



**CITY OF CLERMONT
PLANNING AND ZONING COMMISSION AGENDA
6:30 PM, Tuesday, August 2, 2016
City Hall – 685 W. Montrose Street, Clermont, FL**

**CALL TO ORDER
INVOCATION AND PLEDGE OF ALLEGIANCE**

MINUTES

REPORTS

DISCUSSION

Item No 1 - Discussion of 2016 Florida Recreational Development Assistance Program (FRDAP) grant application in the amount of \$500,000 for the improvements to unique and disabled facilities at the West Lake Wetlands Park (Victory Pointe).

Item No 2 - Discussion of 2016 Florida Recreational Development Assistance Program (FRDAP) grant application in the amount of \$250,000 for the improvements to unique and disabled facilities at the West Lake Wetlands Park (Victory Pointe).

Item No 3 - Discussion of 2016 Florida Recreational Development Assistance Program (FRDAP) grant application in the amount of \$200,000 for the improvements to the West Lake Wetlands Park (Victory Pointe).

NEW BUSINESS

Item 4 - Resolution No. 2016-28
Calvary Chapel Clermont

Request for a conditional use permit to allow a church facility in the M-1 Industrial zoning district located at 355 Citrus Tower Boulevard, Suite 102/104.

Item 5 - Resolution No. 2016-29
Napleton CUP

Request for a conditional use permit to allow an existing automotive dealership in the C-2 General Commercial zoning district located at 15859 State Road 50.

Item 6 - Resolution No. 2016-30
Mason's Ridge CUP

Request for a conditional use permit to allow a multifamily development with more than 12 units, and up to 12 units per acre located south of Pitt Street between Highway 27 and Grand Highway.

Item 7 - Ordinance No. 2016-31
Parking and vehicular use areas

Request to amend Chapter 98 Parking and vehicular use areas to allow City on-street 8' x 22' parallel parking spaces.

Item 8 - Ordinance No. 2016-33
Downtown & Waterfront Entertainment District

Request to amend the Code of Ordinances to create a Downtown & Waterfront Entertainment District section.

CITY OF CLERMONT
PLANNING AND ZONING COMMISSION AGENDA
6:30 PM, Tuesday, August 2, 2016
City Hall – 685 W. Montrose Street, Clermont, FL

Item 9 - Ordinance No. 2016-32
PUD Comprehensive Plan Amendment

Request for a text amendment to the
Future Land Use Element to add
language regarding Planned Unit
Development zoning.

Discussion of Non-Agenda Items

ADJOURN

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

In accordance with the Americans with Disabilities Act (ADA), if any person with a disability as defined by the ADA needs special accommodation to participate in this proceeding, then not later than two (2) business days prior to the proceeding, he or she should contact the Development Services at 352-241-7302.

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 Recording Clerk for the City's records.



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date																	
Tuesday, August 2, 2016																	
Agenda Item Name																	
Resolution No. 2016-28 Calvary Chapel Clermont																	
Requested Action																	
Recommend approval of Resolution 2016-28.																	
Staff Report																	
The applicant is requesting a conditional use permit (CUP) to establish a church in the M-1 Industrial zoning district. Under Section 122-264 (6) of the land development code, churches are an allowable use in the M-1 zoning district with a CUP. The location is in the existing Heritage Square plaza. The church proposes to occupy Suite 102 and Suite 104 within the plaza. The unit is approximately 4,300 square feet, including an office, classrooms and restrooms. The space was previously used by the Land of Lakes Montessori School. Calvary Chapel Clermont currently has a congregation of approximately 30 people and plans to have meetings on Wednesday and Friday 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. However, an existing church, Clermont Bible Fellowship, is operating in the plaza under CUP 2012-09. If parking does become an issue, the applicant understands and agrees that the City may require additional parking or rescind the CUP for Calvary Chapel Clermont. 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 church in the M-1 zoning district with the conditions contained in Resolution 2016-28.																	
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>Resolution</td><td>CUP RES 2016-28.doc</td></tr><tr><td>2.</td><td>Calvary Chapel Exhibits</td><td>Calvary Chapel Exhibits.pdf</td></tr><tr><td>3.</td><td>Site plan</td><td>Site.pdf</td></tr><tr><td>4.</td><td>Application</td><td>Application.pdf</td></tr><tr><td>5.</td><td>Legal ad</td><td>Calvary Chapel CUP Legal Ad.docx</td></tr></table>			1.	Resolution	CUP RES 2016-28.doc	2.	Calvary Chapel Exhibits	Calvary Chapel Exhibits.pdf	3.	Site plan	Site.pdf	4.	Application	Application.pdf	5.	Legal ad	Calvary Chapel CUP Legal Ad.docx
1.	Resolution	CUP RES 2016-28.doc															
2.	Calvary Chapel Exhibits	Calvary Chapel Exhibits.pdf															
3.	Site plan	Site.pdf															
4.	Application	Application.pdf															
5.	Legal ad	Calvary Chapel CUP Legal Ad.docx															

**CITY OF CLERMONT
RESOLUTION NO. 2016-28**

**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
M-1 INDUSTRIAL ZONING DISTRICT.**

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held August 2, 2016 recommended approval of this Conditional Use Permit to allow for a church in the M-1 Industrial zoning district; at the following location:

LOCATION:

355 Citrus Tower Boulevard, Suite 102 & 104
Heritage Square
AK 3777847

WHEREAS, the granting of this Conditional Use Permit will not adversely affect the officially adopted Comprehensive Plan of the City; such use will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity; the proposed use will comply with the regulations and conditions specified in the codes for such use; and the proposed use may be considered desirable at the particular location.

WHEREAS, based on the foregoing, 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 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.

CITY OF CLERMONT
RESOLUTION NO. 2016-28

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.
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.

Section 2 – Land Use

1. 355 Citrus Tower Boulevard, Suites 102 & 104, may be used as a church in addition to any permitted M-1 uses.

CITY OF CLERMONT
RESOLUTION NO. 2016-28

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

Calvary Chapel Clermont



Calvary Chapel Clermont

Suite

102	104	106	108	110	112	116
Vacant	Vacant	Vacant	Citrus Tower Hair Salon	Clermont Bible Fellowship	South Lake Autism behavior Service	South Lake Autism behavior Service



Businesses closed on Sunday

355 Citrus Tower Blvd
Clermont, FL 34711

Suite

102	104	106	108	110	112	116
Vacant	Vacant	Vacant	Citrus Tower Hair Salon	Clermont Bible Fellowship	South Lake Autism behavior service	South Lake Autism behavior Service

Calvary Chapel Clermont
PO Box 120366, Clermont, FL 34712









**CITY OF CLERMONT
CONDITIONAL USE PERMIT (CUP)
APPLICATION**

DATE: 6-7-16

FEE: 350.00

PROJECT NAME (if applicable): _____

APPLICANT: Calvary Chapel Clermont, Inc.

CONTACT PERSON: Carlos Aviles

Address: P.O. Box 120366

City: Clermont State: Florida Zip: 34711

Phone: 352-536-9511 Fax: 352. 536. 4592 c

E-Mail: CCclermontFL@gmail.com

OWNER: Joseph Zagame

Address: 230 Mohawk Road

City: Clermont State: FL Zip: 34715

Phone: 352-242-0073 Fax: 352-242-1960

Address of Subject Property: 355 Citrus Tower Blvd, Clermont, FL 34711

General Location: Suite 102 & 104

Legal Description (include copy of survey): AK 3777847

Land Use (City verification required): ☒ Industrial

Zoning (City verification required): M-1 Industrial



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).

To relocate our church at this location

Previously had a CUP for a Church that expired
CUP 2012-09

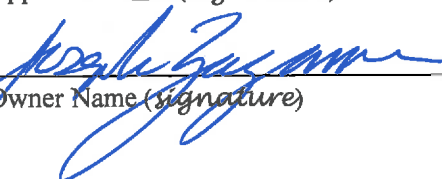
We would occupy approximately 4,500 square feet of building
space located in the Heritage Square retail / Industrial Complex.

The Church intends to have 60 seats for Sunday Service (10:00am to Noon)
and will hold a Wednesday and Friday Evening Bible Study

Carlos Aviles, Jr.
Applicant Name (print)

X  President
Applicant Name (signature)

Joseph Zagame
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. 34712-021 9
(352) 394-4083 Fax: (352) 394-3542

PROPERTY RECORD CARD

General Information

Owner Name:	JOHN P ADAMS & ANN D ADAMS FAMILY LP	Alternate Key:	3777847
Mailing Address:	PO BOX 1667 WINTER HAVEN, FL 33882-1667 Update Mailing Address ⓘ	Parcel Number:	09-22-26- 080500700000
		Millage Group and City:	000C (Clermont)
		Total Millage Rate:	18.65210
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	355 CITRUS TOWER BLVD CLERMONT FL 34711 Update Property Location ⓘ	Property Name:	Submit Property Name ⓘ
		School Locator:	School and Bus Map ⓘ
Property Description:	CLERMONT, LAKE HIGHLANDS 20-22-26 TRACT 7 PB 3 PG 30 ORB 1780 PG 1226		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	STRIP CENTER (1610)	0	0		54450	SF	\$0.00	\$245,025.00
2	VACANT COMMERCIAL (1000)	0	0		7.5	AC	\$0.00	\$187,500.00
3	STRIP CENTER (1610)	0	0		54450	SF	\$0.00	\$245,025.00

Commercial Building(s)

Building 1

Commercial	Building Value: \$471,556.00						
Summary	Section(s)						
Year Built: 2003	Section No.	Section Type	Wall Height	No. Stories	Ground Floor Area	Basement	Basement Map Finished Color
Total Square Footage: 15000	1	FINISHED LIVING AREA (FLA)	13	1	15000	0%	0%
Full Bathrooms: 0		Interior Finish			Percent	Sprinkler	A/C
Half Bathrooms: 8		(11C)			76.00 %	Yes	Yes
Elevators: 0		(48C)			24.00 %	Yes	No
Elevator Landings: 0							
Escalators: 0							
Residential Units: 0							
Kitchens: 0							
Fireplaces: 0							
Structure Type: Wood or Steel Open Stud Frame							
Exterior Walls:							
05 : 84.00 %							
06 : 16.00 %							

Building 2

Commercial	Building Value: \$549,526.00						
Summary	Section(s)						
Year Built: 2005	Section No.	Section Type	Wall Height	No. Stories	Ground Floor Area	Basement	Basement Map Finished Color
Total Square Footage: 13560	1	FINISHED LIVING AREA (FLA)	16	1	13560	0%	0%
Full Bathrooms: 0							
Half Bathrooms: 8							
Elevators: 0	Interior Finish				Percent	Sprinkler	A/C
Elevator Landings: 0	(17C)				100.00 %	No	Yes
Escalators: 0							
Residential Units: 0							
Kitchens: 0							
Fireplaces: 0							
Structure Type: Wood or Steel Open Stud Frame							
Exterior Walls: 05 : 100.00 %							

Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
0001	DECORATIVE WALL (DWL)	10956	SF	2002	\$29,340.00
0006	PARKING LOT LIGHT FIXTURE (PFL)	5	UT	2004	\$3,605.00
0007	PAVING (PAV)	30000	SF	2004	\$25,272.00
0008	PAVING (PAV)	285	SF	2006	\$575.00



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, along with a copy of the recorded Conditional Use Permit short form, shall have been filed in the office of the City Clerk 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: Towerco, LLC
355 Citrus Tower Blvd.
Clermont, FL 34711

CONDITIONAL USE PERMIT FOR: To allow a church facility in the M-1 Industrial Zoning District.

LOCATION: 355 Citrus Tower Blvd.

ZONING: M-1 Industrial Zoning District

RESOLUTION: No. 2012-09

EXECUTION DATE: This CUP must be signed and returned along with a copy of the recorded Conditional Use Permit short form to the Planning and Zoning Department, by **June 25, 2012** or this permit shall expired 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 Inspector 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.
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. 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.
11. Should the church use become an infringement upon the other business within the development, the city reserves the right to reopen the Conditional Use Permit for additional review and conditions.

12. Should the church use cease operations for a period greater than 180 days, a new Conditional Use Permit shall be required.

Section 2 – Land Use

1. 355 Citrus Tower Blvd. (Suite 110) may be used as a church facility in addition to any permitted M-1 uses.

I, the undersigned, do hereby agree to each and every condition of this Conditional Use Permit.

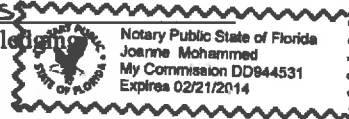
Lanny Evans 4/2/2012
(Applicant) Date

STATE OF Florida
COUNTY OF Lake

The foregoing instrument was acknowledged before me this 2nd day of

April, 2012, by Lanny Evans
(name of person acknowledging)

Joanne Mohammed
Signature of Notary Public



Who is personally known to me or who has produced FLDL#EIS2-520-47-1780 as identification.

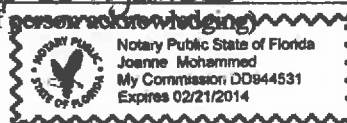
Joseph Zagame 4-2-12
Towerco LLC Date
(Property Owner)

STATE OF Florida
COUNTY OF Lake

The foregoing instrument was acknowledged before me this 2nd day of

April, 2012, by Joseph Zagame
(name of person acknowledging)

Joanne Mohammed
Signature of Notary Public



Who is personally known to me or who has produced / as identification.

Received in the office of the City Clerk on April 10, 2012

[Signature] Date
City Clerk

INSTRUMENT#: 2012036240 OR BK 4146 PG 677 PAGES: 1 4/6/2012 11:49:05 AM
NEIL KELLY, LAKE COUNTY CLERK OF THE CIRCUIT COURT
REC FEES: \$10.00



LANNY EVANS
16355 FLORENCE OAK CT
MONTVERDE FL 34756

RETURN TO:
Rae Chidlow, P&Z
City of Clermont
685 West Montrose St.
Clermont, FL 34711

SHORT FORM CONDITIONAL USE PERMIT

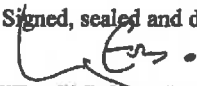
THIS SHORT FORM CONDITIONAL USE PERMIT evidences that certain Conditional Use Permit adopted and approved by the Clermont City Council by Resolution No. 2012-09 and agreed to and accepted by the undersigned developer/applicant as of March 27, 2012, with regard to the following described real property:

355 Citrus Tower Blvd., also described as being: Alternate Key 3777847, Clermont, being in 20-22-26 Tract 7 according to the Lake Highlands Plat of the City of Clermont, recorded in PB 3, Page 30; ORB 1780 PG 1226, of the Public Records of Lake County, Florida.

and is for the purposes of providing notice to all interested parties, the assigns, successors and heirs of the undersigned 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 above-referenced Conditional Use Permit.

IN WITNESS WHEREOF, the undersigned has duly executed this Short Form Conditional Use Permit as of the day set forth below.

Signed, sealed and delivered in the presence of:


Signed by Applicant

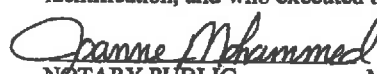
LANNY EVANS, SECRETARY, CSF
Printed Name and Title


Signed by Applicant

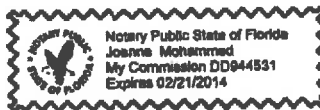
Joseph Zagame, Mgr.
Printed Name and Title

STATE OF FLORIDA:
COUNTY OF Lake :

I HEREBY CERTIFY that on this 2nd day of April, 2012, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared Lanny Evans and Joseph Zagame who is personally known to me or who has produced as identification, and who executed the foregoing instrument, and who did take an oath.


NOTARY PUBLIC

My commission expires:



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 M-1 Industrial zoning district, at the following location:

LOCATION

355 Citrus Tower Blvd, Suite 102 & 104
Heritage Square
AK 3777847

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, August 2, 2016 at 6:30 P.M.

A public meeting to consider the request will be held before the City Council on Tuesday, August 23, 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
July 26 and August 16, 2016



AGENDA ITEM

Meeting Date		
Tuesday, August 2, 2016		
Agenda Item Name		
Resolution No. 2016-29 Napleton CUP		
Requested Action		
Recommend approval of Resolution 2016-29.		
Staff Report		
The owner, Napleton/Clermont Motors LLC, is requesting a conditional use permit (CUP) for the existing automotive dealership and vacant property to the north. The property is approximately 15 acres, with 5 acres used for the existing automotive dealership and an additional 10 acres that the dealership would like to expand on, mainly for inventory parking and stormwater pond. The property was recently annexed into the City with a designation of C-2 General Commercial with the stipulation that any expansion would require a CUP. The project consists of an existing 20,000 square foot building with a proposed building expansion of 28,956 square feet. The total building square footage is 48,956 square feet, as shown on the plan prepared by Germana Engineering and Associates, LLC, dated 07-01-16 Preliminary-Concept Plan. In addition, the owner will be adding 300 inventory parking stalls to the rear of the project area. The stormwater pond will be relocated further back on the property and redesigned to treat the additional impervious surface on the site. The site will be required to meet the land development code and proceed through site plan review. Staff recommends approval of Resolution 2016-29.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	Resolution	CUP RES 2016-29.docx
2.	Map	Napleton CUP Map.pdf
3.	Site Plan	Site plan.pdf
4.	Application	CUP application.pdf
5.	Legal ad	Napleton Expansion CUP Ad.docx

**CITY OF CLERMONT
RESOLUTION NO. 2016-29**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR AN EXPANSION TO AN EXISTING AUTOMOTIVE DEALERSHIP 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 August 2, 2016 recommended approval of this Conditional Use Permit to allow for an automotive dealership, at the following location:

LOCATION:

Napleton
15859 State Road 50
AK 3329198, 2585021, & 2585013

WHEREAS, the granting of this Conditional Use Permit will not adversely affect the officially adopted Comprehensive Plan of the City; such use will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity; the proposed use will comply with the regulations and conditions specified in the codes for such use; and the proposed use may be considered desirable at the particular location;

WHEREAS, the project, Napleton/Clermont Motors LLC, was an existing automotive dealership developed in Lake County and is served by the City of Clermont with water and sewer services;

WHEREAS, the owner requested annexation, rezoning and a comprehensive plan amendment with the City of Clermont in April, 2016 and received Council approval;

WHEREAS, the project was rezoned to C-2 General Commercial with the understanding that any future changes, additions, or expansions would necessitate a Conditional Use Permit;

WHEREAS, the applicant has applied for a Conditional Use Permit to seek an expansion to the project and building areas;

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 an expansion to an existing automotive dealership in the C-2 General Commercial zoning district; be granted subject to the following conditions:

CITY OF CLERMONT
RESOLUTION NO. 2016-29

Section 1 - General Conditions

1. The conditions as set forth in this Conditional Use Permit shall be legally binding upon any heirs, assigns and successors in title or interest.
2. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.
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 Permit 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.

CITY OF CLERMONT
RESOLUTION NO. 2016-29

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.

Section 2 - Land Uses and Specific Conditions:

1. This permit is for an automotive dealership not to exceed 48,956 square feet.
2. The property shall be developed in substantial accordance with the Site Plan prepared by Germana Engineering and Associates, LLC, dated 07-01-16 Preliminary-Concept 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. The site may also be used for any permitted use in the C-2 General Commercial zoning district.

CITY OF CLERMONT
RESOLUTION NO. 2016-29

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 23rd day of August, 2016.

CITY OF CLERMONT

Gail L. Ash, Mayor

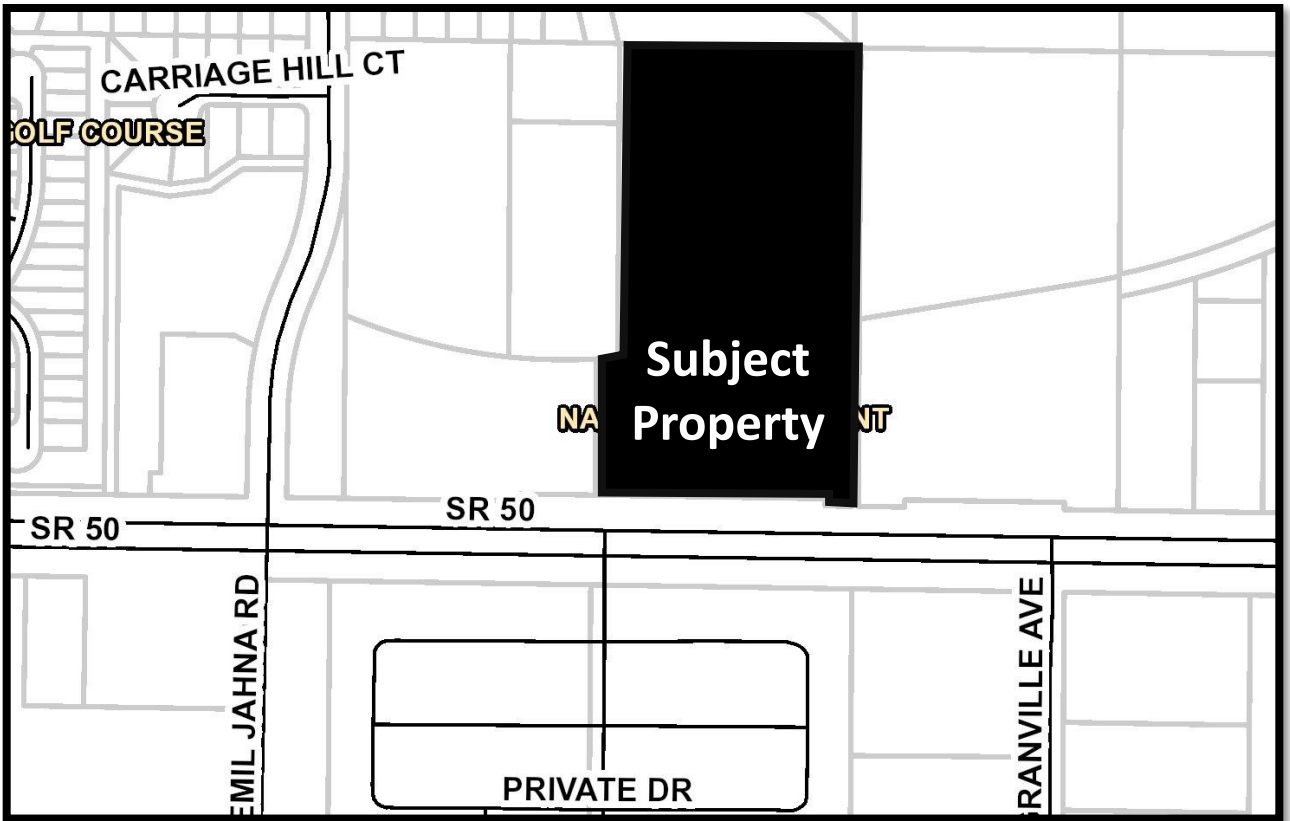
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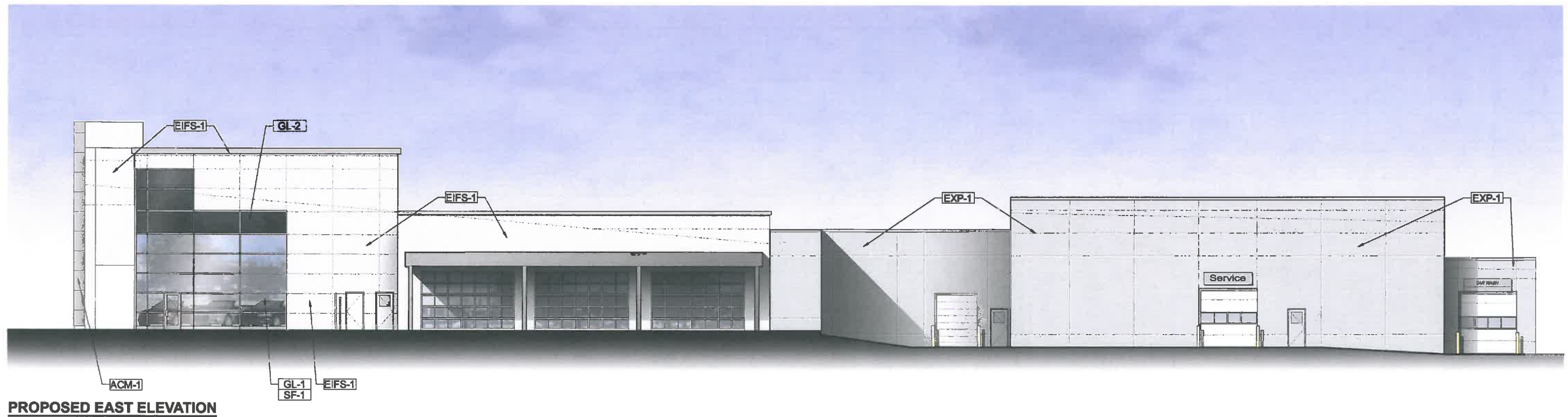
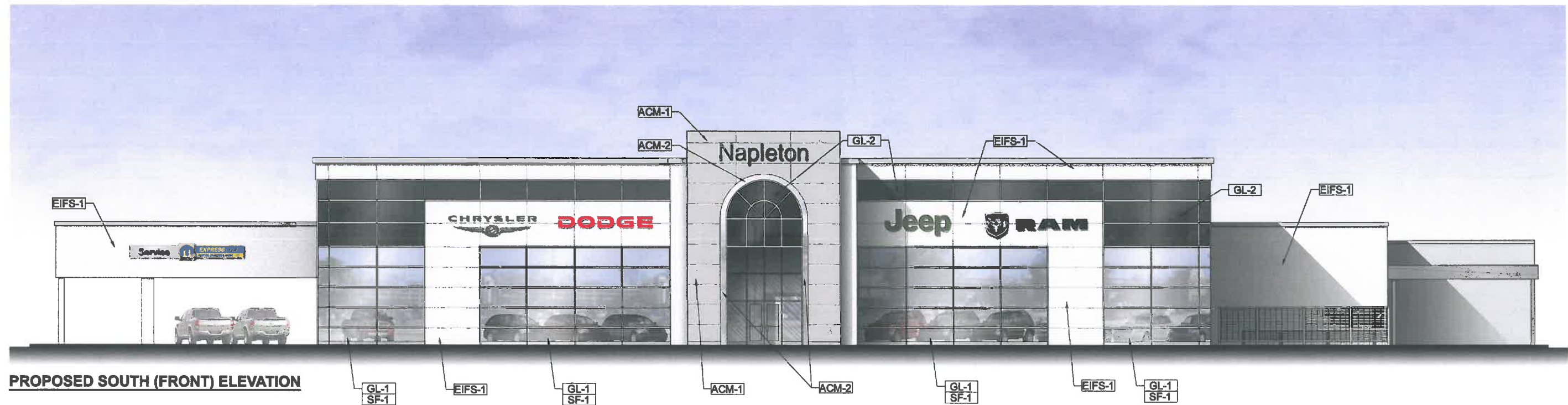
Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

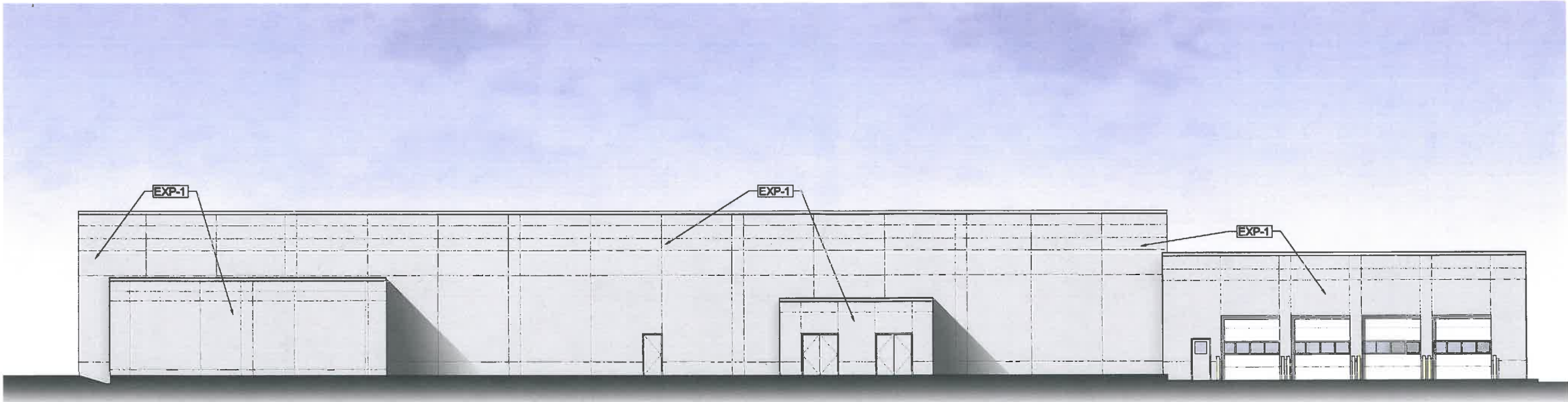
Exhibit - Location Map
Napleton Clermont



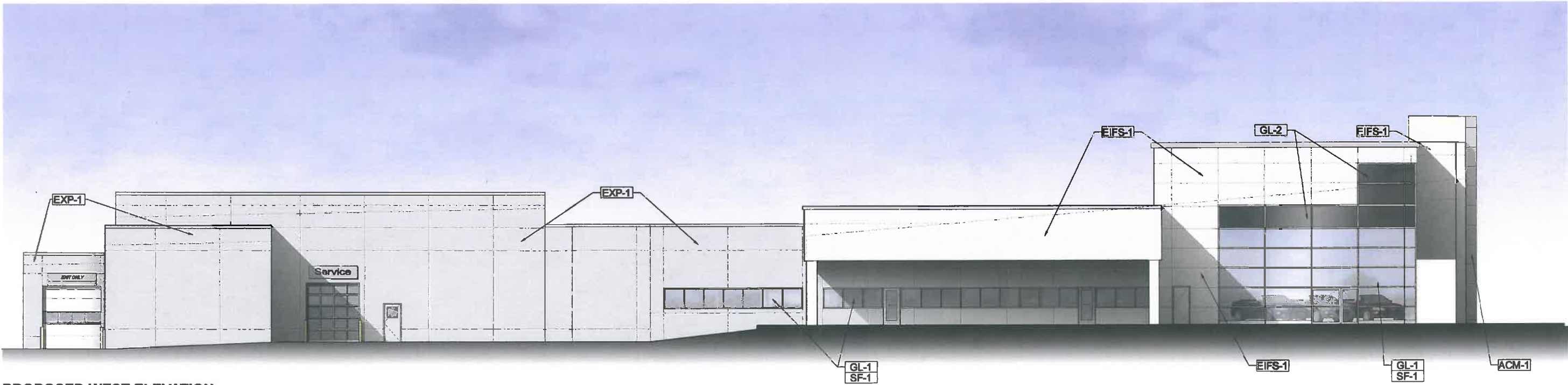


EXTERIOR FINISH SCHEDULE					
CODE	DESCRIPTION	SPECIFICATION	CODE	DESCRIPTION	SPECIFICATION
ACM-1	METAL PANEL	ACM FIELD PANEL – TO MATCH SILVER METALLIC COLOR AS MANUFACTURED BY ALPOLIC (MTLC BSX SILVER)	EXP-2	EXTERIOR PAINT	EXTERIOR TRIM PAINT SYSTEM – TO MATCH BENJAMIN MOORE PAINT COLOR: ROCK GRAY (#1615) FINISH: SEMI-GLOSS
ACM-2	METAL PANEL TRIM	ACM ENTRY ARCH BAND – SPECULAR (MIRROR LIKE) HIGH POLISHED ALUMINUM AS MANUFACTURED BY ALPOLIC (DM HPA SLVR)	SF-1	STORE FRONT FRAMING	NEW STOREFRONT/WINDOW GLAZING SYSTEM WITH CLEAR ANODIZED ALUMINUM FRAME AS MANUFACTURED BY KAWNEER (TRIFAB 451T or 1600 WALL SYSTEM 1)
EIFS-1	EXTERIOR FINISH	EXTERIOR INSULATION FINISH SYSTEM (EIFS) – TO MATCH OYSTER # 21612 AS MANUFACTURED BY STO OR APPROVED EQUAL FINISH TEXTURE MEDIUM SAND	GL-1	INSULATED GLASS	INSULATING GLASS SYSTEM AS MANUFACTURED BY PPG OR APPROVED EQUAL (LOW E CLEAR GLASS)
EXP-1	EXTERIOR PAINT	EXTERIOR PAINT SYSTEM – TO MATCH BENJAMIN MOORE PAINT COLOR: PELICAN GRAY (#1612) FINISH: FLAT	GL-2	INSULATED GLASS	INSULATING GLASS SYSTEM AS MANUFACTURED BY PPG OR APPROVED EQUAL (BLACK SPANDREL GLASS)

Chrysler- Clermont, FL.



