviewing agencies for review. DEO would then issue an Objections, Recommendations and Comments letter to the City, and the amendment would then be scheduled for a final public hearing in July.

Staff recommends approval of the transmittal of the large scale comprehensive plan amendment to change the future land use from Lake County Regional Commercial to the City's Low Density Residential.

4. REQUEST FOR REZONING

REQUEST: To change the zoning from UE Urban Estate to Planning Unit Development

PROJECT: WaterBrooke

Senior Planner Kruse presented the staff report as follows:



CITY OF CLERMONT
CONDITIONAL USE PERMIT (CUP)
APPLICATION

DATE: _____

FEE: \$1,153.50

PROJECT NAME (if applicable): The VUE at Clermont

APPLICANT: AC-Fulcrum

CONTACT PERSON: Jonathan Moore

Address: 710 East Colonial Drive

City: Orlando State: Florida Zip: 32803

Phone: 407-373-0930 Fax: _____

E-Mail: jmoore@accommercial.com

OWNER: 14 Acres SR 50, LLC

Address: 125-A East Marks Street

City: Orlando State: Florida Zip: 32803

Phone: _____ Fax: _____

Address of Subject Property: Clermont, FL 34711

General Location: Southwest Quadrant of Highway 50 and Miss Florida Avenue

Parcel ID: 09-22-26-120502100000

Legal Description (include copy of survey): Survey Attached

Land Use (City verification required): Vacant Commercial

Zoning (City verification required): C-2



**CITY OF CLERMONT
CONDITIONAL USE PERMIT (CUP)
APPLICATION**

Page 2

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

AC/Fulcrum is assembling the parcels shown in exhibit "A" attached. We will be developing a mix use project subject to City approval for the conditional use of multi-family with no greater density than 12 units per acre. There are many unique locational attributes which make apartments appropriate on this acreage such as the close proximity of the high school and middle school to the south, community college immediately to the north along with the hospital, an abundance of retailers, and zero abutting owned residential housing. The aforementioned factors make this one of the most suitable areas in Clermont for an apartment development. Additionally, there are physical topographical attributes that drive apartment viability on this particular site – the site work is least costly for multi-family than retail and the elevation change allows for fantastic views that serve as a unique feature for future residents.

Jonathan Moore / AC Properties X

Applicant Name (print)

[Signature]

Applicant Name (signature)

14 ACRES SR 50, LLC

Owner Name (print)

X [Signature]

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. 34712-021 9
(352) 394-4083 Fax: (352) 394-3542



CITY OF CLERMONT
CONDITIONAL USE PERMIT (CUP)
APPLICATION

DATE: _____

FEE: \$1,000

PROJECT NAME (if applicable): The VUE at Clermont

APPLICANT: AC-Fulcrum

CONTACT PERSON: Jonathan Moore

Address: 710 East Colonial Drive

City: Orlando State: Florida Zip: 32803

Phone: 407-373-0930 Fax: _____

E-Mail: jmoore@accommercial.com

OWNER: Maynard K. Knapp, Trustee c/o John F. Lowndes, Esq.

Address: 215 North Eola Drive

City: Orlando State: Florida Zip: 32801

Phone: 407-843-4600 Fax: 407-843-4444

Address of Subject Property: Clermont, FL 34711

General Location: Southwest Quadrant of Highway 50 and Miss Florida Avenue

Parcel ID: 09-22-26-120501900000

Legal Description (include copy of survey): Survey attached

Land Use (City verification required): Timber

Zoning (City verification required): C-2



CITY OF CLERMONT
CONDITIONAL USE PERMIT (CUP)
APPLICATION
Page 2

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

AC/Fulcrum is assembling the parcels shown in exhibit "A" attached. We will be developing a mix use project subject to City approval for the conditional use of multi-family with no greater density than 12 units per acre. There are many unique locational attributes which make apartments appropriate on this acreage such as the close proximity of the high school and middle school to the south, community college immediately to the north along with the hospital, an abundance of retailers, and zero abutting owned residential housing. The aforementioned factors make this one of the most suitable areas in Clermont for an apartment development. Additionally, there are physical topographical attributes that drive apartment viability on this particular site – the site work is least costly for multi-family than retail and the elevation change allows for fantastic views that serve as a unique feature for future residents.

Jonathan Moore / AC Properties
Applicant Name (print)

X [Signature]
Applicant Name (signature)

JOHN LOWMEYER AS ATTORNEY IN FACT
FOR MAYNARD K. THARP, TRUSTEE
Owner Name (print)

X [Signature]
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

Exhibit "A"



LEGAL NOTICE

Notice is hereby given that the City of Clermont will consider a request for a Conditional Use Permit to allow for multi-family residential.

LOCATION

South of Highway 50, west of Miss Florida Avenue, North of Hooks Street
Alternate keys 1028272 & 3334566

A complete legal description may be obtained in the Development Services Department located at 685 W. Montrose Street, Clermont, FL 34711.

This request will be considered by the Planning & Zoning Commission on Tuesday, May 3, 2016 at 6:30pm.

A public meeting to consider the request will be held before the City Council on Tuesday, May 24, 2016 at 6:30pm.

All meetings will be held in City Hall located at 685 West Montrose Street.

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.

Tracy Ackroyd Howe, MMC
City Clerk

Daily Commercial
April 26 and May 17, 2016



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date								
Tuesday, June 28, 2016								
Agenda Item Name								
Ordinance No. 2016-26 <i>Final Field Monumentation</i>								
Requested Action								
Recommend approval of Ordinance 2016-26.								
Staff Report								
This administrative request is to update the Land Development Code (LDC) section pertaining to the setting of concrete markers to mark lots in subdivisions. Under Section 110-263, Field Monumentation, a request has been made to allow developers to set metal rods instead of concrete markers to mark lots in subdivisions. The use of concrete markers is not only an added expense in material, but also increases the time to set the concrete markers for developers. This change is consistent with the standards in other municipalities. Developers are required to comply with Chapter 177, Florida Statutes, that states the monument must be composed of a durable material, a minimum length of 18 inches, a minimum cross-section area of 0.2 square inches, identified with a durable marker or cap bearing registration number, and be detectable with conventional instruments for locating ferrous or magnetic objects. Staff believes the added time and expense of the concrete markers are not justified, and therefore recommends approval of this LDC change. <i>At the June 13, 2016 Planning and Zoning Commission meeting, Commissioner Judy Proli moved to recommend approval of the amendment to the LDC, seconded by Commissioner Carlos Solis. The vote was 6-0 to recommend approval.</i>								
Additional Analysis								
Fiscal Impact Summary								
Fiscal Impact	Fund Number and Description	Available Budget Amount						
Exhibits Attached (copies of original agreements)								
<table><tr><td>1.</td><td>Ordinance</td><td>ORD 2016-26 plat markers.doc</td></tr><tr><td>2.</td><td>Legal ad</td><td>2016-26 plat markers legal ad.doc</td></tr></table>			1.	Ordinance	ORD 2016-26 plat markers.doc	2.	Legal ad	2016-26 plat markers legal ad.doc
1.	Ordinance	ORD 2016-26 plat markers.doc						
2.	Legal ad	2016-26 plat markers legal ad.doc						

CITY OF CLERMONT
ORDINANCE No. 2016-26

AN ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING THE CODE OF ORDINANCES, CHAPTER 110 SUBDIVISIONS, SECTION 110-263 FIELD MONUMENTATION; PROVIDING FOR CODIFICATION; SEVERABILITY; EFFECTIVE DATE; AND PUBLICATION.

WHEREAS, pursuant to the provisions of Chapter 163, Florida Statutes, the City of Clermont Planning and Zoning Commission, acting as the Local Planning Agency of the City, has held a public hearing on June 13, 2016 and following such hearing found this Ordinance to be in the best interest of the City of Clermont, and recommended that the City Council adopt this Ordinance; and

WHEREAS, the City Council of the City of Clermont desires to amend Chapter 110 Subdivisions, Section 110-263 Field Monumentation, of the City of Clermont's Code of Ordinances;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Clermont, Florida as follows:

SECTION 1.

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

SECTION 2.

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

Sec. 110-263. - Field monumentation.

The developer shall cause a state registered surveyor to install monuments based on the requirements of F.S. Chapter 177, and provide other locations and information as follows:

- (1) Permanent reference monuments shall be set at each block corner before the recording of the plat. All lot corners shall be staked with concrete markers or metal rods unless a more permanent marker is required. Property markers shall be set at all points of curvature change. Markers shall be set prior to plat recording on all lands dedicated for public use, and prior to deeding or building construction on all other properties.
- (2) Permanent control points shall be set prior to the recording of the plat, or expiration of the bond guaranteeing improvements.

CITY OF CLERMONT
ORDINANCE No. 2016-26

- (3) The surveyor shall establish the elevation in feet above National Geodetic Vertical Datum for at least two permanent benchmarks in the subdivision, and transmit the data to the City Engineer.

CITY OF CLERMONT
ORDINANCE No. 2016-26

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PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 28th day of June, 2016.

CITY OF CLERMONT

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

LEGAL NOTICE

Notice is hereby given that the City of Clermont will consider the enactment of the following proposed ordinance. All interested parties will be given an opportunity to express their views on this matter.

ORDINANCE NO. 2016-26

AN ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING THE CODE OF ORDINANCES, CHAPTER 110 SUBDIVISIONS, SECTION 110-263 FIELD MONUMENTATION; PROVIDING FOR CODIFICATION; SEVERABILITY; EFFECTIVE DATE; AND PUBLICATION.

This ordinance will be considered by the Planning & Zoning Commission on Monday, June 13, 2016 at 6:30 P.M.

A public meeting to consider the ordinance will be held before the City Council on Tuesday, June 28, 2016 at 6:30 p.m. for final enactment.

All meetings will be held in City Hall, located at 685 West Montrose Street.

This ordinance is available for public inspection in the office of the City Clerk, 685 W. Montrose Street, Monday through Friday between the hours of 8:00 A.M. and 5:00 P.M.

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.

Tracy Ackroyd Howe,
MMC
City Clerk

Daily Commercial
June 6 and June 14, 2016



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date								
Tuesday, June 28, 2016								
Agenda Item Name								
Ordinance No. 2016-27 <i>Final</i> <i>Automotive Dealerships</i>								
Requested Action								
Recommend approval of Ordinance 2016-27.								
Staff Report								
This administrative request is to update the Land Development Code (LDC) section pertaining to automotive dealerships. Currently, the General Commercial C-2 zoning Section 122-223 of the LDC allows for automobile and truck services, carwashes, and automobile, truck, boat and farm equipment sales as permitted uses within the zoning district. Permitted uses do not require City Council approval when developing a site. Staff is proposing to move these permitted uses to conditional uses within the code. With the recent influx of automotive dealerships in the area, staff believes City Council review is appropriate and recommends approval of Ordinance 2016-27. <i>At the June 13, 2016 Planning and Zoning Commission meeting, Commissioner Jack Martin moved to recommend approval of the amendment to the LDC, seconded by Commissioner Carlos Solis. The vote was 6-0 to recommend approval.</i>								
Additional Analysis								
Fiscal Impact Summary								
Fiscal Impact	Fund Number and Description	Available Budget Amount						
Exhibits Attached (copies of original agreements)								
<table border="0"><tr><td>1.</td><td>Ordinance</td><td>Ord. 2016-27 auto dealerships.doc</td></tr><tr><td>2.</td><td>Legal ad</td><td>2016-27 auto dealerships legal ad.doc</td></tr></table>			1.	Ordinance	Ord. 2016-27 auto dealerships.doc	2.	Legal ad	2016-27 auto dealerships legal ad.doc
1.	Ordinance	Ord. 2016-27 auto dealerships.doc						
2.	Legal ad	2016-27 auto dealerships legal ad.doc						

CITY OF CLERMONT
ORDINANCE No. 2016-27

AN ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING THE CODE OF ORDINANCES, CHAPTER 122 ZONING, SECTION 122-223 PERMITTED USES; SECTION 122-224 CONDITIONAL USES; PROVIDING FOR CODIFICATION; SEVERABILITY; EFFECTIVE DATE; AND PUBLICATION.

WHEREAS, pursuant to the provisions of Chapter 163, Florida Statutes, the City of Clermont Planning and Zoning Commission, acting as the Local Planning Agency of the City, has held a public hearing on June 13, 2016 and following such hearing found this Ordinance to be in the best interest of the City of Clermont, and recommended that the City Council adopt this Ordinance; and

WHEREAS, the City Council of the City of Clermont desires to amend Chapter 122 Zoning, Section 122-223 Permitted Uses, and Section 122-224 Conditional Uses, of the City of Clermont's Code of Ordinances;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Clermont, Florida as follows:

SECTION 1.

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

SECTION 2.

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

Sec. 122-223. - Permitted uses.

(a) *Generally.* Permitted uses in the C-2 district are as follows:

- (1) Retail businesses: Any retail business or service, including the sale of goods and services for resale, as long as it is incidental to and in conjunction with a retail business.
- (2) Personal service establishments, such as but not limited to beauty shops or barber shops, tailor or dressmaking shops, shoe repair, music, dancing and photographic studios and dry cleaning establishments. Permanent makeup service may be allowed as an accessory use; with a business tax receipt and with medical supervision, within an existing salon, beauty shop, barber shop, medical office, or similar use. Such service shall be limited to the face area and would consist of cosmetic permanent makeup for eyeliner, eyebrow and mouth/lip liner definition.

CITY OF CLERMONT
ORDINANCE No. 2016-27

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- (3) Professional offices, doctors' offices, banks, loan companies, insurance and real estate offices, and similar businesses.
 - (4) ~~Automobile and truck services, carwashes, and automobile, truck, boat and farm equipment sales.~~
 - (5) Recreation facilities, theaters, including drive-ins, bowling alleys, skating rinks, billiard halls, miniature golf courses, driving ranges and tourist attractions.
 - (6) Restaurants and lounges.
 - (7) Buildings, structures or uses maintained or operated by the City.
 - (8) No retail establishment may occupy more than 100,000 square feet.
 - (9) Lodges and clubs.
 - (10) Laundries.
 - (11) Hotels and motels.
 - (12) Convenience stores and gas stations.
 - (13) Shopping centers; Any group of businesses with shared parking or in which the total land area of the development is less than ten acres.
 - (14) Nursery schools, kindergartens or child care centers; provided the outdoor play area is enclosed by a fence at least four feet high and all state requirements are met.
- (b) *Floor space.* Any business establishment or structure proposing to occupy more than 20,000 square feet of floor space shall require a Conditional Use Permit. The floor area ratio for any structure shall not exceed that identified by policies of the adopted Comprehensive Plan.
 - (c) *Uses to be enclosed; outdoor storage.* All uses must be conducted within a completely enclosed building; except for outdoor storage, which must be screened from a public street and adjacent property.
 - (d) *Sidewalk use.* Restaurant or food service business establishments may utilize the outside private sidewalk area adjacent to the business for patron use, to include non-fastened small tables and chairs or benches during business hours only.

CITY OF CLERMONT
ORDINANCE No. 2016-27

Businesses which utilize this type of sidewalk use shall maintain at least a four-foot wide open area for passage from one property to the next, from the inside of any curb toward the business front, and in accordance with the Americans with Disabilities Act. Where such four-foot open space is not available, table or chairs shall not be allowed. All such uses shall be approved by the applicable City administrator. Number and size limitations are as follows:

- (1) Limited to 50 percent of restaurant frontage as approved by the Development Services department.
 - (2) Maximum number of tables and chairs; four tables with a maximum of four chairs each.
 - (3) Maximum table width; four feet.
 - (4) Umbrellas may be utilized provided they adhere to the four-foot clearance for Americans with Disabilities Act access and do not have any advertising.
- (e) Restaurants or similar food service business establishments with larger outdoor seating area available that can be isolated may be permitted with the following provisions:
- (1) Site Plan approval is required by the Site Review Committee. Location and any separation from other uses; sidewalks, parking, and landscape for example, must be demonstrated and maintained.
 - (2) Outdoor seating cannot exceed more than half the total square feet or number of seats, whichever is less, of the indoor seating area.
 - (3) All sidewalks and pedestrian access areas shall maintain Americans with Disabilities Act accessibility.
 - (4) No advertising shall be permitted on table umbrellas or fencing material unless approved by the City administrative official.
 - (5) Required landscaping must be maintained in accordance with the city Land Development Code.

Sec. 122-224. - Conditional uses.

- (a) Conditional uses in the C-2 district are as follows:
- (1) Manufacturing, provided such manufacturing employs not more than five persons and is incidental, complementary to, and in conjunction with a retail business or service.

CITY OF CLERMONT
ORDINANCE No. 2016-27

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

CITY OF CLERMONT
ORDINANCE No. 2016-27

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- (b) In case of uncertainty of the classification of any use, uses may be permitted which; after consideration by the Planning and Zoning Commission and approval of the City Council, are not more obnoxious to the district than the uses provided in this Section. All conditional uses must be provided per Chapter 86, Article III, Division 3.

CITY OF CLERMONT
ORDINANCE No. 2016-27

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PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 28th day of June, 2016.

CITY OF CLERMONT

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

LEGAL NOTICE

Notice is hereby given that the City of Clermont will consider the enactment of the following proposed ordinance. All interested parties will be given an opportunity to express their views on this matter.

ORDINANCE NO. 2016-27

AN ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING THE CODE OF ORDINANCES, CHAPTER 122 ZONING, SECTION 122-223 PERMITTED USES; SECTION 122-224 CONDITIONAL USES; PROVIDING FOR CODIFICATION; SEVERABILITY; EFFECTIVE DATE; AND PUBLICATION.

This ordinance will be considered by the Planning & Zoning Commission on Monday, June 13, 2016 at 6:30 P.M.

A public meeting to consider the ordinance will be held before the City Council on Tuesday, June 28, 2016 at 6:30 p.m. for final enactment.

All meetings will be held in City Hall, located at 685 West Montrose Street.

This ordinance is available for public inspection in the office of the City Clerk, 685 W. Montrose Street, Monday through Friday between the hours of 8:00 A.M. and 5:00 P.M.

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.

Tracy Ackroyd Howe,
MMC
City Clerk

Daily Commercial
June 6 and June 14, 2016



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, June 28, 2016		
Agenda Item Name		
Ordinance No. 2016-23 <i>Final</i> <i>Citrus Tower Self Storage</i>		
Requested Action		
Recommend approval of Ordinance 2016-23.		
Staff Report		
The applicant, Jan-Mar, LLC, is requesting annexation of the subject property. The property is an enclave in Lake County with the City abutting on all four sides. It was previously developed as a truss manufacturing facility. The property is currently being used by a landscape company for equipment storage and business. The property is approximately five acres in size, has a few existing structures, and is being served by well and septic. The applicant wishes to receive services from the City in order to redevelop the property into a self-storage facility. This request is being heard concurrently with requests for a small-scale comprehensive plan amendment, rezoning, and a conditional use permit to allow for self-storage. The related request for a comprehensive plan amendment would change the future land use from Lake County's Regional Office to the City's Industrial designation. The rezoning request is to change the zoning from Urban Estate (currently Planned Industrial District in Lake County) to the City's C-2 General Commercial zoning classification. Staff recommends approval of the annexation.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Ordinance	ANN ORD 2016-23.doc	
2. Maps	Citrus Tower Self Storage.pdf	
3. Legal ad	ANN legal ad.docx	

CITY OF CLERMONT
ORDINANCE No. 2016-23

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, PROVIDING FOR THE ANNEXATION OF A CERTAIN PARCEL OF LAND CONTIGUOUS TO THE PRESENT CITY BOUNDARIES; PROVIDING FOR AN EFFECTIVE DATE, SEVERABILITY, RECORDING, AND PUBLICATION.

WHEREAS, the City Council of the City of Clermont, Florida has received a Petition for Annexation of a parcel of land contiguous to the present corporate limits under Section 171.044, Florida Statutes; and

WHEREAS, the City Council of the City of Clermont, Florida, has determined that it is in the best interest of the City and of the property herein sought to be annexed that the City annex the following described property; and

WHEREAS, the City Council has determined that the area sought to be annexed is contiguous to the City and is in need of the services which the City can offer and the City has determined that such area sought to be annexed will be substantially benefited by annexation; and

WHEREAS, the City Council has determined that all requirements of Section 171.044, Florida Statutes, have been met.

SECTION 1.

NOW, THEREFORE, BE IT ORDAINED, under the provisions of Florida Statute Chapter 171 and the General and Special Laws of the State of Florida; that the City of Clermont, Florida, does hereby annex to and make part of its corporate boundaries; the following described property contiguous to the present City boundary, to-wit:

Legal Description

PARCEL NO. 1:

The eastern one-half (1/2) of Tract 5, Section 20, Township 22 South, Range 26, East, according to the plat of Lake Highlands Company, recorded in Plat Book 3, Page 30, Public Records of Lake County, Florida.

AND

PARCEL NO. 2:

The west ½ of Tract 5, Section 20, Township 22 South, Range 26, East, Lake Highlands Company, according to the plat thereof, as recorded in Plat Book 3, Page 30, Public Records of Lake County, Florida, less the west 268.72 thereof.