PROPOSED NORTH ELEVATION



PROPOSED WEST ELEVATION

EXTERIOR FINISH SCHEDULE					
CODE	DESCRIPTION	SPECIFICATION	CODE	DESCRIPTION	SPECIFICATION
ACM-1	METAL PANEL	ACM FIELD PANEL – TO MATCH SILVER METALLIC COLOR AS MANUFACTURED BY ALPOLIC (MTLC BSX SILVER)	EXP-2	EXTERIOR PAINT	EXTERIOR TRIM PAINT SYSTEM – TO MATCH BENJAMIN MOORE PAINT COLOR: ROCK GRAY (#1615) FINISH: SEMI-GLOSS
ACM-2	METAL PANEL TRIM	ACM ENTRY ARCH BAND – SPECULAR (MIRROR LIKE) HIGH POLISHED ALUMINUM AS MANUFACTURED BY ALPOLIC (DM HPA SLVR)	SF-1	STORE FRONT FRAMING	NEW STOREFRONT/WINDOW GLAZING SYSTEM WITH CLEAR ANODIZED ALUMINUM FRAME AS MANUFACTURED BY KAWNEER (TRIFAB 451T or 1600 WALL SYSTEM 1)
EIFS-1	EXTERIOR FINISH	EXTERIOR INSULATION FINISH SYSTEM (EIFS) – TO MATCH OYSTER # 21612 AS MANUFACTURED BY STO OR APPROVED EQUAL FINISH TEXTURE MEDIUM SAND	GL-1	INSULATED GLASS	INSULATING GLASS SYSTEM AS MANUFACTURED BY PPG OR APPROVED EQUAL (LOW E CLEAR GLASS)
EXP-1	EXTERIOR PAINT	EXTERIOR PAINT SYSTEM – TO MATCH BENJAMIN MOORE PAINT COLOR: PELICAN GRAY (#1612) FINISH: FLAT	GL-2	INSULATED GLASS	INSULATING GLASS SYSTEM AS MANUFACTURED BY PPG OR APPROVED EQUAL (BLACK SPANDREL GLASS)

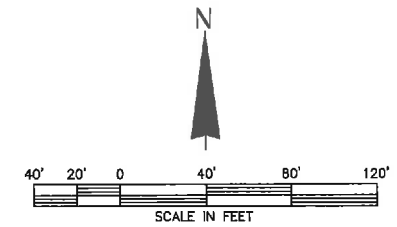
Chrysler- Clermont, FL.

PRELIMINARY-CONCEPT PLAN
NOT FOR CONSTRUCTION
07-01-16

PARCEL AT KEY # 000021
4.16 ACRES

PARCEL ALT KEY # 2227013
4.98 ACRES

PAPUEL ALT KEY # 0070413
(NOT ENCLOSED)



1. SITE AREA: = NAPLETON SITE (EXISTING) = 5.81 ACRES
PARCEL ALT # 2585015 = 4.98 ACRES
PARCEL ALT # 2585021 = 4.88 ACRES
TOTAL PROJECT AREA = 15.77 ACRES
2. SITE LOCATION:

SECTION 27, TOWNSHIP 22 E, RANGE 26 S
3. PROPERTY DESCRIPTION

CURRENT CONDITION: DEVELOPED/UNDEVELOPED
4. BUILDING DATA

EXISTING BUILDING AREA = 20,000 SF
ADDITION TO EXISTING BUILDING = 1,450 SF
ADDITION TO EXISTING BUILDING = 820 SF
PROPOSED BUILDING AREA = 26,666 SF
TOTAL BUILDING AREA = 48,956 SF
5. PARKING

TOTAL PARKING PROVIDED = 539 SPACES

CONCEPT PLAN

NAPLETON CLERMONT
CHRYSLER, JEEP, DODGE

CLERMONT, FLORIDA
PROJECT # GE152015

Germana Engineering
and Associates, LLC
© COPYRIGHT 2015

1120 W. MINNEAPOLIS AVENUE CLERMONT, FL 34711
Phone: (352) 342-9329
WWW.GERM/NAENGINEERING.COM
CERTIFICATE OF AUTHORIZATION: 29279

SCALE 1"=40'

DATE
08/25/2015

SHEET

CONCEPT

PRELIMINARY-CONCEPT PLAN
NOT FOR CONSTRUCTION
07-01-16



CITY OF CLERMONT
CONDITIONAL USE PERMIT (CUP)
APPLICATION

DATE: Jul 1, 2016

FEE: \$1,000

PROJECT NAME (if applicable): NAPLETON

APPLICANT: GERMANA ENGINEERING AND ASSOCIATES, llc

CONTACT PERSON: CHRISTOPHER GERMANA

Address: 1120 W. MINNEOLA AVENUE

City: CLERMONT State: FLORIDA Zip: 34711

Phone: 352-242-9329 Fax:

E-Mail: cgermana@germanaengineering.com

OWNER: CLERMONT MOTORS, llc

Address: c/o THE NAPLETON GROUP, 1 OAKBROOK TERRACE

City: Oakbrook Terrace State: IL Zip: 60181

Phone: 603-455-2945 Fax:

Address of Subject Property: 15859 SR 50, CLERMONT

General Location: N. OF SR 50, E OF GREATER HILLS BLVD.,
W. OF CR 455 AND S. OF GREATER HILLS PHASE 2
SUBDIVISION.

Legal Description (include copy of survey): SEE ATTACHED

Land Use (City verification required): COMMERCIAL

Zoning (City verification required): C-2 GENERAL COMMERCIAL DISTRICT



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.

PROPOSED 26,686 SF BUILDING ADDITION AT THE NAPLETON CAR
DEALERSHIP PROPERTY. THE NEW BUILDING ADDITION WILL GENERALLY BE
LOCATED IN THE BACK OF THE EXISTING BUILDING. ADDITIONAL PARKING
WILL BE CREATED FOR NEW CAR INVENTORY AND ALLOW FOR MORE
CUSTOMER PARKING IN THE FRONT OF THE EXISTING BUILDING. THE FRONT
OF THE EXISTING BUILDING WILL ALSO BE EXPANDED BY ENCLOSING THE
EXISTING OUTDOOR (UNDER ROOF) AREAS BY 2,270 SF. THE EXISTING
STORMWATER POND WILL BE RELOCATED TO THE BACK OF THE PROPERTY
AND WILL BE DESIGNED FOR THE EXISTING AND PROPOSED
IMPROVEMENTS.

CHRISTOPHER GERMANA

Applicant Name (print)

X

Christopher Germana

Applicant Name (signature)

PETE GRINNELL

Owner Name (print)

X

Pete Grinnell

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

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.

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**

Signed, sealed and delivered in our presence:

Val Silva
Witness Name: Val Silva

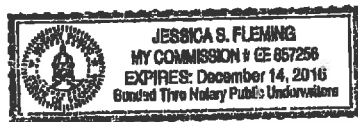
[Signature]
Witness Name: JESSICA FLEMING

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

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:
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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

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(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:

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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.

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

Signed, sealed and delivered in our presence:

Val Silva
Witness Name: Val Silva

[Signature]

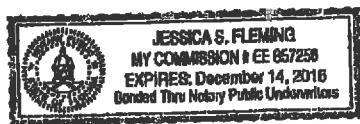
Witness Name: JESSICA Fleming

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

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

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 NOTICE

Notice is hereby given that the City of Clermont will consider a request for a Conditional Use Permit to allow an expansion to an existing automotive dealership in the C-2 General Commercial Zoning District, at the following location:

LOCATION

Napleton
15859 State Road 50
AK 3329198, 2585021, & 2585013

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, August 2, 2016 at 6:30pm.

A public meeting to consider the request will be held before the City Council on Tuesday, August 23, 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
July 26 and August 16, 2016



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, August 2, 2016		
Agenda Item Name		
Resolution No. 2016-30 Mason's Ridge CUP		
Requested Action		
Recommend approval of Resolution 2016-30.		
Staff Report		
The Mason's Ridge project is a proposed multi-family development consisting of 102 apartments located at the southwest corner of Pitt Street and Grand Highway. The parcel is zoned C-2 General Commercial with a future land use of Residential/Office. The C-2 zoning allows for multifamily uses with an approved conditional use permit (CUP), provided the development follows the R-3 (Residential/Professional) zoning district regulations. The applicant is also proposing to maximize the allowable density of 12 units per acre that is allowable under the comprehensive plan with an approved CUP. The proposed units will be two stories tall and will fall under the City's maximum height requirement of 45 feet (proposed units will be approximately 24 feet tall). The 8.5-acre vacant parcel is topographically challenged, with approximately 60 feet of fall from the west property line down to Grand Highway. The applicant will also be requesting two variances for consideration with the CUP. One is for grading on the parcel, and the second is for wall heights greater than 6 feet. These two variances will be reviewed and considered by City Council. Staff recommends approval of Resolution 2016-30 to allow 12 units per acre for the project, not to exceed an overall unit count of 102 units.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Resolution	CUP RES 2016-30.docx	
2. Location Map	Location Map.docx	
3. Concept plan	Mason Ridge CUP.pdf	
4. Site plan	Site plan.pdf	

5.	Elevations	Elevations.pdf
6.	Application	CUP application.pdf
7.	Survey	Survey.pdf
8.	Legal ad	Mason Ridge CUP Ad.docx

**CITY OF CLERMONT
RESOLUTION NO. 2016-30**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW A MULTI-FAMILY DEVELOPMENT WITH MORE THAN 12 UNITS, AND UP TO 12 UNITS PER ACRE.

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held August 2, 2016 recommended approval of this Conditional Use Permit to allow a multifamily development with more than 12 units, and up to 12 units per acre, at the following location:

LOCATION:

Vacant property south of Pitt Street, east of Highway 27, and west of Grand Highway
Alternate keys 1070422 & 2702184

WHEREAS, the granting of this Conditional Use Permit will not adversely affect the officially adopted Comprehensive Plan of the City; such use will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity; the proposed use will comply with the regulations and conditions specified in the codes for such use; and the proposed use may be considered desirable at the particular location.

WHEREAS, based on the foregoing, 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 multifamily development with more than 12 units, and up to 12 units per acre; 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. The property shall be developed in substantial accordance with the conceptual site plan dated June 22, 2016 prepared by BESH Engineering. Formal Construction Plans, incorporating all conditions stated in this Permit shall be submitted for review and approval 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.

CITY OF CLERMONT
RESOLUTION NO. 2016-30

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 Conditional Use Permit must be executed and processed through the office of the City Clerk within 90 days of its date of grant by the City Council or the permit shall become null and void.
5. 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.
6. This Permit shall become null and void if substantial construction work has not begun within two (2) years of the date that 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.
7. 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.
8. 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.
9. The final Certificate of Occupancy shall not be issued until each of the stated conditions has been met.
10. No business can occupy any portion of a building unless the proposed business has applied for and obtained a Local Business Tax Receipt from the Development Services Department.
11. 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.

Section 2- Land Use

1. This Conditional Use Permit (CUP) is for a multi-family residential development with up to 102 apartments on 8.5 acres, for a density of 12 dwelling units/acre.

CITY OF CLERMONT
RESOLUTION NO. 2016-30

2. The City's Site Review Committee must approve the Site Plan prior to the Construction Plan approval.
3. The applicant/owner must coordinate with the Lake County School District for capacity review and requirements pertaining to schools, and in conformance with City Code, prior to issuance of any building permits.

Section 3 – Site Development

1. Detailed grading, erosion control, and dust abatement plans for the entire site shall be submitted to and approved by the Site Review Committee prior to construction plan approval and the initiation of development activity. The dust abatement plan shall detail measures to be taken to eliminate the migration of dust particles from the site.
2. All excavated material shall be stored in a location approved by the City Engineer.
3. Geo-technical information regarding the soil characteristics of the site shall be submitted to the City as part of the final site review process.
4. The permittee/developers shall provide both temporary and permanent grassing including fertilizer application on all disturbed areas where construction is not immediately intended. Said plan shall be provided in accordance with an approved ground cover plan acceptable to the City in accordance with Best Management Practices (BMP) of the United States Department of Agriculture Soil Conservation Service.

Section 4 – Transportation Improvements

1. Sidewalks shall be required along Grand Highway, and Pitt Street and within the development, in accordance with Florida Department of Transportation regulations and City Codes.
2. The City may require that transportation improvements, necessitated by the portion of the project for which a building permit is sought, be made at the time of construction. Project specific on- and off-site transportation designs are the sole responsibility of the developer.
3. A traffic study in accordance with City Codes shall be required to address Level of Service (LOS) for the area. The applicant/owner must coordinate with Lake County and the Lake-Sumter Metropolitan Planning Organization (MPO) for compliance with the Transportation Management System (TMS).

Section 5 – Utilities and Stormwater

1. The permittee shall be responsible for purchasing, installing, and maintaining fire hydrants within the project. They shall be installed according to City Code.

CITY OF CLERMONT
RESOLUTION NO. 2016-30

2. The project shall be plumbed for reuse water with purple piping, until such time as reuse water is available, irrigation water shall be provided for by well.

Section 6 – Landscaping

1. The Landscape design for all parking areas, buffers, rights-of-way, pedestrian ways and focal points shall be unified and complementary to the ambiance of the development.
2. All landscape plans and plantings shall meet or exceed the City of Clermont Code.

Section 7 - Architectural Design Standards

1. All structures shall be designed and constructed in accordance with the Architectural Standards of the City of Clermont.
2. All fencing within public view shall be ornamental metal or brick, as approved by the Site Review Committee.

CITY OF CLERMONT
RESOLUTION NO. 2016-30

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 23rd day of August, 2016.

CITY OF CLERMONT

Gail L. Ash, Mayor

ATTEST:

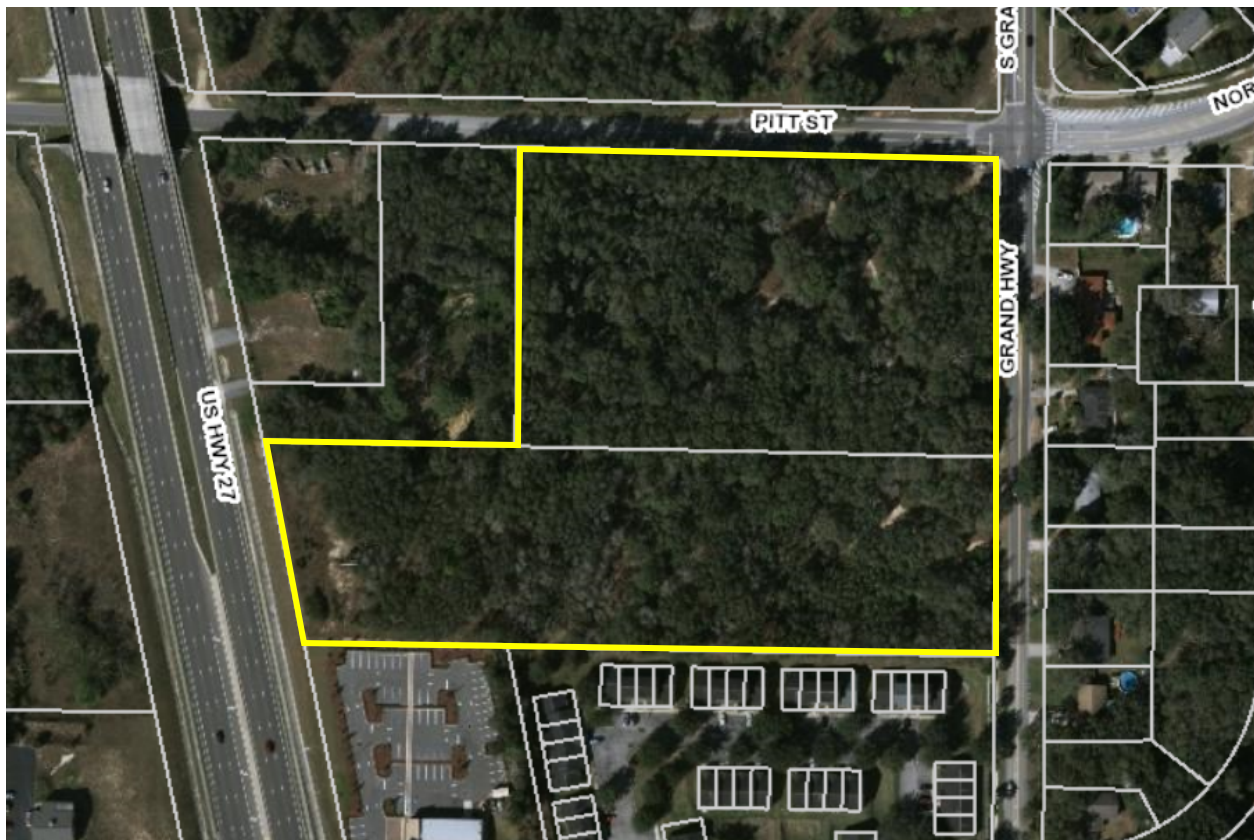
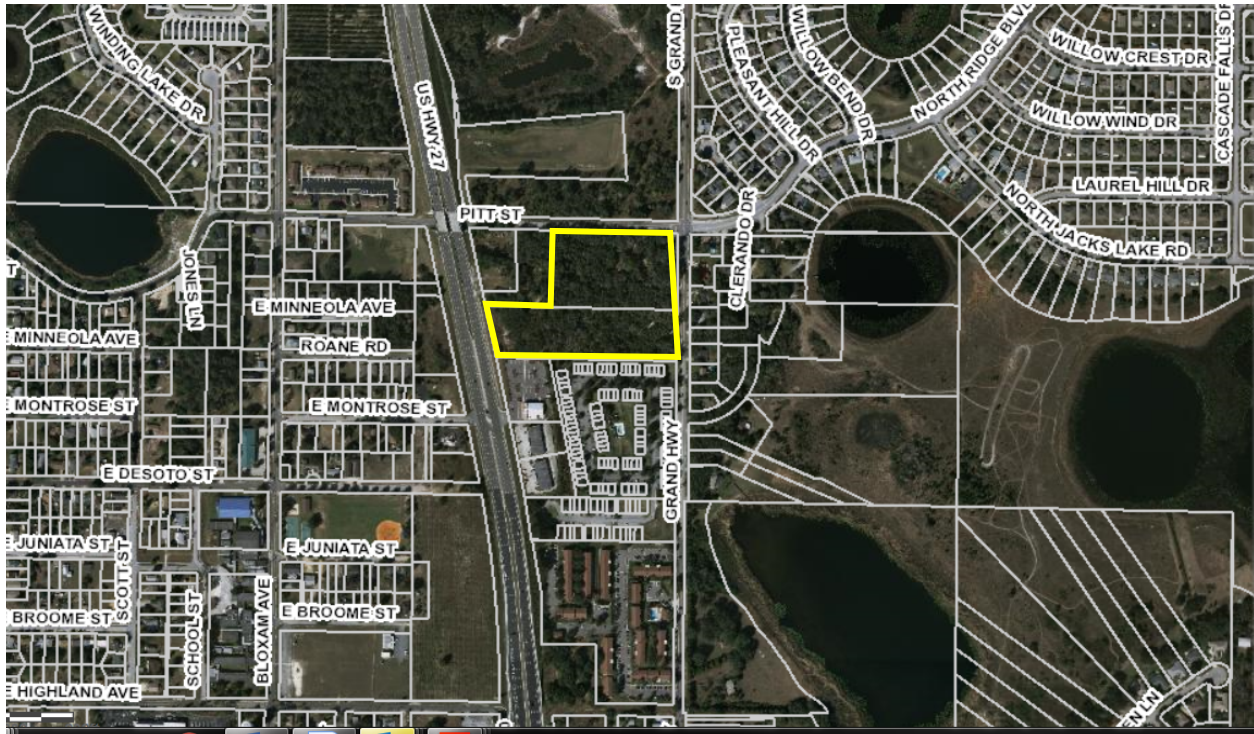
Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Location Map:

Masons Ridge



OWNER: ALP INVESTMENTS LLC
13686 BROMLEY POINT DRIVE
JACKSONVILLE, FL 32225

EXISTING FLU: RESIDENTIAL / OFFICE

EXISTING ZONING: C-2

EXISTING USE: VACANT

PROPOSED USE: RESIDENTIAL MULTI-FAMILY

TOTAL AREA: 8.54 ACRES

ALTERNATE KEY: 2702184 (ALL) & 1070422 (PARTIAL)

ADJACENT ZONING:

NORTH	C-2
SOUTH	R-2 / R-3-A
EAST	A (LAKE COUNTY)
WEST	C-2

FLU:

NORTH	RESIDENTIAL / OFFICE
SOUTH	MEDIUM DENSITY RESIDENTIAL
EAST	URBAN MEDIUM DENSITY (LAKE CO)
WEST	GENERAL COMMERCIAL

EXISTING USE:

NORTH	VACANT
SOUTH	RESIDENTIAL MULTI-FAMILY
EAST	RESIDENTIAL SINGLE FAMILY
WEST	VACANT

SETBACKS:

FRONT:	25'
SIDE:	25'
REAR:	25'
STREET:	25'

LANDSCAPE BUFFERS:

NORTH	15'
SOUTH	10'
EAST	15'
WEST	10'

WATER: CITY OF CLERMONT

SEWER: CITY OF CLERMONT

BUILDING HEIGHT: 45' MAXIMUM

WELANDS: NONE

PARKING REQUIRED: 221 SPACES

2 SPACES PER TWO BEDROOM UNIT
2.5 SPACES PER THREE BEDROOM UNIT
AS SHOWN: 17 BUILDINGS
EACH BUILDING: 2 - 3 BEDROOM = 5 SPACES
4 - 2 BEDROOM = 8 SPACES
TOTAL PER BUILDING: 13 SPACES

PARKING PROVIDED: 221 SPACES

VARIANCES REQUESTED: MAXIMUM CUT 20' FOR 20% OF SITE
MAXIMUM FILL 20' FOR 20% OF SITE
MAXIMUM RETAINING WALL 10' HEIGHT

Begin at the intersection of the South right-of-way line at Pitt Street with the west right-of-way line of Grand Highway as shown on the plat of the City of Clermont, according to the plat thereof recorded in Plat Book 8, pages 17 thru 23, inclusive, Public Records of Lake County, Florida; thence N. 89°35'53" W. along the said South right-of-way line of Pitt Street; 600.96 feet to a concrete monument; thence S. 0°35'26" E., 370.25 feet to a concrete monument; thence S. 89°35'53" E., 600.93 feet to a concrete monument on the said West right-of-way line of Grand Highway; thence N. 0°35'26" W. along said right-of-way line, 368.63 feet to a concrete monument and the Point of Beginning, containing 5.0961 acres, more or less.

-AND-

The East 600.88 feet of the North 250 feet of the South 20 acres of Tract 34, Lake Highlands Company Plat, lying East of U.S. Highway Number 27, in section 19, Township 22 South, Range 26 East, Lake County, Florida, more particularly described as follows:

Commencing at East ¼ corner of Section 19, Township 22 South, Range 26 East, thence South 01°00'00" East along the East boundary of said Section 19 a distance of 399.09 feet, thence South 89°53'38" West a distance of 30 feet to the West right-of-way line of Grand Avenue, being the Point of Beginning; thence North 89°53'38" West a distance of 600.93 feet, thence South 00°35'26" East a distance of 249.85 feet, thence N. 89°48'40" E., a distance of 600.88 feet to said West right-of-way line of Grand Avenue, thence N. 01°00'00" W., a distance of 249.43 feet to the Point of Beginning; all being and lying in Lake County, Florida.

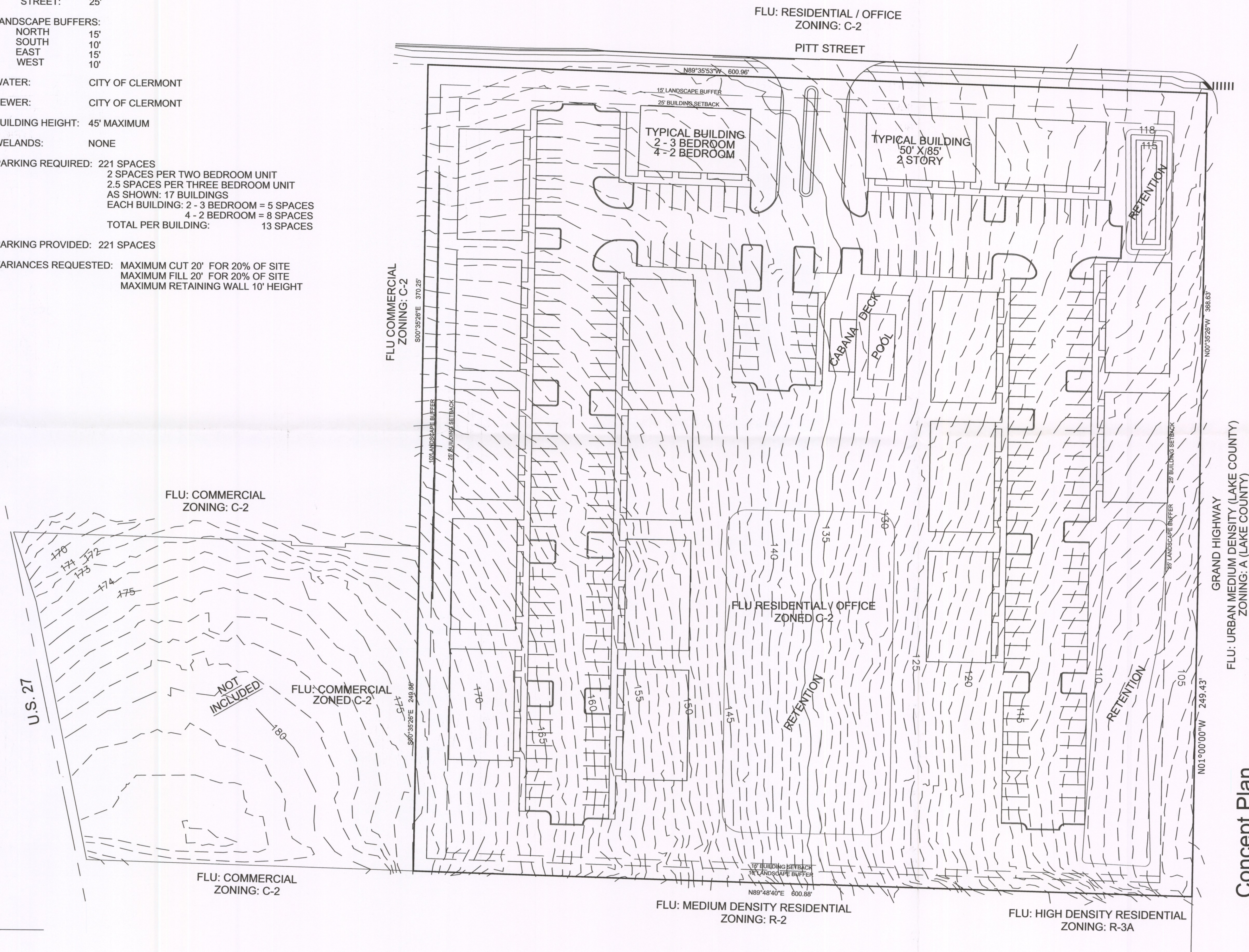
2018-06-21 16:16								
CANOPY TREES	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE	SPACING	REMARKS
	2	Southern Magnolia	Magnolia grandiflora	65 gal	3"Cal	12' x 6'	As Shown	Native
	1	Sycamore	Platanus occidentalis	65 gal	3"Cal	12' x 6'	As Shown	Native
	2	Live Oak	Quercus virginiana	65 gal	3"Cal	12' x 6'	As Shown	Native
UNDERSTORY TREES	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE	SPACING	REMARKS
	2	Dahoon Holly	Ilex cassine	-		8'x4'	As Shown	Native
	3	Yaupon Holly	Ilex vomitoria	-		8'x4'	As Shown	Native
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONT	HEIGHT	WIDTH	SPACING	REMARKS
	34	Ligustrum Shrub	Ligustrum japonicum	3 gal	24"	18"	36"	Non Native
	34	Walter's Viburnum	Viburnum obovatum	3 gal	24"	18"	36"	Native

2018 06 21 16:

25' BUFFER (100')

10' BUFFER (100')

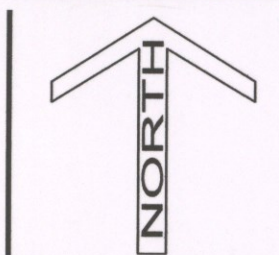
Conceptual Landscape Buffers



FLU: URBAN MEDIUM DENSITY (LAKE COUNTY)
ZONING: A (LAKE COUNTY)

Concept Plan

Mason's Ridge
Clermont, Florida



Drawing Number: 1286-02
Originated From: 1286-01
Date: June 22, 2016
Scale: 1"=40'
Drawn By: TWG / BESH
Layout: 24"x36"

Green Consulting Group, Inc.
Landscape Architecture ■ Land Planning ■ Development Assistance
4070 United Avenue, Mount Dora, Florida 32757
352-357-9241 ■ Fax 352-357-9278 ■ LC260000288

PLAT OF SURVEY

DESCRIPTION: (AS FURNISHED)

Begin at the intersection of the South right-of-way line of Pitt Street with the West right-of-way line of Grand Highway as shown on the plat of the City of Clermont, according to the plat thereof recorded in Plat Book 8, pages 17 thru 23, inclusive, Public Records of Lake County, Florida; thence N. 89°35'53" W. along the said South right-of-way line of Pitt Street; 600.96 feet to a concrete monument; thence S. 0°35'26" E., 370.25 feet to a concrete monument; thence S. 89°35'53" E., 600.93 feet to a concrete monument on the said West right-of-way line of Grand Highway; thence N. 0°35'26" W. along said right-of-way line, 368.63 feet to a concrete monument and the Point of Beginning, containing 5.0961 acres, more or less.

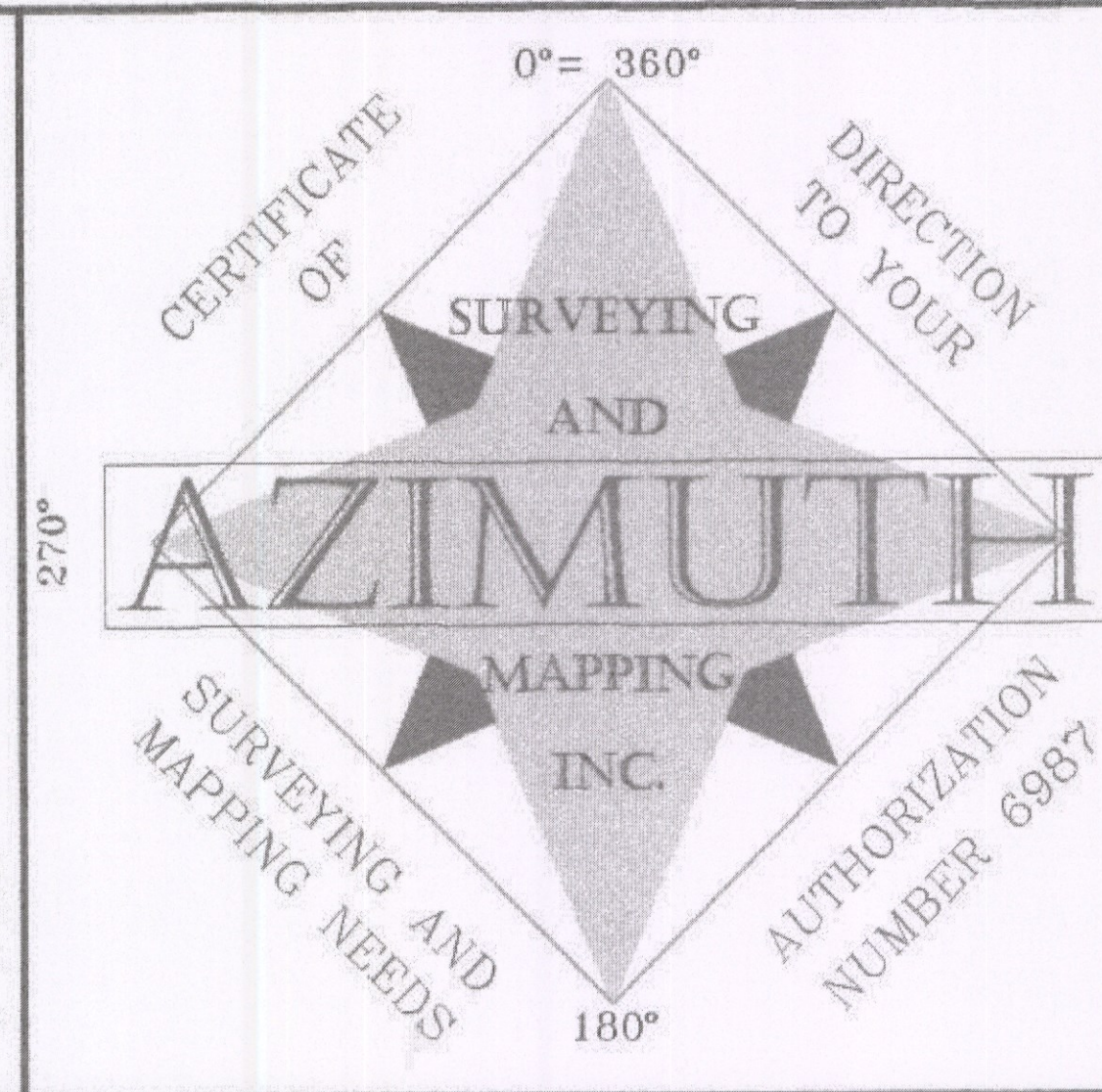
-AND-

The North 250 feet of the South 20 acres of Tract 34, Lake Highlands Company Plat, lying East of U.S. Highway Number 27, in section 19, Township 22 South, Range 26 East, Lake County, Florida, more particularly described as follows:

Commencing at East 1/4 corner of Section 19, Township 22 South, Range 26 East, thence South 01°00'00" East along the East boundary of said Section 19 a distance of 399.09 feet, thence South 89°53'38" West a distance of 30 feet to the West right-of-way line of Grand Avenue being the Point of Beginning; thence South 89°53'38" West a distance of 660.98 feet, thence South 01°00'00" East a distance of 3 feet, thence South 89°53'38" West a distance of 41.99 feet, thence North 01°00'00" West a distance of 3 feet, thence South 89°53'38" West a distance of 213.02 feet to the Easterly right-of-way of U.S Highway No. 27, thence S. 18°11'10" E. along said right-of-way line, a distance of 55.31 feet, thence continuing along said right-of-way line S. 13°07'10" E., a distance of 203.06 feet, thence N. 89°48'40" E., a distance of 856.99 feet to said West right-of-way line of Grand Avenue, thence N. 01°00'00" W., a distance of 249.43 feet to the Point of Beginning; all being and lying in Lake County, Florida.

AZIMUTH SURVEYING AND MAPPING, INC. 91 BROAD STREET, SUITE "A" WINTER GARDEN, FLORIDA, 34787	
(FIELD DATE:) 8/07/2004	REVISED:
SCALE: 1" = 100 FEET	
APPROVED BY: TAD	
JOB NO. AZI02875	
DRAWN BY: TAD	
CERTIFICATE: I HEREBY CERTIFY THAT A FIELD SURVEY HAS BEEN PERFORMED ON THE GROUND UNDER MY DIRECT SUPERVISION FOR THE PURPOSES DESCRIBED HEREON, AND THIS DRAWING IS A REPRESENTATION OF SAID SURVEY. THIS SURVEY MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS SET FORTH IN CHAPTER 61G17-5 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.	
THOMAS A. DOWNS, P.S.M. #4991	DATE 8/11/04

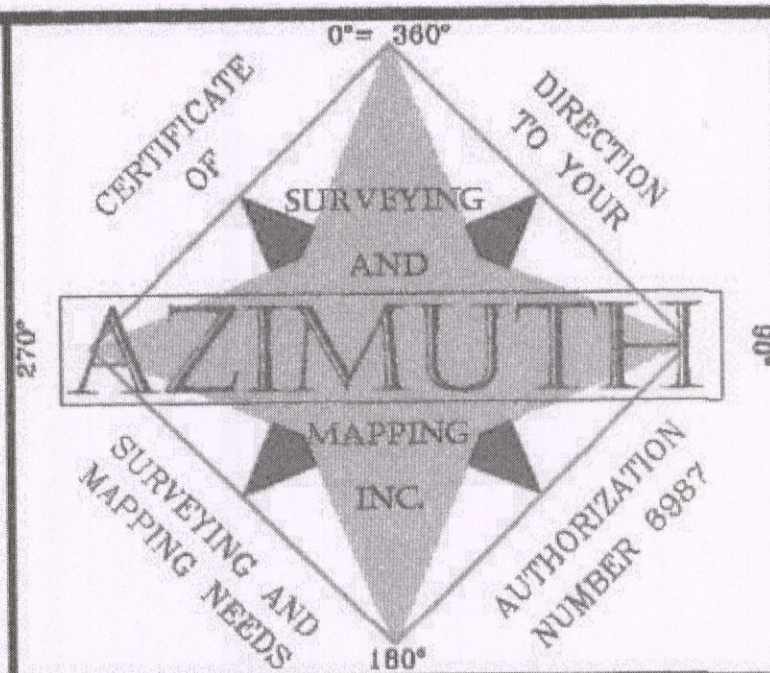
- NOTES:**
1. BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY LINE OF SE 1/4 OF SECTION 19-22-26, BEING 500°27'20"W, AN ASSUMED DATUM.
 2. I HAVE EXAMINED THE F.I.R.M. COMMUNITY PANEL NUMBER 120133 0565 D, DATED 7/03/02 AND FOUND THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE X, AREA OUTSIDE THE 100 YEAR FLOOD.
 3. THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT OF WAY, RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF THE LAND.
 4. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 5. NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN HEREON.
 6. THE SUBJECT PROPERTY AS DESCRIBED HEREON MAY CONTAIN JURISDICTIONAL WETLANDS THAT HAVE NOT BEEN DETERMINED AND/OR LOCATED BY THE SURVEYOR PER THE DATE OF THIS SURVEY.
 7. ELEVATIONS SHOWN HEREON ARE BASED ON F.D.O.T. BENCHMARK DS PID #115003, ELEVATION 197.401 NAVD 1988.



LEGEND:	
⊙	DENOTES SET 1/2" IRON ROD AND CAP LB #6987
□	DENOTES FOUND MONUMENT AS DESCRIBED HEREON
○	DENOTES FOUND MONUMENT AS DESCRIBED HEREON
(P)	DENOTES PLAT
(D)	DENOTES PER DESCRIPTION
(M)	DENOTES MEASURED
(C)	DENOTES CALCULATED
(TYP)	DENOTES TYPICAL
WF	DENOTES WOOD FENCE
CLF	DENOTES CHAIN LINK FENCE
ON	DENOTES ON SUBJECT PROPERTY
OFF	DENOTES OFF SUBJECT PROPERTY
CNA	DENOTES CORNER NOT ACCESSIBLE
■	DENOTES CONCRETE
▨	DENOTES WOOD
▩	DENOTES BRICK
⊙	DENOTES UTILITY POLE
⊙	DENOTES GUY ANCHOR
⊙	DENOTES SIGN
⊙	DENOTES WATER VALVE
RCP	DENOTES REINFORCED CONCRETE PIPE
OHUL	DENOTES OVERHEAD UTILITY LINE
PRM	DENOTES PERMANENT REFERENCE MONUMENT
PCP	DENOTES PERMANENT CONTROL POINT
BSL	DENOTES BUILDING SETBACK LINE
A/C	DENOTES AIR CONDITIONER
CBW	DENOTES CONCRETE BLOCK WALL
PC	DENOTES POINT OF CURVATURE
PI	DENOTES POINT OF INTERSECTION
C.B.	DENOTES CHORD BEARING
UG	DENOTES UNDERGROUND
CCR	DENOTES CERTIFIED CORNER RECORD
x 99.9'	DENOTES SPOT ELEVATION AS SPECIFIED
P.O.C.	DENOTES POINT OF COMMENCEMENT
P.O.B.	DENOTES POINT OF BEGINNING
(SFIPO)	DENOTES SHOWN FOR INFORMATIONAL PURPOSES ONLY.
F.D.O.T.	DENOTES FLORIDA DEPARTMENT OF TRANSPORTATION
---	DENOTES RIGHT OF WAY LINE
---	DENOTES CENTERLINE
---	DENOTES OVERHEAD UTILITY LINE
⊙	DENOTES LIGHT POST
D.B.H.	DENOTES TREE TRUNK DIAMETER AT BREAST HEIGHT

SEE SHEET 2 OF 4 SHEETS FOR BOUNDARY SURVEY
SEE SHEET 3 OF 4 SHEETS FOR TOPOGRAPHIC SURVEY
SEE SHEET 4 OF 4 SHEETS FOR TREE SURVEY
SHEET 1 OF 4 SHEETS
CERTIFIED TO: HIGHLANDS ASSOCIATES, L.L.C. GRAY ROBINSON, P.A. AMERICAN PIONEER TITLE INSURANCE FIRST FEDERAL SAVINGS BANK OF LAKE COUNTY

PLAT OF BOUNDARY SURVEY



PITT STREET
PLATTED 60' RIGHT OF WAY
WIDTH VARIES (FDOT) (M)

A PORTION OF
TRACT 34, BLOCK 0,
LAKE HIGHLANDS COMPANY
PLAT BOOK 2, PAGE 38
(VACANT)

KNOWN AS THAT PORTION
OF THE N 250' OF S
20 ACRES OF
TRACT 34, BLOCK 0,
LAKE HIGHLANDS COMPANY
PLAT BOOK 2, PAGE 38 (D)
LYING E OF U.S. HIGHWAY #27
(VACANT)

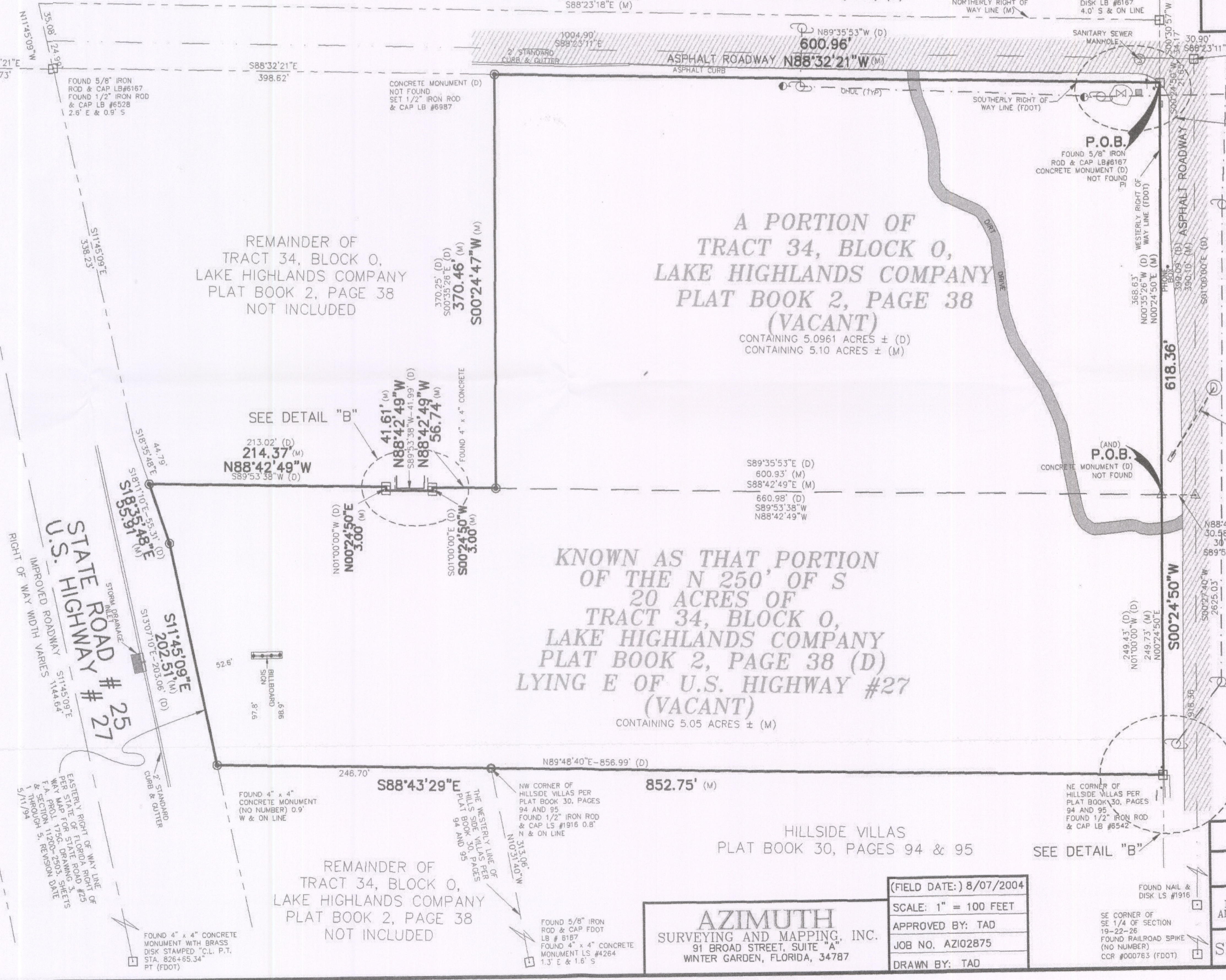
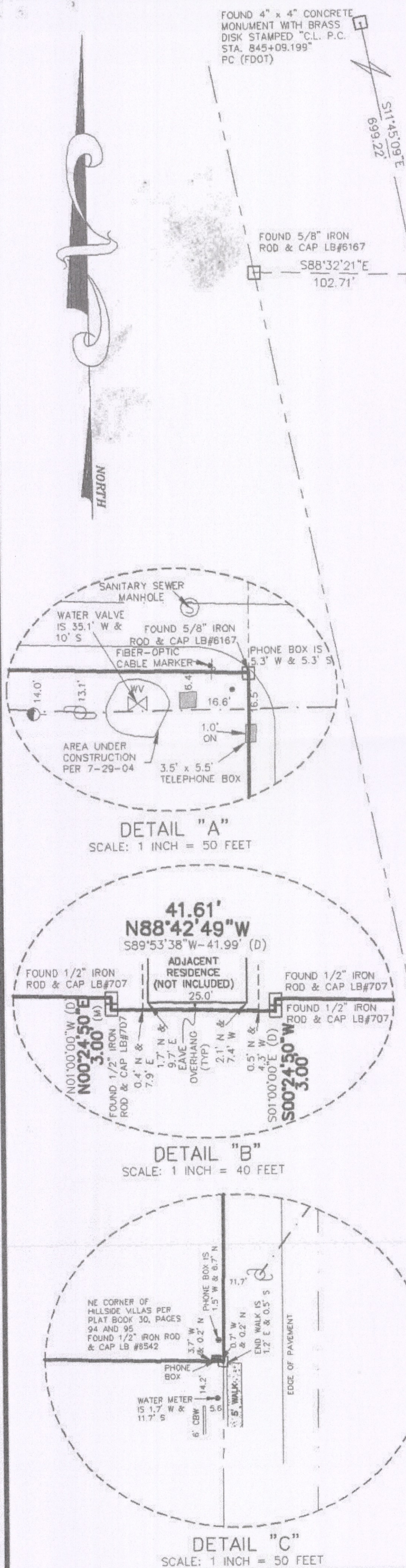
GRAND HIGHWAY
GRAND AVENUE (D)
PLATTED 60' RIGHT OF WAY
WIDTH VARIES (FDOT) (M)

HILLSIDE VILLAS
PLAT BOOK 30, PAGES 94 & 95

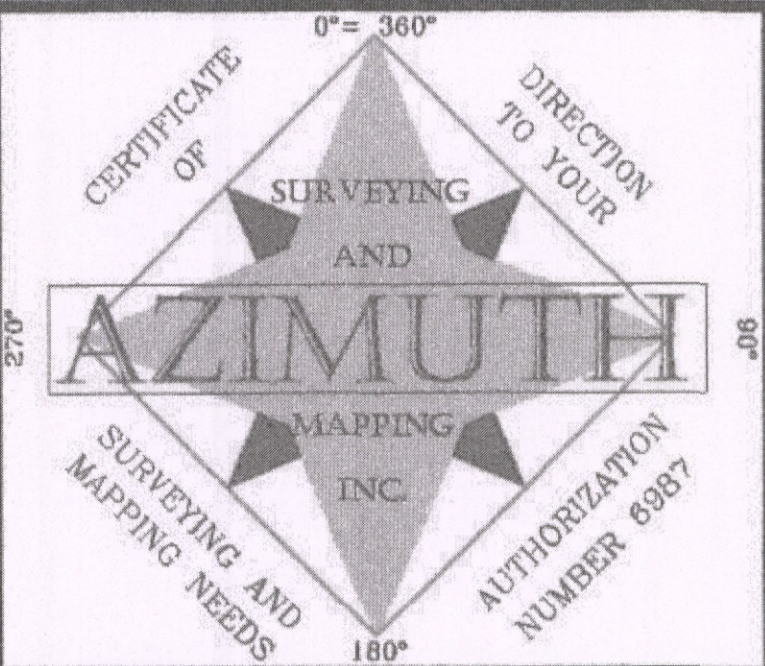
AZIMUTH
SURVEYING AND MAPPING, INC.
91 BROAD STREET, SUITE "A"
WINTER GARDEN, FLORIDA, 34787

(FIELD DATE:) 8/07/2004
SCALE: 1" = 100 FEET
APPROVED BY: TAD
JOB NO. AZI02875
DRAWN BY: TAD

SEE SHEET 3 OF 4 SHEETS FOR
TOPOGRAPHIC SURVEY
SEE SHEET 4 OF 4 SHEETS FOR
TREE SURVEY
SEE SHEET 1 OF 4 SHEETS FOR
LEGAL DESCRIPTION AS FURNISHED
AND SURVEYOR'S NOTES, CERTIFICATE
AND LEGEND
SHEET 2 OF 4 SHEETS



PLAT OF TOPOGRAPHIC SURVEY



REMAINDER OF
TRACT 34, BLOCK O,
LAKE HIGHLANDS COMPANY
PLAT BOOK 2, PAGE 38
NOT INCLUDED

REMAINDER OF
TRACT 34, BLOCK O,
LAKE HIGHLANDS COMPANY
PLAT BOOK 2, PAGE 38
NOT INCLUDED

PITT STREET
PLATTED 60' RIGHT OF WAY
WIDTH VARIES (FDOT) (M)

GRAND HIGHWAY
GRAND AVENUE (D)
PLATTED 60' RIGHT OF WAY
WIDTH VARIES (FDOT) (M)

HILLSIDE VILLAS
PLAT BOOK 30, PAGES 94 & 95

AZIMUTH
SURVEYING AND MAPPING, INC.
91 BROAD STREET, SUITE "A"
WINTER GARDEN, FLORIDA, 34787

(FIELD DATE:) 8/07/2004
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JOB NO. AZI02875
DRAWN BY: TAD

ELEVATIONS SHOWN HEREON ARE BASE ON F.D.O.T.
BENCHMARK DS PID #115003, ELEVATION 197.401'
NAVD 1988.

SEE SHEET 2 OF 4 SHEETS FOR
BOUNDARY SURVEY

SEE SHEET 4 OF 4 SHEETS FOR
TREE SURVEY

SEE SHEET 1 OF 4 SHEETS FOR
LEGAL DESCRIPTION AS FURNISHED
AND SURVEYOR'S NOTES, CERTIFICATE
AND LEGEND

SHEET 3 OF 4 SHEETS

FOUND 4" x 4" CONCRETE
MONUMENT WITH BRASS
DISK STAMPED "C.L. P.C.
STA. 845+09.199"
PC (FDOT)

FOUND 5/8" IRON
ROD & CAP LB#6167
S88°32'21"E
102.71'

FOUND 5/8" IRON
ROD & CAP LB#6167
FOUND 1/2" IRON ROD
& CAP LB #6528
2.6' E & 0.9' S

1012.35' (M)
1012.44' (FDOT)
S88°09'37"E (FDOT)
S88°23'18"E (M)

600.96'

NORTHERLY RIGHT OF
WAY LINE (M)

SANITARY SEWER
MANHOLE

30.90'

S88°23'11"E

118.84'

30.90'

S88°23'11"E

118.84'

30.90'

S88°23'11"E

118.84'

30.90'

S88°23'11"E

118.84'

30.90'

S88°23'11"E

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118.84'

30.90'

S88°23'11"E

118.84'

30.90'

S88°23'11"E

118.84'

30.90'

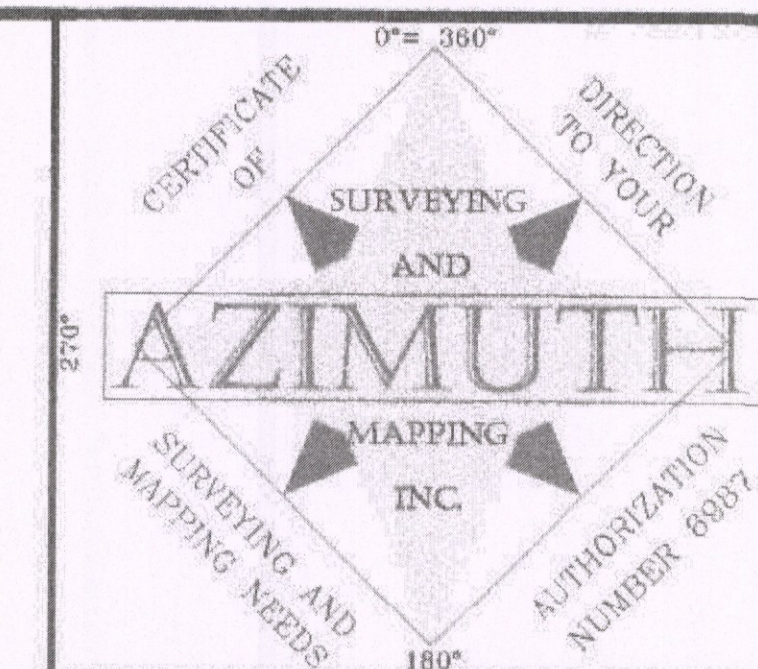
S88°23'11"E

118.84'

30.90'

S88°23'11"E

PLAT OF TREE SURVEY



PITT STREET
PLATTED 60' RIGHT OF WAY
WIDTH VARIES (FDOT) (M)

ASPHALT ROADWAY N88°32'21"W (M)
600.96'

GRAND HIGHWAY
GRAND AVENUE (D)
PLATTED 60' RIGHT OF WAY
WIDTH VARIES (FDOT) (M)

HILLSIDE VILLAS
PLAT BOOK 30, PAGES 94 & 95

AZIMUTH
SURVEYING AND MAPPING, INC.
91 BROAD STREET, SUITE "A"
WINTER GARDEN, FLORIDA, 34787

(FIELD DATE:) 8/07/2004
SCALE: 1" = 100 FEET
APPROVED BY: TAD
JOB NO. AZI02875
DRAWN BY: TAD

SEE SHEET 3 OF 4 SHEETS FOR TOPOGRAPHIC SURVEY
SEE SHEET 2 OF 4 SHEETS FOR BOUNDARY SURVEY
SEE SHEET 1 OF 4 SHEETS FOR LEGAL DESCRIPTION AS FURNISHED AND SURVEYOR'S NOTES, CERTIFICATE AND LEGEND
SHEET 4 OF 4 SHEETS

FOUND 4" x 4" CONCRETE MONUMENT WITH BRASS DISK STAMPED "C.L. P.C. STA. 845+08.199" PC (FDOT)

FOUND 5/8" IRON ROD & CAP LB#6167 S88°32'21"E 102.71'

FOUND 5/8" IRON ROD & CAP LB#6187 FOUND 1/2" IRON ROD & CAP LB #6528 2.6' E & 0.9' S

REMAINDER OF TRACT 34, BLOCK O, LAKE HIGHLANDS COMPANY PLAT BOOK 2, PAGE 38 NOT INCLUDED

STATE ROAD # 27
U.S. HIGHWAY
IMPROVED ROADWAY
RIGHT OF WAY WIDTH VARIES

REMAINDER OF TRACT 34, BLOCK O, LAKE HIGHLANDS COMPANY PLAT BOOK 2, PAGE 38 NOT INCLUDED

FOUND 4" x 4" CONCRETE MONUMENT WITH BRASS DISK STAMPED "C.L. P.T. STA. 826+65.34" PT (FDOT)

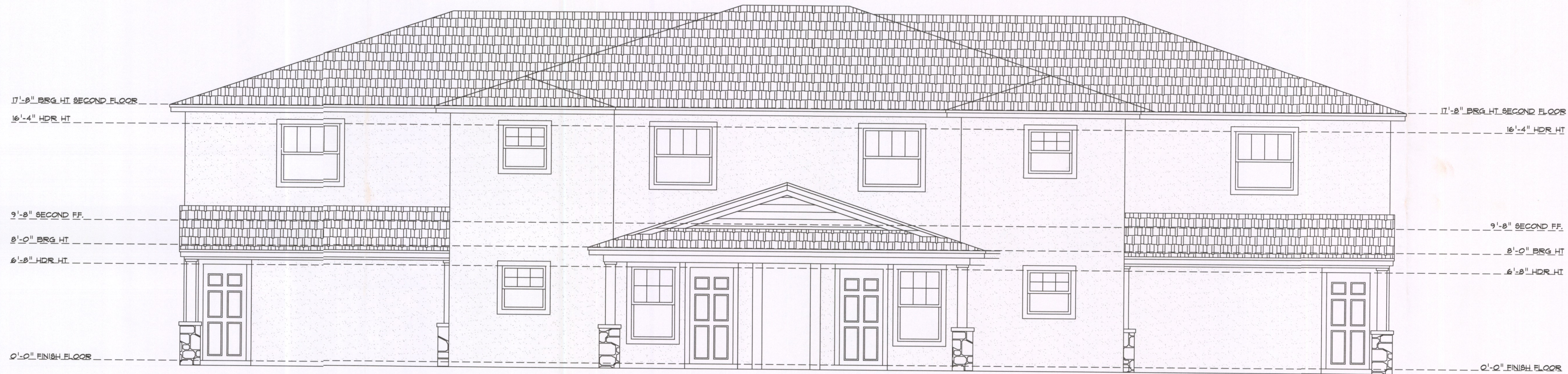
FOUND 5/8" IRON ROD & CAP LB#6167 FOUND 4" x 4" CONCRETE MONUMENT LB #4264 1.3' E & 1.6' S

FOUND NAIL & DISK "S" #915

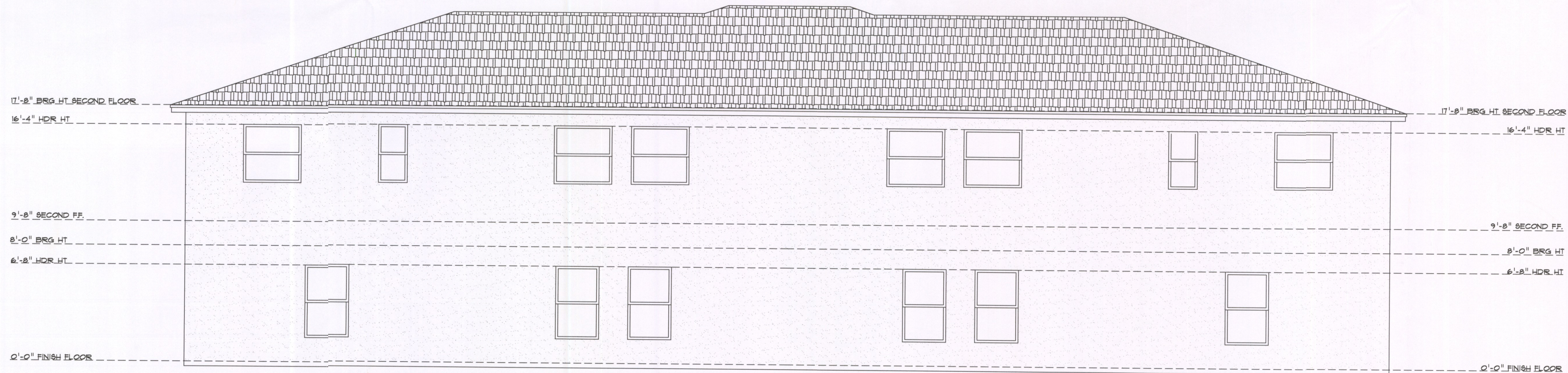
SE CORNER OF SE 1/4 OF SECTION 19-22-26 FOUND RAILROAD SPIKE (NO NUMBER) CCR #000753 (FDOT)

ALL TREES SPECIES SHOWN HEREON ARE GENERAL ONLY.