CITY OF CLERMONT
ORDINANCE No. 2016-23

Also less and except the following described lands:

Commence at the north $\frac{1}{4}$ corner of Section 20, Township 22 South, Range 26 East, Lake County, Florida, thence run south $89^{\circ}56'13''$ west for a distance of 15.03 feet; thence run south $00^{\circ}31'11''$ east for a distance of 15.00 feet to a point on the west line of a 15.00 feet wide right of way lying on the east side of Tract 5 as shown on the plat of Lake Highlands Company, in Section 20, Township 22 South, Range 26 East, Lake Highlands Company according to the plat thereof, as recorded in Plat Book 3, Page 30 Public Records of Lake County, Florida, said point being the point of beginning; thence continue south $00^{\circ}31'11''$ east along said west line of a 15.00 feet wide right of way for a distance of 653.63 feet to the south line of said Tract 5; thence run S $89^{\circ}57'52''$ west along said south line for a distance of 60.36 feet; thence leaving said south line run north $00^{\circ}31'11''$ west for a distance of 250.70 feet to the beginning of a tangent curve concave to the southeast and have a radius of 530.00 feet; thence run northeasterly along the arc of said tangent curve for a distance of 147.92 feet through a central angle of $15^{\circ}59'26''$ to a point of tangency; thence run N $14^{\circ}00'19''$ for a distance of 120.34 feet; thence run N $00^{\circ}31'11''$ W for a distance of 121.66 feet; thence run north $53^{\circ}44'01''$ west for a distance of 30.97 feet to the south right of way line of Mohawk Road; thence run north $89^{\circ}56'13''$ east along said south right of way line for a distance of 34.47 feet to the point of beginning.

Containing 5.33 Acres +/-

SECTION 2.

That the aforescribed property shall be and hereby is made part and parcel of the City of Clermont, Florida, and that said property shall be subject to all of the laws, ordinances, and provisions pertaining to the City of Clermont.

SECTION 3.

All property aforescribed shall henceforth be subject to ad valorem taxation by the City of Clermont, and any other general or special taxes or assessments.

SECTION 4.

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

SECTION 5.

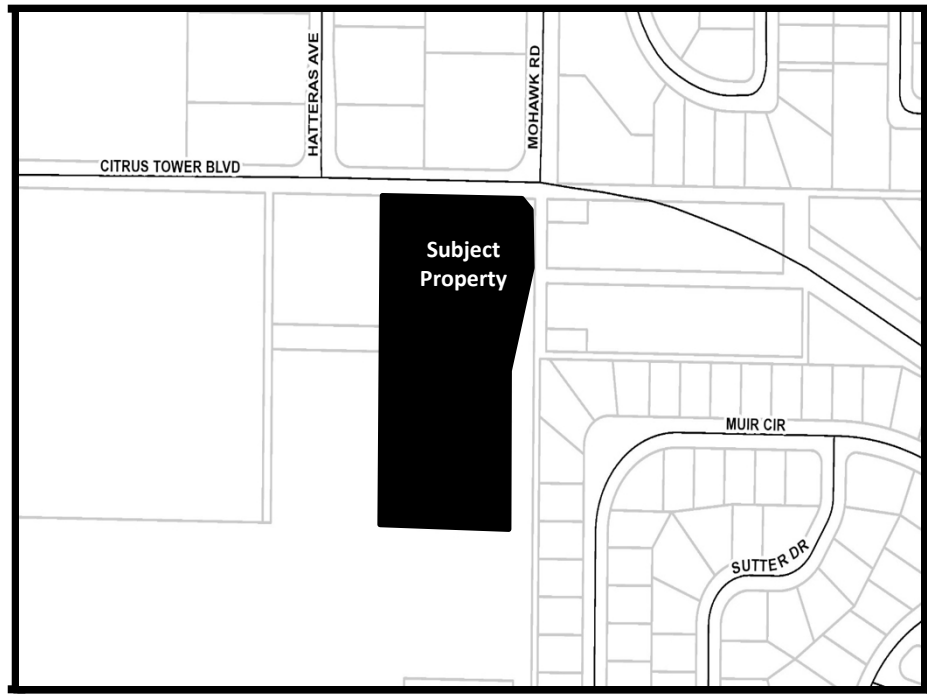
This Ordinance shall be recorded in the Public Records of Lake County, Florida.

CITY OF CLERMONT
ORDINANCE No. 2016-23

SECTION 6.

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

Location map:



CITY OF CLERMONT
ORDINANCE No. 2016-23

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 28th day of June, 2016.

CITY OF CLERMONT

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Exhibit - Location Map

Citrus Tower Blvd Self Storage

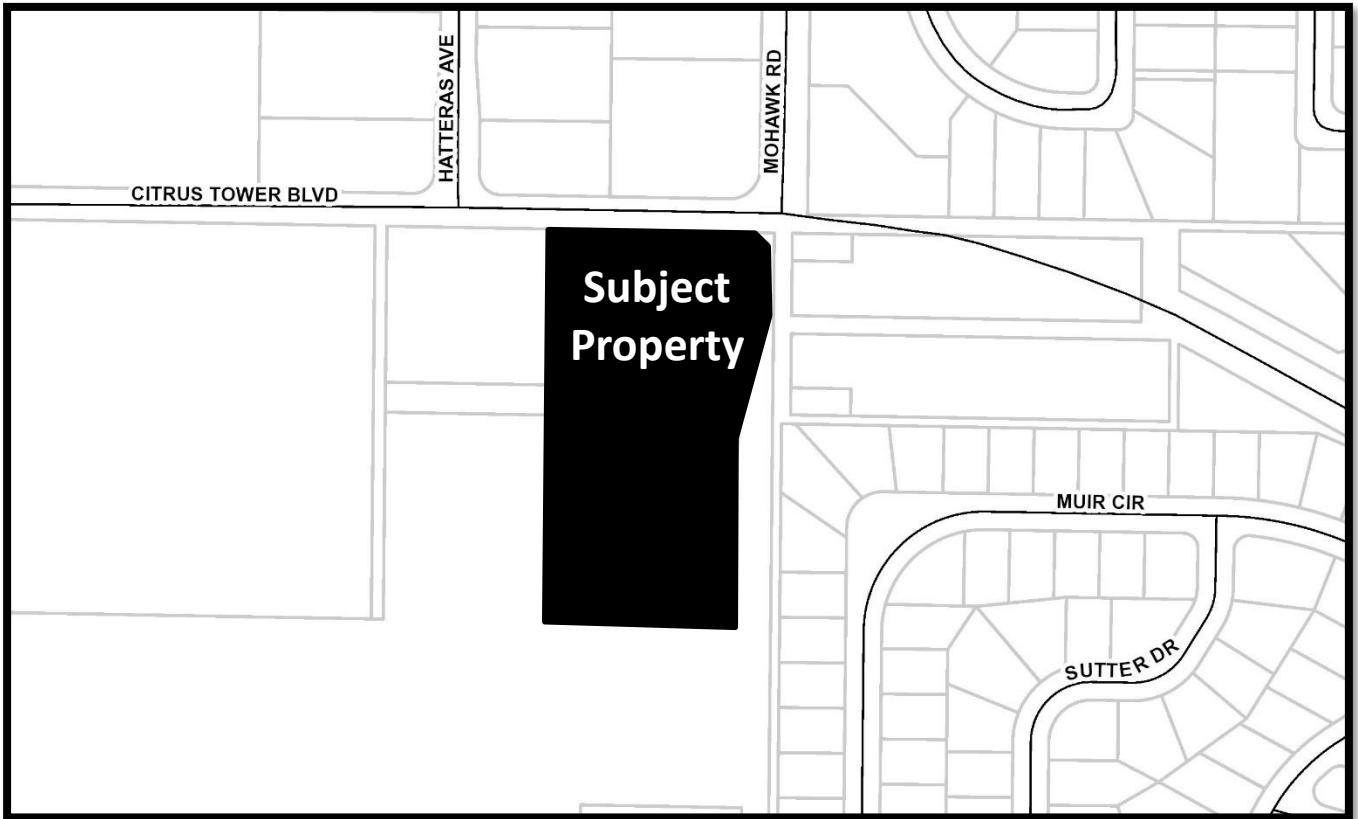


Exhibit – Future Land Use
Citrus Tower Blvd Self Storage

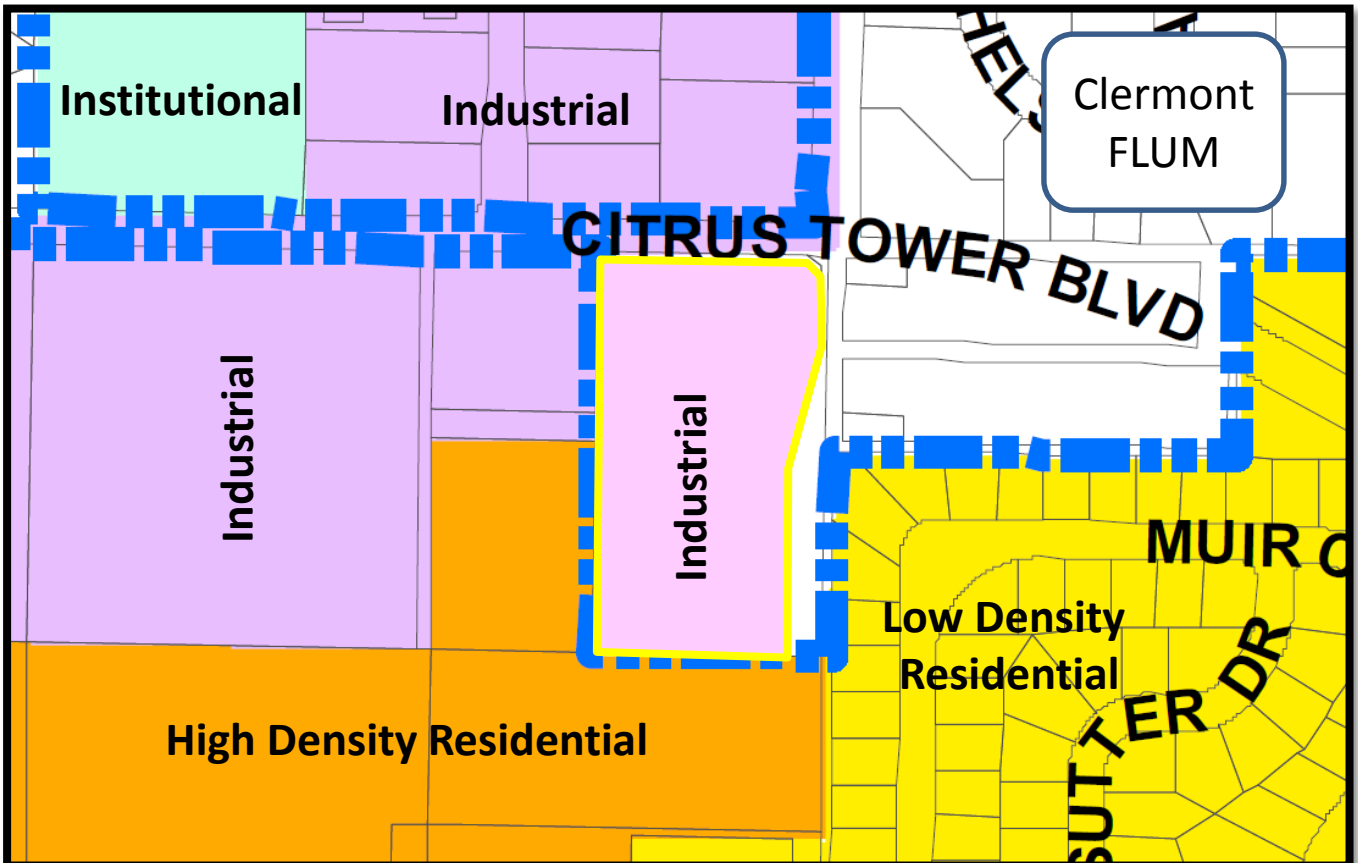
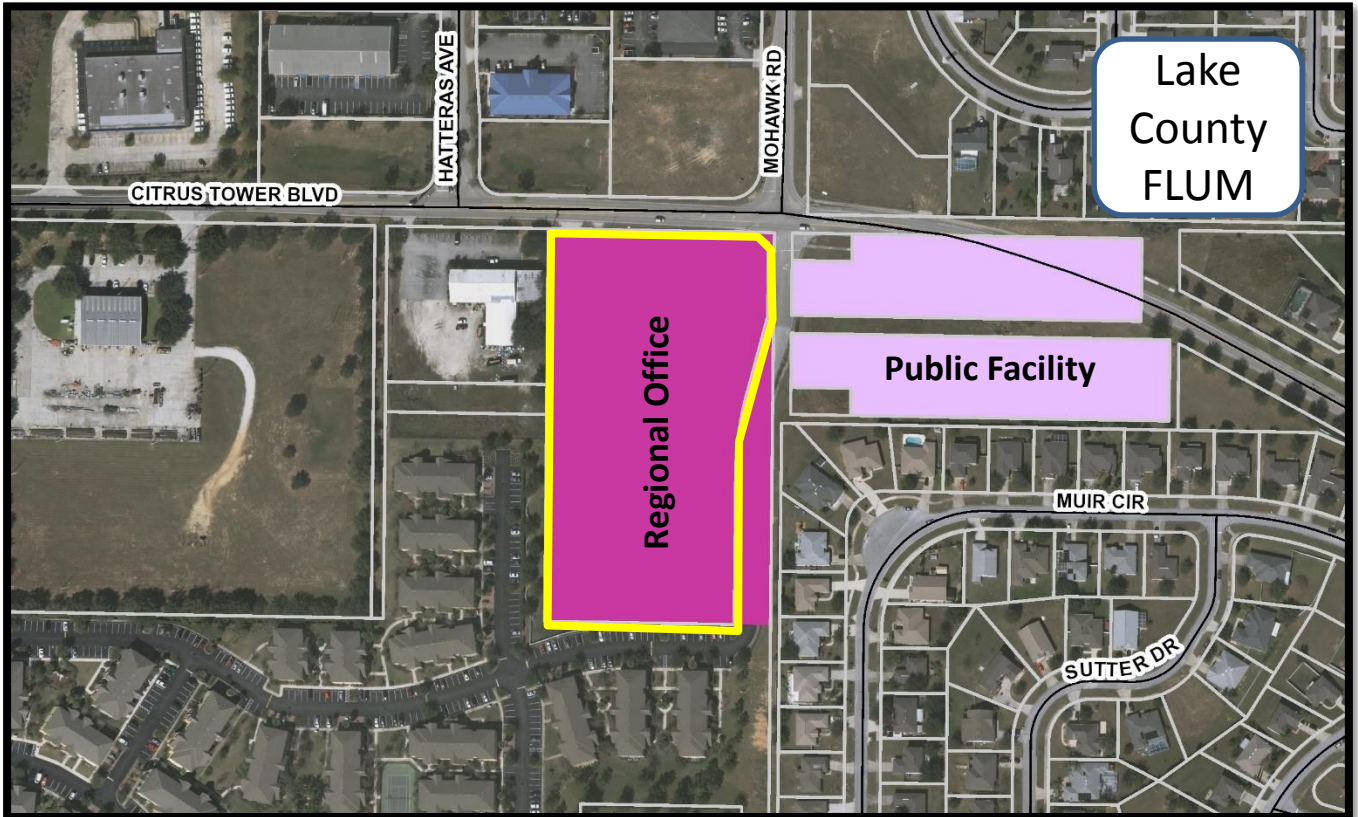
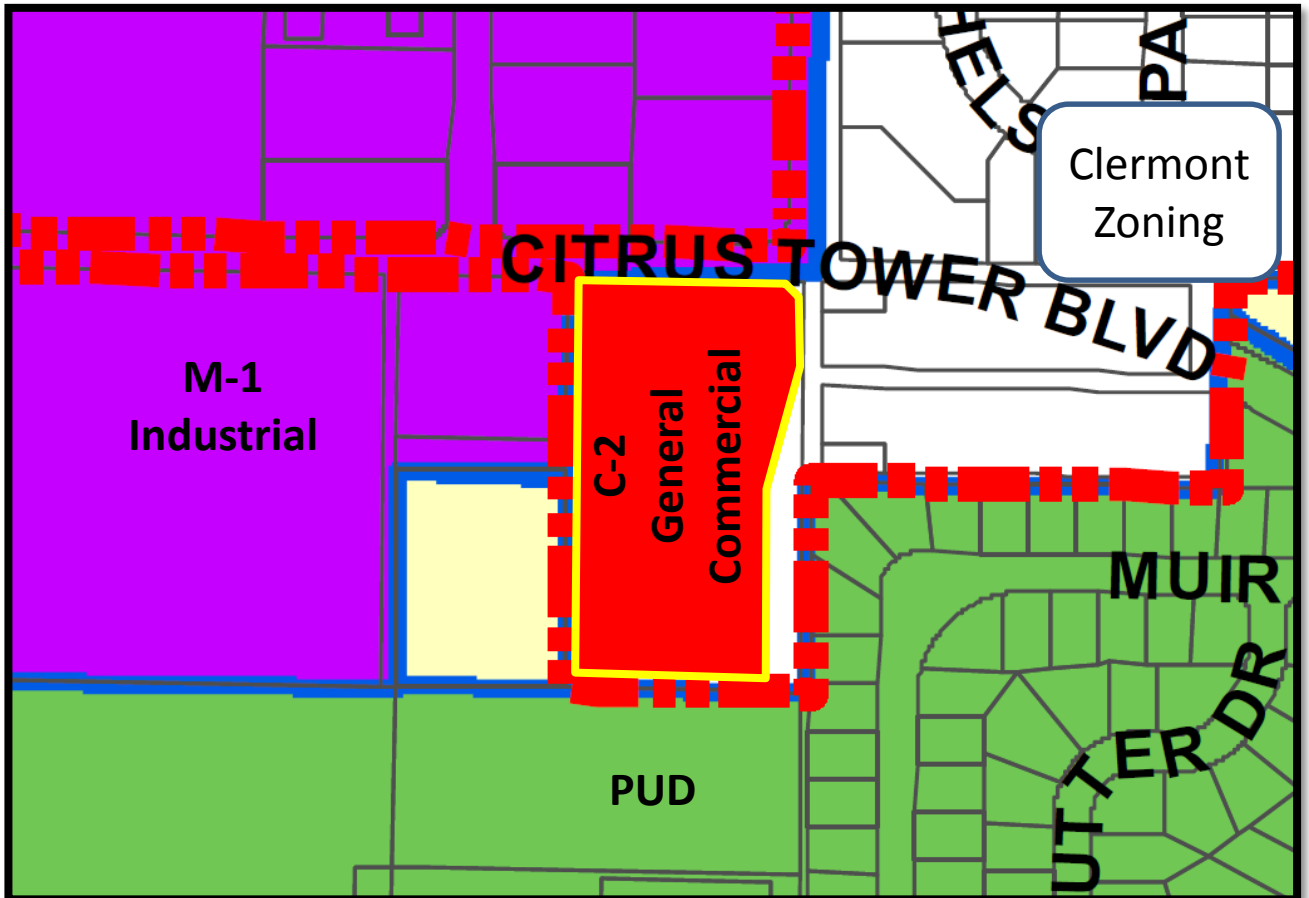


Exhibit – Zoning
Citrus Tower Blvd Self Storage



LEGAL NOTICE

The City Council of the City of Clermont will consider the enactment of the following proposed Ordinance at the regularly scheduled meeting to be held Tuesday June 28, 2016 at 6:30 P.M. at City Hall located at 685 West Montrose Street. All interested parties will be given an opportunity to express their views on this matter.

ORDINANCE NO. 2016-23

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, PROVIDING FOR THE ANNEXATION OF A CERTAIN PARCEL OF LAND CONTIGUOUS TO THE PRESENT CITY BOUNDARIES; PROVIDING FOR AN EFFECTIVE DATE; SEVERABILITY; RECORDING, AND PUBLICATION.

LOCATION:

423 Citrus Tower Blvd
(Alternate Key 1647746)

LEGAL DESCRIPTION

PARCEL NO. 1:

The Eastern one-half (1/2) of Tract 5, Section 20, Township 22 South, Range 26, East, according to the plat of Lake Highlands Company, recorded in Plat Book 3, Page 30, Public Records of Lake County, Florida.

AND

PARCEL NO. 2:

The West ½ of Tract 5, Section 20, Township 22 South, Range 26, East, Lake Highlands Company, according to the plat thereof, as recorded in Plat Book 3, Page 30, Public Records of Lake County, Florida, LESS the West 268.72 thereof.

Also less and except the following described lands:

Commence at the North ¼ corner of Section 20, Township 22 South, Range 26 East, Lake County, Florida, thence run S 89°56'13" W for a distance of 15.03 feet; thence run S 00°31'11" E for a distance of 15.00 feet to a point on the West line of a 15.00 feet wide right of way lying on the East side of Tract 5 as shown on the plat of LAKE HIGHLANDS COMPANY, in Section 20, Township 22 South, Range 26 East, LAKE HIGHLANDS COMPANY according to the plat thereof, as recorded in Plat Book 3, Page 30 Public Records of Lake County, Florida, said point being the POINT OF BEGINNING; thence continue S 00°31'11" E along said West line of a 15.00 feet wide right of way for a distance of 653.63 feet to the South line of said Tract 5; thence run S 89°57'52" W along said South line for a distance of 60.36 feet; thence leaving said South line run N 00°31'11" W for a distance of 250.70 feet to the beginning of a tangent curve concave to the

Southeast and have a radius of 530.00 feet; thence run Northeasterly along the arc of said tangent curve for a distance of 147.92 feet through a central angle of 15°59'26" to a point of tangency; thence run N 14°00'19" for a distance of 120.34 feet; thence run N 00°31'11" W for a distance of 121.66 feet; thence run N 53°44'01" W for a distance of 30.97 feet to the South right of way line of Mohawk Road; thence run N 89°56'13" E along said South right of way line for a distance of 34.47 feet to the Point of Beginning.

Containing 5.33 Acres +/-

See Map Below

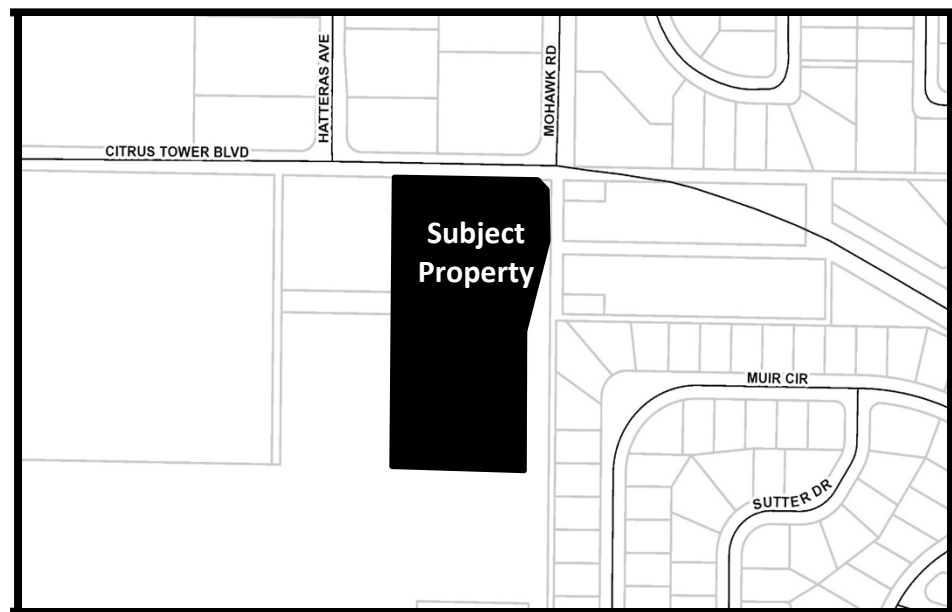
This ordinance is available for public inspection in the office of the City Clerk, 685 W. Montrose Street, Monday through Friday between the hours of 8:00 A.M. and 5:00 P.M.

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.

Tracy Ackroyd Howe, MMC
City Clerk

Daily Commercial
June 6 and June 14, 2016

Location Map:





CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date											
Tuesday, June 28, 2016											
Agenda Item Name											
Ordinance No. 2016-24 <i>Final</i> <i>Citrus Tower Self Storage</i>											
Requested Action											
Recommend approval of Ordinance 2016-24.											
Staff Report											
The applicant, Jan-Mar, LLC, is requesting a small-scale comprehensive plan amendment for the subject property. The property is approximately five acres in size. This request is being heard concurrently with requests for annexation, rezoning and a conditional use permit. The applicant wishes to redevelop the property and have City services available. The small-scale comprehensive plan amendment would change the future land use from Lake County's Regional Office to the City's Industrial designation. While the applicant and staff initially looked at the Commercial future land use designation for the parcel, due to limitations in the floor area ratio of 0.25 and the end use of a self-storage facility being greater than this, this would have been inconsistent with the comprehensive plan for Commercial. The Industrial future land use allows up to a 1.0 floor area ratio and is consistent with the existing adjacent future land use to the north and partially to the west. The High Density Residential to the southwest and south is also a consistent use with the Industrial future land use. Staff recommends approval of the small-scale comprehensive plan amendment to change the future land use from Lake County Regional Office to Industrial in the City. <i>At the June 13, 2016 Planning and Zoning Commission meeting, Commissioner Herb Smith moved to recommend approval of the small-scale comprehensive plan amendment, seconded by Commissioner Judy Proli. The vote was 6-0 to recommend approval.</i>											
Additional Analysis											
Fiscal Impact Summary											
Fiscal Impact	Fund Number and Description	Available Budget Amount									
Exhibits Attached (copies of original agreements)											
<table border="0"><tr><td>1.</td><td>Ordinance</td><td>CPA Ord. 2016-24.doc</td></tr><tr><td>2.</td><td>Maps</td><td>Citrus Tower Self Storage.pdf</td></tr><tr><td>3.</td><td>Application</td><td>CPA application.pdf</td></tr></table>			1.	Ordinance	CPA Ord. 2016-24.doc	2.	Maps	Citrus Tower Self Storage.pdf	3.	Application	CPA application.pdf
1.	Ordinance	CPA Ord. 2016-24.doc									
2.	Maps	Citrus Tower Self Storage.pdf									
3.	Application	CPA application.pdf									

4.	Survey	Survey.pdf
5.	Legal ad	Citrus Tower Self Storage CPA legal ad.docx

CITY OF CLERMONT
ORDINANCE No. 2016-24

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

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

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

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

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

Section 1.

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

LEGAL DESCRIPTION

PARCEL NO. 1:

The eastern one-half (1/2) of Tract 5, Section 20, Township 22 South, Range 26, East, according to the plat of Lake Highlands Company, recorded in Plat Book 3, Page 30, Public Records of Lake County, Florida.

AND

CITY OF CLERMONT
ORDINANCE No. 2016-24

PARCEL NO. 2:

The west ½ of Tract 5, Section 20, Township 22 South, Range 26, East, Lake Highlands Company, according to the plat thereof, as recorded in Plat Book 3, Page 30, Public Records of Lake County, Florida, less the west 268.72 thereof.

Also less and except the following described lands:

Commence at the north ¼ corner of Section 20, Township 22 South, Range 26 East, Lake County, Florida, thence run south 89°56'13" west for a distance of 15.03 feet; thence run south 00°31'11" east for a distance of 15.00 feet to a point on the west line of a 15.00 feet wide right of way lying on the east side of Tract 5 as shown on the plat of Lake Highlands Company, in Section 20, Township 22 South, Range 26 East, Lake Highlands Company according to the plat thereof, as recorded in Plat Book 3, Page 30 Public Records of Lake County, Florida, said point being the point of beginning; thence continue south 00°31'11" east along said west line of a 15.00 feet wide right of way for a distance of 653.63 feet to the south line of said Tract 5; thence run S 89°57'52" west along said south line for a distance of 60.36 feet; thence leaving said south line run north 00°31'11" west for a distance of 250.70 feet to the beginning of a tangent curve concave to the southeast and have a radius of 530.00 feet; thence run northeasterly along the arc of said tangent curve for a distance of 147.92 feet through a central angle of 15°59'26" to a point of tangency; thence run N 14°00'19" for a distance of 120.34 feet; thence run N 00°31'11" W for a distance of 121.66 feet; thence run north 53°44'01" west for a distance of 30.97 feet to the south right of way line of Mohawk Road; thence run north 89°56'13" east along said south right of way line for a distance of 34.47 feet to the point of beginning.

Containing 5.33 Acres +/-

CHANGE IN FUTURE LAND USE CLASSIFICATION

FROM LAKE COUNTY REGIONAL OFFICE
TO CITY OF CLERMONT INDUSTRIAL

Section 2.

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

Section 3.

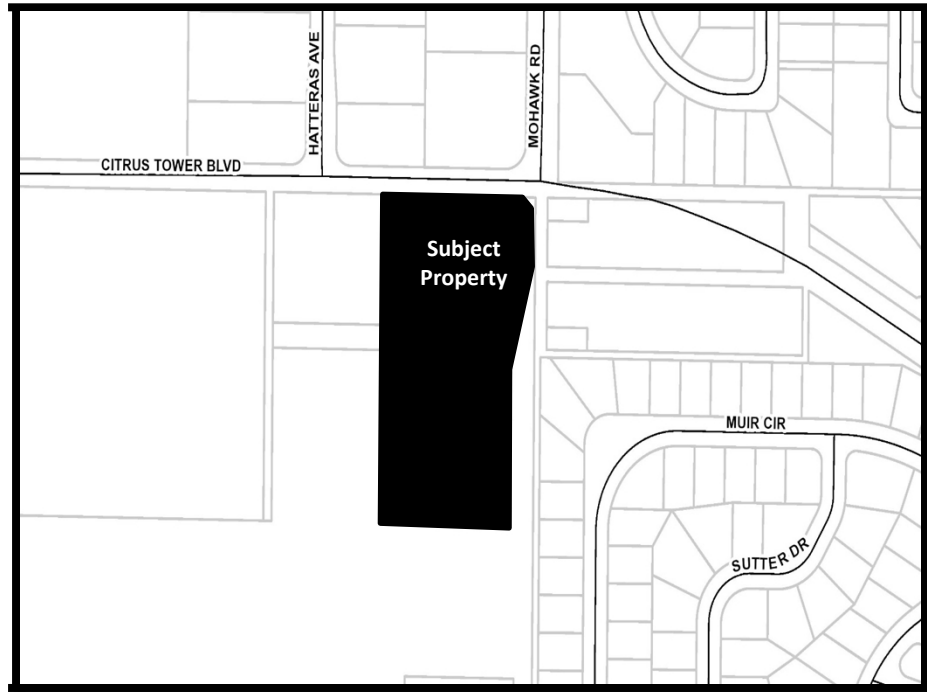
All ordinances or parts of ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

CITY OF CLERMONT
ORDINANCE No. 2016-24

Section 4.

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.

Location map:



CITY OF CLERMONT
ORDINANCE No. 2016-24

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, this 28th day of June, 2016.

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Exhibit - Location Map

Citrus Tower Blvd Self Storage

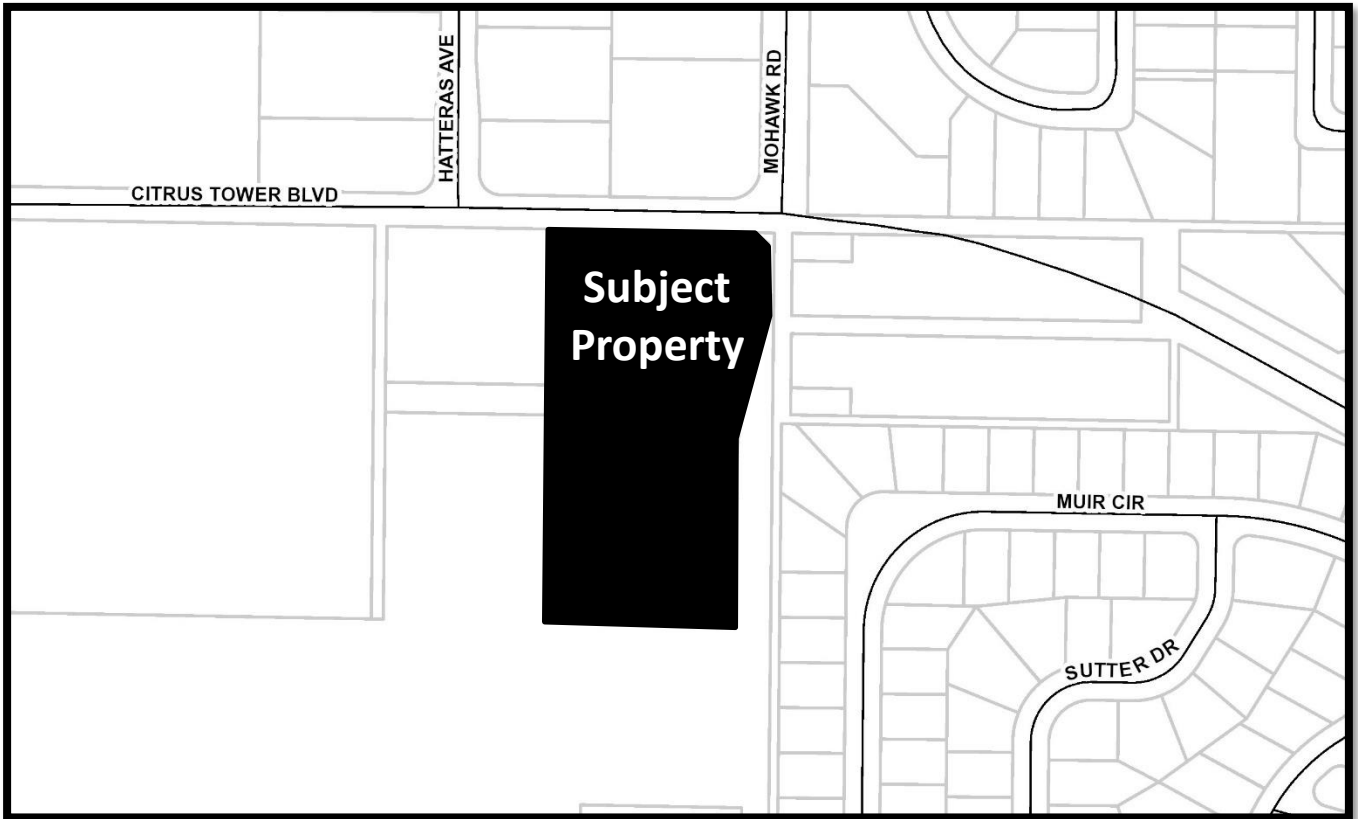


Exhibit – Future Land Use
Citrus Tower Blvd Self Storage

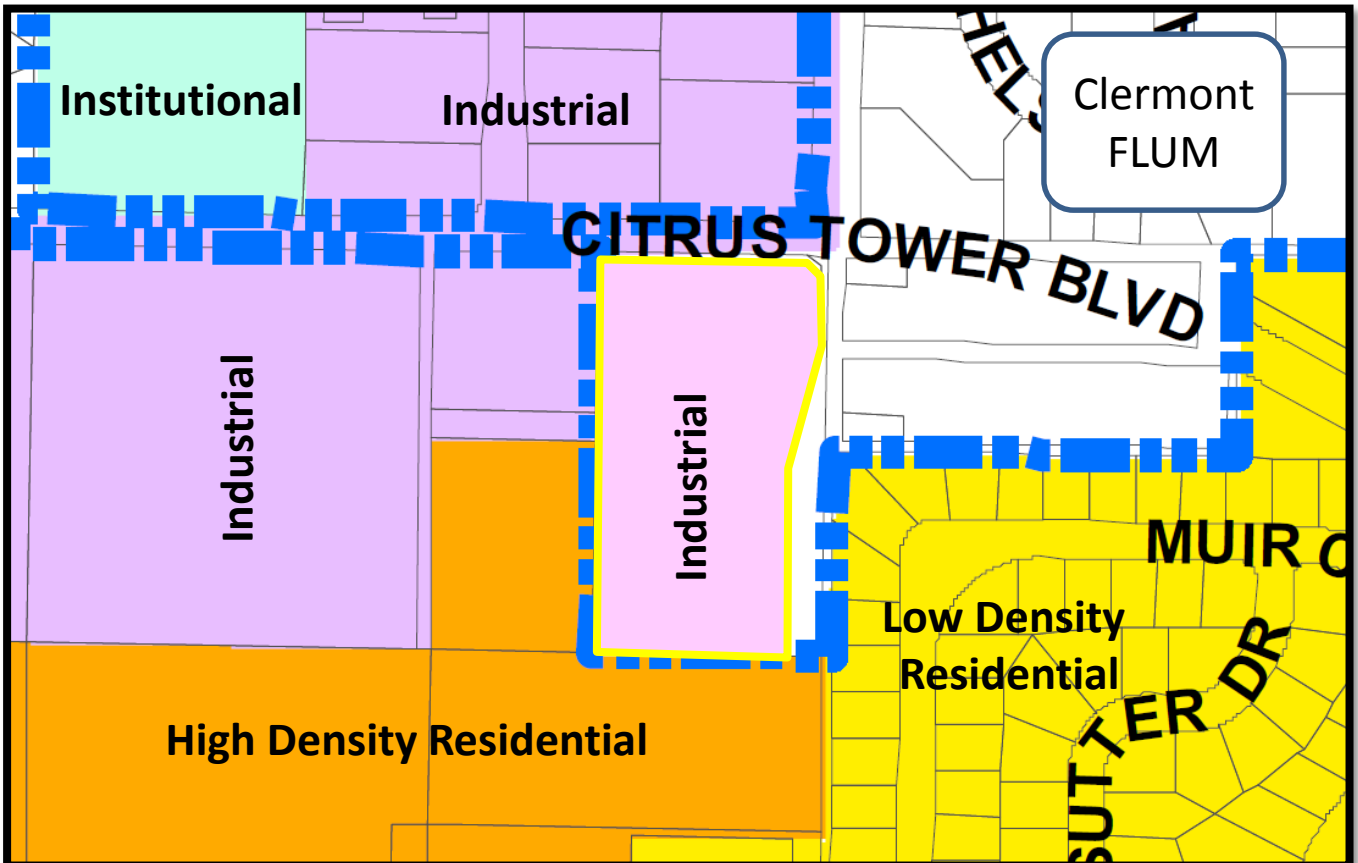
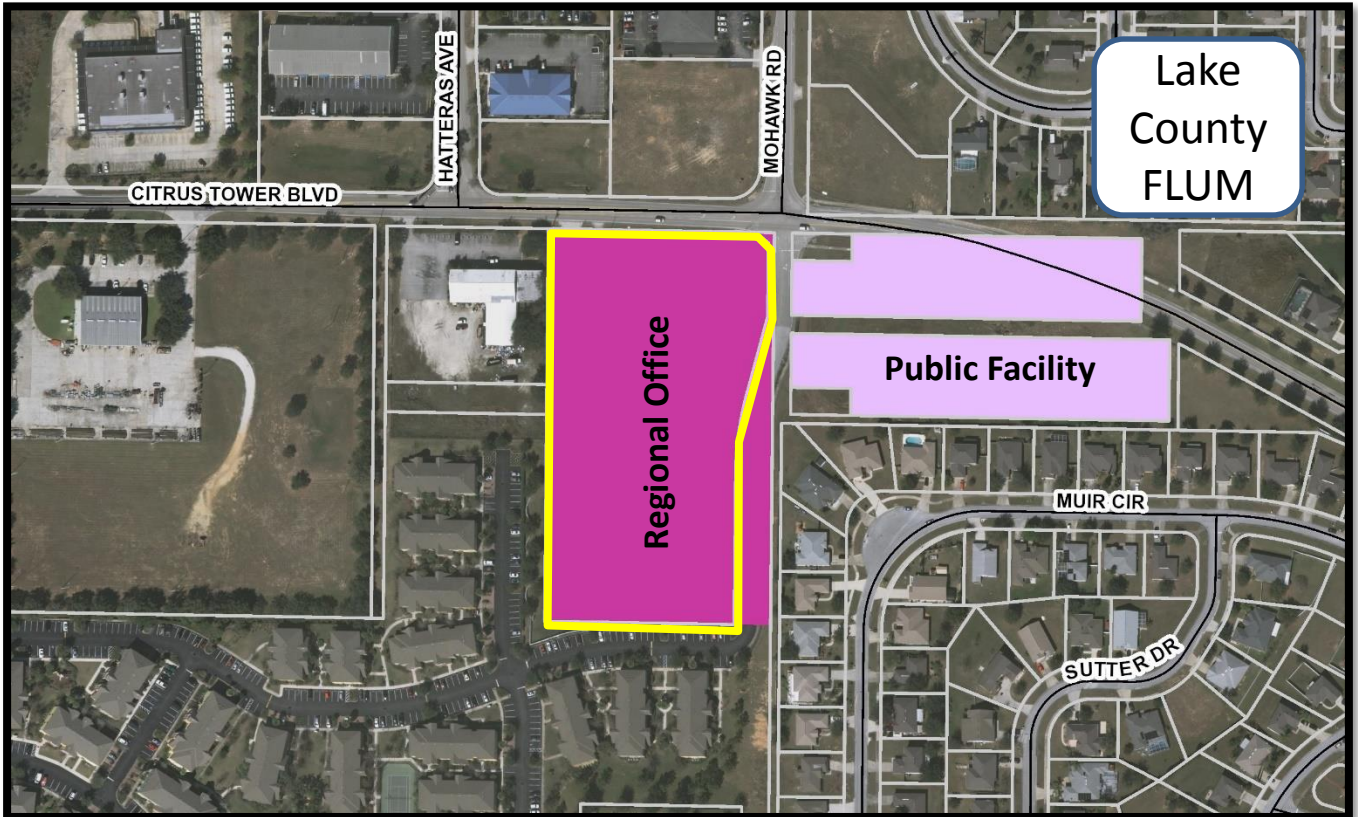
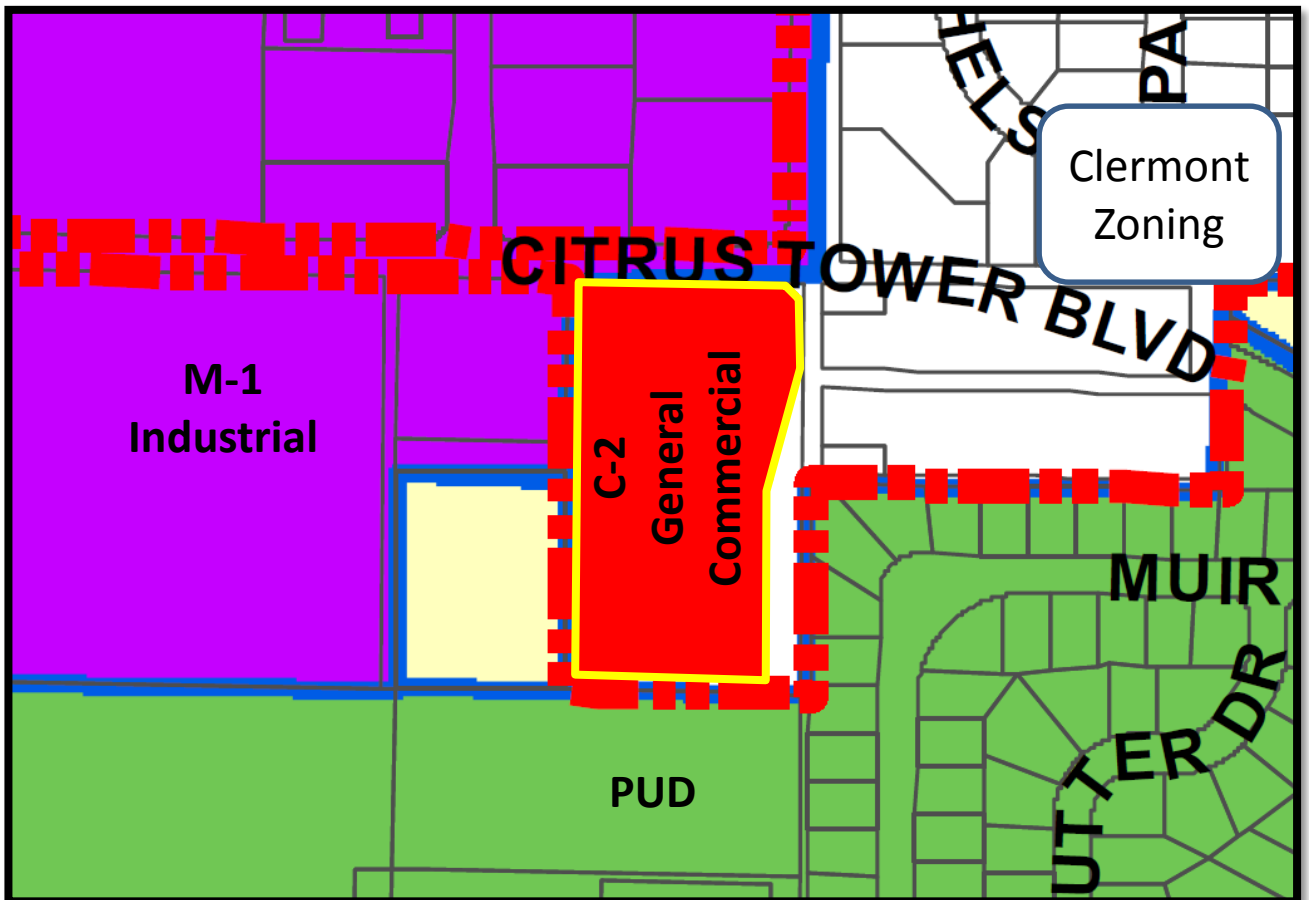