18" DENOTES OAK TREE AND TRUNK D.B.H.
6" DENOTES CHERRY TREE AND TRUNK D.B.H.



Front Elevation
1/4" = 1'-0"



Rear Elevation
1/4" = 1'-0"

WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE
OVER SCALE DIMENSIONS. Contractors shall verify
and be responsible for dimensions and conditions
of the job prior to construction.

ELEVATION
1/4"=1'-0"

Denise Pyke Const.
Clermont, FL 34711
352-394-1384 fax. 352-394-1335

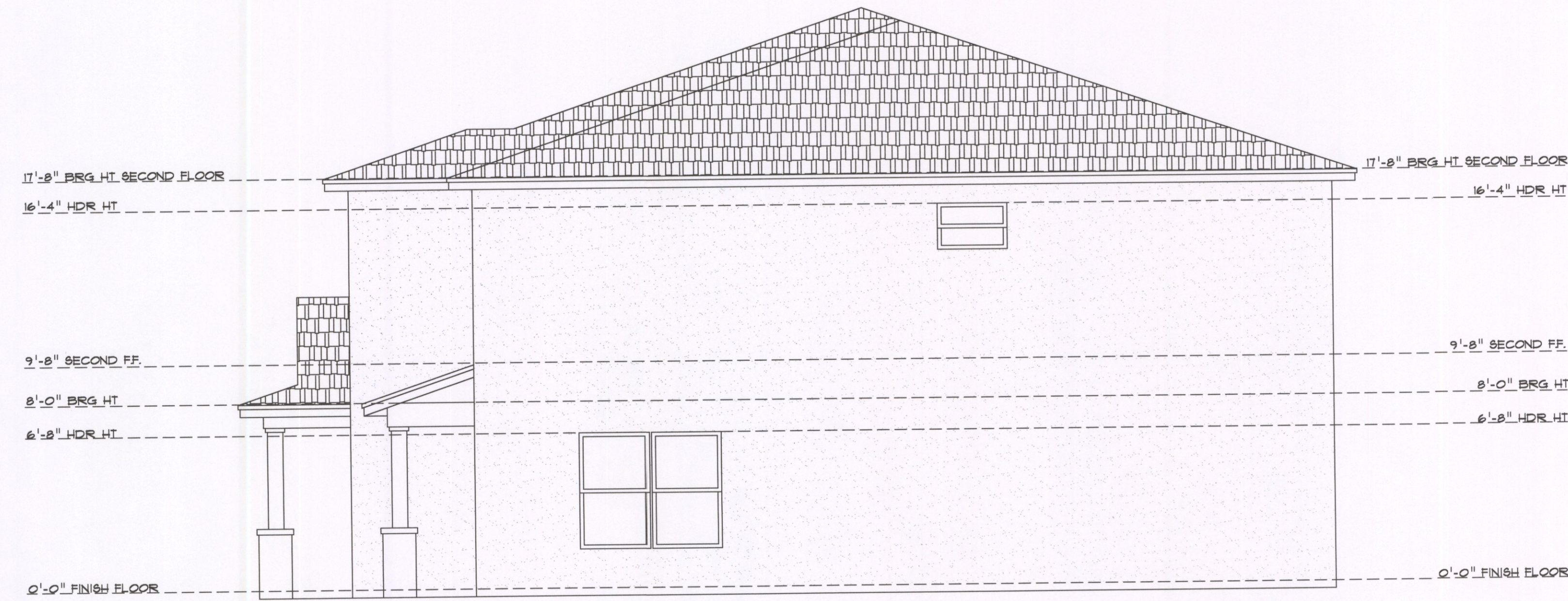
Highland Condo

drawn by
HMS
checked by
HMS
date
6/23/2016
scale
1/4
job no.
CONDO

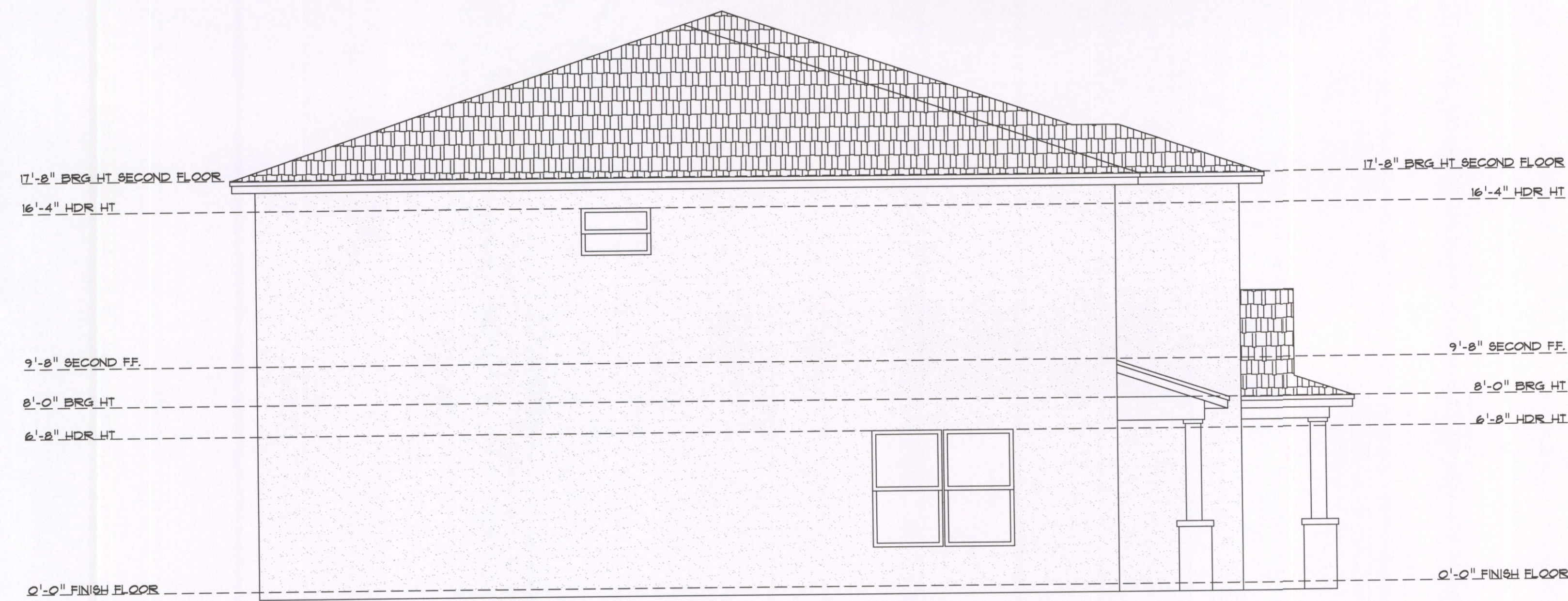
drawing no.

A1

sheet of



Right Elevation
1/4" = 1'-0"



Left Elevation
1/4" = 1'-0"

WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE
OVER SCALE DIMENSIONS. Contractors shall verify
and be responsible for dimensions and conditions
of the job prior to construction.

ELEVATION

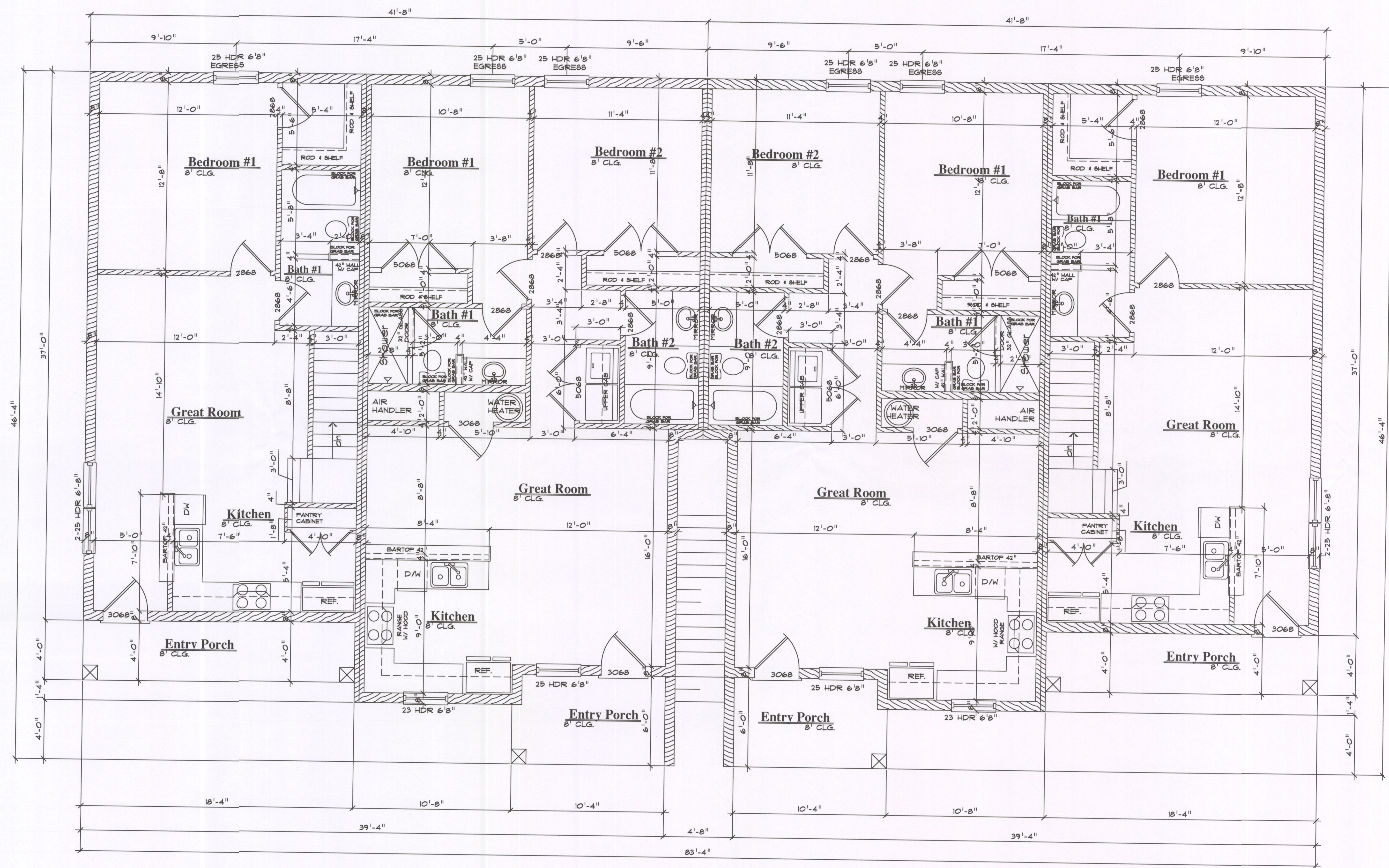
1/4"=1'-0"

Denise Pyke Const.
Clermont, FL 34711
352-394-1384 fax. 352-394-1335

Highland Condo

drawn by
HMS
checked by
HMS
date
6/23/2016
scale
1/4"
job no.
CONDO

drawing no.
A2
sheet of



**Unit #1 First Floor
Three Bedroom**

AREA TABULATION	
FIRST FLOOR LIVING	691 SQ. FT.
SECOND FLOOR LIVING	548 SQ. FT.
FRONT ENTRY PORCH	73 SQ. FT.
TOTAL	1312 SQ. FT.

**Unit #2
Two Bedroom**

AREA TABULATION	
FIRST FLOOR LIVING	923 SQ. FT.
FRONT ENTRY PORCH	61 SQ. FT.
TOTAL	1312 SQ. FT.

**Unit #3
Two Bedroom**

**Unit #4 First Floor
Three Bedroom**

WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. Contractors shall verify and be responsible for dimensions and conditions of the job prior to construction.

FLOOR
1/4"=1'-0"

Denise Pyke Const.

Clermont, FL 34711

352-394-1384 fax. 352-394-1335

Highland Condo

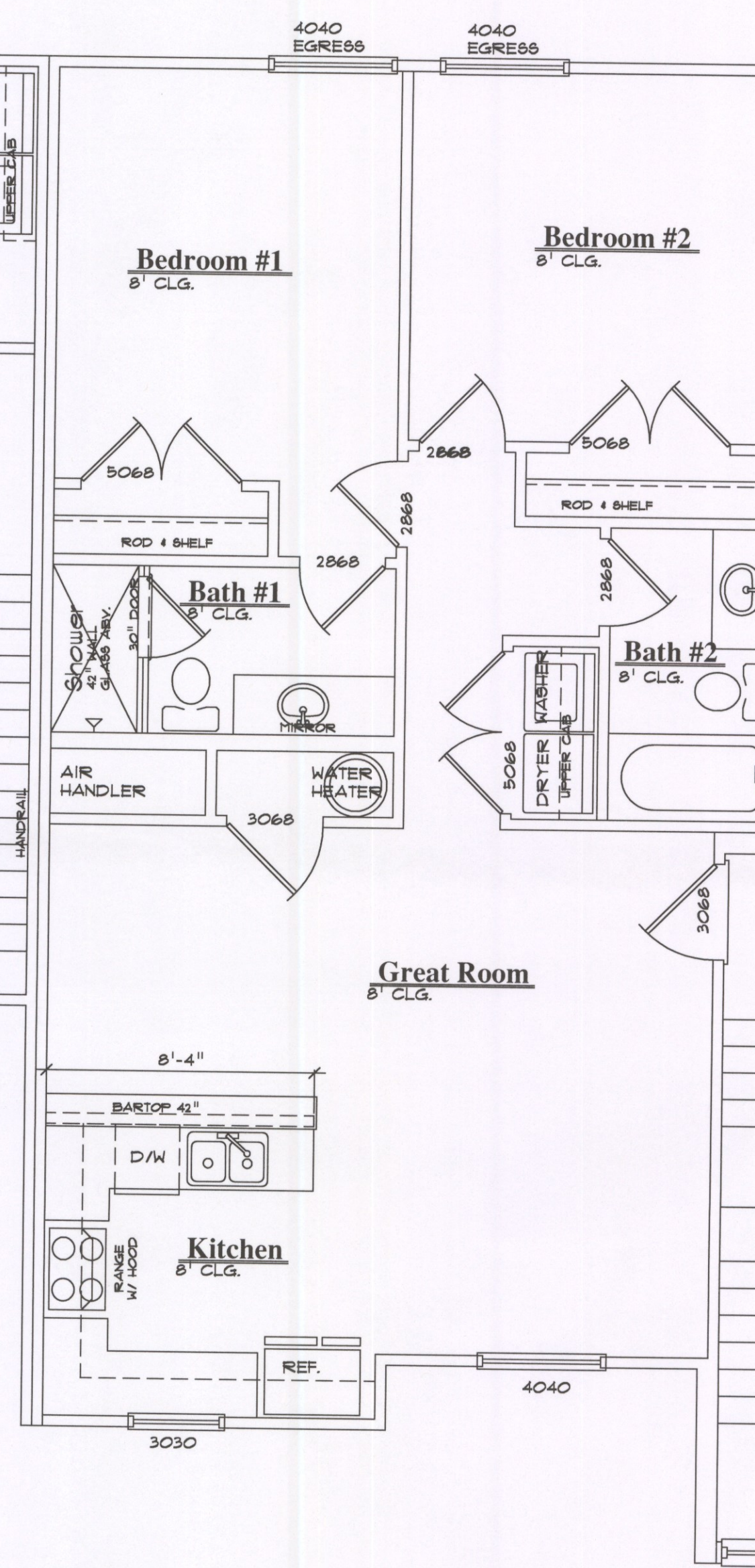
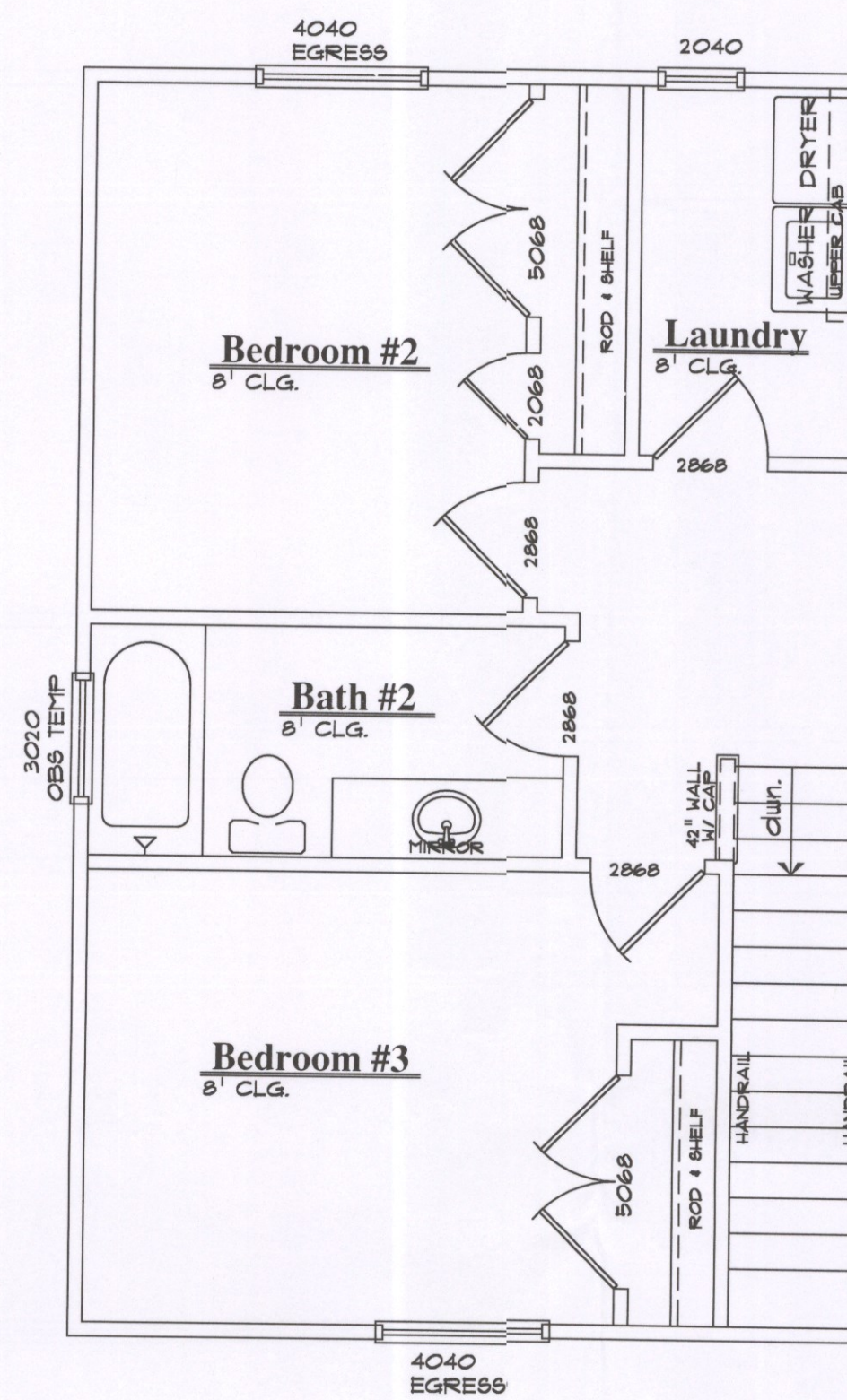
drawn by
HMS
checked by
HMS
date
6/23/2016
scale
1/4"
job no.
CONDO

drawing no.

A3

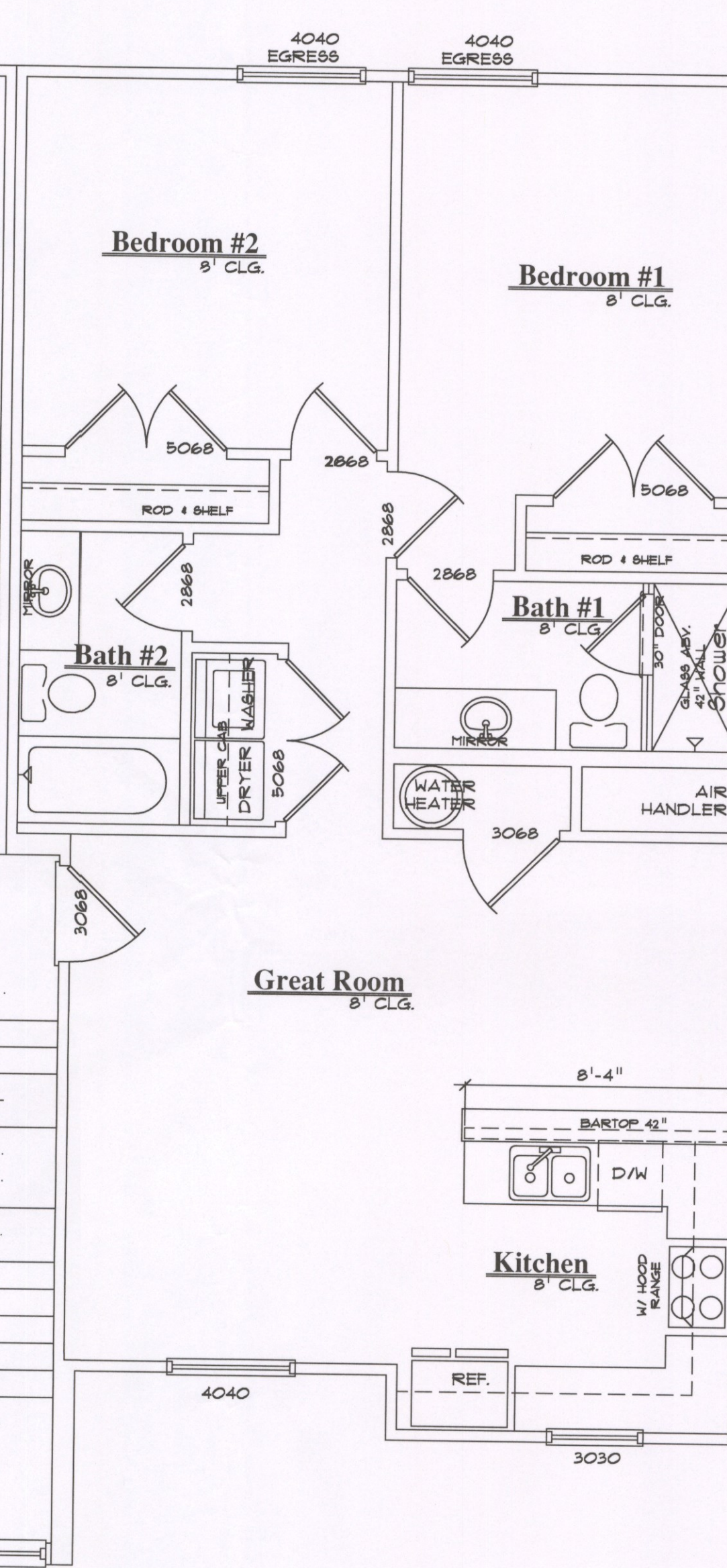
sheet of

**Unit #1 Second Floor
Three Bedroom**

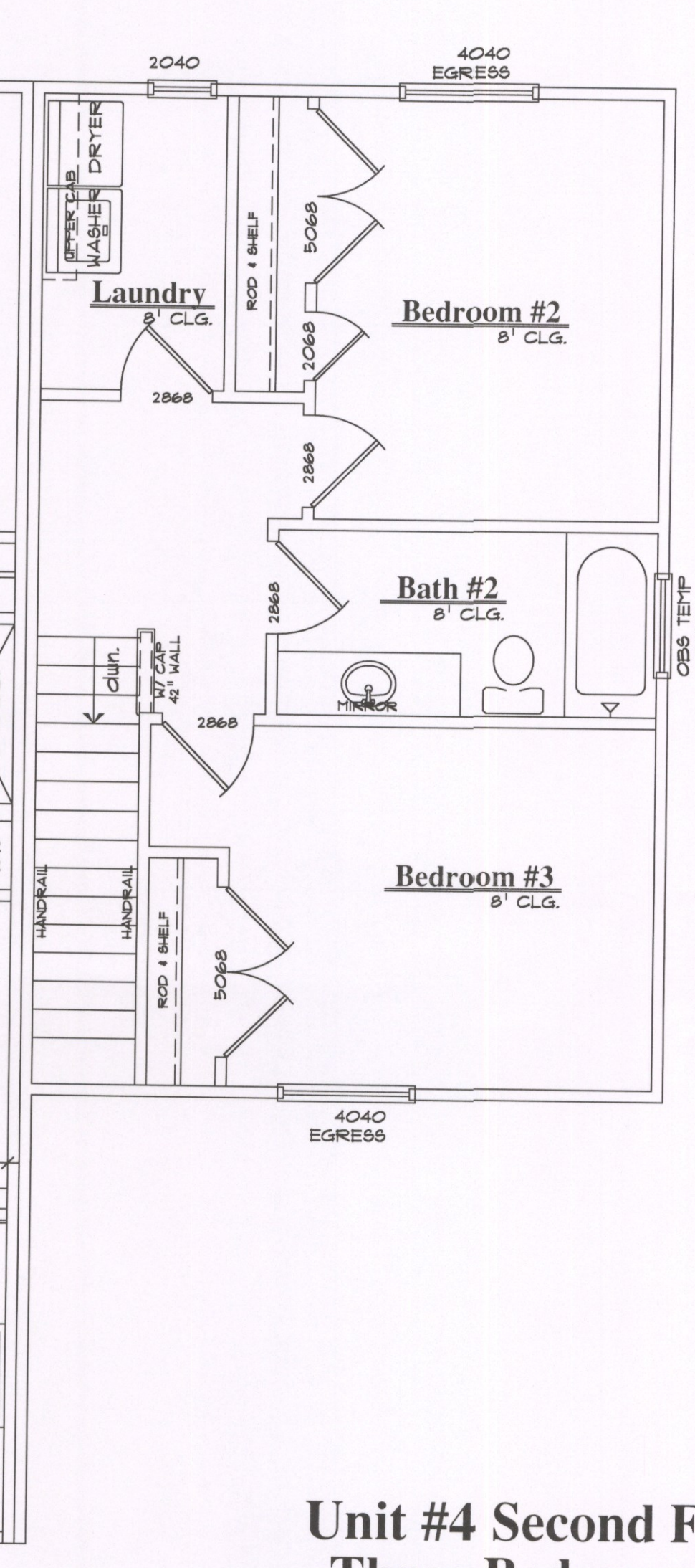


**Unit #5
Two Bedroom**

AREA TABULATION	
FIRST FLOOR LIVING	923 SQ. FT.
TOTAL	923 SQ. FT.



**Unit #6
Two Bedroom**



**Unit #4 Second Floor
Three Bedroom**

WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE
OVER SCALE DIMENSIONS. Contractors shall verify
and be responsible for dimensions and conditions
of the job prior to construction.

FLOOR
1/4"=1'-0"

Highland Condo

Denise Pyke Const.
Clermont, FL 34711
352-394-1384 fax. 352-394-1335

drawn by
HMS
checked by
HMS
date
6/23/2016
scale
1/4"
job no.
CONDO

drawing no.
A4
sheet of

PLAT OF SURVEY

DESCRIPTION: (AS FURNISHED)

Begin at the intersection of the South right-of-way line of Pitt Street with the West right-of-way line of Grand Highway as shown on the plat of the City of Clermont, according to the plat thereof recorded in Plat Book 3, pages 17 thru 23, inclusive, Public Records of Lake County, Florida; thence N. 89°35'53" W. along the said South right-of-way line of Pitt Street; 600.96 feet to a concrete monument; thence S. 0°35'26" E., 370.25 feet to a concrete monument; thence S. 89°35'53" E., 600.93 feet to a concrete monument on the said West right-of-way line of Grand Highway; thence N. 0°35'26" W. along said right-of-way line, 368.63 feet to a concrete monument and the Point of Beginning, containing 5.0961 acres, more or less.

-AND-

The North 250 feet of the South 20 acres of Tract 34, Lake Highlands Company Plat, lying East of U.S. Highway Number 27, in section 19, Township 22 South, Range 26 East, Lake County, Florida, more particularly described as follows:

Commencing at East 1/4 corner of Section 19, Township 22 South, Range 26 East, thence South 01°00'00" East along the East boundary of said Section 19 a distance of 399.09 feet, thence South 89°53'38" West a distance of 30 feet to the West right-of-way line of Grand Avenue being the Point of Beginning; thence South 89°53'38" West a distance of 660.98 feet, thence South 01°00'00" East a distance of 3 feet, thence South 89°53'38" West a distance of 41.89 feet, thence North 01°00'00" West a distance of 3 feet, thence South 89°53'38" West a distance of 213.02 feet to the Easterly right-of-way of U.S. Highway No. 27, thence S. 18°11'10" E. along said right-of-way line, a distance of 55.31 feet, thence continuing along said right-of-way line S. 13°07'10" E., a distance of 203.06 feet, thence N. 89°48'40" E., a distance of 856.99 feet to said West right-of-way line of Grand Avenue, thence N. 01°00'00" W., a distance of 249.43 feet to the Point of Beginning; all being and lying in Lake County, Florida.