Exhibit – Zoning
Citrus Tower Blvd Self Storage





CITY OF CLERMONT
COMPREHENSIVE PLAN AMENDMENT
Application

DATE: April 28, 2016

FEE: \$500.00

Project Name (if applicable): Citrus Tower Boulevard Self Storage

Applicant: Jan-Mar, LLC

Contact Person: Robert Thompson, Managing Partner

Address: 11905 Egret Bluff

City: Clermont State: FL Zip: 34711

Phone: 321-689-5785

Fax: _____

E-Mail: rt1958@earthlink.net

OWNER: Little Raskals Partnership

Address: 8687 Bunch Flower Court

City: Westerville State: OH Zip: 43082

Phone: 407-758-1945

Fax: _____

E-Mail: aaronblake@gmail.com

General Location: 423 Citrus Tower Boulevard, Clermont, FL

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

Property size (in acres or square feet): _____

Flood hazard area (yes) _____ and approx. acreage 5.33 +/- (no) X

Existing (Actual) Land Use: Industrial

Existing Zoning: UE

Existing Future Land Use: Industrial

Proposed Future Land Use: C-2 (General Commercial)

Type of development proposed: Commercial (self storage)

Proposed density (dwelling units/acre) or intensity: _____

Proposed Zoning District: Commercial

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

Owner desires annexation in order to utilize city utilities for new business.

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

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

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

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

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

APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Robert Thompson

_____, who being

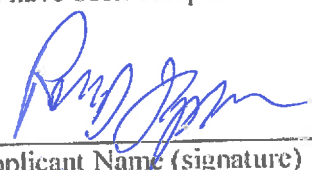
by me first duly sworn on oath, deposes and says:

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

Robert Thompson

Affiant - Applicant Name (print)

X

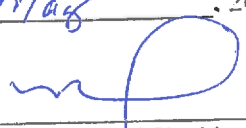


Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 2nd day of May, 2016.

X



Notary Public, State of Florida at Large



My Commission Expires: 09/21/18

OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Charlene Lieb, who being

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

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

CHARLENE LIEB
Affiant - Applicant Name (print)

X Charlene Lieb
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 2 day of May, 2016.



ADAM TROWBRIDGE
Notary Public, State of Ohio
My Commission Expires Oct. 14, 2019

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

My Commission Expires: 10-14-19

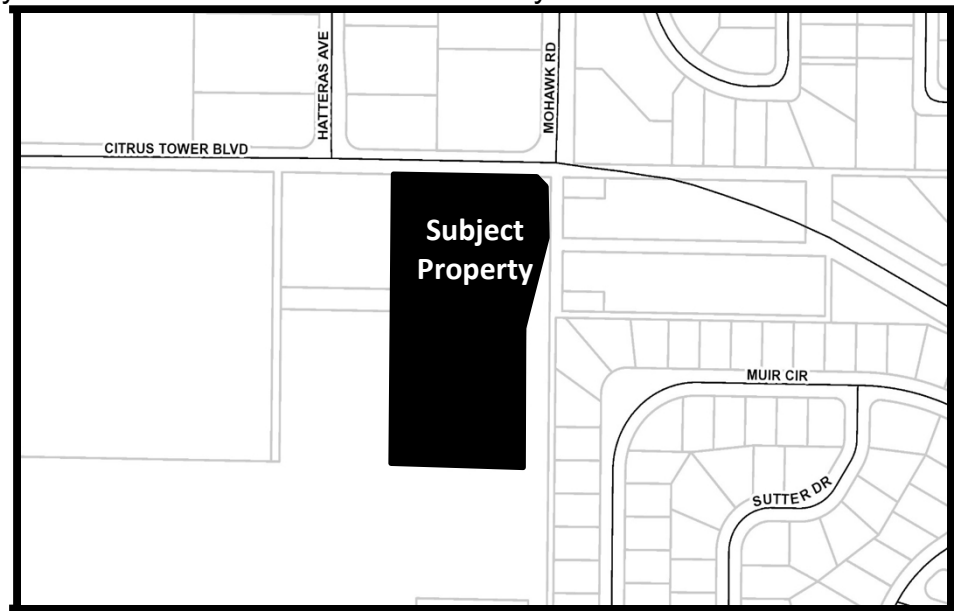
CITY OF CLERMONT

NOTICE OF PROPOSED LAND USE CHANGE

Small-Scale Comprehensive Plan Amendment

ORDINANCE NO. 2016-24

The City of Clermont will hold public hearings on Monday, June 13, 2016 at 6:30 p.m. at the Planning and Zoning Commission; Tuesday, June 14, 2016 at 6:30 p.m. (1st reading of the adoption ordinance) and Tuesday, June 28, 2016 (final reading of the adoption ordinance) at 6:30 p.m. before the City Council to consider a proposed change to the City's Future Land Use Map. The map amendment would change the Future Land Use designation for the 5.33 +/-acre parcel below from Lake County Regional Office to City of Clermont Industrial. Alternate Key 1647746.



Location: 423 Citrus Tower Boulevard
Ordinance #2016-24:

An ordinance of the City of Clermont, Florida, adopting the small-scale comprehensive plan amendment for the City of Clermont, Florida, pursuant to the Local Government Comprehensive Planning Act, Chapter 163, Part II, Florida Statutes; setting forth the authority for adoption of the small-scale comprehensive plan amendment; setting forth the purpose and intent of the small-scale comprehensive plan amendment; providing for the adoption of the small-scale comprehensive plan amendment; establishing the legal status of the small-scale comprehensive plan amendment; providing a severability clause; and providing an effective date.

The public hearings are in the Council chambers of City Hall, 685 W. Montrose Street, and are open to public comment. Please call (352) 241-7302 if you have any questions.

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

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

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

Tracy Ackroyd Howe, MMC

Daily Commercial
June 3 and June 14, 2016

City Clerk



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date											
Tuesday, June 28, 2016											
Agenda Item Name											
Ordinance No. 2016-25 <i>Final</i> <i>Citrus Tower Self Storage</i>											
Requested Action											
Recommend approval of Ordinance 2016-25.											
Staff Report											
The applicant, Jan-Mar, LLC, is requesting a rezoning of the subject property. This request is being heard concurrently with requests for annexation, small-scale comprehensive plan amendment, and a conditional use permit. Upon annexation, the zoning would default to Urban Estate. The applicant is requesting a change to C-2 General Commercial in order to redevelop the property as a self-storage facility. Under Section 122-224, self-storage facilities are a conditional use in the C-2 district. The property historically has been used for industrial uses, such as a truss manufacturing plant, and was zoned Planned Industrial in Lake County. Because the applicant's intention is to use the property for commercial instead of industrial uses, the requested zoning is C-2. The Industrial future land use allows general commercial activities, as stated in Policy 1.10.2 of the comprehensive plan. The applicant has applied for a conditional use permit for the self-storage facility since it is a conditional use under the C-2 district and will have one building with more than 20,000 square feet of floor space. Staff has reviewed the applicant's proposal and concurs that general commercial at this location is consistent with the uses in the area, such as Family Dollar across the street and other commercial uses along Citrus Tower Boulevard in the vicinity. Therefore, staff recommends approval of the rezoning to C-2 General Commercial. <i>At the June 13, 2016 Planning and Zoning Commission meeting, Commissioner Carlos Solis moved to recommend approval of the rezoning to C-2 Commercial, seconded by Commissioner Judy Proli. The vote was 6-0 to recommend approval.</i>											
Additional Analysis											
Fiscal Impact Summary											
Fiscal Impact	Fund Number and Description	Available Budget Amount									
Exhibits Attached (copies of original agreements)											
<table border="0"><tr><td>1.</td><td>Ordinance</td><td>REZ ORD 2016-25.doc</td></tr><tr><td>2.</td><td>Maps</td><td>Citrus Tower Self Storage.pdf</td></tr><tr><td>3.</td><td>Application</td><td>REZ application.pdf</td></tr></table>			1.	Ordinance	REZ ORD 2016-25.doc	2.	Maps	Citrus Tower Self Storage.pdf	3.	Application	REZ application.pdf
1.	Ordinance	REZ ORD 2016-25.doc									
2.	Maps	Citrus Tower Self Storage.pdf									
3.	Application	REZ application.pdf									

4.	Survey	Survey.pdf
5.	Legal ad	Citrus Tower Self Storage REZ legal ad.docx

CITY OF CLERMONT
ORDINANCE No. 2016-25

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 SEVERABILITY, EFFECTIVE DATE, AND PUBLICATION.

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

PARCEL NO. 1:

The eastern one-half (1/2) of Tract 5, Section 20, Township 22 South, Range 26, East, according to the plat of Lake Highlands Company, recorded in Plat Book 3, Page 30, Public Records of Lake County, Florida.

AND

PARCEL NO. 2:

The west ½ of Tract 5, Section 20, Township 22 South, Range 26, East, Lake Highlands Company, according to the plat thereof, as recorded in Plat Book 3, Page 30, Public Records of Lake County, Florida, less the west 268.72 thereof.

Also less and except the following described lands:

Commence at the north ¼ corner of Section 20, Township 22 South, Range 26 East, Lake County, Florida, thence run south 89°56'13" west for a distance of 15.03 feet; thence run south 00°31'11" east for a distance of 15.00 feet to a point on the west line of a 15.00 feet wide right of way lying on the east side of Tract 5 as shown on the plat of Lake Highlands Company, in Section 20, Township 22 South, Range 26 East, Lake Highlands Company according to the plat thereof, as recorded in Plat Book 3, Page 30 Public Records of Lake County, Florida, said point being the point of beginning; thence continue south 00°31'11" east along said west line of a 15.00 feet wide right of way for a distance of 653.63 feet to the south line of said Tract 5; thence run S 89°57'52" west along said south line for a distance of 60.36 feet; thence leaving said south line run north 00°31'11" west for a distance of 250.70 feet to the beginning of a tangent curve concave to the southeast and have a radius of 530.00 feet; thence run northeasterly along the arc of said tangent curve for a distance of 147.92 feet through a central angle of 15°59'26" to a point of tangency; thence run N 14°00'19" for a

CITY OF CLERMONT
ORDINANCE No. 2016-25

1

distance of 120.34 feet; thence run N 00°31'11" W for a distance of 121.66 feet; thence run north 53°44'01" west for a distance of 30.97 feet to the south right of way line of Mohawk Road; thence run north 89°56'13" east along said south right of way line for a distance of 34.47 feet to the point of beginning.

Containing 5.33 Acres +/-

From: UE Urban Estate
To: C-2 General Commercial

SECTION 2:

All Ordinances or parts of this Ordinance in conflict herewith are hereby repealed.

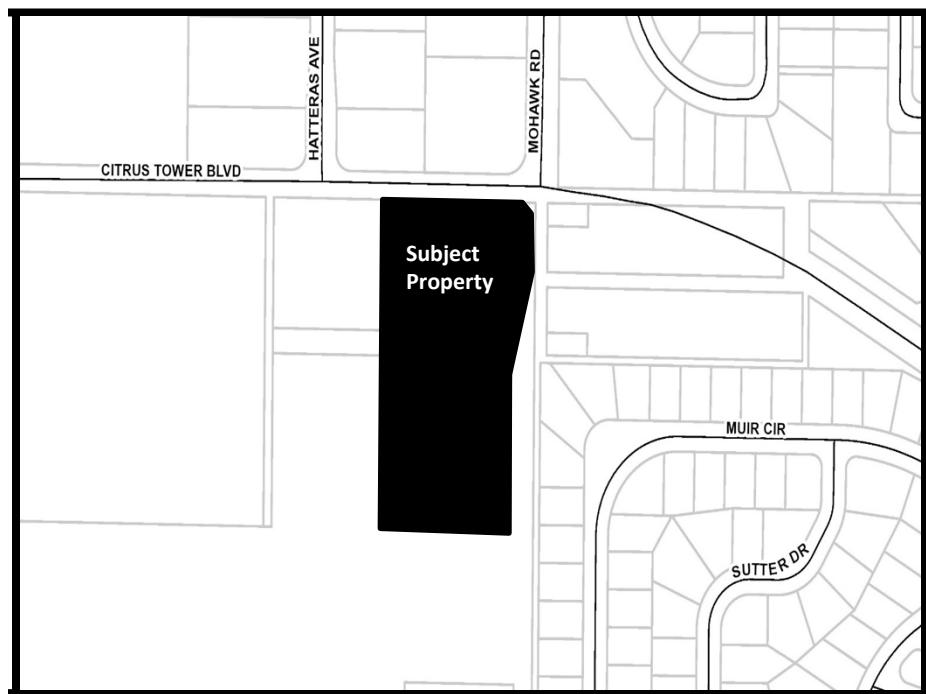
SECTION 3:

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

SECTION 4:

The provisions of this Ordinance shall be effective as provided by law.

Location map:



CITY OF CLERMONT
ORDINANCE No. 2016-25

2

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 28th day of June, 2016.

CITY OF CLERMONT

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Exhibit - Location Map

Citrus Tower Blvd Self Storage

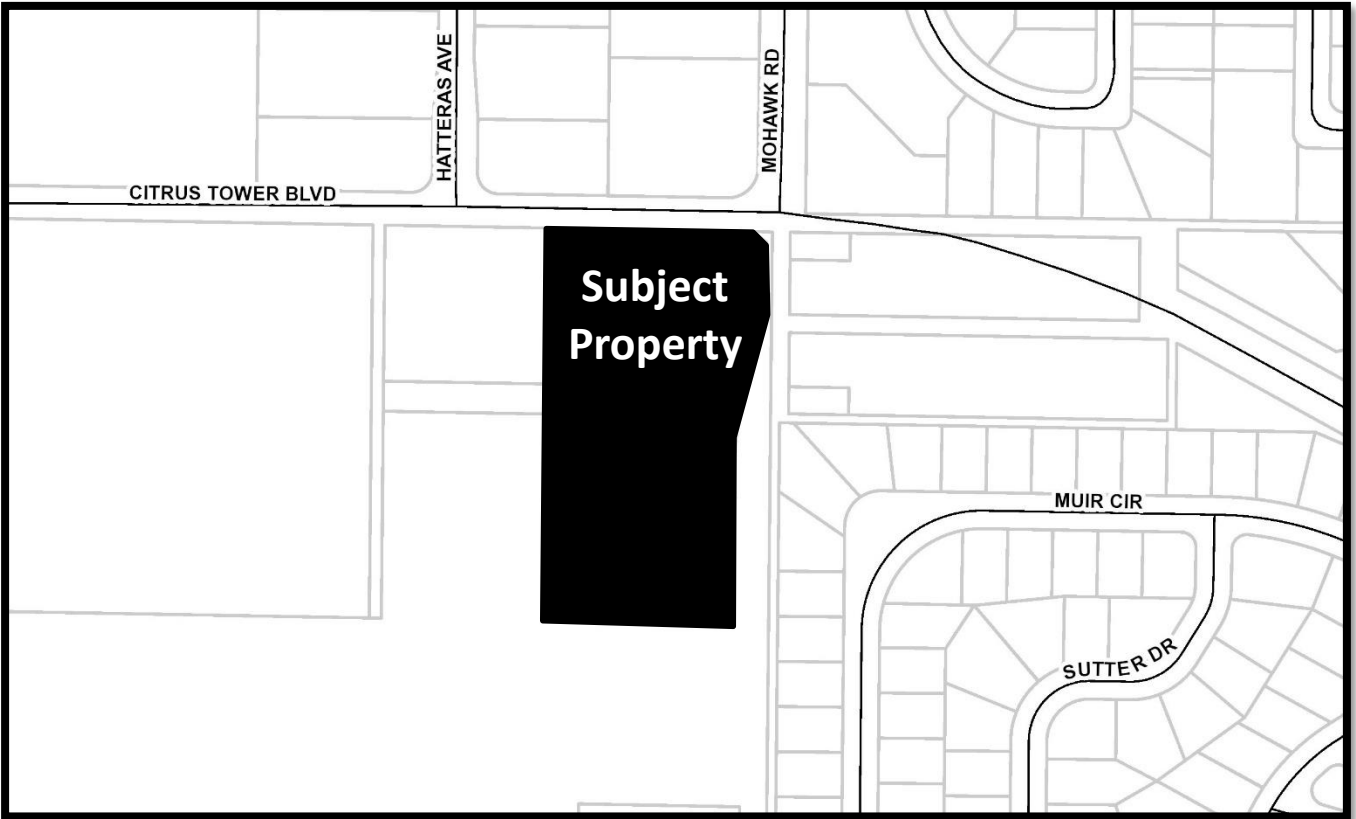


Exhibit – Future Land Use
Citrus Tower Blvd Self Storage

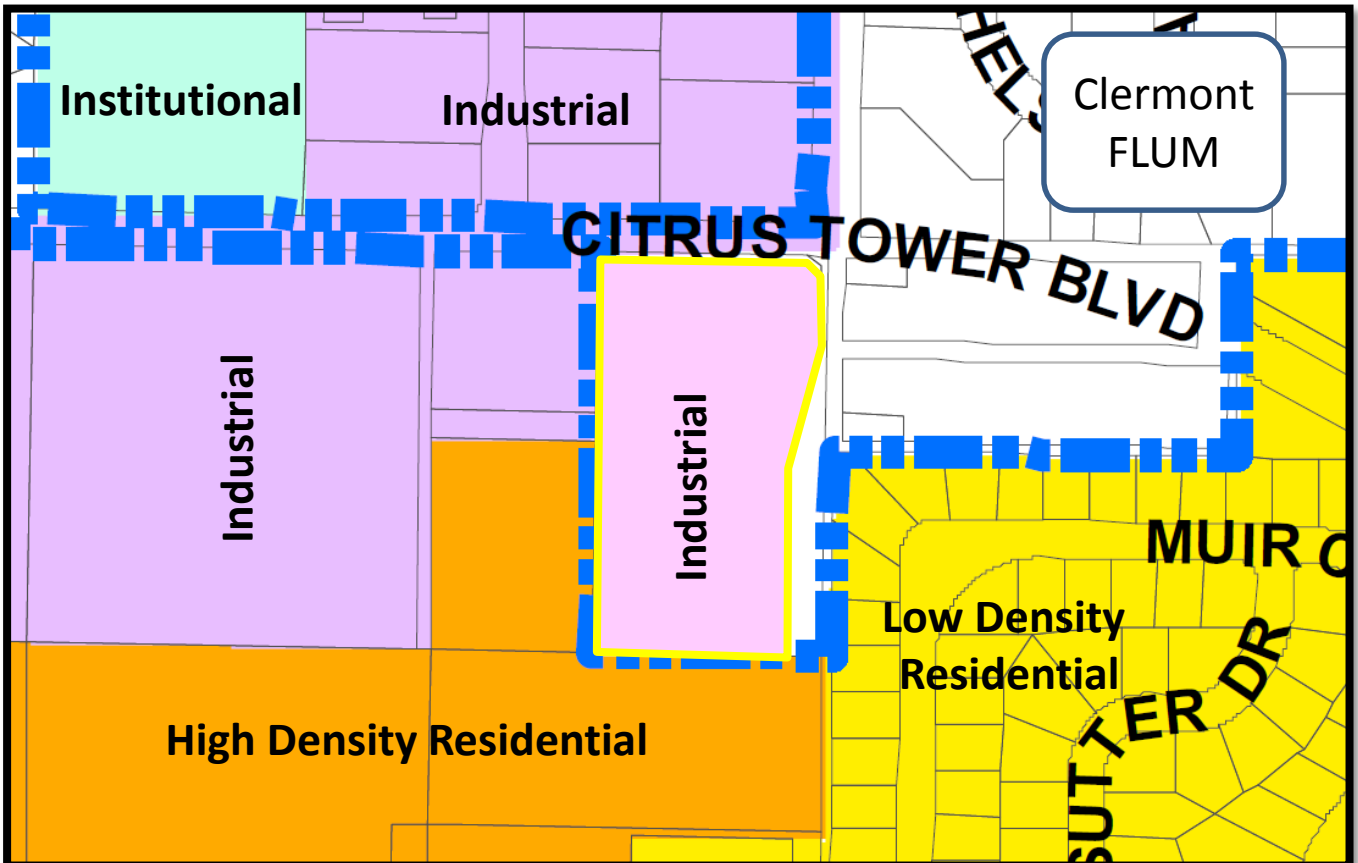
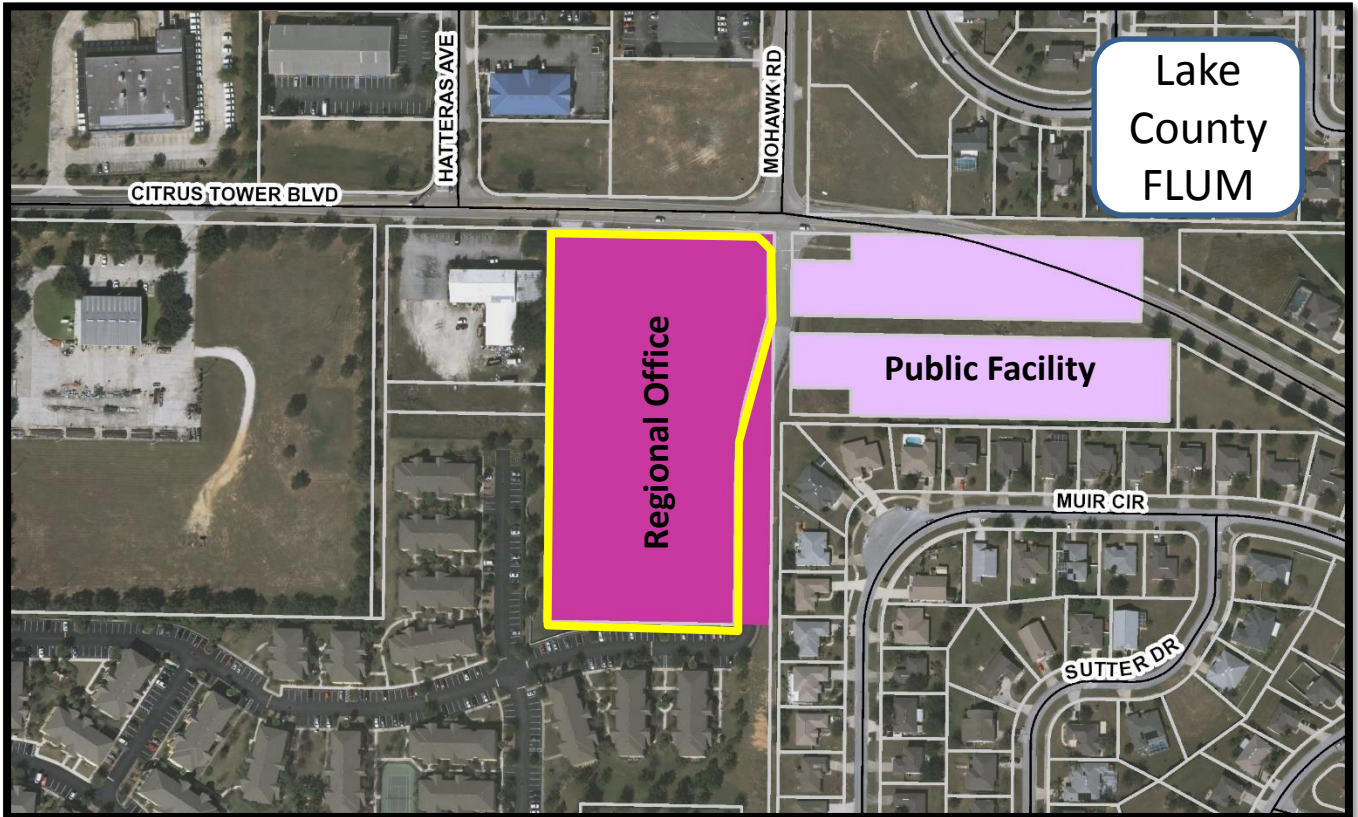
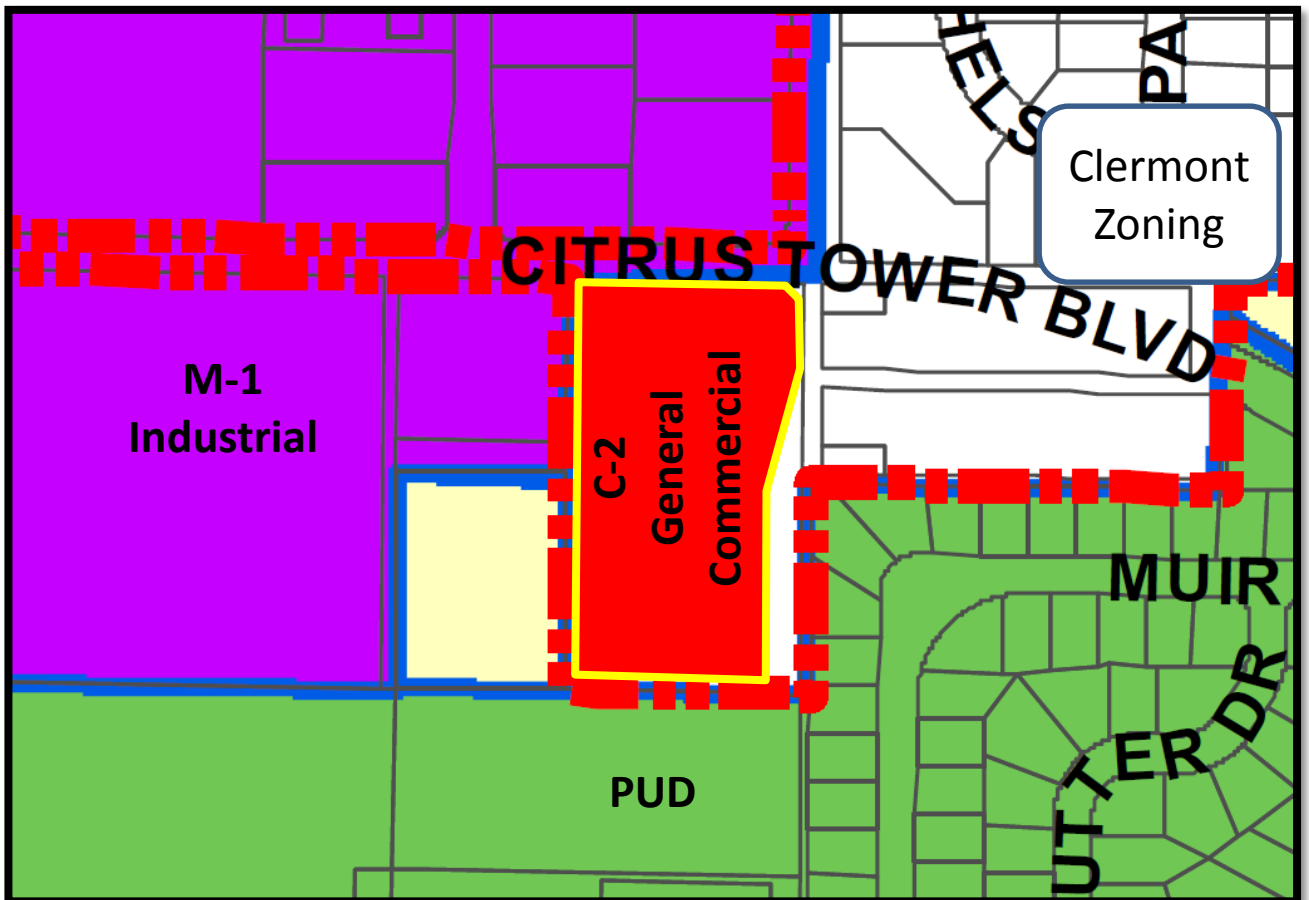


Exhibit – Zoning
Citrus Tower Blvd Self Storage





CITY OF CLERMONT
REZONING
APPLICATION

DATE: April 27, 2016

FEE: \$350.⁰⁰

PROJECT NAME (if applicable): Citrus Tower Boulevard Self Storage

APPLICANT: Jan-Mar, LLC

CONTACT PERSON: Robert Thompson

Address: 11905 Egret Bluff

City: Clermont State: FL Zip: 34711

Phone: 321-689-5785 Fax: _____

E-Mail: rt1958@earthlink.net

OWNER: Little Raskals Partnership

Address: 8687 Bunch Flower Court

City: Westerville State: OH Zip: 43082

Phone: 407-758-1945 Fax: _____

Address of Subject Property: 423 Citrus Tower Boulevard, Clermont, FL

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

Acreage: 5.33 +/- acres Land Use: Industrial
(City verification required)

Present Zoning: UE Proposed Zoning: C-2, General Commercial
(City verification required)

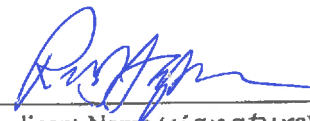
CITY OF CLERMONT
REZONING
APPLICATION
Page 2

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

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

Annexation from Lake County in order to utilize city utilities for new business.

Robert D. Thompson
Applicant Name (print)

x 
Applicant Name (signature)

CHARLENE KIEB
Owner Name (print)

x 
Owner Name (signature)

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

LEGAL NOTICE

Notice is hereby given that the City Council of the City of Clermont will consider the enactment of following proposed ordinance. All interested parties will be given an opportunity to express their views on this matter.

ORDINANCE NO. 2016-25

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 severability, an effective date and publication.

LOCATION

423 Citrus Tower Boulevard, Alternate Key 1647746

LEGAL DESCRIPTION

PARCEL NO. 1:

The Eastern one-half (1/2) of Tract 5, Section 20, Township 22 South, Range 26, East, according to the plat of Lake Highlands Company, recorded in Plat Book 3, Page 30, Public Records of Lake County, Florida.

AND

PARCEL NO. 2:

The West ½ of Tract 5, Section 20, Township 22 South, Range 26, East, Lake Highlands Company, according to the plat thereof, as recorded in Plat Book 3, Page 30, Public Records of Lake County, Florida, LESS the West 268.72 thereof.

Also less and except the following described lands:

Commence at the North ¼ corner of Section 20, Township 22 South, Range 26 East, Lake County, Florida, thence run S 89°56'13" W for a distance of 15.03 feet; thence run S 00°31'11" E for a distance of 15.00 feet to a point on the West line of a 15.00 feet wide right of way lying on the East side of Tract 5 as shown on the plat of LAKE HIGHLANDS COMPANY, in Section 20, Township 22 South, Range 26 East, LAKE HIGHLANDS COMPANY according to the plat thereof, as recorded in Plat Book 3, Page 30 Public Records of Lake County, Florida, said point being the POINT OF BEGINNING; thence continue S 00°31'11" E along said West line of a 15.00 feet wide right of way for a distance of 653.63 feet to the South line of said Tract 5; thence run S 89°57'52" W along said South line for a distance of 60.36 feet; thence leaving said South line run N 00°31'11" W for a distance of 250.70 feet to the beginning of a tangent curve concave to the Southeast and have a radius of 530.00 feet; thence run Northeasterly along the arc of said tangent curve for a distance of 147.92 feet through a central angle of 15°59'26" to a point of tangency; thence run N 14°00'19" for a distance of 120.34 feet; thence run N 00°31'11" W for a distance of 121.66 feet; thence run N 53°44'01" W for a distance of 30.97 feet to the South right of way line of Mohawk Road; thence run N 89°56'13" E along said South right of way line for a distance of 34.47 feet to the Point of Beginning.

Containing 5.33 Acres +/-

FROM UE Urban Estate
TO C-2 General Commercial

This request will be considered by the Planning & Zoning Commission on Monday, June 13, 2016 at 6:30 p.m.

A public meeting to consider the request will be held before the City Council on Tuesday, June 28, 2016 at 6:30 p.m. for final enactment.

All meetings will be held at City Hall, located at 685 W. Montrose Street.

This ordinance is available for public inspection in the office of the City Clerk, 685 W. Montrose St., Monday through Friday between the hours of 8:00 A.M. and 5:00 P.M.

Please be advised that, under State law, if you should decide to appeal a decision made with respect to this matter, you may need to ensure that a verbatim record is made.

Daily Commercial
June 6 and June 14, 2016

Tracy Ackroyd Howe, MMC
City Clerk



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, June 28, 2016		
Agenda Item Name		
Resolution No. 2016-23 <i>Citrus Tower Self Storage</i>		
Requested Action		
Recommend approval of Resolution 2016-23.		
Staff Report		
This request is being considered concurrently with requests for annexation, rezoning and a comprehensive plan amendment. The applicant, Jan-Mar, LLC, is requesting a conditional use permit (CUP) for a self-storage facility with more than 20,000 square feet of floor space. Section 122-224 of the land development code (LDC) requires a CUP for residential storage facilities. The applicant is proposing to redevelop the site to include seven buildings, ranging in size from 3,900 square feet up to 24,750 square feet. The overall square footage is 90,900. The lot size is a little over five acres. The floor area ratio, based upon the conceptual plan, is approximately 42 percent (or FAR of 0.42). The site will be developed to the Land Development Code and will meet the architectural standards. The applicant has indicated that the site will be gated and secured. Fencing along or adjacent to roadways shall be ornamental metal or decorative vinyl/pvc. No outside storage will be allowed. Interior lighting to the site will be available, but will be constructed to stay within the site. The site shall be developed in substantial accordance with the conceptual plan prepared by Rabco Corporation, dated May 10, 2016. Staff has reviewed the application and believes that the proposed use will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, and the proposed use will comply with the regulations and conditions specified. Therefore, staff recommends approval of the request for a self-storage facility over 20,000 square feet in the C-2 zoning district with the conditions contained in Resolution 2016-23. <i>At the June 13, 2016 Planning and Zoning Commission meeting, Commissioner Carlos Solis moved to recommend approval of the conditional use permit, seconded by Commissioner Herb Smith. The vote was 6-0 to recommend approval.</i>		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount

Exhibits Attached (copies of original agreements)

- | | | |
|----|----------------------|---|
| 1. | Resolution 2016-23 | CUP RES 2016-23.doc |
| 2. | Maps | Citrus Tower Self Storage.pdf |
| 3. | Conceptual Site Plan | Citrus Tower SS Conceptual Layout.pdf |
| 4. | Application | CUP application.pdf |
| 5. | Legal ad | CUP Citrus Tower Self Storage legal ad.docx |

**CITY OF CLERMONT
RESOLUTION NO. 2016-23**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A
CONDITIONAL USE PERMIT TO ALLOW FOR A SELF-STORAGE
FACILITY OCCUPYING MORE THAN 20,000 SQUARE FEET OF
FLOOR SPACE**

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held June 13, 2016 recommended approval of this Conditional Use Permit to allow for a self-storage facility occupying more than 20,000 square feet of floor space; at the following location:

LOCATION:
423 Citrus Tower Boulevard
AK 1647746

The City Council deems it advisable in the interest of the general welfare of the City of Clermont, Lake County, Florida to grant this Conditional Use Permit.

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

This application for a Conditional Use Permit to allow for a self-storage facility occupying more than 20,000 square feet of floor space; be granted subject to the following conditions:

CONDITIONAL USE PERMIT 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 expansion of the use or additions to the facility shall be permitted except as approved by another Conditional Use Permit.
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. The structure shall be inspected by the Fire Inspector for life safety requirements and all requirements must be met prior to any Certificate of Occupancy being issued.

CITY OF CLERMONT
RESOLUTION NO. 2016-23

5. The structure shall be inspected by the Building Inspector and all building code violations must be corrected prior to a Certificate of Occupancy being issued.
6. The final Certificate of Occupancy shall not be issued until each of the stated conditions has been met and all impact fees have been paid per City standards.
7. 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.
8. The Conditional Use Permit must be executed and filed in 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.
9. 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.
10. 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 Development Services Department.
11. The property shall be developed in substantial accordance with the Conceptual Site Plan prepared by The Rabco Corporation, dated May 10, 2016, Exhibit A. 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 conceptual site plans submitted with the Conditional Use Permit application are not the approved construction plans.
12. This permit shall become null and void if substantial construction work has not begun within two (2) years of the date of this Conditional Use Permit is executed and signed by the permittee. "Substantial construction work" means the commencement and continuous prosecution of construction of required improvements ultimately finalized at completion.

Section 2 – Land Use

1. This permit is for a self-storage facility not to exceed 90,900 square feet of floor area.
2. The site may also be used for any permitted use in the C-2 General Commercial zoning district.

CITY OF CLERMONT
RESOLUTION NO. 2016-23

3. The site shall be developed according to the Land Development Code and will meet the Architectural Standards.
4. The site shall be gated and will be secured from the General Public. Any fencing along or adjacent to roadways shall be ornamental metal or decorative PVC/vinyl.
5. No outside storage will be allowed.
6. Interior lighting on the site shall be directed downward into the site and shall not spill over into adjacent properties.
7. No outside speaker systems will be allowed.
8. All landscaping, drainage/water retention and site plan approved conditions must be maintained in perpetuity for the site.

CITY OF CLERMONT
RESOLUTION NO. 2016-23

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 28th day of June, 2016.