AZIMUTH
SURVEYING AND MAPPING, INC.
91 BROAD STREET, SUITE "A"
WINTER GARDEN, FLORIDA 34787
(FIELD DATE) 8/07/2004 (REVISED)
SCALE: 1" = 100 FEET
APPROVED BY: TAD
JOB NO. AZ02875
DRAWN BY: TAD
CERTIFICATE:
I HEREBY CERTIFY THAT A FIELD SURVEY HAS BEEN PERFORMED BY THE SURVEYOR AND MAPPER AS DESCRIBED HEREON, AND THAT THE SAME IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEYED LAND AND THE SURVEYOR'S BEST KNOWLEDGE OF THE FACTS AND CIRCUMSTANCES SURROUNDING THE SURVEY.
THOMAS A. DOWNS, P.S.M. #4991 DATE

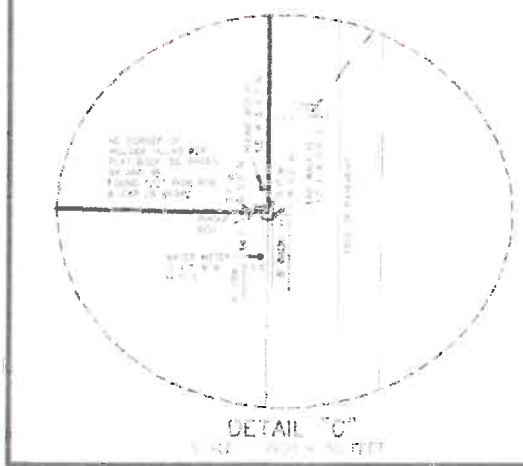
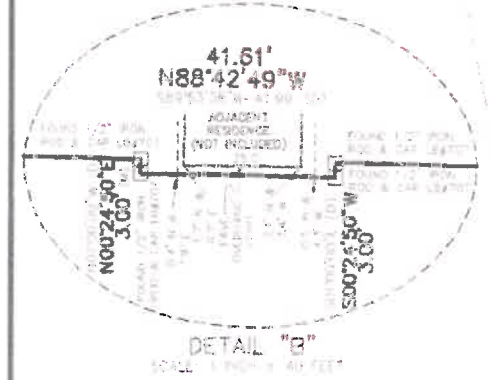
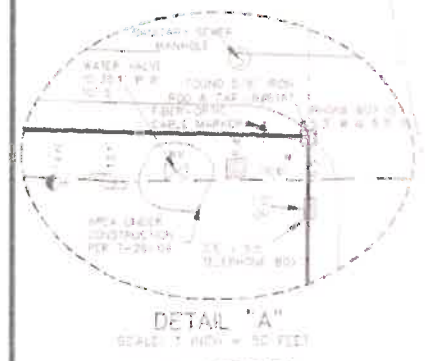
NOTES:
1. BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY LINE OF SE 1/4 OF SECTION 19-22-26, BEING 500'27"00" W, AN ASSUMED DATUM.
2. I HAVE EXAMINED THE F.R.M. COMMUNITY PANEL NUMBER 120133 0665 D, DATED 7/03/02 AND FOUND THE SUBJECT PROPERTY APPEARS TO BE IN ZONE X, AREA OUTSIDE THE 100 YEAR FLOOD.
3. THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT OF WAY, RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF THE LAND.
4. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
5. NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN HEREON.
6. THE SUBJECT PROPERTY AS DESCRIBED HEREON MAY CONTAIN JURISDICTIONAL WETLANDS THAT HAVE NOT BEEN DETERMINED AND/OR LOCATED BY THE SURVEYOR FOR THE DATE OF THIS SURVEY.
7. ELEVATIONS SHOWN HEREON ARE BASED ON F.D.O.T. BENCHMARK DS PC #10003, ELEVATION 197.401 NAVD 1985.

CERTIFICATE OF SURVEYING AND MAPPING
AZIMUTH
INC.
SURVEYING AND MAPPING
AUTHORIZATION NUMBER 4991

LEGEND:
① DENOTES SET 1/2" IRON ROD AND CAP US #0087
□ DENOTES FOUND MONUMENT AS DESCRIBED HEREON
○ DENOTES FOUND MONUMENT AS DESCRIBED HEREON
(P) DENOTES PLAT
(D) DENOTES PER DESCRIPTION
(M) DENOTES MEASURED
(C) DENOTES CALCULATED
(TY) DENOTES TYPICAL
WF DENOTES WOOD FENCE
CLF DENOTES CHAIN LINK FENCE
ON DENOTES ON SUBJECT PROPERTY
OFF DENOTES OFF SUBJECT PROPERTY
CNA DENOTES CORNER NOT ACCESSIBLE
--- DENOTES CONCRETE
--- DENOTES WOOD
--- DENOTES BRICK
--- DENOTES UTILITY POLE
--- DENOTES GUY ANCHOR
--- DENOTES SIGN
--- DENOTES WATER VALVE
RCP DENOTES REINFORCED CONCRETE PIPE
CUL DENOTES OVERHEAD UTILITY LINE
PRM DENOTES PERMANENT REFERENCE MONUMENT
PCP DENOTES PERMANENT CONTROL POINT
BSL DENOTES BUILDING SETBACK LINE
A/C DENOTES AIR CONDITIONER
CBW DENOTES CONCRETE BLOCK WALL
PC DENOTES POINT OF CURVATURE
PI DENOTES POINT OF INTERSECTION
CB DENOTES CHORD BEARING
UD DENOTES UNDERGROUND
COR DENOTES CERTIFIED CORNER RECORD
+ 99.9' DENOTES SHOT ELEVATION AS SPECIFIED
P.O.C. DENOTES POINT OF COMMENCEMENT
P.O.B. DENOTES POINT OF BEGINNING
(SPFD) DENOTES SHOWN FOR INFORMATIONAL PURPOSES ONLY
F.D.O.T. DENOTES FLORIDA DEPARTMENT OF TRANSPORTATION
--- DENOTES RIGHT OF WAY LINE
--- DENOTES CENTERLINE
--- DENOTES OVERHEAD UTILITY LINE
--- DENOTES LIGHT POST
D.B.H. DENOTES TREE TRUNK DIAMETER AT BREAST HEIGHT

SEE SHEET 2 OF 4 SHEETS FOR BOUNDARY SURVEY
SEE SHEET 3 OF 4 SHEETS FOR TOPOGRAPHIC SURVEY
SEE SHEET 4 OF 4 SHEETS FOR TRAIL SURVEY
SHEET 1 OF 4 SHEETS
CERTIFIED TO:
HIGHLANDS ASSOCIATES, L.L.C.
GRAY ROBINSON, P.A.
AMERICAN PIONEER TITLE INSURANCE
FIRST FEDERAL SAVINGS BANK OF LAKE COUNTY

PLAT OF BOUNDARY SURVEY



PITT STREET
PLATTED 60' RIGHT OF WAY
WIDTH VARIES (FDOT) (M)

600.96'
ASPHALT ROADWAY N88°32'21"W

REMAINDER OF
TRACT 34, BLOCK 3,
LAKE HIGHLANDS COMPANY
PLAT BOOK 2, PAGE 38
NOT INCLUDED

A PORTION OF
TRACT 34, BLOCK 0,
LAKE HIGHLANDS COMPANY
PLAT BOOK 2, PAGE 38
(VACANT)
CONTAINING 5.081 ACRES ± (1)
CONTAINING 510 ACRES ± (2)

KNOWN AS THAT PORTION
OF THE N 250' OF S
20 ACRES OF
TRACT 34, BLOCK 0,
LAKE HIGHLANDS COMPANY
PLAT BOOK 2, PAGE 38 (D)
LYING E OF U.S. HIGHWAY #27
(VACANT)
CONTAINING 5.081 ACRES ± (1)

STATE ROAD # 25
U.S. HIGHWAY # 27

GRAND AVENUE (D)
PLATTED BY RIGHT OF WAY
WIDTH VARIES (FDOT) (M)

HILLS DE VILLAS
PLAT BOOK 30, PAGES 94 & 95

REMAINDER OF
TRACT 34, BLOCK 0,
LAKE HIGHLANDS COMPANY
PLAT BOOK 2, PAGE 38
NOT INCLUDED

AZIMUTH
SURVEYING AND MAPPING, INC.
91 BROAD STREET, SUITE "A"
WINTER GARDEN, FLORIDA, 34787

(FIELD DATE) 8/07/2004
SCALE: 1" = 100 FEET
APPROVED BY: TAD
JOB NO. AZI02875
DRAWN BY: TAD

SEE SHEET 3 OF 4 SHEETS FOR
TOPOGRAPHIC CURVES
SEE SHEET 4 OF 4 SHEETS FOR
THIS SURVEY
SEE SHEET 1 OF 4 SHEETS FOR
LEGAL DESCRIPTION AS FURNISHED
AND SURVEYOR'S NOTES, CERTIFICATE
AND LEGEND
SHEET 2 OF 4 SHEETS

PLAT OF TOPOGRAPHIC SURVEY



PITT STREET
PLATTED 60' RIGHT OF WAY
WIDTH VARIES (FOOT) (M)

600.96'
ASPHALT ROADWAY N88°32'21"W

GRAND HIGHWAY
GRAND AVENUE (D)
PLATTED 60' RIGHT OF WAY
WIDTH VARIES (FOOT) (M)

STATE ROAD # 25
U.S. HIGHWAY # 27

REMAINDER OF
TRACT 34, BLOCK 3
LAKE HIGHLANDS COMPANY
PLAT BOOK 2, PAGE 38
NOT INCLUDED

214.37'
N88°42'49"W

41.61'
N00°24'50"E

41.61'
N88°42'49"W
56.74'
N88°42'49"W

SITE BENCHMARK

S88°43'29"E

852.75'

REMAINDER OF
TRACT 34, BLOCK 3
LAKE HIGHLANDS COMPANY
PLAT BOOK 2, PAGE 38
NOT INCLUDED

HOUSE VILLAS
PLAT BOOK 30, PAGES 34 & 35

AZIMUTH
SURVEYING AND MAPPING, INC.
91 BROAD STREET, SUITE "A"
WINTER GARDEN, FLORIDA, 34787

(FIELD DATE) 8/07/2004
SCALE: 1" = 100 FEET
APPROVED BY: TAD
JOB NO. AZ02875
DRAWN BY: TAD

ELEVATIONS SHOWN HEREON ARE BASED ON FIPS
BENCHMARK 15.76 + 500.0 ELEVATION MEAN
DATE 1988

SEE SHEET 2 OF 4 SHEETS FOR
BOUNDARY SURVEY

SEE SHEET 4 OF 4 SHEETS FOR
TREE SURVEY

SEE SHEET 1 OF 4 SHEETS FOR
LEGAL DESCRIPTION AS FURNISHED
AND SURVEYOR'S NOTES, CERTIFICATE
AND LEGEND

SHEET 3 OF 4 SHEETS

PLAT OF TREE SURVEY



PITT STREET
PLATTED 60' RIGHT OF WAY
WIDTH VARIES (FOOT) (M)

600.96'
ASPHALT ROADWAY N88°32'21"W

GRAND HIGHWAY
GRAND AVENUE (D)
PLATTED 60' RIGHT OF WAY
WIDTH VARIES (FOOT) (M)

STATE ROAD # 25
U.S. HIGHWAY # 27

S183°48'E

S114°09'E
202.51'

214.37'
N88°42'49"W

N00°24'50"E
3.00'

41.91'
N88°42'49"W

N88°42'49"W
56.74'

S00°24'50"W
3.00'

370.46'
S00°24'47"W

S88°43'29"E

852.75'

618.36'

S00°24'50"W

AZIMUTH
SURVEYING AND MAPPING, INC.
91 BROAD STREET, SUITE 7A
WINTER GARDEN, FLORIDA 34787

(FIELD DATE) 8/07/2004
SCALE 1" = 100 FEET
APPROVED BY: TAO
JOB NO. AZ02875
DRAWN BY: TAO

SEE SHEET 1 OF 4 SHEETS FOR
TOPOGRAPHIC SURVEY
SEE SHEET 2 OF 4 SHEETS FOR
BOUNDARY SURVEY
SEE SHEET 3 OF 4 SHEETS FOR
LOCAL DESCRIPTIONS OF PLANTING
AND PROPOSED NOTES, OBSERVATIONS
AND NOTES
SHEET 1 OF 4 SHEETS

NOTES:

OWNER: ALP INVESTMENTS LLC
13686 BROMLEY POINT DRIVE
JACKSONVILLE, FL 32225

EXISTING FLU: RESIDENTIAL / OFFICE

EXISTING ZONING: C-2

EXISTING USE: VACANT

PROPOSED USE: RESIDENTIAL MULTI-FAMILY

TOTAL AREA: 8.54 ACRES

ALTERNATE KEY: 2702184 (ALL) & 1070422 (PARTIAL)

ADJACENT ZONING:
NORTH C-2
SOUTH R-2 / R-3-A
EAST A (LAKE COUNTY)
WEST C-2

FLU:
NORTH RESIDENTIAL / OFFICE
SOUTH MEDIUM DENSITY RESIDENTIAL
EAST URBAN MEDIUM DENSITY (LAKE COUNTY)
WEST GENERAL COMMERCIAL

EXISTING USE:
NORTH VACANT
SOUTH RESIDENTIAL MULTI-FAMILY
EAST RESIDENTIAL SINGLE FAMILY
WEST VACANT

SETBACKS:
FRONT: 25'
SIDE: 25'
REAR: 25'
STREET: 25'

LANDSCAPE BUFFERS:
NORTH 15'
SOUTH 10'
EAST 15'
WEST 10'

WATER: CITY OF CLERMONT

SEWER: CITY OF CLERMONT

BUILDING HEIGHT: 45' MAXIMUM

WELANDS: NONE

PARKING REQUIRED: 221 SPACES
2 SPACES PER TWO BEDROOM UNIT
2.5 SPACES PER THREE BEDROOM UNIT
AS SHOWN: 17 BUILDINGS
EACH BUILDING: 2 - 3 BEDROOM = 5 SPACES
4 - 2 BEDROOM = 8 SPACES
TOTAL PER BUILDING: 13 SPACES

PARKING PROVIDED: 221 SPACES

VARIANCES REQUESTED: MAXIMUM CUT 20' FOR 20% OF SITE
MAXIMUM FILL 20' FOR 20% OF SITE
MAXIMUM RETAINING WALL 10' HEIGHT

Property Description

Begin at the intersection of the South right-of-way line at Pitt Street with the west right-of-way line of Grand Highway as shown on the plat of the City of Clermont, according to the plat thereof recorded in Plat Book 8, pages 17 thru 23, inclusive, Public Records of Lake County, Florida; thence N. 89°35'53" W. along the said South right-of-way line of Pitt Street; 600.96 feet to a concrete monument; thence S. 0°35'26" E., 370.25 feet to a concrete monument; thence S. 89°35'53" E., 600.93 feet to a concrete monument on the said West right-of-way line of Grand Highway; thence N. 0°35'26" W. along said right-of-way line, 368.63 feet to a concrete monument and the Point of Beginning, containing 5.0961 acres, more or less.

-AND-

The East 600.88 feet of the North 250 feet of the South 20 acres of Tract 34, Lake Highlands Company Plat, lying East of U.S. Highway Number 27, in section 19, Township 22 South, Range 26 East, Lake County, Florida, more particularly described as follows:

Commencing at East ¼ corner of Section 19, Township 22 South, Range 26 East, thence South 01°00'00" East along the East boundary of said Section 19 a distance of 399.09 feet, thence South 89°53'38" West a distance of 30 feet to the West right-of-way line of Grand Avenue being the Point of Beginning; thence North 89°53'53" West a distance of 600.93 feet, thence South 00°35'26" East a distance of 249.85 feet, thence N. 89°48'40" E., a distance of 600.88 feet to said West right-of-way line of Grand Avenue, thence N. 01°00'00" W., a distance of 249.43 feet to the Point of Beginning; all being and lying in Lake County, Florida.

PLANT SCHEDULE

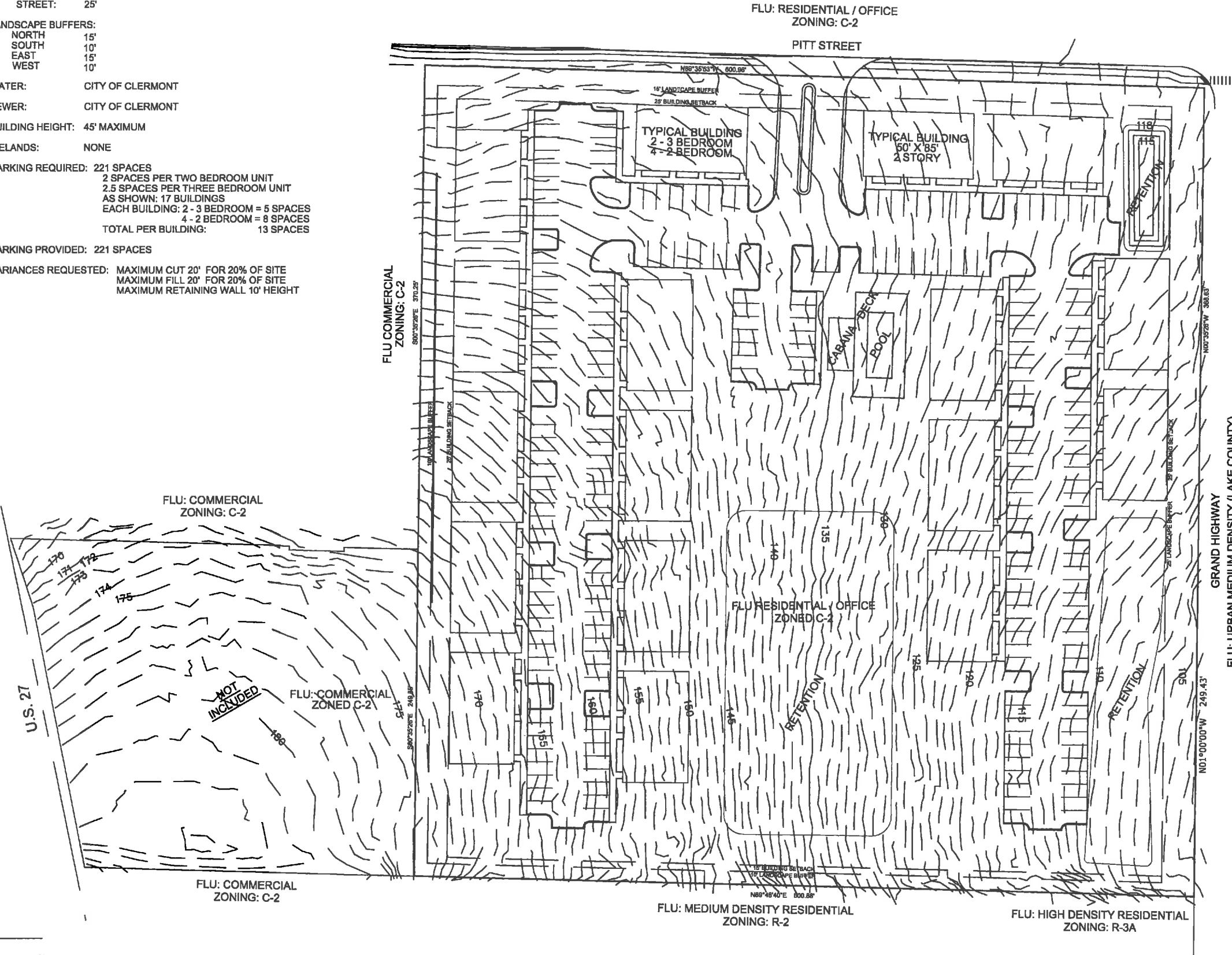
CANOPY TREES	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE	SPACING	REMARKS
	2	Southern Magnolia	Magnolia grandiflora	65 gal	3"Cal	12' x 6'	As Shown	Native
	1	Sycamore	Platanus occidentalis	65 gal	3"Cal	12' x 6'	As Shown	Native
	2	Live Oak	Quercus virginiana	65 gal	3"Cal	12' x 6'	As Shown	Native
UNDERSTORY TREES	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE	SPACING	REMARKS
	2	Dahoon Holly	Ilex cassine	-		8' x 4'	As Shown	Native
	3	Yaupon Holly	Ilex vomitoria	-		8' x 4'	As Shown	Native
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONT	HEIGHT	WIDTH	SPACING	REMARKS
	34	Ligustrum Shrub	Ligustrum japonicum	3 gal	24"	18"	36"	Non Native
	34	Walter's Viburnum	Viburnum coccineum	3 gal	24"	18"	36"	Native



25' BUFFER (100')

10' BUFFER (100')

Conceptual Landscape Buffers



Concept Plan

Mason's Ridge
Clermont, Florida

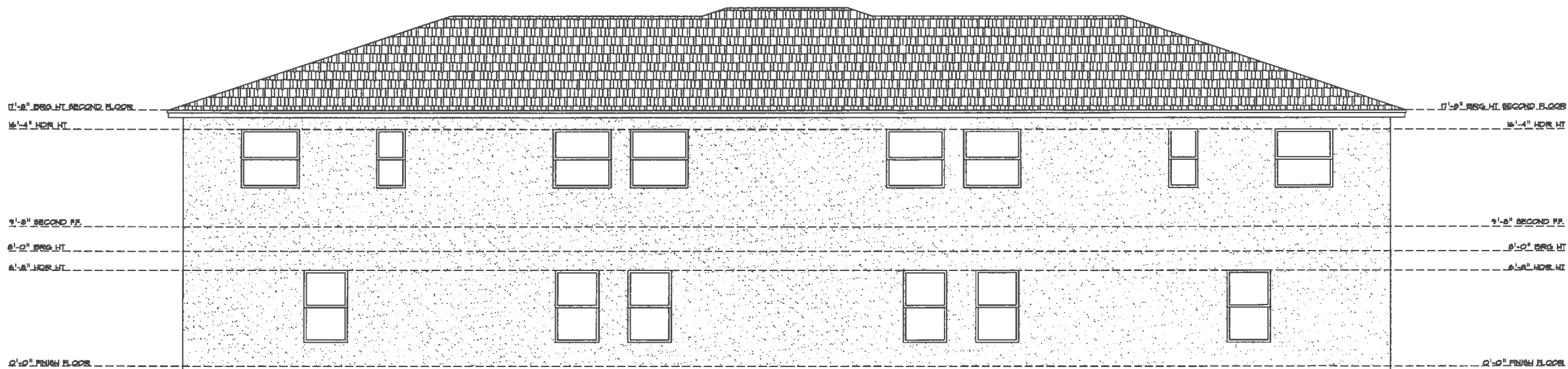
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Original Date: 12/28/01
Date: June 22, 2016
Scale: 1"=40'
Drawn By: TWG / BESH
Layout: 24"x36"



Green Consulting Group, Inc.
Landscape Architecture ■ Land Planning ■ Development Assistance
4070 United Avenue, Mount Dora, Florida 32757
352-357-9241 ■ Fax 352-357-9278 ■ LC26000288



Front Elevation
1/4" = 1'-0"



Rear Elevation
1/4" = 1'-0"

WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE
OVER SCALE DIMENSIONS. Contractors shall verify
and be responsible for dimensions and conditions
of the job prior to construction.

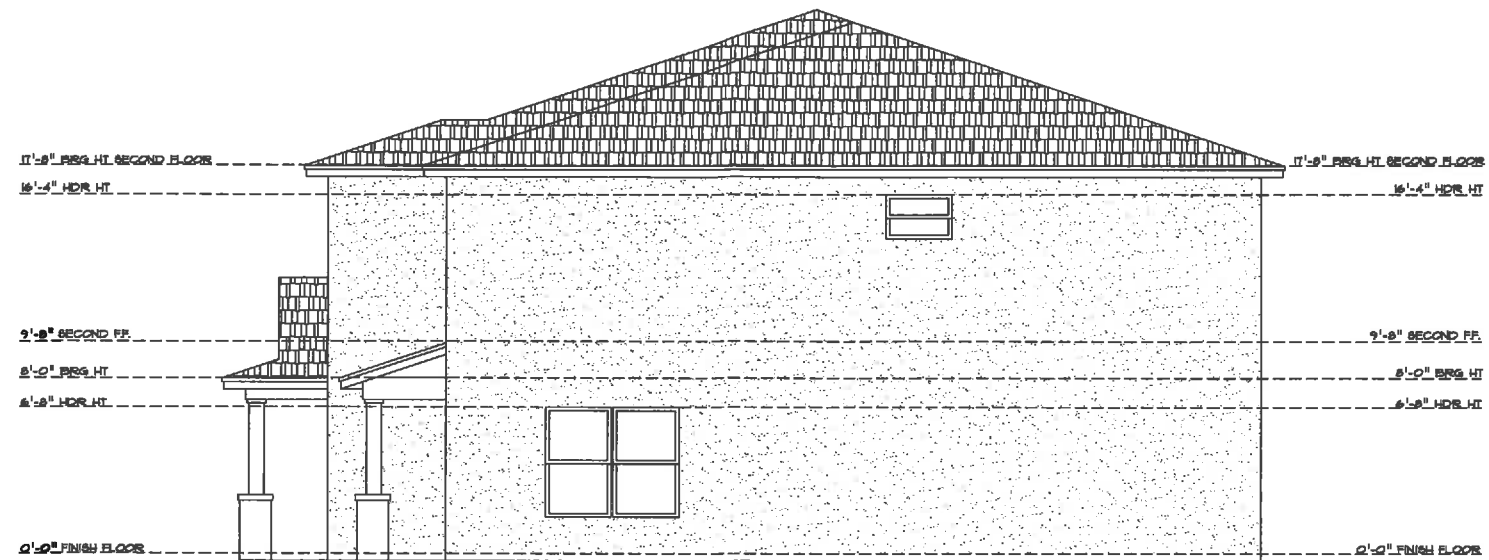
ELEVATION
1/4"=1'-0"

Denise Pyke Const.
Clermont, FL 34711
352-394-1384 fax. 352-394-1335

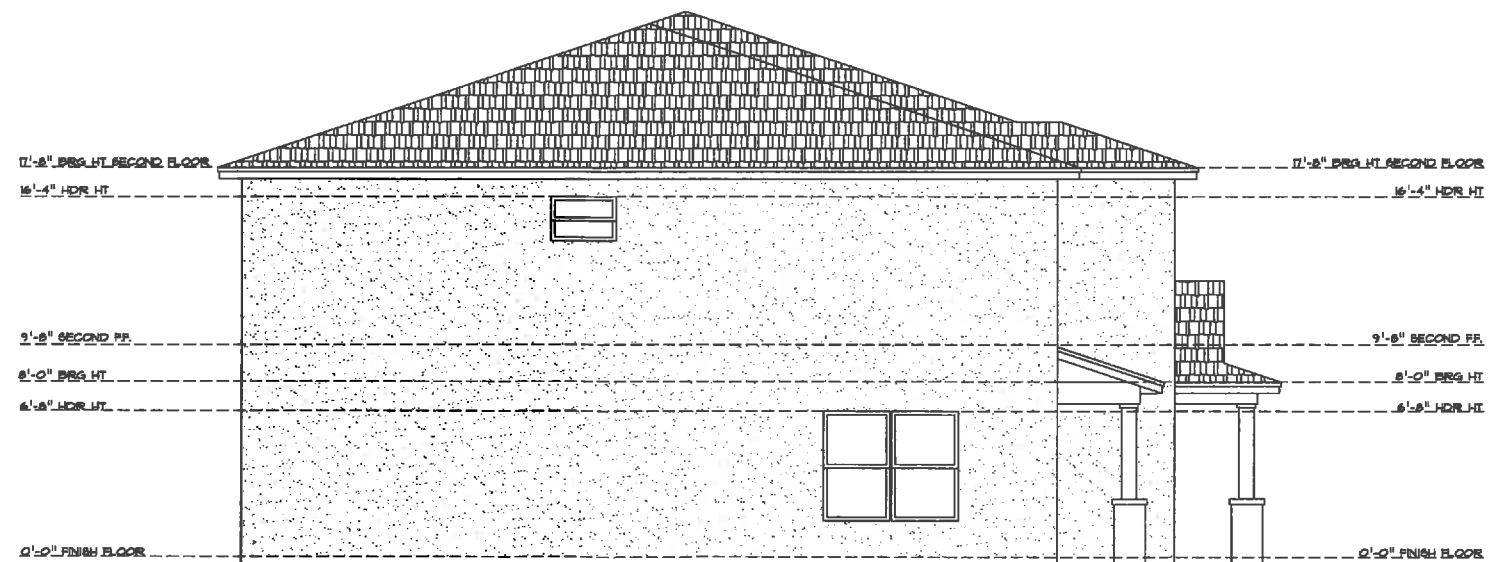
Highland Condo

drawn by
HMS
checked by
HMS
date
6/23/2016
scale
1/4"
job no.
CONDO

drawing no.
A1
sheet of



Right Elevation
1/4" = 1'-0"



Left Elevation
1/4" = 1'-0"

WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE
OVER SCALE DIMENSIONS. Contractors shall verify
and be responsible for dimensions and conditions
of the job prior to construction.