CITY OF CLERMONT

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Exhibit - Location Map

Citrus Tower Blvd Self Storage

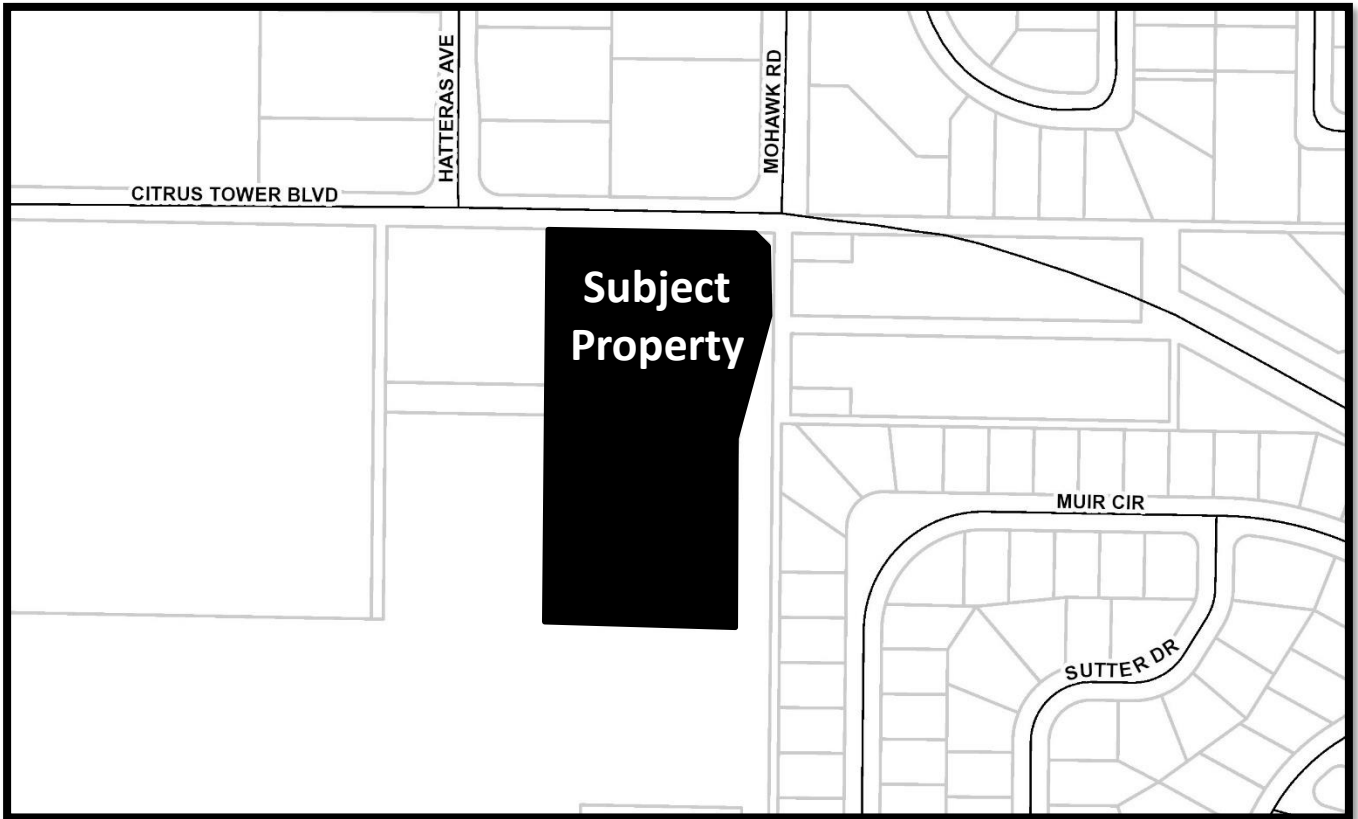


Exhibit – Future Land Use
Citrus Tower Blvd Self Storage

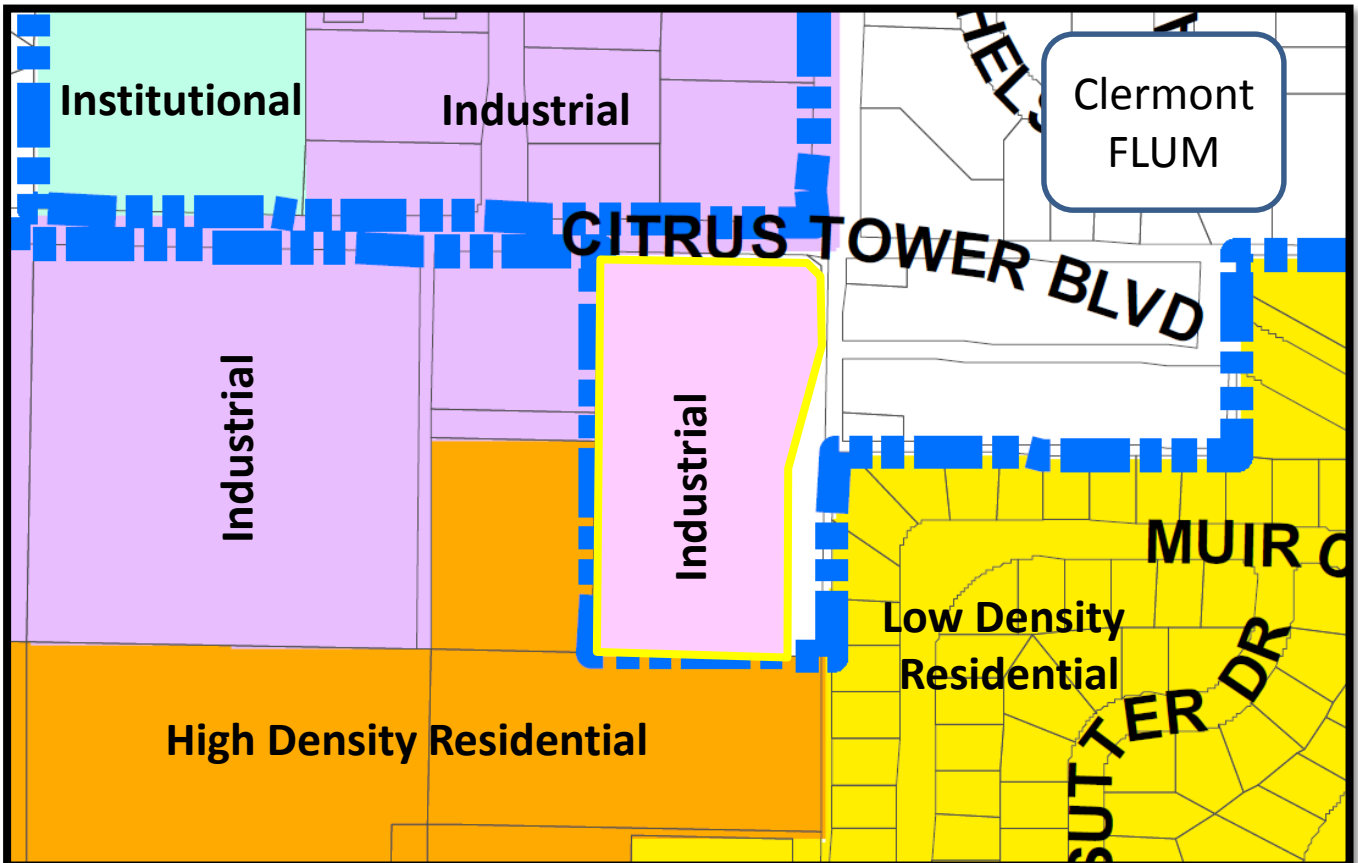
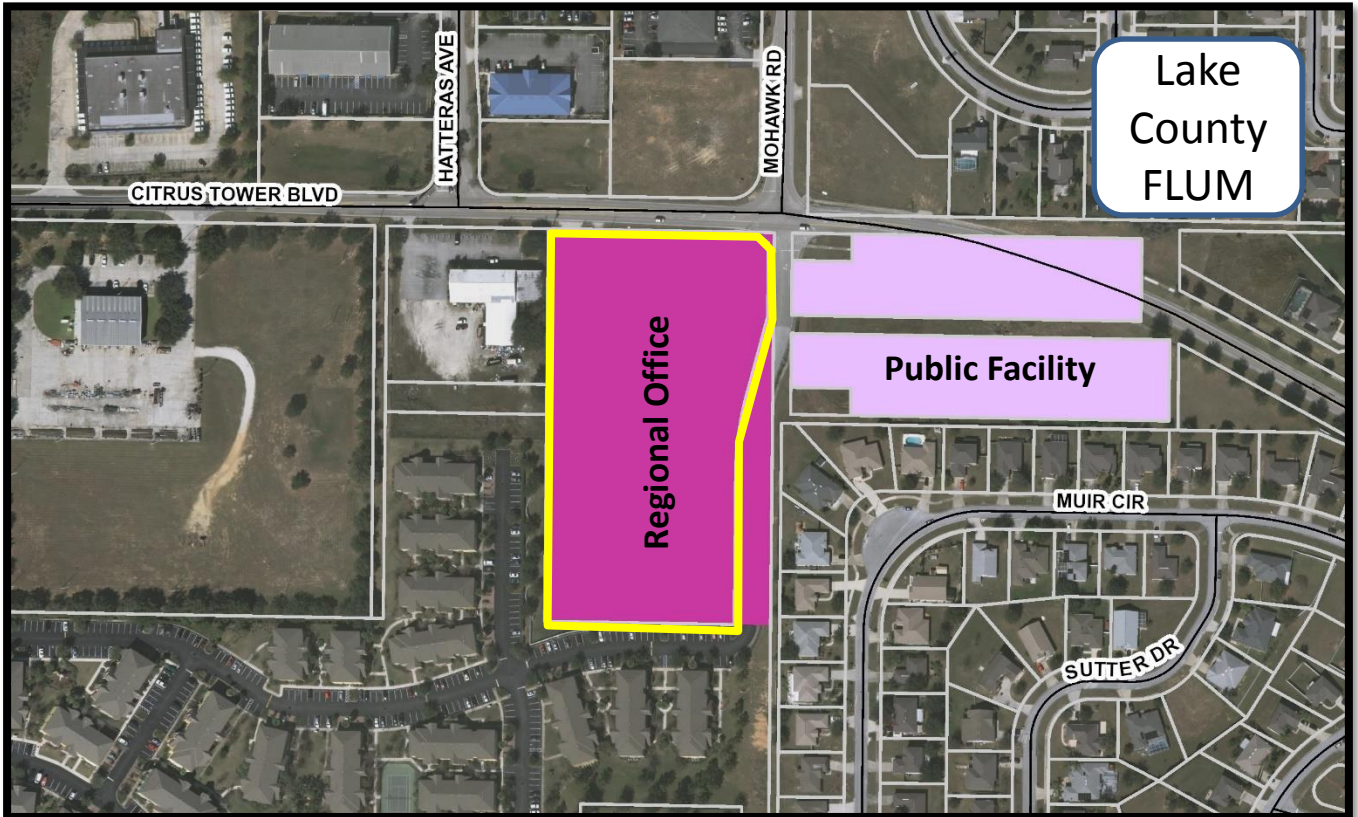
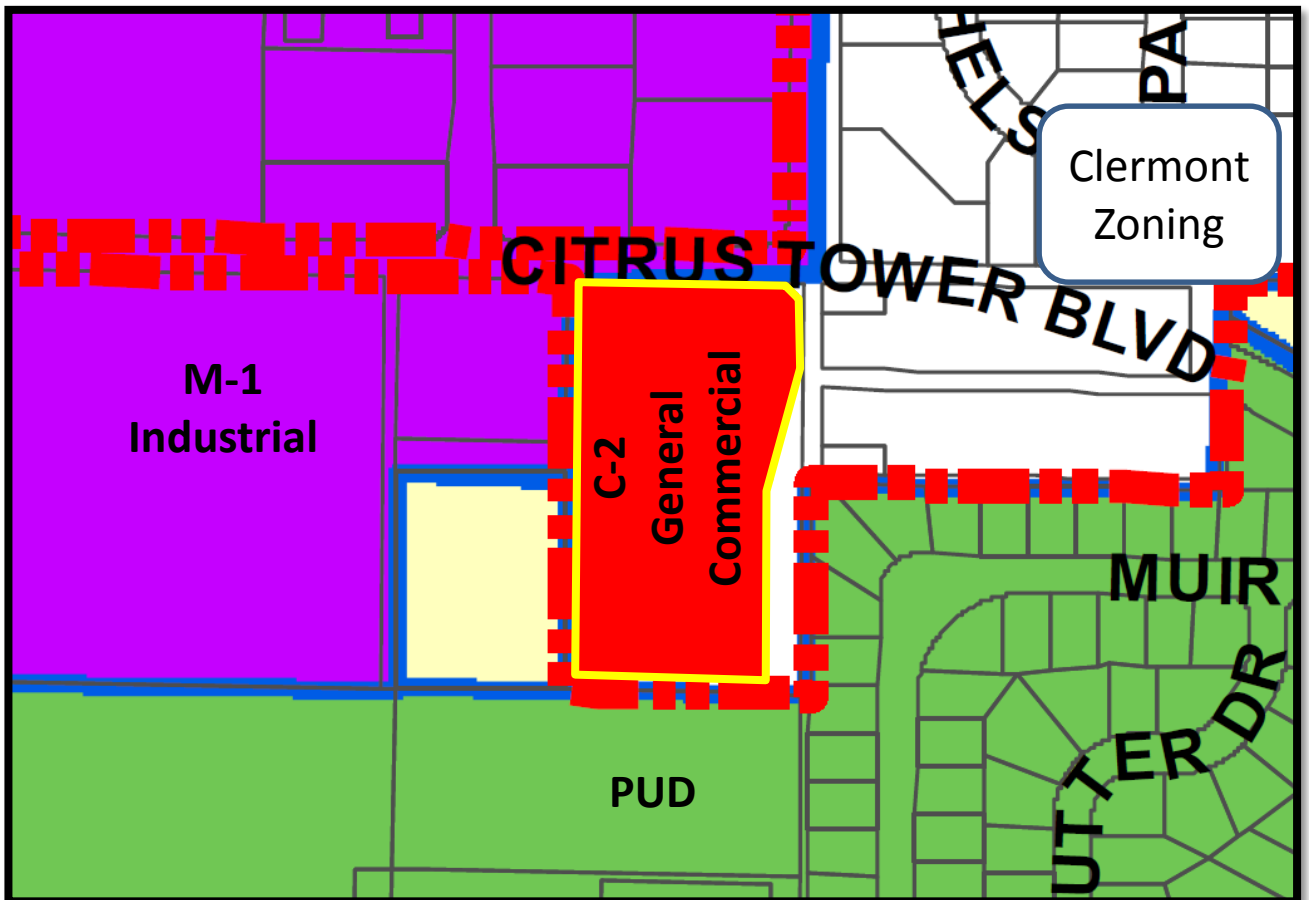


Exhibit – Zoning
Citrus Tower Blvd Self Storage



Also less and except the following described lands:
The West 1/2 of Tract 5, Section 20, Township 22 South, Range 26, East, Lake Highlands Company, Florida, according to the plat thereof, as recorded in Plat Book 3, Page 30, Public Records of Lake County, Florida, LESS the West 268.72 feet thereof.

DATE

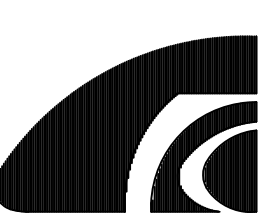
5/10/2016

DRAWN BY:

JPH

BOB THOMPSON
CLERMONT FL.

THE RABCO CORPORATION
1041 CROWN PARK CIRCLE • WINTER GARDEN, FL 34787
800/989-0220 • CB C047783 • FAX: 407/877-9065

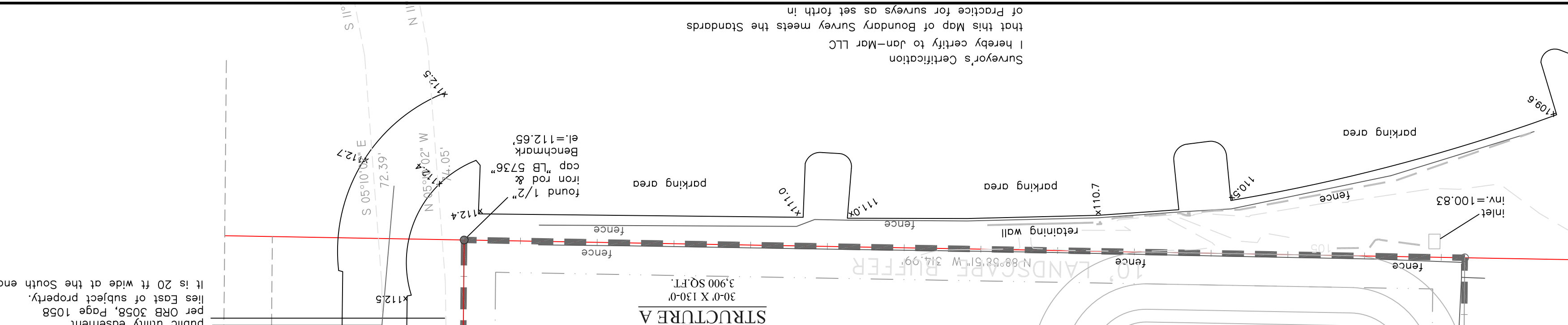
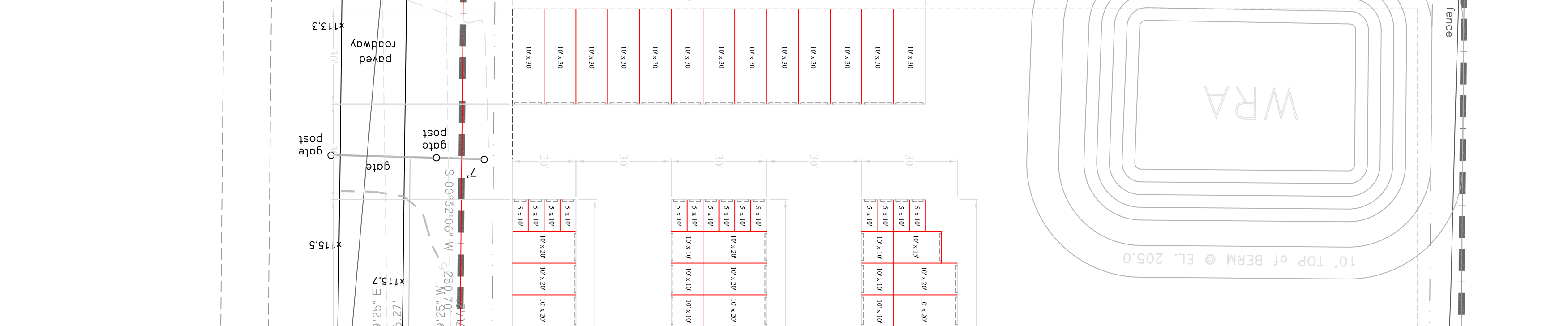
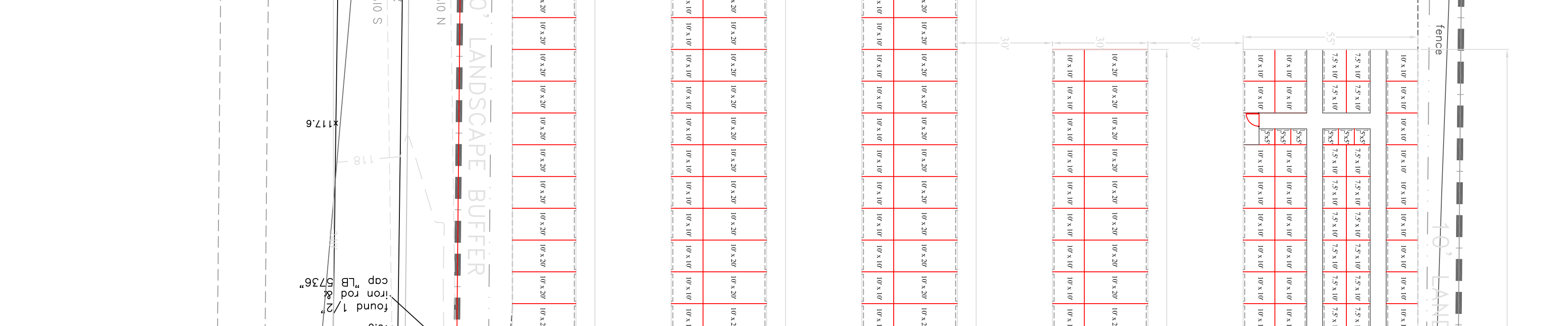
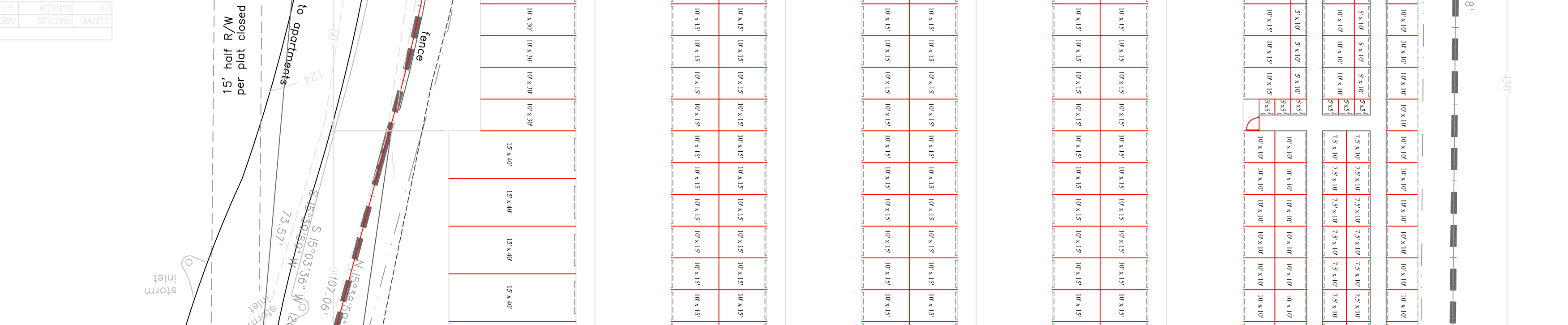
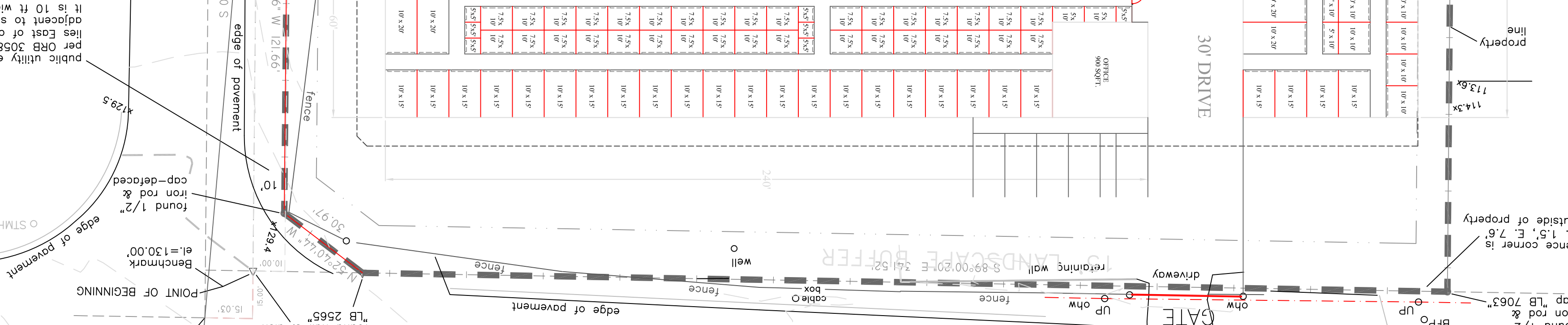
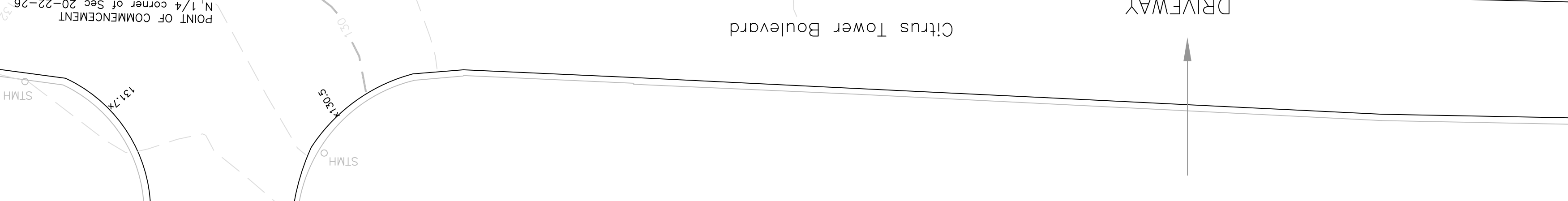


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B4535PH1

PRL-1

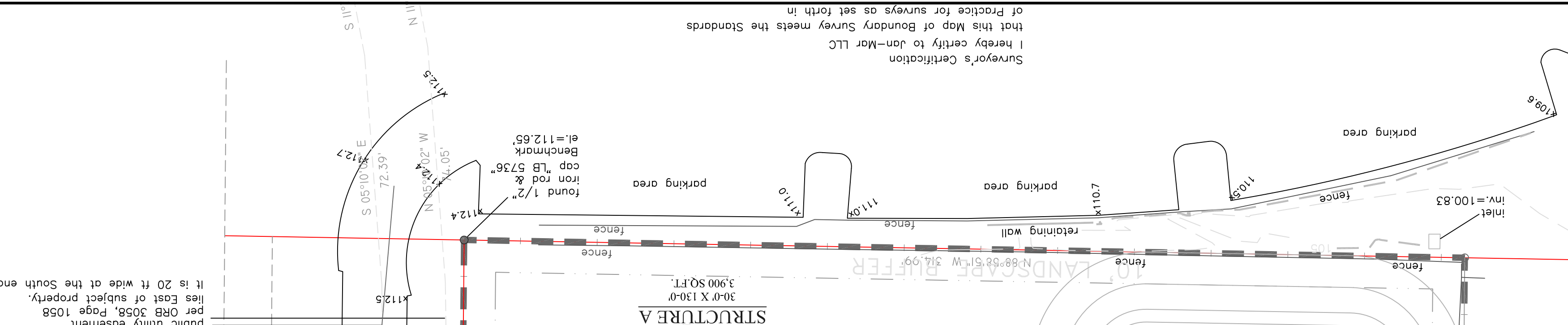
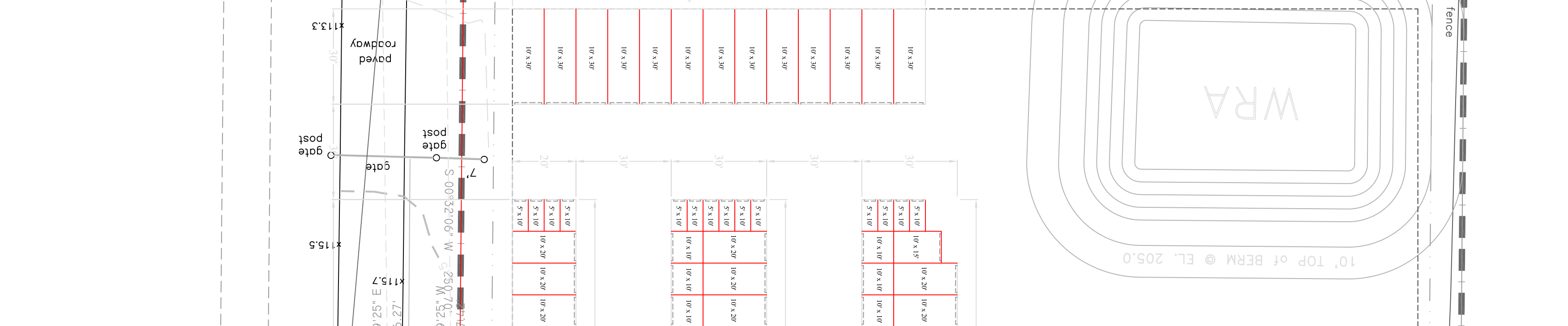
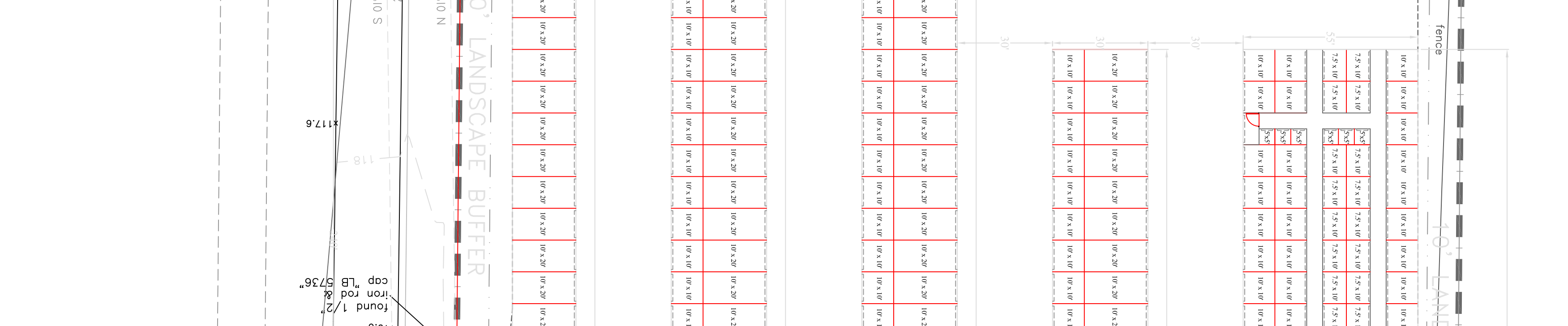
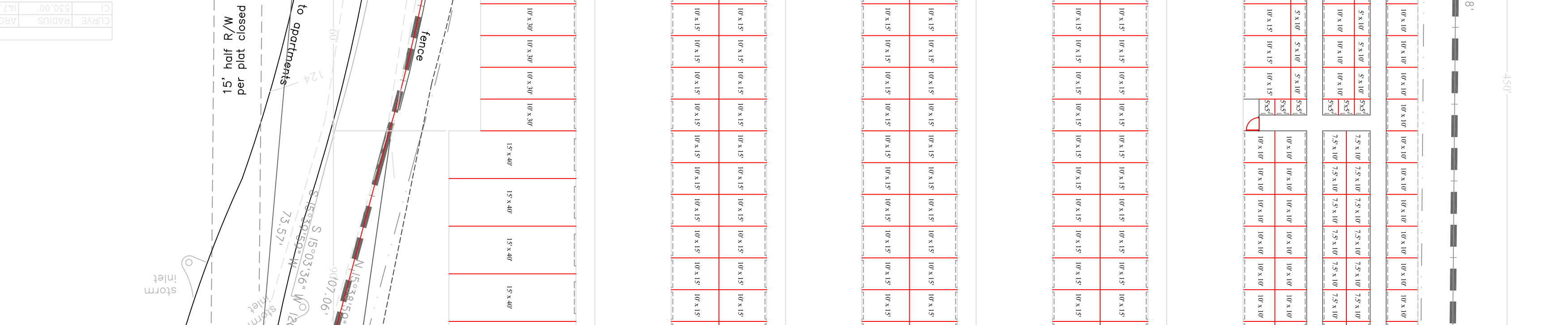
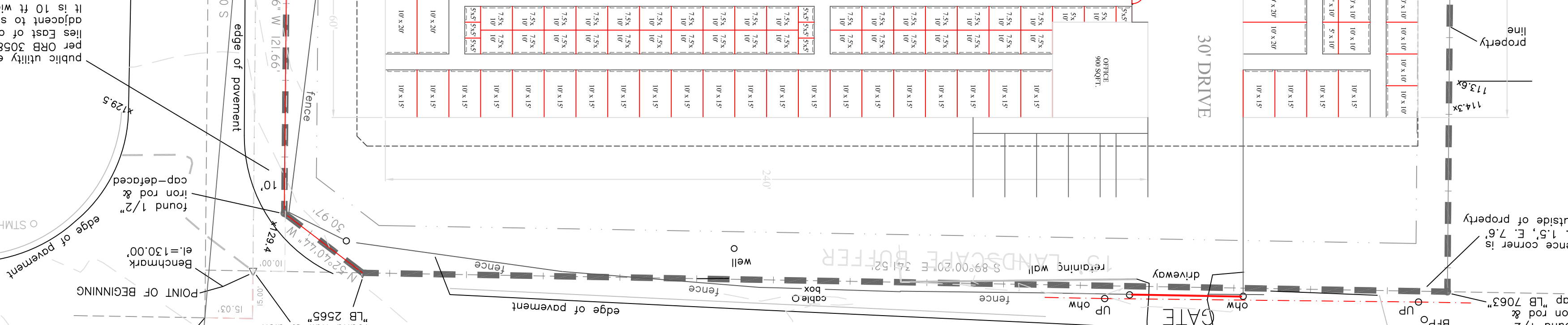
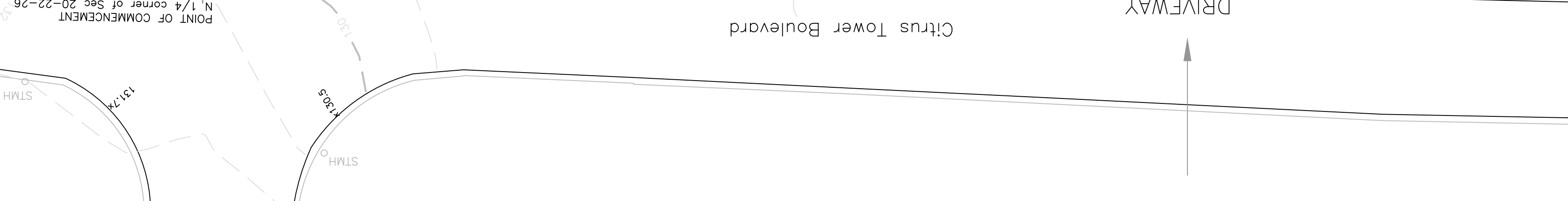
Commence at the North 1/4 corner of Section 20, Township 22 South, Range 26 East, Lake County, Florida, thence run S 89°56'13" W for a distance of 15.03 feet; thence run S 00°31'11" E for a distance of 15.00 feet to a point on the West line of a 15.00 foot wide right of way lying on the East side of Tract 5 as shown on the plat of LAKE HIGHLANDS COMPANY, in Section 20, Township 22 South, Range 26 East, LAKE HIGHLANDS COMPANY according to the plat thereof, as recorded in Plat Book 3, Page 30, Public Records of Lake County, Florida, said point being the POINT OF BEGINNING; thence continue S 00°31'11" E along said South line of a 15.00 feet wide right of way for a distance of 653.63 feet to the South line of said Tract 5; thence run S 89°57'52" W along said South line for a distance of 60.36 feet; thence leaving said South line run N 00°31'11" W for a distance of 250.70 feet to the beginning of a tangent curve concave to the Southeast and having a radius of 530.00 feet; thence run Northeastly along the arc of said tangent curve for a distance of 147.92 feet through a central angle of 15°59'26" to a point of tangency; thence run N 14°00'19" for a distance of 120.34 feet; thence run N 00°31'11" W for a distance of 121.66 feet; thence run N 89°56'13" E along a distance of 30.37 feet to the South right of way line of Mohawk Road; thence run N 89°56'13" E along said South right of way line for a distance of 34.47 feet to the Point of Beginning.

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distance of 30.37 feet to the South right of way line of Mohawk Road; thence run N 89°56'13" E along a distance of 30.37 feet to the South right of way line of Mohawk Road; thence run N 89°56'13" E along said South right of way line for a distance of 34.47 feet to the Point of Beginning.



Notes:
-Bearings based on the Lake County
-Map number 12089C 0580 E dated
-2012, and that to the best of my
-belief and my professional opinion it
-subject property lies within road zone
-Title commitment order # 51-15-11-
-Insurance Company was paid by check
-Feb. 25, 2016 at 11:00 PM by check
-No adjacent or underground utility
-Other than those shown, located under
-Subject property contains 0.000 acre
-Densities seen on aerial photo
-BFP denotes borehole
-Ebox denotes elevated
-LP denotes light pole
-ohw denotes overhead wire
-SSMH denotes secondary sewer
-STMH denotes storm sewer
-Legend:
○ Denotes seen on aerial photo
○ cap marker
○ BFP denotes borehole
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○ STMH denotes storm sewer





CITY OF CLERMONT
CONDITIONAL USE PERMIT (CUP)
APPLICATION

DATE: June 1, 2016

FEE: \$500.00

PROJECT NAME (if applicable): Citrus Tower Boulevard Self Storage

APPLICANT: Jan -Mar, LLC

CONTACT PERSON: Robert Thompson, Managing Partner

Address: 11905 Egret Bluff

City: Clermont State: FL Zip: 34711

Phone: 321-689-5785 Fax: _____

E-Mail: rt1958@earthlink.net

OWNER: Little Raskals Partnership

Address: 8687 Bunch Flower Court

City: Westerville State: OH Zip: 43082

Phone: 407-758-1945 Fax: _____

Address of Subject Property: 423 Citrus Tower Boulevard, Clermont, FL

General Location: _____

Legal Description (include copy of survey): _____

Land Use (City verification required): Commercial (as requested)

Zoning (City verification required): C-2 Commercial (as requested)

CITY OF CLERMONT
CONDITIONAL USE PERMIT (CUP)
APPLICATION
Page 2

LEGAL NOTICE

Notice is hereby given that the City of Clermont will consider a request for a Conditional Use Permit to allow for a self-storage facility occupying more than 20,000 square feet of floor space.

LOCATION

423 Citrus Tower Blvd
Southwest corner of Citrus Tower Blvd. and Mohawk Road
Alternate Key 1647746

A complete legal description may be obtained in the Development Services Department located at 685 W. Montrose Street, Clermont, FL 34711.

This request will be considered by the Planning & Zoning Commission on Monday, June 13, 2016 at 6:30pm.

A public meeting to consider the request will be held before the City Council on Tuesday, June 28, 2016 at 6:30pm.

All meetings will be held in City Hall located at 685 West Montrose Street.

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.

Tracy Ackroyd Howe, MMC
City Clerk

Daily Commercial
June 6 and 21, 2016



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, June 28, 2016		
Agenda Item Name		
Resolution No. 2016-20 <i>Redemption Worship Center</i>		
Requested Action		
Recommend approval of Resolution 2016-20.		
Staff Report		
The applicant is requesting a conditional use permit (CUP) to establish a church in the C-2 General Commercial zoning district. Under Section 122-224 (12) of the land development code, churches are an allowable use in the C-2 district with a CUP. The location is in the existing Emerald Lakes Shopping Plaza. The church proposes to occupy Unit A within the plaza. The unit is approximately 3,280 square feet, including an office, storage room and restrooms. This unit was previously approved for a church facility under Resolution 1560, which expired in 2011. The Redemption Worship Center currently has a congregation of approximately 30 and plans to have meetings on Wednesday evenings and Sundays. Since the church is in an established plaza and the hours of operation do not occur at peak business hours for a majority of the other tenants, parking does not seem to be a main concern. In addition, half of the businesses are closed on Sundays. However, if parking does become an issue, the applicant understands and agrees that the City may require additional parking or rescind the CUP. Staff has reviewed the application and believes the proposed use will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity and the proposed use will comply with the regulations and conditions specified. Therefore, staff recommends approval of the request for a church in the C-2 zoning district with the conditions contained in Resolution 2016-20. <i>At the June 13, 2016 Planning and Zoning Commission meeting, Commissioner Judy Proli moved to recommend approval of the conditional use permit, seconded by Commissioner Carlos Solis. The vote was 5-0 to recommend approval, with Commissioner Tony Hubbard abstaining due to a conflict.</i>		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Resolution 2016-20	CUP RES 2016-20.doc	
2. Map and Exhibits	Redemption WC Exhibits.pdf	

3.	Application	Application.pdf
4.	CUP 1560	CUP 1560.pdf
5.	Legal ad	Redemption Worship Center Legal Ad.docx

**CITY OF CLERMONT
RESOLUTION NO. 2016-20**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A
CONDITIONAL USE PERMIT TO ALLOW FOR A CHURCH IN THE
C - 2 GENERAL COMMERCIAL ZONING DISTRICT.**

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held June 13, 2016 recommended approval of this Conditional Use Permit to allow for a church in the C-2 General Commercial zoning district; at the following location:

LOCATION:
1203 Highway 50, Suite A
Emerald Lakes Plaza
AK 1303761

The City Council deems it advisable 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 church in the C-2 General Commercial zoning district; be granted subject to the following conditions:

CONDITIONAL USE PERMIT 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 expansion of the use or additions to the facility shall be permitted except as approved by another Conditional Use Permit.
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. The structure shall be inspected by the Fire Inspector for life safety requirements and all requirements must be met prior to any Certificate of Occupancy being issued.

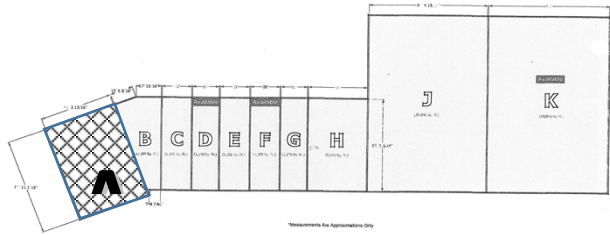
CITY OF CLERMONT
RESOLUTION NO. 2016-20

5. The structure shall be inspected by the Building Inspector and all building code violations must be corrected prior to a Certificate of Occupancy being issued.
6. The final Certificate of Occupancy shall not be issued until each of the stated conditions has been met.
7. 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.
8. The Conditional Use Permit must be executed and filed in 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.
9. 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.
10. No business, including non-profit, 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 Development Services Department.
11. If, at a future date, parking at this site proves inadequate the applicant understands and agrees that the City may require additional parking or rescind this Conditional Use Permit.
12. Should the church use cease operations for a period greater than 1 year, a new Conditional Use Permit shall be required.
13. Should any business; existing or future, that sells alcoholic beverages for on or off-site consumption wish to locate within 500 feet of the church, the church would not contest such use.

CITY OF CLERMONT
RESOLUTION NO. 2016-20

Section 2 – Land Use

1. 1203 Highway 50, Suite A, may be used as a church in addition to any permitted C-2 uses.



CITY OF CLERMONT
RESOLUTION NO. 2016-20

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 28th day of June, 2016.

CITY OF CLERMONT

Gail L. Ash, Mayor

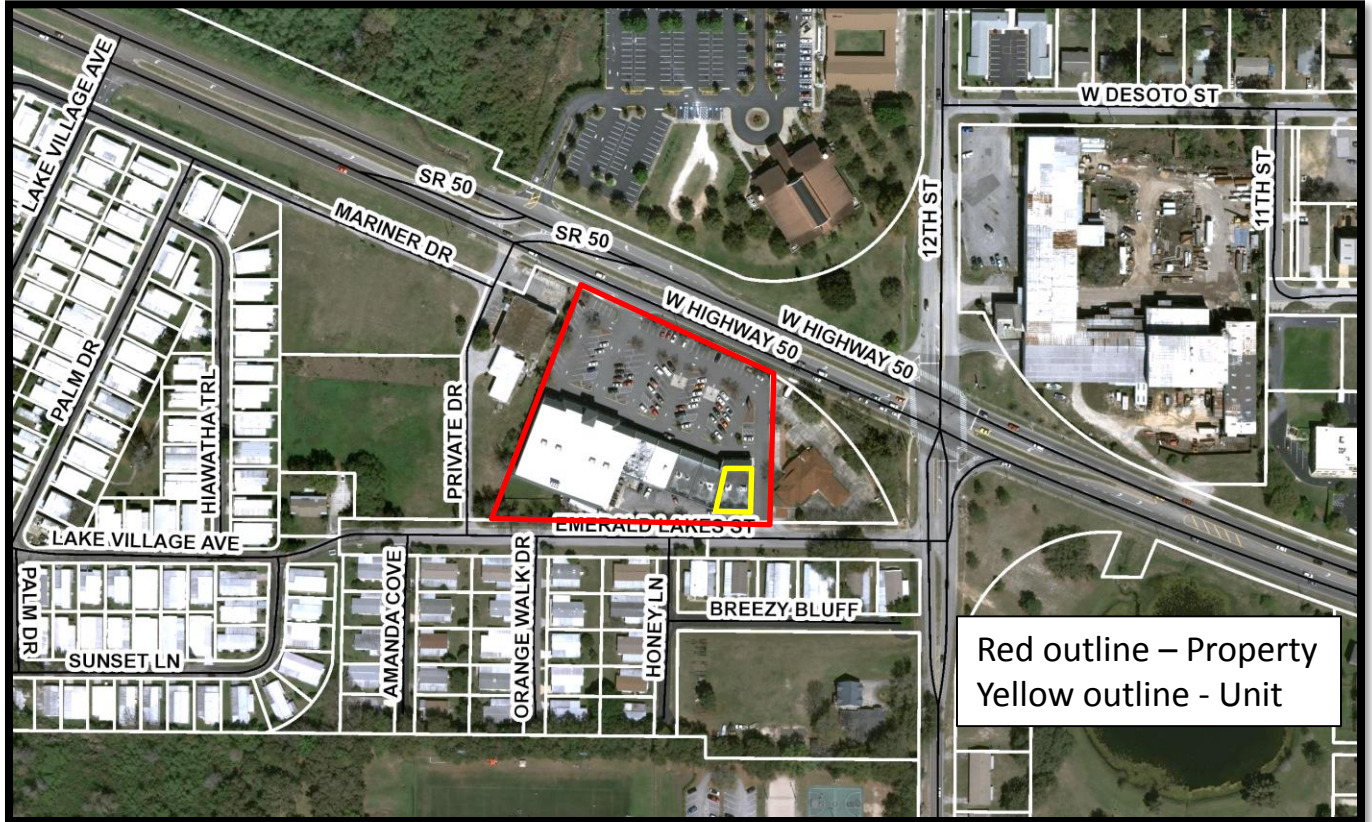
ATTEST:

Tracy Ackroyd Howe, City Clerk

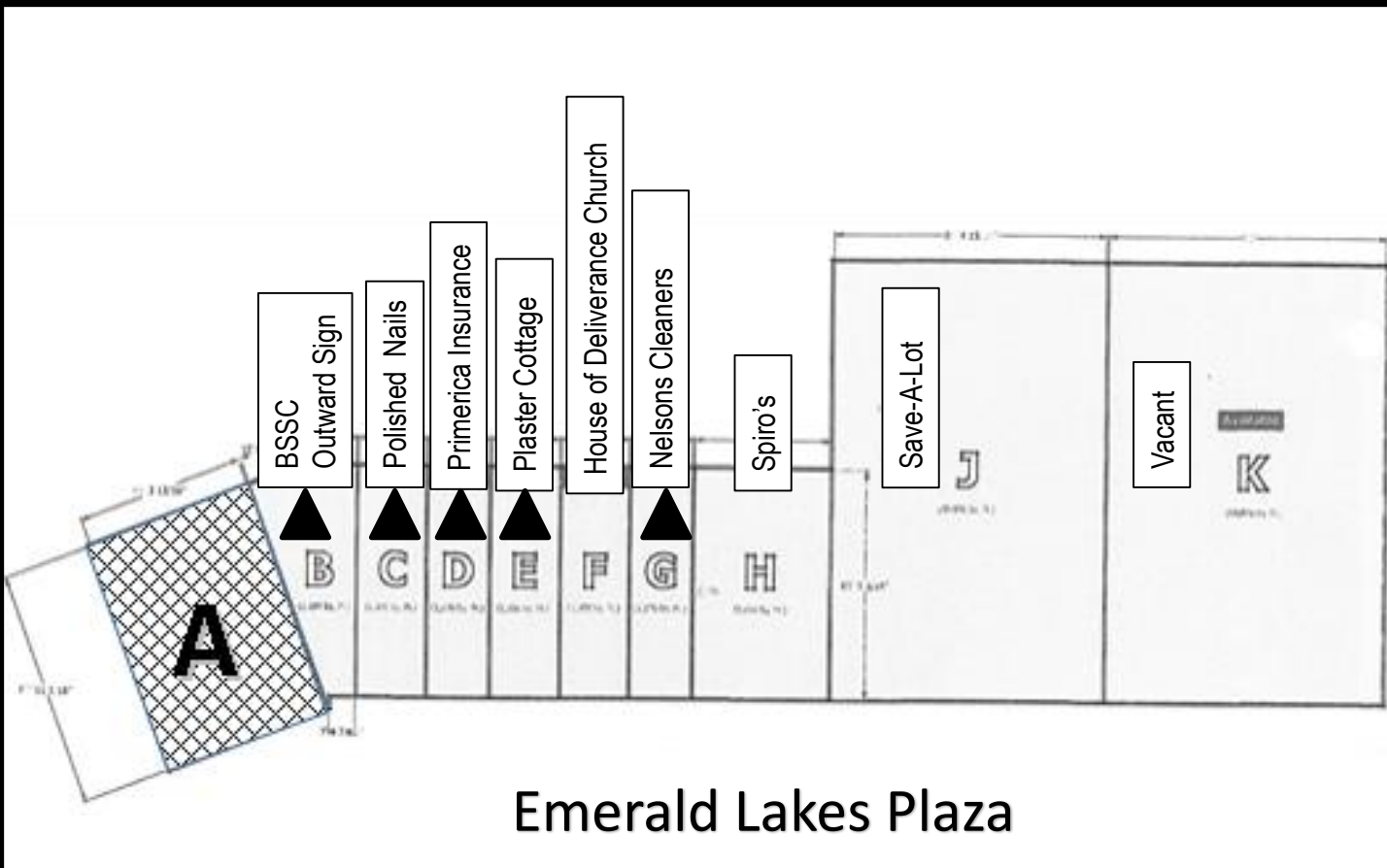
Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Redemption Worship Center



Redemption Worship Center



Businesses closed on Sunday



**CITY OF CLERMONT
CONDITIONAL USE PERMIT (CUP)
APPLICATION**

DATE: 4/28/2016

FEE: \$350

PROJECT NAME (if applicable): Redemption Worship Center

APPLICANT: Henry E. Rubin

CONTACT PERSON: Henry E. Rubin

Address: 12544 Hammock Pointe Circle

City: Clermont State: FL Zip: 34711

Phone: 321-247-2471 Fax: _____

E-Mail: redemptionwc@gmail.com

OWNER: Oceanfront Properties

Address: 900 Washington St

City: Hollywood State: FL Zip: 33019

Phone: _____ Fax: _____

Address of Subject Property: 1203 West Highway 50, Suite A, Clermont, FL 34711

General Location: Emerald Lakes Plaza 1203 Highway 50, Suite A, Clermont FL

Legal Description (include copy of survey): 1303761

Land Use (City verification required): Commercial

Zoning (City verification required): C-2

Redemption Worship Center



CITY OF CLERMONT
CONDITIONAL USE PERMIT (CUP)
APPLICATION
Page 2

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

Our proposal is to operate a house of worship ~~and to hold monthly outdoor events for fundraising and for community events.~~ We are a new church, looking to move from the Days Inn Conference Room. Services are Sunday's and Wednesday evening Bible Study.

3,280 SF

Approx. 30 people

Henry P. Rubin
Applicant Name (print)

ARWALDO BAELOS
Owner Name (print)

Henry P. Rubin
Applicant Name (signature)
Arwaldo Baelos
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

**CITY OF CLERMONT
RESOLUTION
NO. 1560**

Page 1

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A
CONDITIONAL USE PERMIT TO ALLOW A CHURCH FACILITY IN A
C-2 GENERAL COMMERCIAL DISTRICT.**

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held February 5, 2008 recommended for approval of this Conditional Use Permit to allow a church facility in a C-2 General Commercial District at the following location:

LOCATION

Emerald Lakes Plaza, Units A & F – South of Highway 50, west of 12th Street

The City Council deems it advisable 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 a church facility in a C-2 General Commercial District; be granted subject to the following conditions:

CONDITIONS:

Section 1 - General Conditions

**CITY OF CLERMONT
RESOLUTION
NO. 1560**

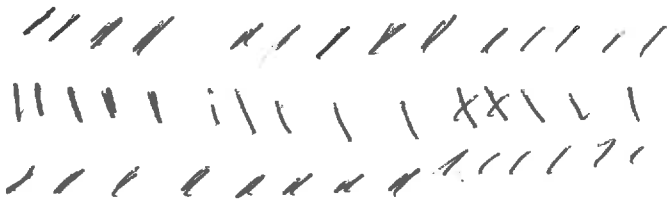
Page 2

5. 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.
6. The final Certificate of Occupancy shall not be issued until each of the stated conditions has been met.
7. 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.
8. The Conditional Use Permit must be executed and filed in the office of the City Manager within 90 days of its date of grant by the City Council or the permit shall become null and void.
9. This Conditional Use Permit shall have a life of three years from the time the applicant signs and returns this document to the office of the City Manager.
10. Should a business that sells alcoholic beverages for package or onsite consumption wish to locate within 500 feet of the church, the church would not contest a variance application to allow said use within 500 feet of the church. Also, the church shall not be opposed to any existing business within 500 feet selling alcoholic beverages for package or onsite consumption.

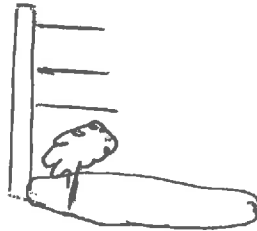
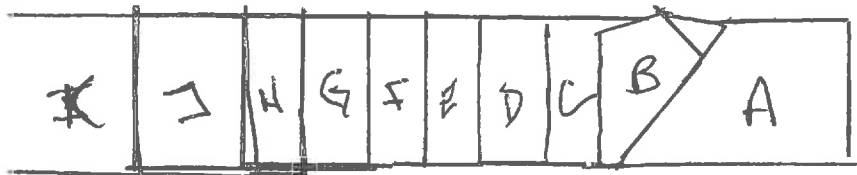
Section 2 – Land Use

1. 1203 Highway 50, Units A & F may be used as a church facility, in addition to any permitted C-2 General Commercial District uses. Units F and B may be switched with

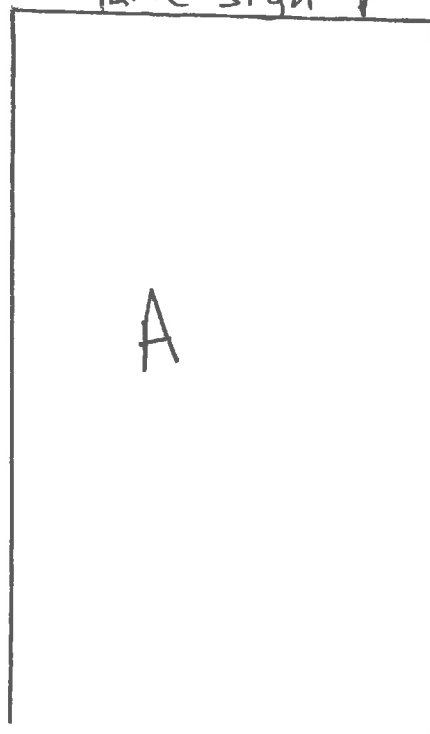
How 50



12th Street



Lite sign





CITY OF CLERMONT

Planning & Zoning

CONDITIONAL USE PERMIT

Article IX of the City Zoning Ordinance provides that the Conditional Use Permit shall not become effective for any reason unless and until the following events have occurred:

1. Permittees shall have agreed to each and every condition by properly executing and signing the Conditional Use Permit.
2. Such Conditional Use Permit executed as indicated shall have been filed in the office of the City Manager within ninety (90) days of its approval by City Council. Upon expiration of this period, the permit shall become null and void, and the permittees must apply for rehearing.
3. In the event of failure of the permittee to fulfill development in substantial accordance with the plans as submitted to the Planning and Zoning Commission and the City Council; comply with the codes of the governmental agencies having lawful and appropriate jurisdiction thereon; or meet any of the terms of the Conditional Use Permit, the permit may be revoked after due public hearings before the Planning and Zoning Commission and the City Council.

PERMITTEE: Heart House Community Church
Edward W. Griffith
15009 Green Valley Blvd.
Clermont, FL 34711

CONDITIONAL USE PERMIT FOR: To allow a church facility in the C-2 General Commercial zoning district.

LOCATION: Emerald Lakes Plaza, Units A & F – South of Highway 50, west of 12th Street.

ZONING: C-2 General Commercial

RESOLUTION: No. 1560

EXECUTION DATE: This CUP must be signed and returned to the office of the City Manager by **May 26, 2008** or this permit shall expire and become null and void.

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 expansion of the use or additions to the facility shall be permitted except as approved by another Conditional Use Permit.
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. The structure shall be inspected by the Fire Marshall for life safety requirements, all requirements must be met prior to any certificate of occupancy being issued.
5. 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.
6. The final Certificate of Occupancy shall not be issued until each of the stated conditions has been met.
7. 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.
8. The Conditional Use Permit must be executed and filed in the office of the City Manager within 90 days of its date of grant by the City Council or the permit shall become null and void.
9. This Conditional Use Permit shall have a life of three years from the time the applicant signs and returns this document to the office of the City Manager.
10. Should a business that sells alcoholic beverages for package or onsite consumption wish to locate within 500 feet of the church, the church would not contest a variance application to allow said use within 500 feet of the church. Also, the church shall not be opposed to any existing business within 500 feet selling alcoholic beverages for package or onsite consumption.

Section 2 – Land Use

1. 1203 Highway 50, Units A & F may be used as a church facility, in addition to any permitted C-2 General Commercial District uses. Units F and B may be switched with City staff approval, if needed.

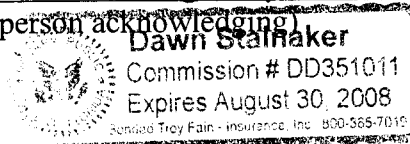
I, the undersigned, do hereby agree to each and every condition of this Conditional Use Permit.

Edward W. Griffith 3-3-08
Edward W. Griffith Date
Applicant

STATE OF Florida
COUNTY OF Lake

The foregoing instrument was acknowledged before me this 3rd day of March, 2008, by Edward W. Griffith.
(name of person acknowledging)

Dawn Stalnaker
Signature of Notary Public



Who is personally known to me or who has produced _____ as identification.

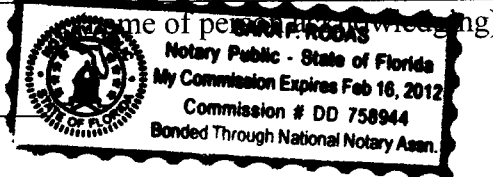
Arnaldo S. Debarros
Oceanfront Properties, Inc. - Property Owner

_____ Date

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me this 14 day of March, 2008, by Arnaldo S. Debarros.

Sue Rodas
Signature of Notary Public



Who is personally known to me or who has produced FLDL as identification.

Received in the office of the City Manager on March 3, 2008
Date

Jane S. Larose
Admin. Asst. to the City Manager

LEGAL NOTICE

Notice is hereby given that the City of Clermont will consider a request for a Conditional Use Permit to allow a church facility in the C-2 General Commercial zoning district, at the following location:

LOCATION

1203 W. Highway 50, Suite A
Emerald Lakes Plaza
AK 1303761

A complete legal description may be obtained in the Development Services Department located at 685 W. Montrose Street, Clermont, FL 34711.

This request will be considered by the Planning & Zoning Commission on Monday, June 13, 2016 at 6:30 P.M.

A public meeting to consider the request will be held before the City Council on Tuesday, June 28, 2016 at 6:30 P.M.

All meetings will be held in City Hall located at 685 West Montrose Street.

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.

Tracy Ackroyd Howe, MMC
City Clerk

Daily Commercial
June 6 and June 21, 2016



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, June 28, 2016		
Agenda Item Name		
Resolution No. 2016-21 <i>Pinecrest Lakes Academy</i>		
Requested Action		
Recommend approval of Resolution 2016-21.		
Staff Report		
The applicant is requesting to allow a private school facility within the M-1 Industrial zoning district. School facilities are designated as requiring a conditional use permit (CUP) within the M-1 zoning district. The applicant is proposing to utilize 1,600 square feet (Suite 103) of retail/office space available at 205 Hatteras Ave. This building was constructed as a 7,000-square-foot retail/office building within the M-1 Industrial zoning district. The school program is part of a recently approved charter issued to Pinecrest Academy Inc. by Lake County Schools. The proposed location will allow for 18 to 20 students and a staff of four. School hours are proposed as Monday through Friday, 8 a.m. to 4 p.m. Staff recommends approval of the Conditional Use Permit. <i>At the June 13, 2016 Planning and Zoning Commission meeting, Commissioner Judy Proli moved to recommend approval of the conditional use permit, seconded by Commissioner Carlos Solis. The vote was 6-0 to recommend approval.</i>		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Resolution	CUP RES 2016-21.doc	
2. Location Map	Location Map 2.docx	
3. Street View	Pinecrest Pix.pdf	
4. Application	Application.pdf	
5. Legal ad	Pinecrest Legal Ad.docx	

**CITY OF CLERMONT
RESOLUTION NO. 2016-21**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A
CONDITIONAL USE PERMIT TO ALLOW FOR A SCHOOL FACILITY
IN THE M-1 INDUSTRIAL ZONING DISTRICT**

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held June 13, 2016 recommended approval of this Conditional Use Permit to allow for a school facility in the M-1 Industrial zoning district; at the following location:

LOCATION:
205 Hatteras Avenue
AK 3734181

The City Council deems it advisable 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 school facility in the M-1 Industrial zoning district; be granted subject to the following conditions:

CONDITIONAL USE PERMIT 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 expansion of the use or additions to the facility shall be permitted except as approved by another Conditional Use Permit.
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. The structure shall be inspected by the Fire Inspector for life safety requirements and all requirements must be met prior to any Certificate of Occupancy being issued.

CITY OF CLERMONT
RESOLUTION NO. 2016-21

5. The structure shall be inspected by the Building Inspector and all building code violations must be corrected prior to a Certificate of Occupancy being issued.
6. The final Certificate of Occupancy shall not be issued until each of the stated conditions has been met and all impact fees have been paid per City standards.
7. 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.
8. The Conditional Use Permit must be executed and filed in 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.
9. 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.
10. 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 Development Services Department.
11. If, at a future date, parking at this site proves inadequate the applicant understands and agrees that the City may require additional parking or rescind this Conditional Use Permit.
12. Should the school use cease operations for a period greater than 180 days, a new Conditional Use Permit shall be required.
13. Should any business; existing or future, that sells alcoholic beverages for on or off-site consumption wish to locate within 500 feet of the school, the school would not contest such use.

Section 2 – Land Use

1. The property is approved for use as a school facility as well as uses permitted with the M-1 zoning district.
2. All landscaping, drainage/water retention and site plan approved conditions must be maintained in perpetuity for the site.

CITY OF CLERMONT
RESOLUTION NO. 2016-21

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 28th day of June, 2016.

CITY OF CLERMONT

Gail L. Ash, Mayor

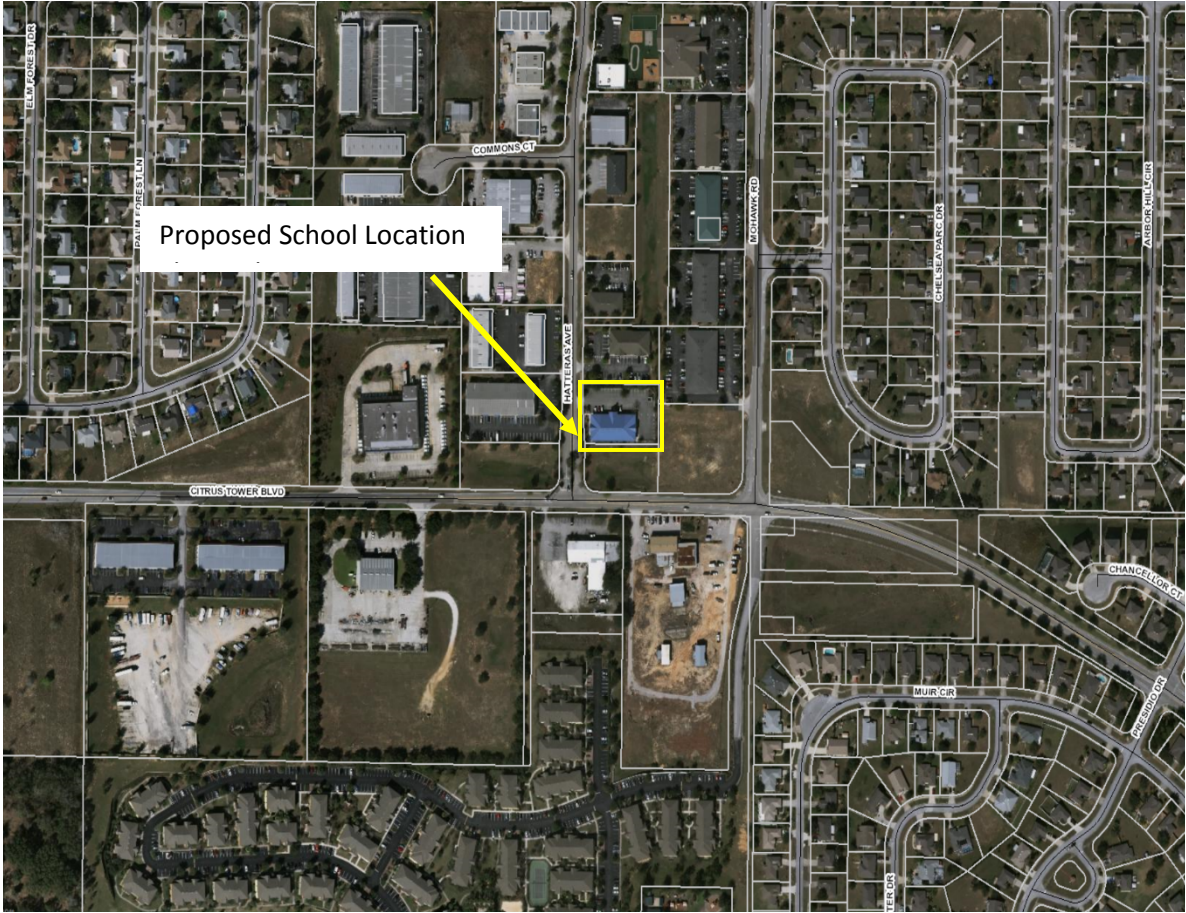
ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Location Maps







**CITY OF CLERMONT
CONDITIONAL USE PERMIT (CUP)
APPLICATION**

DATE: May 2, 2016

FEE: 300.00

PROJECT NAME (if applicable): Pinecrest Lakes Academy

APPLICANT: Pinecrest Academy, Inc

CONTACT PERSON: Rolando Llanes / FERNANDO BARROSO 407-754-6311

Address: 8323 NW 12th St.

City: Miami State: Florida Zip: 33126

Phone: 305-593-9959 Fax: _____

E-Mail: RLlanes@CivicaGroup.com

OWNER: Schultz Street Investments, LLC

Address: 1201 S Orlando Ave., Ste. 100

City: Winter Park State: Florida Zip: 32789

Phone: _____ Fax: _____

Address of Subject Property: 205 Hatteras Ave., Clermont, FL 34711

General Location: _____

NE Corner of Hatteras Ave. and Citrus Tower Blvd.

Legal Description (include copy of survey): Lot 13, CLERMONT
COMMONS, ACCORDING TO THE PLAT THEREOF AS
RECORDED IN PLAT BOOK 37, PAGE 60, PUBLIC
RECORDS OF LAKE COUNTY, FLORIDA.

Land Use (City verification required): OFFICE 1 STORY (1700)

Zoning (City verification required): M-1 Industrial District

CITY OF CLERMONT
CONDITIONAL USE PERMIT (CUP)
APPLICATION
Page 2

LEGAL NOTICE

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AK 3734181

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City Clerk

Daily Commercial
June 6 and June 21, 2016