ELEVATION
1/4"=1'-0"

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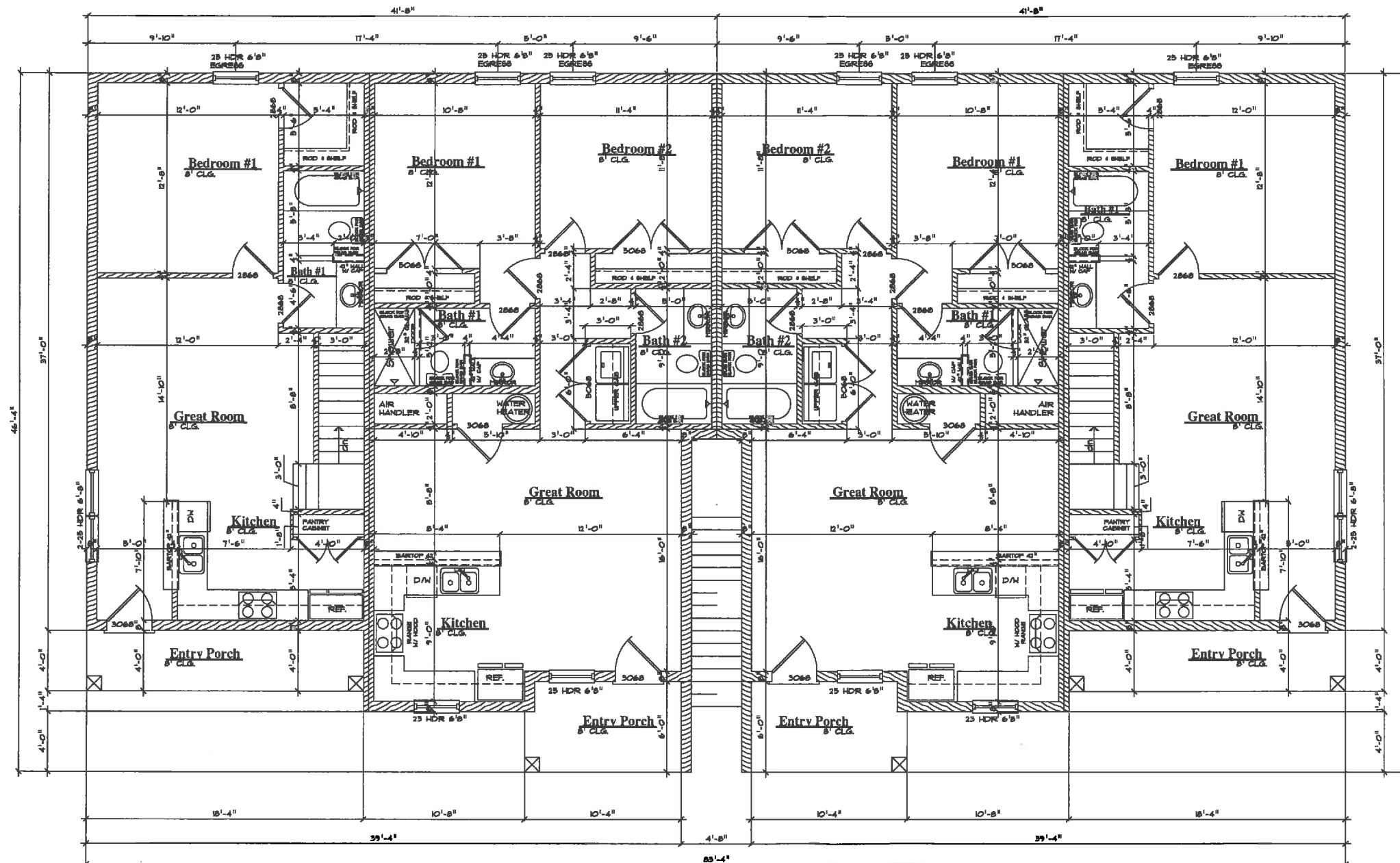
Highland Condo

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HMS
checked by
HMS
date
6/23/2016
scale
1/4"
job no.
CONDO

drawing no.

A2

sheet of



**Unit #1 First Floor
Three Bedroom**

AREA TABULATION	
FIRST FLOOR LIVING	691 SQ. FT.
SECOND FLOOR LIVING	548 SQ. FT.
FRONT ENTRY PORCH	73 SQ. FT.
TOTAL	1312 SQ. FT.

**Unit #2
Two Bedroom**

AREA TABULATION	
FIRST FLOOR LIVING	923 SQ. FT.
FRONT ENTRY PORCH	61 SQ. FT.
TOTAL	1312 SQ. FT.

**Unit #3
Two Bedroom**

**Unit #4 First Floor
Three Bedroom**

WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE
OVER SCALE DIMENSIONS. Contractors shall verify
and be responsible for dimensions and conditions
of the job prior to construction.

FLOOR
1/4"=1'-0"

Highland Condo

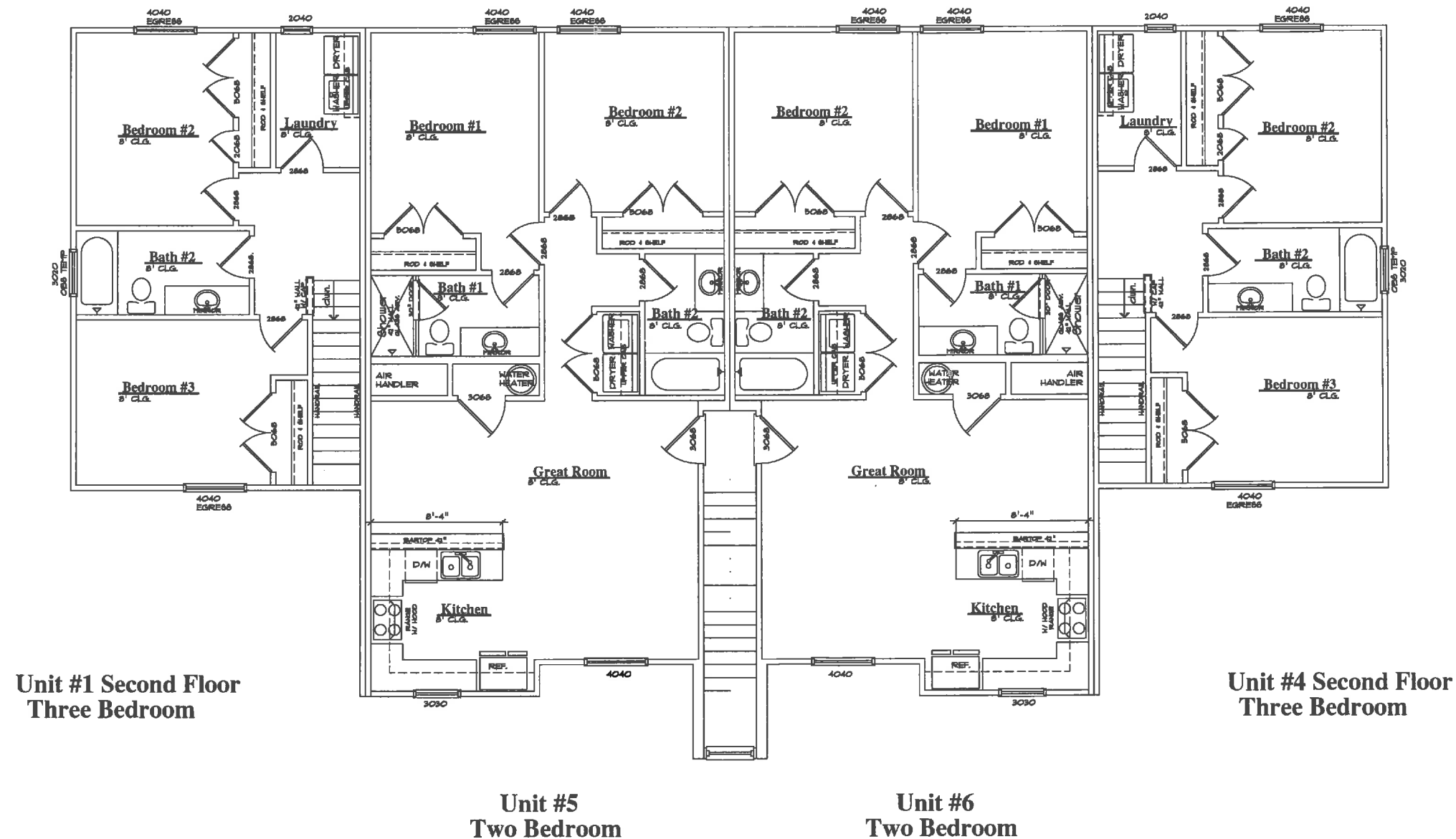
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Clermont, FL 34711
352-394-1384 fax. 352-394-1335

drawn by
HMS
checked by
HMS
date
6/23/2016
scale
1/4"
job no.
CONDO

drawing no.

A3

sheet of



AREA TABULATION	
FIRST FLOOR LIVING	923 SQ. FT.
TOTAL	923 SQ. FT.

WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. Contractors shall verify and be responsible for dimensions and conditions of the job prior to construction.

FLOOR
1/4"=1'-0"

Denise Pyke Const.
Clermont, FL 34711
352-394-1384 fax. 352-394-1335

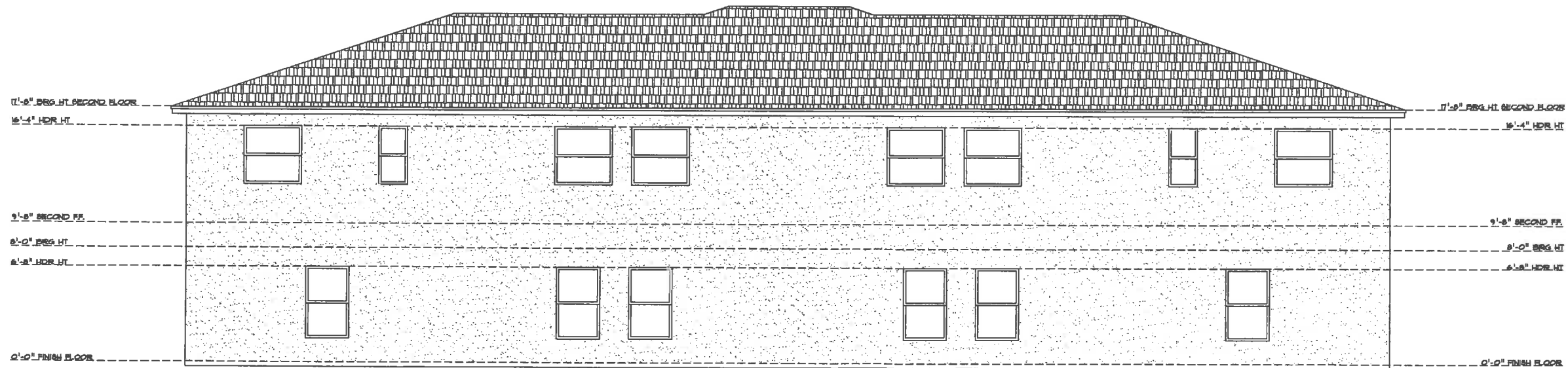
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checked by
HMS
date
5/23/2016
scale
1/4"
job no.
CONDO

drawing no.
A4
sheet of



Front Elevation
1/4" = 1'-0"



Rear Elevation
1/4" = 1'-0"

WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE
OVER SCALE DIMENSIONS. Contractors shall verify
and be responsible for dimensions and conditions
of the job prior to construction.

ELEVATION
1/4" = 1'-0"

Denise Pyke Const.
Clermont, FL 34711
352-394-1384 fax. 352-394-1335

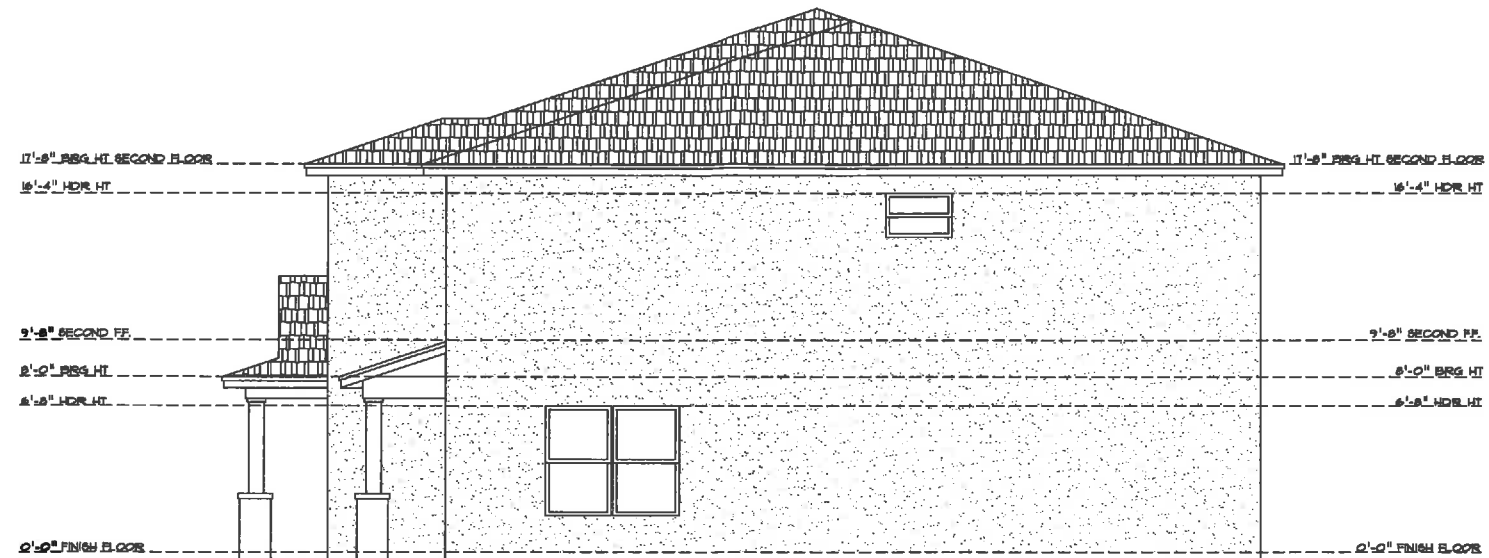
Highland Condo

drawn by
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checked by
HMS
date
6/23/2016
scale
1/4"
job no.
CONDO

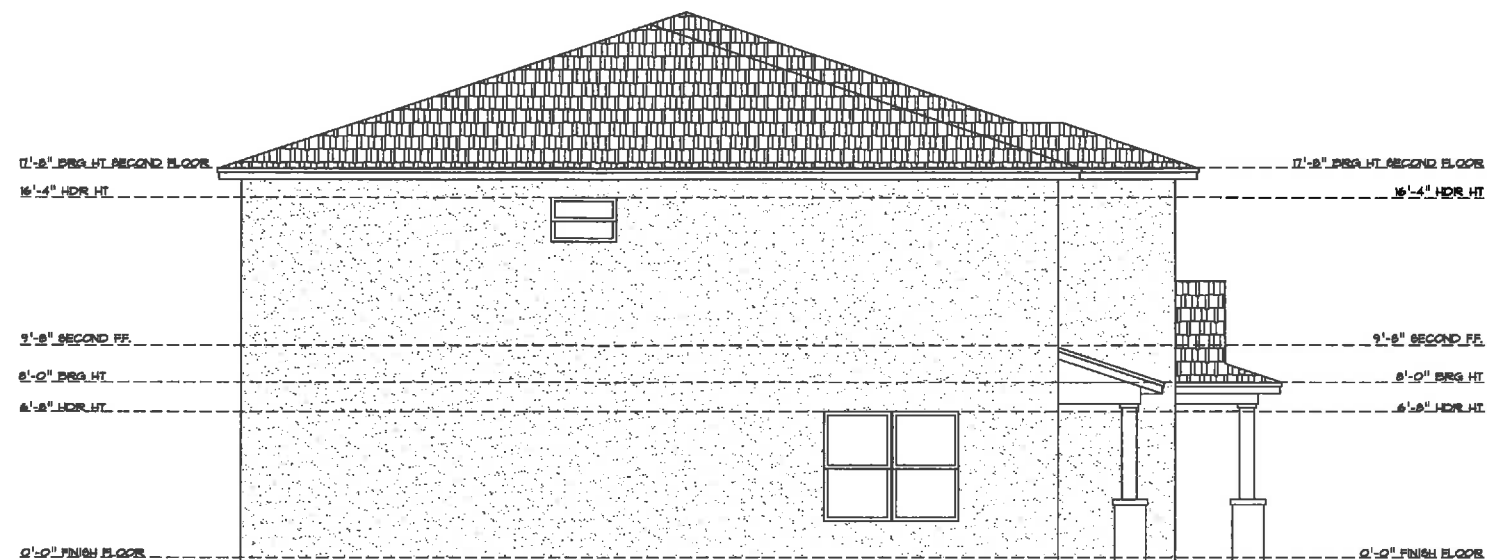
drawing no.

A1

sheet of



Right Elevation
1/4" = 1'-0"



Left Elevation
1/4" = 1'-0"

WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE
OVER SCALE DIMENSIONS. Contractors shall verify
and be responsible for dimensions and conditions
of the job prior to construction.

ELEVATION
1/4"=1'-0"

Denise Pyke Const.
Clermont, FL 34711
352-394-1384 fax. 352-394-1335

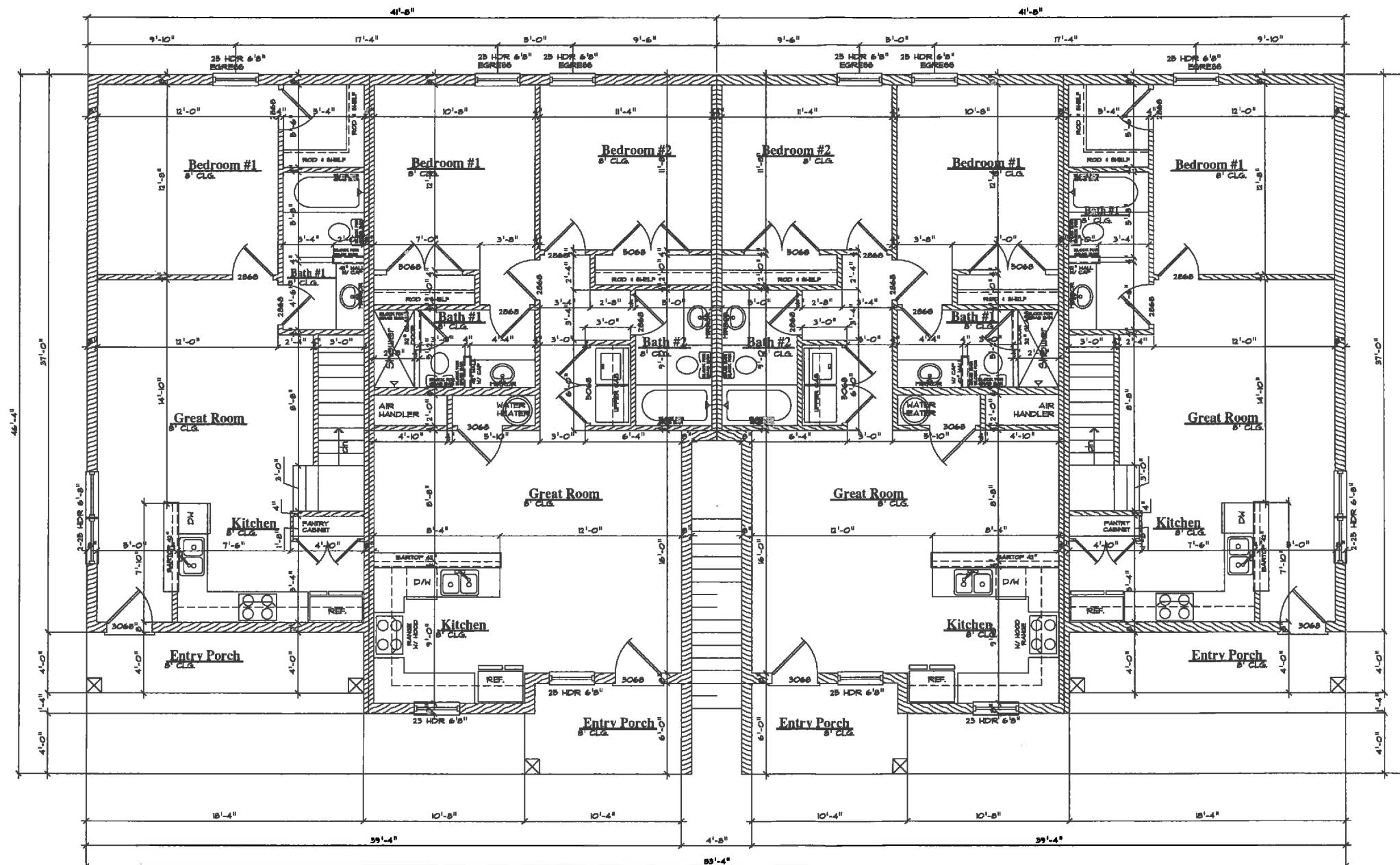
Highland Condo

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checked by
HMS
date
6/23/2016
scale
1/4"
job no.
CONDO

drawing no.

A2

sheet of



**Unit #1 First Floor
Three Bedroom**

AREA TABULATION	
FIRST FLOOR LIVING	691 SQ. FT.
SECOND FLOOR LIVING	548 SQ. FT.
FRONT ENTRY PORCH	73 SQ. FT.
TOTAL	1312 SQ. FT.

**Unit #2
Two Bedroom**

AREA TABULATION	
FIRST FLOOR LIVING	923 SQ. FT.
FRONT ENTRY PORCH	61 SQ. FT.
TOTAL	1312 SQ. FT.

**Unit #3
Two Bedroom**

**Unit #4 First Floor
Three Bedroom**

WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE
OVER SCALE DIMENSIONS. Contractors shall verify
and be responsible for dimensions and conditions
of the job prior to construction.

FLOOR
1/4"=1'-0"

Highland Condo

Denise Pyke Const.
Clermont, FL 34711
352-394-1384 fax. 352-394-1335

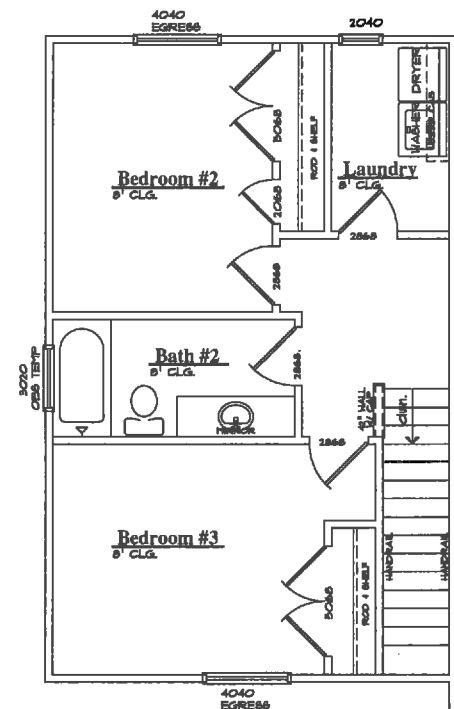
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HMS
checked by
HMS
date
8/23/2016
scale
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job no.
CONDO

drawing no.

A3

sheet of

Unit #1 Second Floor
Three Bedroom

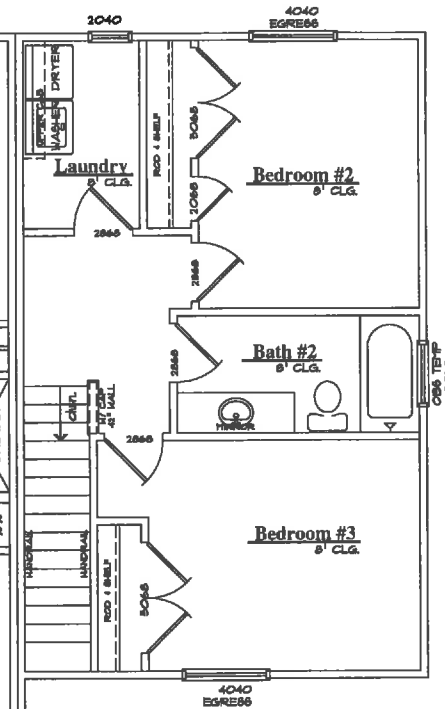


Unit #5
Two Bedroom

AREA TABULATION	
FIRST FLOOR LIVING	923 SQ. FT.
TOTAL	923 SQ. FT.

Unit #6
Two Bedroom

Unit #4 Second Floor
Three Bedroom



WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE
OVER SCALE DIMENSIONS. Contractors shall verify
and be responsible for dimensions and conditions
of the job prior to construction.

FLOOR
1/4"=1'-0"

Highland Condo

Denise Pyke Const.
Clermont, FL 34711
352-394-1384 fax. 352-394-1335

drawn by
HMS
checked by
HMS
date
6/23/2016
scale
1/4"
job no.
CONDO

drawing no.

A4

sheet of



CITY OF CLERMONT
CONDITIONAL USE PERMIT (CUP)
APPLICATION

DATE: June 20, 2016

FEE: \$850

PROJECT NAME (if applicable): Mason's Ridge

APPLICANT: Green Consulting Group, Inc.

CONTACT PERSON: Timothy W. Green ASLA, AICP, LEED AP

Address: 4070 United Avenue

City: Mount Dora State: FL Zip: 32757

Phone: 352-357-9241 Fax: 352-357-9278

E-Mail: tgreen@greenconsultinggroup.com

OWNER: ALP Investments, LLC

Address: 13686 Bromley Point Drive

City: Jacksonville State: FL Zip: 32225

Phone: _____ Fax: _____

Address of Subject Property: Not assigned

General Location: At the Southwest corner of Pitt Street and Grand Highway, East of Highway 27

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

Land Use (City verification required): Residential / Office & Commercial

Zoning (City verification required): C-2



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

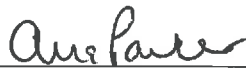
Detailed Description of request (What are you proposing to do and why is it appropriate for this location? Attach additional page is necessary.

The vacant 8.5+/- acre site is proposed to be developed as a 102 dwelling unit multi-family residential development with 17 two story buildings. The site has a Future Land Use designation of Residential / Office and a Zoning of C-2. The adjacent developed uses are multi-family and single family residential. The adjacent undeveloped lands are zoned for commercial uses. We feel this site is best suited as a multi-family residential community while the sites west of the subject site that front US 27 would be best for any future commercial and office uses within the area.

TIMOTHY GREEN
Applicant Name (print)

X 
Applicant Name (signature)

Ava Parker
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. 34712-021 9 (352) 394-4083 Fax: (352) 394-3542

DESCRIPTION: (AS FURNISHED)

Begin at the intersection of the South right-of-way line of Pitt Street with the West right-of-way line of Grand Highway as shown on the plat of the City of Clermont, according to the plat thereof recorded in Plat Book 8, pages 17 thru 23, inclusive, Public Records of Lake County, Florida; thence N. 89°35'53" W. along the said South right-of-way line of Pitt Street; 600.96 feet to a concrete monument; thence S. 0°35'26" E., 370.25 feet to a concrete monument; thence S. 89°35'53" E., 600.93 feet to a concrete monument on the said West right-of-way line of Grand Highway; thence N. 0°35'26" W. along said right-of-way line, 368.63 feet to a concrete monument and the Point of Beginning, containing 5.0961 acres, more or less.

-AND-

The North 250 fee of the South 20 acres of Tract 34, Lake Highlands Company Plat, lying East of U.S. Highway Number 27, in section 19, Township 22 South, Range 26 East, Lake County, Florida, more particularly described as follows:

Commencing at East ¼ corner of Section 19, Township 22 South, Range 26 East, thence South 01°00'00" East along the East boundary of said Section 19 a distance of 399.09 feet, thence South 89°53'38" West a distance of 30 feet to the West right-of-way line of Grand Avenue being the Point of Beginning; thence South 89°53'38" West a distance of 660.98 feet, thence South 01°00'00" East a distance of 3 feet, thence South 89°53'38" West a distance of 41.99 feet, thence North 01°00'00" West a distance of 3 feet, thence South 89°53'38" West a distance of 213.02 feet to the Easterly right-of-way of U.S. Highway No. 27, thence S. 18°11'10" E. along said right-of-way line, a distance of 55.31 feet, thence continuing along said right-of-way line S. 13°07'10" E., a distance of 203.06 feet, thence N. 89°48'40" E., a distance of 856.99 feet to said West right-of-way line of Grand Avenue, thence N. 01°00'00" W., a distance of 249.43 feet to the Point of Beginning; all being and lying in Lake County, Florida.

THIS INSTRUMENT PREPARED BY
AND SHOULD BE RETURNED TO:

DAVID HONIG
PO BOX 780308
ORLANDO, FL 32828



Property Appraiser's Folio Numbers:
09-22-26-070003400001 and
09-22-26-070003400008

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED is made the 7th day of January, 2016, by ROLLING HILLS ASSOCIATES, LLC, a Florida limited liability company, whose mailing address is P.O. Box 780308, Orlando, Florida 32828 (hereinafter referred to as the "Grantor"), to ALP INVESTMENTS, LLC, a Florida limited liability company, whose mailing address is 13686 Bromley Point Drive, Jacksonville, FL 32225 (hereinafter referred to as the "Grantee"):

(Whenever used herein the terms "Grantor" and "Grantee" shall include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, public bodies and quasi-public bodies.)

WITNESSETH:

THE GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land, situate, lying and being in Lake County, Florida (the "Property" or said "Land"), more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

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

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 Grantor has good right and lawful authority to sell and convey said Land; that the Grantor fully warrants the title to said Land and will defend the same against the lawful claims of all persons whomsoever; and that said Land is free of all encumbrances, except taxes accruing subsequent to December 2014, and easements and reservations of record, if any, but this reference shall not operate to reimpose same.

THIS IS NOT THE HOMESTEAD PROPERTY OF THE GRANTOR

IN WITNESS WHEREOF, the said Grantor, has signed and sealed these presents the day and year first above written.

Signed and sealed in the
presence of:

ROLLING HILLS ASSOCIATES, LLC, a
Florida limited liability company

Sign: Danielle Patrick
Print: Danielle Patrick

By: D. Honig
DAVID HONIG, President

Sign: Brittany Davis
Print: Brittany Davis

STATE OF FLORIDA
COUNTY OF Lake

The foregoing instrument was acknowledged before me this 7th day of January, 2016 by DAVID HONIG, as President of Grantor.

☒ Personally known to me.

☐ Produced identification:

Type: _____

Susanne Arnett
Notary Public

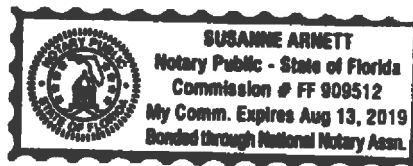


EXHIBIT "A"

The land referred to herein below is situated in the County of Lake, State of Florida, and is described as follows:

BEGIN AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF PITT STREET WITH THE WEST RIGHT-OF-WAY LINE OF GRAND HIGHWAY AS SHOWN ON THE PLAT OF THE CITY OF OF CLERMONT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGES 17 THRU 23, INCLUSIVE, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE N. 89°35'53" W. ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF PITT STREET; 600.96 FEET TO A CONCRETE MONUMENT; THENCE S. 0°35'26" E., 370.25 FEET TO A CONCRETE MONUMENT; THENCE S. 89°35'53" E, 600.93 FEET TO A CONCRETE MONUMENT ON THE SAID WEST RIGHT-OF-WAY LINE OF GRAND HIGHWAY; THENCE N. 0°35'26" W. ALONG SAID RIGHT-OF-WAY LINE, 368.63 FEET TO A CONCRETE MONUMENT AND THE POINT OF BEGINNING.

AND

THE NORTH 250 FEET OF THE SOUTH 20 ACRES OF TRACT 34, LAKE HIGHLANDS COMPANY PLAT, LYING EAST OF U.S. HIGHWAY NUMBER 27, IN SECTION 19, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT EAST 1/4 CORNER OF SECTION 19, TOWNSHIP 22 SOUTH, RANGE 26 EAST, THENCE SOUTH 01°00'00" EAST ALONG THE EAST BOUNDARY OF SAID SECTION 19 A DISTANCE OF 399.09 FEET, THENCE SOUTH 89°53'38" WEST A DISTANCE OF 30 FEET TO THE WEST RIGHT-OF-WAY LINE OF GRAND AVENUE BEING THE POINT OF BEGINNING; THENCE SOUTH 89°53'38" WEST A DISTANCE OF 660.98 FEET, THENCE SOUTH 01°00'00" EAST A DISTANCE OF 3 FEET, THENCE SOUTH 89°53'38" WEST A DISTANCE OF 41.99 FEET, THENCE NORTH 01°00'00" WEST A DISTANCE OF 3 FEET, THENCE SOUTH 89°53'38" WEST A DISTANCE OF 213.02 FEET TO THE EASTERLY RIGHT-OF-WAY OF U.S. HIGHWAY NO. 27, THENCE S. 18°11'10" E. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 55.31 FEET, THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE S. 13°07'10" E., A DISTANCE OF 203.06 FEET, THENCE N. 89°48'40" E., A DISTANCE OF 856.99 FEET TO SAID WEST RIGHT-OF-WAY LINE OF GRAND AVENUE, THENCE N. 01°00'00" W., A DISTANCE OF 249.43 FEET TO THE POINT OF BEGINNING; ALL BEING AND LYING IN LAKE COUNTY, FLORIDA.

PLAT OF TREE SURVEY

PITT STREET
PLATTED 60' RIGHT OF WAY
WIDTH VARIES (FOOT) (M)



600.96'
ASPHALT ROADWAY N88°32'21"W

GRAND HIGHWAY
GRAND AVENUE (D)
PLATTED 60' RIGHT OF WAY
WIDTH VARIES (FOOT) (M)

STATE ROAD # 25
U.S. HIGHWAY # 27

S183°51'48"E

S114°50'09"E
202.51'

214.37'
N88°42'49"W

N00°24'50"E
3.00'

41.61'
N88°42'49"W

56.74'
N88°42'49"W

370.46'
S00°24'47"W

S88°43'29"E

852.75'

S00°24'50"W

618.36'

ASPHALT ROADWAY

- EXISTING TREES
- REMOVED TREES

AZIMUTH
SURVEYING AND MAPPING, INC.
31 BROAD STREET, SUITE 1A
WINTER GARDEN, FLORIDA 34787

(FIELD DATE) 8/07/2004
SCALE 1" = 100 FEET
APPROVED BY: TAD
JOB NO. AZ03870
DRAWN BY: TAD

SEE SHEET 2 OF 4 SHEETS FOR
TOPOGRAPHICAL SURVEY
SEE SHEET 3 OF 4 SHEETS FOR
BOUNDARY SURVEY
SEE SHEET 4 OF 4 SHEETS FOR
LEGAL DESCRIPTION AS FURNISHED
AND FOR THE 3 SOUTHS, 100' WIDE
AND 100' WIDE
SHEET 1 OF 4 SHEETS

NOTES:

OWNER: ALP INVESTMENTS LLC
13686 BROMLEY POINT DRIVE
JACKSONVILLE, FL 32225

EXISTING FLU: RESIDENTIAL / OFFICE

EXISTING ZONING: C-2

EXISTING USE: VACANT

PROPOSED USE: RESIDENTIAL MULTI-FAMILY

TOTAL AREA: 8.54 ACRES

ALTERNATE KEY: 2702184 (ALL) & 1070422 (PARTIAL)

ADJACENT ZONING:
NORTH C-2
SOUTH R-2 / R-3-A
EAST A (LAKE COUNTY)
WEST C-2

FLU:
NORTH RESIDENTIAL / OFFICE
SOUTH MEDIUM DENSITY RESIDENTIAL
EAST URBAN MEDIUM DENSITY (LAKE COUNTY)
WEST GENERAL COMMERCIAL

EXISTING USE:
NORTH VACANT
SOUTH RESIDENTIAL MULTI-FAMILY
EAST RESIDENTIAL SINGLE FAMILY
WEST VACANT

SETBACKS:
FRONT: 25'
SIDE: 25'
REAR: 25'
STREET: 25'

LANDSCAPE BUFFERS:
NORTH 15'
SOUTH 10'
EAST 15'
WEST 10'

WATER: CITY OF CLERMONT

SEWER: CITY OF CLERMONT

BUILDING HEIGHT: 45' MAXIMUM

WELANDS: NONE

PARKING REQUIRED: 221 SPACES
2 SPACES PER TWO BEDROOM UNIT
2.5 SPACES PER THREE BEDROOM UNIT
AS SHOWN: 17 BUILDINGS
EACH BUILDING: 2 - 3 BEDROOM = 5 SPACES
4 - 2 BEDROOM = 8 SPACES
TOTAL PER BUILDING: 13 SPACES

PARKING PROVIDED: 221 SPACES

VARIANCES REQUESTED: MAXIMUM CUT 20' FOR 20% OF SITE
MAXIMUM FILL 20' FOR 20% OF SITE
MAXIMUM RETAINING WALL 10' HEIGHT

Property Description

Begin at the intersection of the South right-of-way line at Pitt Street with the west right-of-way line of Grand Highway as shown on the plat of the City of Clermont, according to the plat thereof recorded in Plat Book 8, pages 17 thru 23, inclusive, Public Records of Lake County, Florida; thence N. 89°35'53" W. along the said South right-of-way line of Pitt Street; 600.95 feet to a concrete monument; thence S. 0°35'26" E., 370.25 feet to a concrete monument; thence S. 89°35'53" E., 600.93 feet to a concrete monument on the said West right-of-way line of Grand Highway; thence N. 0°35'26" W. along said right-of-way line, 368.63 feet to a concrete monument and the Point of Beginning, containing 5.0961 acres, more or less.

-AND-

The East 600.88 feet of the North 250 feet of the South 20 acres of Tract 34, Lake Highlands Company Plat, lying East of U.S. Highway Number 27, in section 19, Township 22 South, Range 26 East, Lake County, Florida, more particularly described as follows:

Commencing at East 1/4 corner of Section 19, Township 22 South, Range 26 East, thence South 01°00'00" East along the East boundary of said Section 19 a distance of 399.09 feet, thence South 89°53'38" West a distance of 30 feet to the West right-of-way line of Grand Avenue being the Point of Beginning; thence North 89°53'53" West a distance of 600.93 feet, thence South 0°35'26" East a distance of 249.85 feet, thence N. 89°48'40" E., a distance of 600.88 feet to said West right-of-way line of Grand Avenue, thence N. 01°00'00" W., a distance of 249.43 feet to the Point of Beginning; all being and lying in Lake County, Florida.

PLANT SCHEDULE

CANOPY TREES	QTY	COMMON NAME	BOTANICAL NAME	CONT.	CAL.	SIZE	SPACING	REMARKS
1	2	Southern Magnolia	Magnolia grandiflora	65 gal	3" Cal	12' x 6'	As Shown	Native
1	2	Sycamore	Platanus occidentalis	65 gal	3" Cal	12' x 6'	As Shown	Native
1	2	Live Oak	Quercus virginiana	65 gal	3" Cal	12' x 6'	As Shown	Native
UNDERSTORY TREES	QTY	COMMON NAME	BOTANICAL NAME	CONT.	CAL.	SIZE	SPACING	REMARKS
1	2	Dahoon Holly	Ilex cassine	-	8" x 4"	As Shown	As Shown	Native
1	3	Yaupon Holly	Ilex vomitoria	-	8" x 4"	As Shown	As Shown	Native
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HEIGHT	WIDTH	SPACING	REMARKS
1	34	Ligustrum Shrub	Ligustrum japonicum	3 gal	24"	18"	36"	Non Native
1	34	Walter's Viburnum	Viburnum coccineum	3 gal	24"	18"	36"	Native

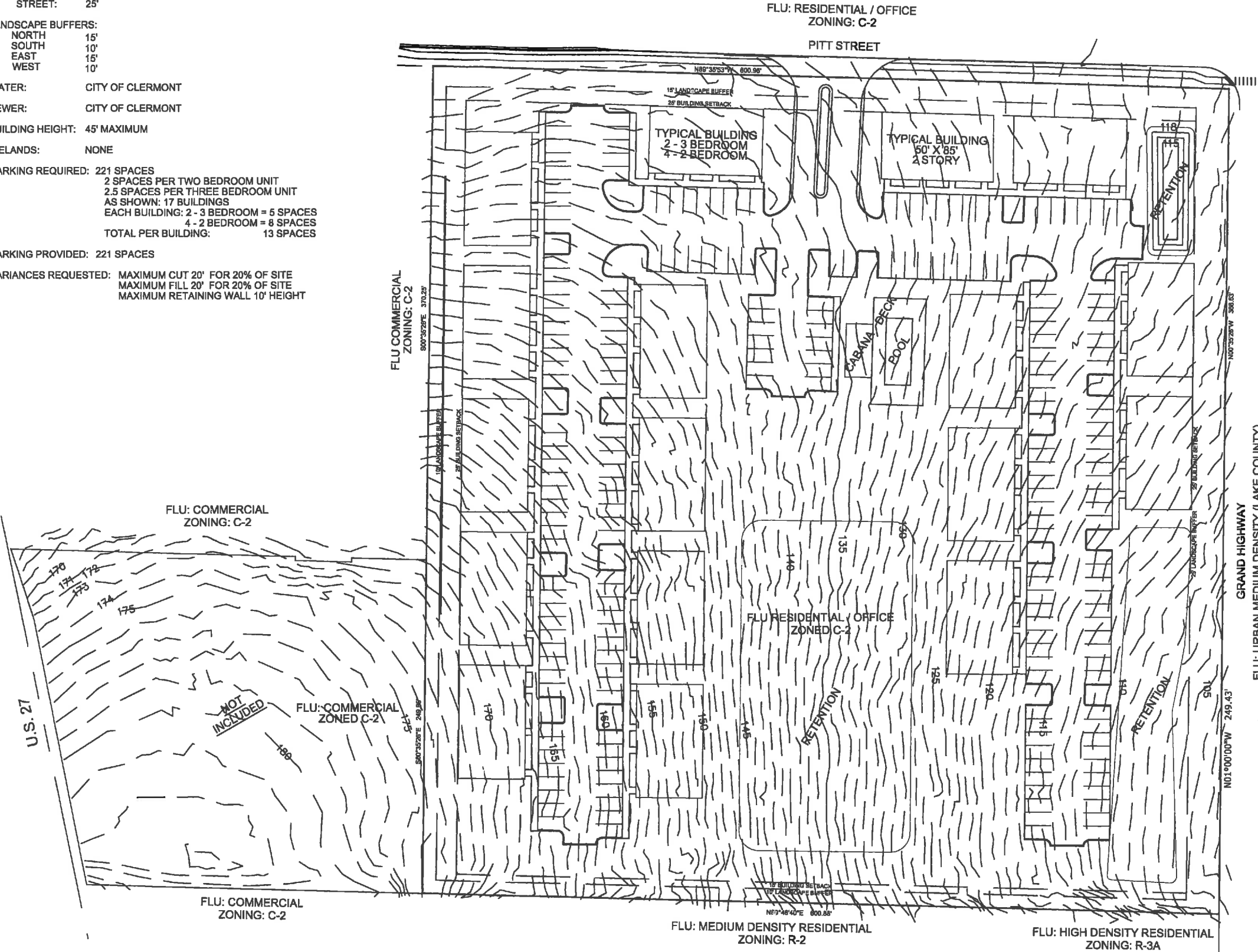


25' BUFFER (100')



10' BUFFER (100')

Conceptual Landscape Buffers



Concept Plan

Mason's Ridge
Clermont, Florida

Drawing Number: 1295-02
Original Date: 12/05-01
Date: June 22, 2016
Scale: 1"=40'
Drawn By: TWG / BESH
Layout: 24"x36"



Green Consulting Group, Inc.
Land Planning, Development, Assistance
4070 United Avenue, Mount Dora, Florida 32757
352-357-9241 Fax 352-357-9278 LC26000288

LEGAL NOTICE

Notice is hereby given that the City of Clermont will consider a request for a Conditional Use Permit to allow a multifamily development with more than 12 units, and up to 12 units per acre, at the following location:

LOCATION

Vacant property south of Pitt Street, east of Highway 27,
and west of Grand Highway
AK 1070422 & 2702184

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, August 2, 2016 at 6:30pm.

A public meeting to consider the request will be held before the City Council on Tuesday, August 23, 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
July 26 and August 16, 2016



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, August 2, 2016		
Agenda Item Name		
Ordinance No. 2016-31 Parking and vehicular use areas		
Requested Action		
Recommend approval of Ordinance 2016-31.		
Staff Report		
The downtown and waterfront have existing parallel parking spaces that are not in conformance with the current code standard of 10' x 23'. The current spaces range from 7 1/2' to 10' in some areas. Due to slower traffic movements and the historical nature of the downtown, the reduced sizes work well. This proposed amendment would allow City on-street parallel parking spaces to be reduced to 8' x 22', which will save space for the on-street future parking spaces and traffic aisles. The new spaces will be allowed only in the Community Redevelopment Area (CRA), which is shown on the attached map.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Ordinance	2016-31 Ch 98 98-5 Downtown parking.doc	
2. Clermont CRA Area Map	Clermont CRA Area Map 2015.pdf	
3. Legal ad	DT parking LDC AD.docx	

CITY OF CLERMONT
ORDINANCE No. 2016-31

AN ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING CHAPTER 98 PARKING AND VEHICULAR USE AREAS; SECTION 98-5 DESIGN OF PARKING LOTS; 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 August 2, 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 add Section 98-5 Design of Parking Lots, (b) Downtown Parking; to 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 adding to read as follows:

Chapter 98

PARKING AND VEHICULAR USE AREAS

Section 98-5. Design of Parking Lots

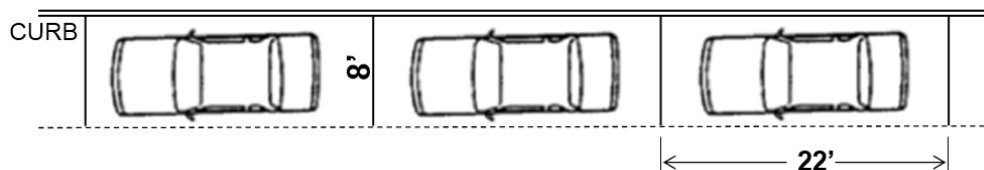
- (a) The parking lot design; including but not limited to arrangement of spaces, width of aisles and access drives, angle of spaces, installation of curbing, etc., shall be as specified in the figures in Section 98-15. The specific design of each facility shall take into consideration the necessity of required landscaping in accordance with Chapter 118 pertaining to vegetation. All parking lot improvements shall be paved in accordance with accepted City engineering standards.

CITY OF CLERMONT
ORDINANCE No. 2016-31

(b) Downtown parking.

In order to accommodate slower traffic movements and the historical nature of downtown, parallel on-street parking provided by the City of Clermont may be reduced to 8' x 22' as shown in figure 98-15D. The downtown parking area shall include the Community Redevelopment Area (CRA) as shown in the Downtown CRA Redevelopment Plan, adopted on 12/8/2015 by Ordinance No. 2015-77.

**Figure 98-15D. Downtown Parallel Parking
(Not to Scale)**



SECTION 3. Conflict.

All Ordinances or parts of Ordinances, all City Code Sections or parts of City Code Sections, and all Resolutions or parts of Resolutions in conflict with this Ordinance are hereby repealed to the extent of such conflict.

SECTION 4. Severability.

Should any provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the Ordinance as a whole, or any part thereof, other than the part declared to be invalid.

SECTION 5. Codification.

The text of SECTION 1 of this Ordinance shall be codified as a part of the Clermont City Code. The codifier is authorized to make editorial changes not effecting the substance of this Ordinance by the substitution of "Article" for "Ordinance", "Section" for "Paragraph", or otherwise to take such editorial license.

SECTION 6. Effective Date.

This Ordinance shall be effective immediately upon its adoption as provided by law.

CITY OF CLERMONT
ORDINANCE No. 2016-31

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 23th day of August, 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. 2016-31

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 98 PARKING AND VEHICULAR USE AREA, SECTION 98-5 DESIGN OF PARKING LOTS; PROVIDING FOR CODIFICATION; SEVERABILITY; EFFECTIVE DATE; AND PUBLICATION.

This ordinance will be considered by the Planning & Zoning Commission on Tuesday, August 2, 2016 at 6:30 P.M.

A public meeting to consider the ordinance will be held before the City Council on Tuesday, August 23, 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
July 26 and August 9, 2015



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date			
Tuesday, August 2, 2016			
Agenda Item Name			
Ordinance No. 2016-33 Downtown & Waterfront Entertainment District			
Requested Action			
Recommend approval of Ordinance 2016-33.			
Staff Report			
Ordinance No. 2016-33 creates the <i>Downtown & Waterfront Entertainment District</i>. Over the past years, the downtown and waterfront area has had numerous events hosted by the City, Clermont Downtown Partnership (CDP), and other civic organizations. "Open containers" for alcoholic beverages have been approved for many of those events, and no issues have been reported. This ordinance would encourage downtown and waterfront growth, foster community cooperation and would continue to encourage mutually sponsored events among the downtown merchants. With approved "open container" uses for the downtown events, more people have been attending and coming to the downtown and waterfront. The <i>Downtown & Waterfront Entertainment District</i> would continue this option for the restaurants and various retail establishments that are licensed to serve alcohol. This ordinance is similar to regulations in other cities in Lake and Orange counties. General summary: * Hours of operation: 10 a.m. to 11 p.m. * Maximum size container: 20 oz. (opaque containers or covers, no glass) * Maintains ADA sidewalk access The ordinance also provides references for music and entertainment and other events, and links Chapter 6 Alcoholic Beverages, to the new <i>Downtown & Waterfront Entertainment District</i> section.			
Additional Analysis			
Fiscal Impact Summary			
Fiscal Impact	Fund Number and Description	Available Budget Amount	
Exhibits Attached (copies of original agreements)			
1.	Ordinance	2016-33 Downtown Waterfront Entertainment District.doc	
2.	Legal ad	DT Entertainment LDC AD.docx	

CITY OF CLERMONT
ORDINANCE No. 2016-33

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING CHAPTER 54, STREETS, SIDEWALKS AND OTHER PUBLIC PLACES; CREATING ARTICLE IV, DOWNTOWN AND WATERFRONT ENTERTAINMENT DISTRICT; AMENDING CHAPTER 6, ALCOHOLIC BEVERAGES; PROVIDING FOR SEVERABILITY, CONFLICT, CODIFICATION, AND EFFECTIVE DATE.

WHEREAS, the Downtown Clermont Redevelopment Agency's Redevelopment Plan encourages economic development opportunities; and

WHEREAS, a designated Entertainment District would encourage downtown and waterfront growth, foster community cooperation, and encourage mutually sponsored events among the downtown merchants; and

WHEREAS, the Downtown and Waterfront economic vitality would benefit from the establishment of this Entertainment District; and

WHEREAS, the Clermont Historic Downtown is located along a navigable waterway; Lake Minneola, providing over two miles of waterfront enjoyment; and

WHEREAS, the City of Clermont has determined that the proposed revisions are consistent with the City's Comprehensive Plan and in accordance with protecting the health, safety and welfare of the community;

NOW, THEREFORE, be it resolved and enacted by the City Council of the City of Clermont, Lake County, Florida:

Section 1.

That the City of Clermont Code of Ordinances be amended by creating Article IV of Chapter 54 as follows:

Chapter 54

Article IV: Downtown & Waterfront Entertainment District

Section 54-110 Purpose

The purpose of this Article is to encourage the location of entertainment, retail and restaurant uses within a limited defined area of the City hereafter referred to as the Downtown and Waterfront Entertainment District. The regulations within this Article create an opportunity to offer a variety of amenities to the public in a convenient physical location which will promote pedestrian use with an attendant decrease in vehicular traffic, provide for more efficient and

CITY OF CLERMONT
ORDINANCE No. 2016-33

effective public safety enforcement in a defined area, foster a mutual relationship among downtown merchants and property owners, and encourage private development of entertainment facilities which enhance and complement the use of the public facilities.

Section 54-111 **District Boundaries**

The Downtown and Waterfront Entertainment District shall mean an area depicted in ‘Exhibit A’ of this Ordinance, and generally described as: the eastern boundary being portions of East Avenue, 3rd Street, and 5th Street; southern boundary being portions of Palm Street, Carroll Street, West Desoto Street, and West Minneola Avenue; the western boundary being portions of West Avenue and 12th Street; and the northern boundary being the shore of Lake Minneola. It shall also include those properties directly adjacent to the described district boundaries for the purposes of uses described herein.

Section 54-112 **Outside Consumption in the Entertainment District**

Within the Downtown and Waterfront Entertainment District, the following shall apply:

(a) On-sidewalk Possession/Consumption Hours

On-sidewalk possession/consumption of any alcoholic beverage dispensed or sold by an establishment licensed to sell alcoholic beverages is authorized Sunday through Saturday between the hours of 10am to 11pm. Extended hours for City or City-sponsored events may be granted with prior approval by the City Council, not to exceed Chapter 6 Alcoholic beverages, Section 6-2 Hours of Sale.

(b) On-sidewalk Drink Limit

Any establishment licensed to dispense or sell alcoholic beverages by the drink for consumption on the premises is authorized to dispense an alcoholic beverage in a container for removal from the premises, provided; however, that no establishment shall dispense to any person more than two such alcoholic beverages at a time for removal from the premises, and no person shall remove at one time more than two such alcoholic beverages from the licensed premises.

(c) Location of Outside Open Alcoholic Beverage Containers

1. Alcoholic beverages dispensed or sold for outside consumption must be consumed within the Entertainment District.

CITY OF CLERMONT
ORDINANCE No. 2016-33

2. Sidewalks shall be accessible in accordance with City Codes and the Americans with Disabilities Act (ADA). Patrons and building owners or tenants shall not block the sidewalk, in accordance with Chapter 122, Division 12, CBD Central Business District, Section 122-243, Permitted Uses, (d) Sidewalk Use.
3. During a City approved event when streets are closed, alcoholic beverages in open containers may continue to be consumed away from the dispensing establishment.

(c) Size Limited to 20 Fluid Ounces

No container in which an alcoholic beverage is dispensed and removed from the licensed premises shall exceed 20 fluid ounces in size. No person shall hold in possession on the streets and sidewalks, in parks and squares, or in other public places within the defined Downtown and Waterfront Entertainment District, any open alcoholic beverage container which exceeds 20 fluid ounces in size.

(d) Drinking from a Bottle or Glass Container is Prohibited

It shall be unlawful for any person to drink any alcoholic beverage from a bottle or glass container, or to possess in an open bottle or glass container any alcoholic beverage on the streets, sidewalks, rights-of-way, and parking lots; whether public or private, except as authorized and approved as outdoor dining. Metal, aluminum, plastic, or similar container or vessel shall be permitted, provided the logo or brand of alcohol is covered by an opaque cover.

Section 54-113 **Hours for Music and Entertainment.**

Music, singing and other forms of entertainment, whether amplified or not, shall be permitted indoors at any time during business hours of any facility or business enterprise within the district, however, such outdoor music, singing and entertainment shall be in compliance with Chapter 34, Environment, Article II Noise, and Article III Nuisances.

Section 54-114 **Games, Sporting Events and Entertainment**

Games, sporting events, artistic performances, farmer's markets and other such forms of organized entertainment and community events are encouraged and allowed within the Downtown and Waterfront Entertainment District, subject to compliance with all applicable health and safety regulations and approved through the permitting process.

CITY OF CLERMONT
ORDINANCE No. 2016-33

Section 54-115 **Temporary Street Closures**

Authorized temporary street closures in the district area will be limited to City events, City sponsored events, or City approved events, as authorized by the City Council or the City Manager.

Section 2.

That the City of Clermont Code of Ordinances, Chapter 6, Section 6-3 Drinking in Public, be amended as follows:

Chapter 6

Alcoholic Beverages

Section 6-3. - Consumption or Possession Upon Public Property; Penalty

(a) Generally

It shall be unlawful for any person to consume any alcoholic beverage, including beer and wine, upon any City owned parks and beaches, City property or street, alley or sidewalk of the City, except as provided for in Article IV, Downtown & Waterfront Entertainment District. This Section 6-3 (a) shall not apply to any City owned property which is subject to a management contract, or sidewalk cafés. For those properties, alcohol consumption shall be governed by rules established jointly by the managing entity and the City Manager. Further, this Section shall not apply to those portions of the above named properties included within the boundaries established by the City Council for a special event for which permission to consume alcoholic beverages is given in conjunction with the permission for the event. In addition, the City Council shall have the right to limit the type of alcoholic beverage to be consumed when granting any such permit.

(b) Carrying Open Containers

It shall be unlawful for any person to carry an opened bottle, can, or other container containing an alcoholic beverage; including beer and wine, upon any City parks, City beaches, City property or street, alley or sidewalk of the City, except as provided for in Article IV, Downtown & Waterfront Entertainment District as described in Section 6-3 (c).; ~~provided that this Subsection shall not apply to the interior of any vehicle driven upon the ways or property of the City.~~ Further, this Section (b) shall not apply to those portions of the above named properties included within the boundaries established by the City Council for a special event for which permission to carry open containers of

CITY OF CLERMONT
ORDINANCE No. 2016-33

alcoholic beverages is given in conjunction with the permission for the event, or sidewalk cafés. In addition, the City Council shall have the right to limit the type of alcoholic beverage to be consumed when granting any such permit. In no event will consumption occur directly from glass containers.

(c) Downtown and Waterfront Entertainment District

Open containers for alcoholic beverages may be permitted within the Downtown and Waterfront Entertainment District as described in Chapter 54, Article IV: Downtown and Waterfront Entertainment District of this Code.

(d) ~~(e)~~Permits; Procedure.

Notwithstanding Subsections (a) and (b) of this Section, permits for the consumption of alcoholic beverages in parks and recreation areas may be obtained by application to the City Manager or the City Manager's designee in accordance with the following procedure:

(1) A person seeking issuance of a permit shall file an application stating the following:

- a. The name, address and age of the applicant.
- b. The name and address of the person or association sponsoring the activity, if any.
- c. The day and hours for which the permit is desired.
- d. The park or portion thereof for which the permit is desired.
- e. Any other information reasonably necessary to a determination as to whether a permit should be issued.
- f. Variances required from park rules.

(2) A use permit shall issue if the City Manager determines:

- a. The proposed activity or use of the park will not unreasonably interfere with or detract from the general public's enjoyment of the park.
- b. The proposed activity and use will not unreasonably interfere with or detract from the promotion of public health, welfare, safety and recreation.

CITY OF CLERMONT
ORDINANCE No. 2016-33

- c. The proposed activity or uses that are reasonably anticipated will not include violence, crime or disorderly conduct.
- d. The proposed activity will not entail extraordinary or burdensome expense or police operation by the City.
- e. The facilities desired have not been reserved for other use on the date and hour requested in the application.

(e) ~~(d)~~ Appeal

Within ten days after the receipt of an application the City Manager shall inform an applicant in writing of the City Manager's decision to grant or deny a permit. For denial, the notification shall include the reason for the denial. Any person denied a permit shall have the right to appeal to the City Council by serving written notice thereof on the City Clerk within five working days of such refusal. A copy of the notice of appeal, the application, and the reasons for the City Manager's refusal shall immediately be forwarded by the City Clerk to the City Council.

- (f) ~~(e)~~ The City Council shall rule on the appeal within ten days from the receipt of the appeal by the City Clerk or at its first meeting after the appeal; whichever is later. The decision of the City Council shall be final. The appeal to the City Council shall be de novo.

(g) ~~(f)~~ Compliance with Park Rules

A permittee shall be bound by all park rules and all applicable ordinances fully as though such were inserted in such permits.

(h) ~~(g)~~ Insurance Requirements

An applicant for a permit shall be required to submit evidence of liability insurance in the amount of \$1,000,000.00 covering injuries to members of the general public arising out of such permitted activities.

(i) (h) Revocation

The City Council shall have the authority to revoke a permit upon a finding of violation of any rule or ordinance or upon good cause shown.

(j) ~~(i)~~ Penalties

A violation of this section shall constitute a second degree misdemeanor and shall be punishable in accordance with state statutes prescribing punishment for a second degree misdemeanor as of the date of the infraction.

CITY OF CLERMONT
ORDINANCE No. 2016-33

SECTION 3 Conflict

All Ordinances or parts of Ordinances, all City Code Sections or parts of City Code Sections, and all Resolutions or parts of Resolutions in conflict with this Ordinance are hereby repealed to the extent of such conflict.

SECTION 4 Severability

Should any provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the Ordinance as a whole, or any part thereof, other than the part declared to be invalid.

SECTION 5 Codification

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

SECTION 6 Effective Date

This Ordinance shall be effective immediately upon its adoption as provided by law.

CITY OF CLERMONT
ORDINANCE No. 2016-33

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 23rd day of August, 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
ORDINANCE No. 2016-33

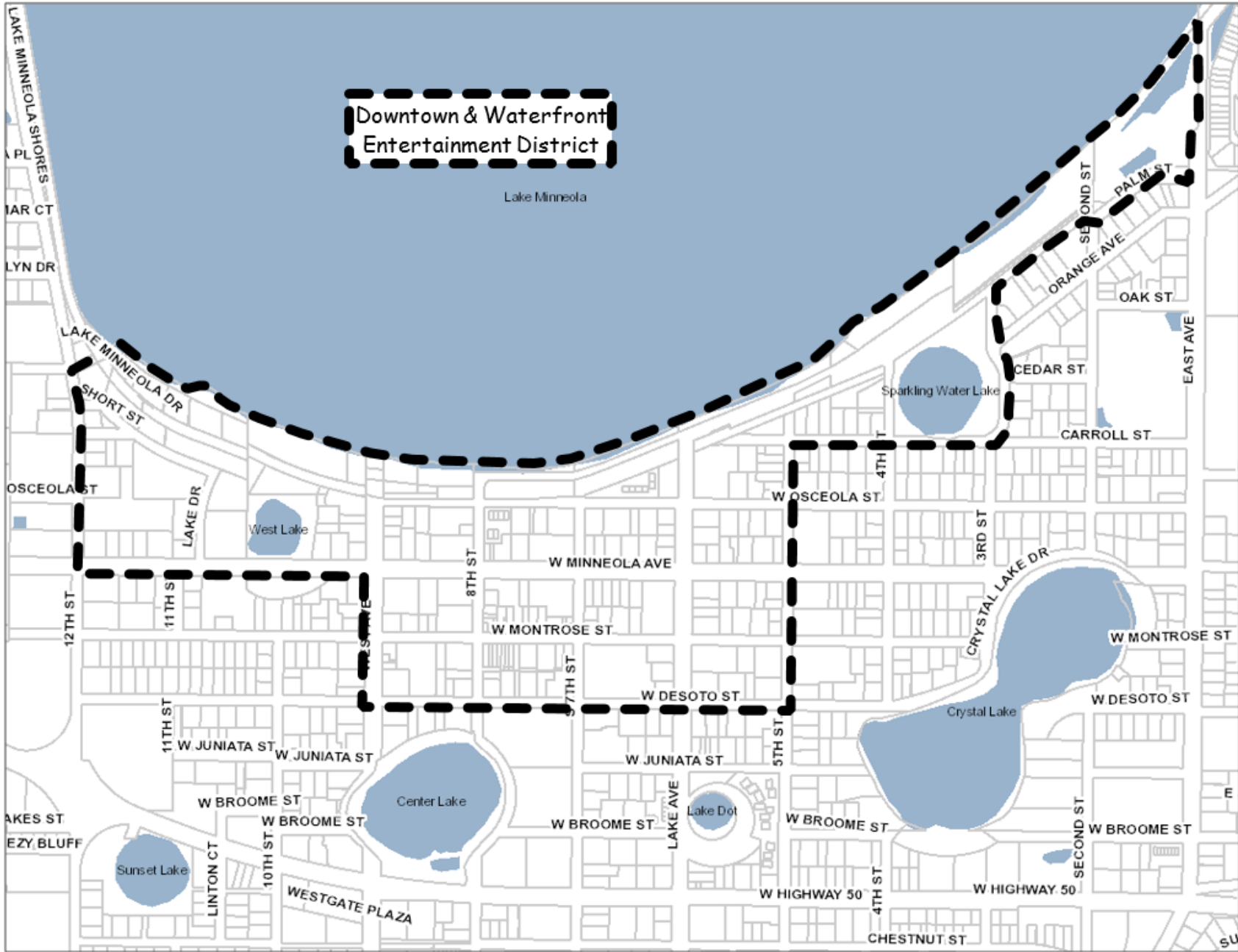


Exhibit "A"

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. 2016-33

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 54 STREETS, SIDEWALKS, AND OTHER PUBLIC PLACES; CREATING ARTICLE IV, DOWNTOWN AND WATERFRONT ENTERTAINMENT DISTRICT; AMENDING CHAPTER 6, ALCOHOLIC BEVERAGES; PROVIDING FOR CODIFICATION; SEVERABILITY; EFFECTIVE DATE; AND PUBLICATION.

This ordinance will be considered by the Planning & Zoning Commission on Tuesday, August 2, 2016 at 6:30 P.M.

A public meeting to consider the ordinance will be held before the City Council on Tuesday, August 23, 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
July 26 and August 9, 2015



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, August 2, 2016		
Agenda Item Name		
Ordinance No. 2016-32 PUD Comprehensive Plan Amendment		
Requested Action		
Recommend approval of Ordinance 2016-32.		
Staff Report		
In September 2015, the City Council voted to adopt a new zoning designation, Planned Unit Development (PUD). Previously, projects would apply for a Conditional Use Permit (CUP) for a PUD. This process caused some confusion and challenges, particularly when annexing properties under the Interlocal Service Boundary Agreement (ISBA) that already had a PUD zoning in place from Lake County. After making this change to the land development code, it became apparent afterward that there were four places in the Future Land Use Element that were inconsistent with this code change. The language in the Future Land Use Element stated that when projects had densities higher than eight units per acre, a CUP was required. There was no mention of the new PUD zoning designation, which would permit densities higher than eight units per acre. Therefore, in order to eliminate these discrepancies, the addition of "or a Planned Unit Development (PUD) zoning" was added to these four areas of the text. An underlined and highlighted version of the Future Land Use Element has been provided for review indicating the four areas of insertion. Staff recommends approval of Ordinance No. 2016-32 to add language to the Future Land Use Element that includes the adopted PUD zoning designation in the land development code.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	Ordinance	PUD Ord. 2016-32.doc
2.	Exhibit A	Exhibit A - Future Land Use Element 2016 PUD change.docx
3.	Legal ad	PUD comp plan Legal ad.doc

CITY OF CLERMONT
ORDINANCE No. 2016-32

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF CLERMONT, FLORIDA, PURSUANT TO THE LOCAL GOVERNMENT COMPREHENSIVE PLANNING ACT, CHAPTER 163, PART II, FLORIDA STATUTES BY ADOPTING TEXT CHANGES TO THE FUTURE LAND USE ELEMENT OF THE COMPREHENSIVE PLAN; SETTING FORTH THE AUTHORITY FOR ADOPTION OF THE COMPREHENSIVE PLAN AMENDMENTS; SETTING FORTH THE PURPOSE AND INTENT OF THE COMPREHENSIVE PLAN AMENDMENTS; ESTABLISHING THE LEGAL STATUS OF THE COMPREHENSIVE PLAN AMENDMENTS; PROVIDING FOR SEVERABILITY, CONFLICT AND AN EFFECTIVE DATE.

WHEREAS, the Comprehensive Plan of the City of Clermont was adopted by the City of Clermont on August 13, 1991, 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 Statutes s. 163.3187; and

WHEREAS, the Planning and Zoning Commission, acting as the Local Planning Agency, held a public hearing August 2, 2016 and made recommendations to the City Council for amendments to the plan; and

WHEREAS, the City Council of the City of Clermont held public hearings August 23, 2016 and October 11, 2016 on the proposed amendments to the plan in light of written comments, proposals and objections from the general public;

NOW, THEREFORE, BE IT ORDAINED and enacted by the City Council of the City of Clermont, 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 Element is hereby amended as shown in Exhibit A.

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.

CITY OF CLERMONT
ORDINANCE No. 2016-32

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. 2016-32

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 11th day of October, 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
COMPREHENSIVE PLAN

CHAPTER I
FUTURE LAND USE ELEMENT

Adopted June 23, 2009
Amended October 11, 2016

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CHAPTER I
FUTURE LAND USE

GOAL 1: Ensure that the character, magnitude and location of all land uses provide a system for orderly growth and development that achieves a balanced natural, physical and economic environment and enhances the quality of life of all residents.

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

Policy 1.1.1: Urban services such as water and sewer shall not be extended outside the Lake County/Clermont Joint Planning Area (JPA) without a companion land use plan amendment modifying the boundary and amending the land uses. An exception may be considered where public health, safety and welfare require a community water system or the extension of water service to ensure safe potable water.

Policy 1.1.2: The City shall prioritize its capital improvements funding by assigning first priority to the renewal, reuse and/or rehabilitation of existing facilities or to the replacement of existing obsolete or worn out facilities.

Policy 1.1.3: The City shall encourage infill through the use of higher density and intensity land use designations and mixed-use designations in appropriate locations.

Objective 1.2: **Future Land Use Map Series.** The City shall ensure that future development and redevelopment activities are located in appropriate areas of the City by adopting a Future Land Use Map Series included as **Appendix A** of this element that contains the Future Land Use Map (FLUM), Future Transportation Map and Natural Resources Map, which together form the basis for consideration of future land use plan amendments. The Future Land Use Map Series, along with the City's land development regulations, shall reduce or eliminate existing land uses that are inconsistent with the community's character.

Policy 1.2.1: The City shall consider the compatibility of adjacent future land use categories during the land use plan amendment process. The City shall consider potential maximum densities and intensities and the appropriate transition of uses, densities and intensities.

Policy 1.2.2: The land development regulations shall include provisions to reduce or eliminate land uses that are inconsistent with the City's character and future land use, including those uses that are inconsistent with hazard mitigation recommendations in the Lake County emergency management plan.

Policy 1.2.3: The City shall discourage the continuation of nonconforming uses to the extent established in the land development regulations. Redevelopment of the property will be allowed only if it is consistent with the FLUM and the zoning district.

Policy 1.2.4: The adopted FLUM contains and identifies appropriate locations for the following land use categories which were established to prevent urban sprawl, provide for the protection of natural and historic resources and maximize economic development:

Future Land Use Categories	Maximum Density/Intensity (per gross acre)
Conservation	Not Developable
Parks	N/A
Public Facilities/Institutional	0.25 FAR
Residential	
Low-Density	3 units per acre
Medium-Density	8 units per acre
High-Density	12 units per acre
Office	1.0 FAR
Mixed-Use	
Residential/Office	12 units per acre/0.25 FAR
Master Planned Development	12 units per acre/0.25 FAR
Downtown Mixed-Use	12 units per acre/3.0 FAR
Commercial	12 units per acre/0.25 FAR
Industrial	1.0 FAR

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

Policy 1.3.1: Only passive open space and passive recreational activities shall be allowed in the conservation category, limited to resource-enhancing facilities such as multi-purpose trails, bike paths and natural land restoration projects. Interactive areas/facilities may be allowed as long as they are provided and managed consistent with goals, objectives and policies of this element as well as the goals, objectives, policies, standards and criteria set forth in the Conservation Element.

Policy 1.3.2: Lands designated as conservation on the FLUM may be counted toward meeting the adopted level of service standards for recreation and open space for the City.

Policy 1.3.3: If it is impractical to designate the area containing conservation resources as conservation land use due to size, location or other factors, the City shall have the option of obtaining a conservation easement from the property owners to protect the area. Areas covered by a conservation easement shall be treated the same as areas designated as conservation land use on the FLUM.

Policy 1.3.4: No development is permitted within the conservation category, except where state and/or federal agencies having jurisdiction already allow development rights. The applicant shall bear the burden of proof in determining that development shall not adversely impact conservation resources. Site alteration, where allowed, shall be limited to 10 percent of the entire site.

Objective 1.4: Parks Land Use Category. The parks category is established to provide sufficient space for public and private parks that are open to the public for active and passive recreation use.

Policy 1.4.1: The parks land use category is intended to accommodate existing public parks and recreation areas as well as committed public and semi-public open spaces. The maximum intensity of buildings on site shall be 0.25 Floor-Area-Ratio (FAR).

Policy 1.4.2: Not all parks and recreational facilities are required to be shown as parks on the FLUM. Park and recreation uses shall be allowed in other categories as support uses.

Objective 1.5: Public Facilities/Institutional Land Use Category. The public facilities/institutional category is established for publicly-owned institutional parcels and privately-owned, non-profit institutional parcels meeting threshold sizes established herein.

Policy 1.5.1: The public/institutional land use designation is intended to accommodate public and semi-public services including government administration buildings; public schools and not-for-profit educational institutions; hospital facilities and supportive health care units; arts, cultural or civic facilities; essential public services and facilities; cemeteries; fire and emergency operation facilities; utilities; public and semi-public open spaces and other similar activities. The maximum intensity of institutional activity shall be 0.25 FAR.

Policy 1.5.2: Churches and religious institutions on parcels greater than two acres shall be designated as public facilities/institutional future land use category on the FLUM, except those within the master planned development and the downtown mixed-use land use categories.

Policy 1.5.3: Public and private schools on parcels greater than five acres shall be designated as public facilities/institutional future land use category on the FLUM, except those within the master planned development and the downtown mixed-use land use categories.

Policy 1.5.4: The City shall monitor the need for increased land area for public/institutional uses and shall ensure that this land use designation on the FLUM is expanded to accommodate the development of public and semi-public facilities such as government administration buildings; fire, police and rescue services; educational institutions and similar public uses.

Objective 1.6: Residential Land Use Categories. The residential categories are established to provide for the preservation of existing, predominantly residential neighborhoods. These categories allow a range of housing types of low, medium and high residential densities at a maximum density of up to 12 units per acre; however, densities higher than eight units per acre shall require a conditional use permit or a Planned Unit Development (PUD) zoning. Other uses allowed include supportive accessory uses, churches and schools as conditional uses, minor public utilities (i.e., telephone switching stations, lift stations, drainage infrastructure and similar facilities), parks and open space, municipal facilities and other civic and cultural uses subject to standards and performance criteria set forth in this plan and in the land development regulations. Based on current land use trends, the City estimates that the mix of uses in the residential categories will be about 85 percent residential and 15 percent public facilities/institutional and recreation uses.

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

Policy 1.6.2: Medium-Density Residential. Areas delineated on the FLUM for medium-density residential development shall accommodate a maximum density of up to eight units per acre. Permitted housing types include single-family detached homes, including zero-lot-line and cluster developments, duplexes, townhomes, condominiums and apartments.

Policy 1.6.3: High-Density Residential. Areas delineated on the FLUM for high-density residential development shall accommodate a maximum density of 12 units per acre; however, densities higher than eight units per acre shall require a conditional use permit or a Planned Unit Development (PUD) zoning. Permitted housing types include single-family detached homes, including zero-lot-line and cluster developments, duplexes, townhomes, condominiums and apartments. Nursing homes, assisted living facilities and independent living facilities shall be permitted in the high-density residential land use as a planned unit development (PUD) consistent with land development regulations and may have a maximum intensity of 3.0 FAR.

Policy 1.6.4: Performance standards for residential uses shall include, but are not limited to, the following:

- The land development regulations shall include performance standards for high-density and multi-family residential uses that control the location of proposed buildings in relation to the overall dimension of the site, provide sufficient on-site/structured parking where applicable, and provide open space and recreation amenities.
- The land development regulations shall contain requirements for significant open space, landscaping and buffers to effectively screen multi-family developments from low-density residential zoning districts.
- Multi-family residential developments of more than 50 units shall provide recreational facilities to meet the needs of the population of the development.
- Grid street networks are highly encouraged to serve residential developments and provide connectivity throughout the City. Cul-de-sacs and gated developments are discouraged.
- Themes are encouraged for residential developments to include cohesive streetscape design, signage, landscape architecture and streetscape furniture to create an identity for the neighborhoods in the City.

Objective 1.7: Mixed-Use Land Use Categories. The mixed-use categories are established to accommodate a mixture of residential, office and commercial uses as single uses on separate parcels or as a mix of uses within a single development. The maximum density for residential uses shall be 12 units per acre; however, densities higher than eight units per acre shall require a conditional use permit or a Planned Unit Development (PUD) zoning. Other uses allowed include supportive accessory uses, churches and schools as conditional uses, minor public utilities (i.e., telephone switching stations, lift stations, drainage infrastructure, and similar facilities), parks and open space, municipal facilities and other civic and cultural uses subject to standards and performance criteria set forth in this plan and in the land development regulations.

Policy 1.7.1: Residential/Office. The residential/office category is intended to provide for a mixture of predominantly residential uses, while allowing for professional offices that are

consistent with the general character of the adjacent residential uses. Based on current land use trends, the City estimates that the mix of uses in the residential/office category will be 65 percent residential and 35 percent non-residential. The maximum intensity for office development shall be 0.25 FAR. The FAR shall not be applied to the residential portion of a mixed-use development.

Policy 1.7.2: Planned Development. The master planned development category is intended to provide for two existing approved developments of regional impact (DRI), King's Ridge DRI and Lost Lake Reserve DRI, the Black West proposed mixed-use development subject to a utility and annexation agreement approved by the City and new master planned, mixed-use projects that shall be applied only upon City Council approval of a development agreement that specifies the allowable types and distribution of land uses and the maximum number/density of residential units, and which demonstrates that public facilities and services meet the requirements of the City's Concurrency Management System. The maximum intensity for office and commercial uses shall be 0.25 FAR; 1.0 FAR for industrial uses; and 0.25 FAR for institutional uses. The FAR shall not be applied to the residential portion of a mixed-use development.

Policy 1.7.3: Downtown Mixed-Use. The downtown mixed-use category is intended to provide for a mixture of residential and business uses, as well as cultural and tourist facilities, recognized as characteristic of the City's established downtown central business district. Based on current land use trends, the City estimates that the mix of uses will be 70 percent office and commercial uses and 30 percent residential, public facilities/institutional and recreation uses. The maximum intensity for office, commercial and institutional uses shall be 3.0 FAR. The FAR shall not be applied to the residential portion of a mixed-use development.

Policy 1.7.4: Nursing homes, assisted living facilities and independent living facilities shall be permitted in all mixed-use land use categories as a PUD consistent with land development regulations and may have a maximum intensity of 3.0 FAR.

Policy 1.7.5: Performance standards for mixed-use developments shall include, but are not limited to, the following:

- Mixed-use developments are encouraged to incorporate town or village centers that are sized to serve the needs of residents in the development within a quarter-mile of the center.
- Unified architectural and streetscape themes are encouraged for all mixed-use developments.
- A mixed-use development may include a mixture of land uses on the same site and/or in the same building.
- For a mixed-use building, only retail sales and services and restaurants are permitted on the ground floor.

Objective 1.8: Office Land Use Category. The office category is established to provide for office uses in areas that transition to residential neighborhoods. Uses allowed in addition to offices are supportive accessory uses, churches and schools as conditional uses, minor public utilities (i.e., telephone switching stations, lift stations, drainage infrastructure, and similar facilities), parks and open space, municipal facilities and other civic and cultural uses subject to standards and performance criteria set forth in this plan and in the land development regulations.

Policy 1.8.1: Residential uses are not allowed in the office category.

Policy 1.8.2: Nursing homes, assisted living facilities and independent living facilities shall be permitted in all mixed-use land use categories as a PUD consistent with land development regulations and may have a maximum intensity of 3.0 FAR.

Objective 1.9: Commercial Land Use Category. The commercial category is established to assure availability of sufficient office and commercial sites to serve the needs of the existing and projected population. In addition to office and commercial uses, residential uses are allowed, preferably as mixed-use, high-density developments, as well as supportive accessory uses, churches and schools as conditional uses, minor public utilities (i.e., telephone switching stations, lift stations, drainage infrastructure, and similar facilities), parks and open space, municipal facilities and other civic and cultural uses subject to standards and performance criteria set forth in this plan and in the land development regulations.

Policy 1.9.1: The commercial land use category shall accommodate activities such as general retail sales and services, professional and business offices, personal services and limited residential use. Based on current land use trends, the City estimates that the mix of uses will be 90 percent office and commercial uses and 10 percent residential, public facilities/institutional and recreation uses.

Policy 1.9.2: The maximum intensity of commercial development shall be limited to 0.25 FAR. Residential development shall be limited to 12 units per acre; however, densities higher than eight units per acre shall require a conditional use permit or a Planned Unit Development (PUD) zoning.

Policy 1.9.3: Hotels and hospitals shall be allowed as a conditional use within the commercial land use category and shall be limited to a maximum intensity of 3.0 FAR.

Policy 1.9.4: Nursing homes, assisted living facilities and independent living facilities shall be permitted in the commercial land use category as a PUD consistent with land development regulations and may have a maximum intensity of 3.0 FAR.

Objective 1.10: Industrial Land Use Category. The industrial category is established to provide sufficient land for existing and anticipated future industrial needs and requisite support services.

Policy 1.10.1: Residential uses are not allowed in the industrial category.

Policy 1.10.2: Uses allowed in the industrial category include manufacturing, assembling and distribution activities; warehousing and storage activities; general commercial activities; and other similar land uses which shall be regulated through appropriate land development regulations. Heavy metal fabrication, batch plants, salvage yards, chemical or petroleum

manufacturing or refining, rubber or plastics manufacturing or other uses generating potentially harmful environmental or nuisance impacts shall be prohibited.

Policy 1.10.3: The maximum intensity of industrial development shall be limited to 1.0 FAR.

Objective 1.11: Smart Growth Principles. New development in the City shall comply with “Smart Growth” principles that minimize the emission of greenhouse gases and reduce vehicle miles of travel as opposed to conventional development standards that encourage urban sprawl. The following policies shall be incorporated into the City’s land development regulations prior to the next required Evaluation and Appraisal Report.

Policy 1.11.1: Development in the Downtown Mixed-Use land use category, and where appropriate in the Residential/Office and Master Planned Development categories, shall provide pedestrian-friendly street design (buildings close to street; porches, windows and doors; tree-lined streets; hidden parking lots; garages in rear; narrow, slow-speed streets).

Policy 1.11.2: New development, as well as infill development where feasible, shall provide interconnected street grid networks to disperse traffic and encourage walkability. Developments may include a hierarchy of narrow streets, boulevards and alleys; high-quality pedestrian networks; designs that encourage a greater use of bicycles, rollerblades, scooters and walking as daily transportation; connectivity to public transit; and a land use mix that demonstrates reduced external trips by encouraging internal trips.

Policy 1.11.3: New Development in the Downtown Mixed-Use, and where appropriate in the Residential/Office and Master Planned Development categories, shall provide a mix of shops, offices, apartments and homes on site and provide mixed-use within neighborhoods, within blocks and within buildings.

Policy 1.11.4: Developments that require site plan review and approval shall be evaluated on the use of site and building design that emphasizes beauty, aesthetics, human comfort, creating a sense of place, special placement of civic uses and sites and human-scale architecture and amenities, especially at street level.

Objective 1.12: Public Facilities and Services. Development, redevelopment, land use plan amendments and changes to the zoning of a site shall be coordinated with the availability of adequate services and facilities, including assurance that land is available for the needed utility facilities and services.

Policy 1.12.1: The Lake-Sumter Metropolitan Planning Organization’s transportation concurrency management system (TCMS) and Traffic Impact Study Methodology Guidelines, Volume I: Lake County Checkbook TCMS dated May 28, 2008, and as amended, shall serve as the City’s transportation concurrency management system.

Policy 1.12.2: All development orders or permits, including any redevelopment activities, shall be issued only if there are public facilities and services available with sufficient capacities to maintain the level of service standards concurrent with the impacts of the proposed development. Prior to the issuance of a building permit, the City shall verify with its utility department that adequate water supplies will be available to serve new development no later than the anticipated date of issuance of the certificate of occupancy.

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

Policy 1.12.4: The City shall encourage the development of undeveloped pockets and enclaves within developed areas to utilize existing facilities efficiently.

Policy 1.12.5: The City shall ensure the availability of suitable land for public services and facilities necessary to support proposed development and shall approve sites for such facilities and services concurrent with the approvals for the development requiring the services and facilities.

Policy 1.12.6: The City shall require new development to provide necessary services and facilities or to pay a fair share of the cost of those services and facilities through impact fees, special assessments, exactions, conveyance of land or easements or pro-rata agreements.

Policy 1.12.7: The City shall continue to require dedication of adequate rights-of-way for use as roadways, stormwater management and by utility companies for new construction, service extensions or facility improvements.

Policy 1.12.8: Private or public electric utilities needed to support the future land use categories may be permitted as conditional uses in all land use designations except for residential, conservation or parks categories.

Policy 1.12.9: Small-scale, site-specific, or off-grid electrical generation systems serving single users or small clusters of users and which use alternative energy sources shall be allowed in all land use categories without exception. Such alternative systems shall be allowed to connect to an available electrical energy distribution system to sell excess power to an electric utility provider. All substations adjacent to residential neighborhoods or visible from a public roadway shall be required to provide landscaping and buffering to minimize visual and noise impacts.

Objective 1.13: Natural Resources. Natural resources shall be protected through identification, classification, coordination with resource planning and management plans prepared pursuant to Chapter 380, F.S., and limitations on use consistent with the degree of protection required.

Policy 1.13.1: The protection of natural resources shall be accomplished by one or more of the following techniques, based on the degree of protection required:

- Limitations on development density and intensity;
- Limitations on building placement, such as required clustering of allowable development on non-sensitive portions of a site;
- Limitations on building coverage or impervious surface coverage;
- Requirements for setbacks and landscaped buffers sufficient to mitigate or eliminate impacts; and
- Evaluation of proposed plan amendments to ensure that they do not contribute to urban sprawl and fail to protect natural resources.

Policy 1.13.2: The City's determination of the degree of natural resource protection required shall be part of the development application and review process and may result in conditions on development approvals.

Policy 1.13.3: The land development regulations shall provide for the protection of potable water wellfields by designating appropriate activities and land uses allowed within wellhead protection areas and environmentally sensitive land to protect these areas from adverse impacts of development.

Policy 1.13.4: The City shall include standards and procedures in its land development regulations that consider topography and soil types in the review of proposed development projects.

Policy 1.13.5: The development approval process shall ensure that new development and redevelopment is consistent with natural drainage patterns. The approval process shall require appropriate stormwater management systems consistent with the adopted drainage level of service, natural drainage patterns and soil conditions.

Policy 1.13.6: Flood plains and floodways in the City shall be identified and development shall be limited, consistent with FEMA requirements.

Policy 1.13.7: The City of Clermont is not located within the Green Swamp Area of Critical State Concern; however, a portion of this resource is located within the Lake County/Clermont JPA. The City shall utilize both formal and informal modes of coordination with the Florida Department of Community Affairs, St. Johns River Water Management District, Florida Department of Environmental Protection, Lake County and other appropriate state and local agencies that have jurisdictional authority or responsibility for regulation and management of the Green Swamp Area of Critical State Concern.

Policy 1.13.8: The City shall ensure the preservation of natural communities and listed animal species habitat through land acquisition of natural areas and open space.

Objective 1.14: Historic Resources. Important historic and archaeological resources of the City of Clermont shall be protected through identification, classification and regulation of development consistent with the degree of protection required for the resource.

Policy 1.14.1: The City, through its adopted historic preservation ordinance, will protect significant historic, cultural and archaeological resources.

Policy 1.14.2: The City shall identify and inventory sites of historical significance.

Policy 1.14.3: The City's land development regulations shall provide for the protection of significant historic resources from the impacts of development and redevelopment.

Policy 1.14.4: Historic resources and their environments shall be considered for inclusion in public acquisition programs for appropriate passive recreation and for open space and conservation.

Policy 1.14.5: If City construction activities reveal a suspected historical or pre-historic archaeological site, the City shall determine the extent and nature of the site and report such

findings to the state by a master site file application. The City shall mitigate any impacts to the site if the site is determined to be relatively intensive in cultural remains, or significant to the archaeological or historical record. Such determination of site extent, nature and significance shall be made by a professional archaeologist as recognized by the Florida Department of State, Division of Historical Resources, Bureau of Historic Preservation.

Policy 1.14.6: The City shall negotiate with landowners prior to the development review process, to avoid disturbance of known historical and pre-historic sites.

Policy 1.14.7: The City shall support private, nonprofit groups that endeavor to preserve historic resources and request the assistance of the Florida Department of State, Division of Historical Resources, Bureau of Historic Preservation, in identifying sources of funding and programs as a means to identify, designate, protect and preserve pre-historic sites and historic resources in Clermont.

Objective 1.15: Redevelopment and Renewal of Blighted Areas. The City shall encourage redevelopment of areas that are exhibiting evidence of decline (i.e., disproportionate number of vacant, dilapidated and/or substandard structures) through redevelopment programs and through maintaining land development regulations that contain standards and procedures to encourage redevelopment where desirable.

Policy 1.15.1: The City shall continue to implement the recommendations for the Clermont community redevelopment area.

Policy 1.15.2: The City shall implement Housing Element directives for renewal and revitalization of substandard housing target areas within time-frames identified in the element.

Policy 1.15.3: The City shall utilize available government programs such as, but not limited to, the community development block grant program, for renewal and revitalization of substandard housing sites as identified in the Housing Element.

Objective 1.16: Plan Implementation. The City shall maintain land use and development regulations to address issues identified in this and other plan element goals, objectives and policies.

Policy 1.16.1: Proposed residential developments shall be required to meet state subdivision requirements and the City's land development regulations with regard to platting and providing improvements such as roads, drainage and other facilities and services. All divisions of land, whether requiring a subdivision plat or not, shall be required to meet concurrency management and access requirements as stated in this comprehensive plan.

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

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

- active or passive recreation sites;
- landscaped buffers;

- protected natural resource lands;
- protected environmentally sensitive lands;
- areas devoted to drainage and stormwater retention;
- landscaping requirements; and
- minimum open space requirements for master-planned developments.

Policy 1.16.4: The City shall maintain and enhance the safety and efficiency of the arterial and collector road system and minimize transportation conflicts associated with development by coordinating the FDOT driveway permitting process, limiting development access to the transportation system and increasing interconnection between adjacent developments.

Policy 1.16.5: All development shall provide for safe, convenient, and appropriately designed traffic circulation on the site, including provisions for needed parking.

Policy 1.16.6: The City shall maintain in the land development regulations procedures and standards for planned developments to encourage mixed-use projects, to encourage traditional neighborhood development, and to encourage and allow innovative site design and development approaches.

Policy 1.16.7: The land development regulations shall determine where buffers shall be required between adjacent land uses. Buffers may be either prescriptive standards or variable and shall be defined in the land development regulations. Buffers may serve one or more of the following purposes: provide functional separations between dissimilar uses; provide landscaping adjacent to parking lots and other vehicle use areas; and provide protection from uses that may have some degree of incompatibility that can be mitigated wholly or partially to protect against light, glare, noise or appearance.

Policy 1.16.8: Public schools are an allowable use in all land use categories except conservation, parks and industrial. Public technical/training schools may be located in the industrial category. The location of schools shall be proximate to existing and planned urban residential areas to the extent possible and shall be located based on siting criteria that includes but is not limited to school size, land area, land use compatibility, environmental impacts, availability of public utilities, transportation impacts and public safety. The following criteria shall apply:

- Public elementary schools shall be sited primarily in residential areas that include housing types and densities to meet the school's enrollment capacity with students who are predominately within walking distance of the school.
- Public middle and high schools may be sited in areas with a mix of land uses, including commercial.
- Access to public school sites should be from a collector road for middle and high schools or a collector or local road for elementary schools. Ingress and egress should not create detrimental impacts on roads adjacent to the site. Approaches to the site should be safe for pedestrians, bicycles, cars and buses.
- Public utilities shall be available to the site.

Policy 1.16.9: The City shall encourage the co-location of public facilities, such as parks, libraries and community centers, with schools to the maximum extent feasible.

Policy 1.16.10: Development regulations shall require street, pedestrian and transit layouts that discourage non-residential through-traffic in residential neighborhoods, but that encourage energy and time-efficient access points and interconnections between residential areas.

CITY OF CLERMONT

NOTICE OF PROPOSED AMENDMENT TO COMPREHENSIVE PLAN ORDINANCE NO. 2016-32

The City of Clermont will hold a public hearing Tuesday, August 2, 2016 at 6:30 pm before the Planning and Zoning Commission, Tuesday, August 23 2016 (transmittal) and October 11, 2016 (final hearing) at 6:30pm before the City Council to consider proposed changes to the Future Land Use Element of the City's adopted comprehensive plan.

Ordinance #2016-32:

An ordinance of the City Council of the City of Clermont, Lake County, Florida, amending the Comprehensive Plan for the City of Clermont, Florida, pursuant to the local government Comprehensive Planning Act, Chapter 163, Part II, Florida Statutes by adopting text changes to the Future Land Use Element of the Comprehensive Plan; setting forth the authority for adoption of the Comprehensive Plan Amendments; setting forth the purpose and intent of the Comprehensive Plan Amendments; establishing the legal status of the Comprehensive Plan Amendments; providing for severability, conflict and an effective date.

The public hearings will be in the Council chambers of City Hall, 685 W. Montrose St., and are open to public comment. Please call (352) 241-7309 if you have any questions.

The proposed amendment may be inspected at the City's Development Services (first floor, City Hall) between 8am and 5pm, Monday-Friday.

Please be advised that under state law, any person deciding to appeal a decision made at the public hearing 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 hearing.

Tracy Ackroyd Howe, MMC
City Clerk

Daily Commercial
July 22 and September 27, 2016