

CITY OF CLERMONT
PLANNING AND ZONING COMMISSION AGENDA
7:00 PM, Tuesday, February 4, 2014
City Hall – 685 W. Montrose Street, Clermont, FL

CALL TO ORDER
INVOCATION AND PLEDGE OF ALLEGIANCE
MINUTES

Planning and Zoning Minutes for January 7, 2014

REPORTS
NEW BUSINESS

- | | |
|--|---|
| Item 1 - Walgreens
Rezoning | Request for a rezoning to change the zoning from R-2 Medium Density Residential and C-1 Light Commercial to C-2 General Commercial zoning district. |
| Item 2 - Citrus Tower Apts.
Small Scale Comp Plan Amend.
Postpone to March 4, 2014 | Request for a small-scale comprehensive plan amendment to change the future land use from Lake County Regional Office to Residential/Office. |
| Item 3 - Citrus Tower Apts.
Conditional Use Permit
Postpone to March 4, 2014 | Request for a conditional use permit to allow for a multi-family complex with more than 12 units and with additional future office space. |
| Item 4 - Citrus Tower Apts.
Rezoning
Postpone to March 4, 2014 | Request for a rezoning to change the zoning from Urban Estate to R-3 Residential/Professional zoning district. |

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 Planning and Zoning Department 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
MINUTES
PLANNING AND ZONING COMMISSION
January 7, 2014

Page 1

The meeting of the Planning & Zoning Commission was called to order Tuesday January 7, 2014 at 7:00 p.m. by Chairman Nick Jones. Other members present were Herb Smith, Harry Mason, Bernadette Dubuss, and Thomas Spencer. Also in attendance were Barbara Hollerand, Planning and Zoning Director, Curt Henschel, Senior Planner, John Kruse, Senior Planner, Dan Mantzaris, City Attorney, and Rae Chidlow, Administrative Assistant.

Herb Smith and Thomas Spencer introduced themselves.

Bernadette Dubuss nominated Nick Jones for Chair. The vote was unanimous to keep Nick Jones as Chair for the Planning and Zoning Commission.

Bernadette Dubuss nominated Harry Mason for Vice-Chair. The vote was unanimous to make Harry Mason Vice-Chair of the Planning and Zoning Commission.

MINUTES of the Planning and Zoning Commission meeting held November 5, 2013 were approved as written.

REPORTS

There were no reports.

1. REQUEST FOR CONDITIONAL USE PERMIT

DEVELOPMENT NAME: Palm Tire Automotive

OWNER/APPLICANT: Tower Commercial Land Trust / Dale Ladd

REQUESTED ACTION: A Conditional Use Permit Request to allow an automobile repair center within a C-2 General Commercial Zoning District

Planner Curt Henschel presented the following staff report:

The applicant is requesting a conditional use permit for an automotive repair center. The proposal is to construct a new 6,400 square foot repair center with 10 bays for service, a sales office, and inventory area for parts. As the site plan indicates, the bays will face north and south, and not Highway 27. The hours of operation will be from Monday through Friday 8am to 5pm, and Saturday from 8am to 12 pm. The service center will employ 8 full time employees and one part time employee.

The C-2 zoning allows for a wide variety of uses but the proposed use requires a conditional use permit. The applicant is not requesting to perform any major repairs such as body repairs. All proposed automotive work will be done within the walls of the building.

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January 7, 2014

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Matt Graham, 927 5th Street, stated that they have been in business in Minneola for 10 years and they are looking to relocate to Clermont.

Judy Sweeney, Tower Grove Townhomes, stated that she lives in one of the 10 units that back up to Bloxam Avenue. She stated that her back yard will be facing the property. She asked if the entrance for the business will be off Bloxam Avenue or from Highway 27.

Chairman Nick Jones stated that the entrance will come off of Bloxam Avenue.

Ms. Sweeney stated that it would not be to the Tower Grove Townhomes' advantage to have the entrance off Bloxam Avenue.

Mr. Henschel stated that they are proposing to share an existing driveway and a cross access road off of Highway 27. He stated that there will not be any additional curb cuts off Bloxam Avenue or Highway 27.

Chairman Nick Jones stated that with the doors opening on the north and south side of the building this might eliminate some of the noise issues.

Mr. Henschel stated in section 2, number 8 in the conditional uses, it addresses the noise levels from the business.

Commissioner Harry Mason asked what the landscape buffer in the rear is and what kind of landscape.

Mr. Henschel stated that code requires a 15' landscape buffer and includes 8 trees per 100 feet and a row of shrubs.

Commissioner Harry Mason moved to recommend approval of the Conditional Use Permit, restricted to 8 bays; seconded by Commissioner Bernadette Dubuss. The vote was unanimous to recommend approval for the Conditional Use Permit to City Council.

2. REQUEST FOR CONDITIONAL USE PERMIT

DEVELOPMENT NAME: StarChild Daycare

APPLICANT: Valery & Matthew Perry

REQUESTED ACTION: A Conditional Use Permit request to allow a daycare facility within a C-2 General Commercial Zoning District

Planner Curt Henschel presented the following staff report:

City of Clermont
MINUTES
PLANNING AND ZONING COMMISSION
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Page 3

The applicant is requesting a conditional use permit to allow a kids daycare facility in the C-2, General Commercial zoning district. Childcare centers are designated as a conditional use within the C-2, General Commercial zoning district.

The applicant is proposing to construct a 23,000 square foot building (phase one 18,700 square feet) with multiple playgrounds that could handle up to 500 children from infants through fifth grade. This will be located within the Hancock Town Center shopping center (currently undeveloped) along Hooks Street just behind Office Depot. The daycare center will employ approximately 75 teachers and staff members and will operate from 6:00 am to 7:00 pm. Monday through Friday.

Cas Suvongse, 1053 N. Orlando Ave., Maitland, stated that he is representing StarChild. He stated that he hopes to build this facility and believes this is a strong market area. He stated that the staff report states that the hours of operation are from 6:00 am to 7:00 pm. He stated that once a month they do want to allow a parent's night out and would like to stay open until 11:00 pm on those nights.

Peter Zimmerman, 1550 N. Wekiva Springs Rd., Apopka, stated that he is one of the founders of the StarChild facility. He stated that these are franchises, and he currently has 6 franchises in the Orlando area. He stated that all the schools are owned by local families.

Applicant Valerie Perry, 2938 Curving Oaks Way, Orlando, stated that she has family in the area. She stated that she feels this will be a good addition to the area due to the growth.

Commissioner Harry Mason asked if the proposed fence will be chain link.

Mr. Zimmerman stated that it is a black vinyl chain link fence.

Commissioner Herb Smith asked about the existing curb cut and asphalt.

Mr. Henschel stated that the curb cuts are for shared access to another exit road.

Commissioner Bernadette Dubuss asked if this is a daycare or a school. She asked how this differs from a charter school.

Mr. Zimmerman stated that this is not a charter school. He stated that they do have programs for infants, preschool children up to pre-k, and before and after school programs. He stated that some of the schools have developed kindergarten programs and some have gone beyond that, but this school will only provide preschool and before and after school programs.

Mr. Henschel stated that it is a daycare facility that offers before and after school care for kindergarten to fifth grade, but they do provide preschool.

**City of Clermont
MINUTES
PLANNING AND ZONING COMMISSION
January 7, 2014**

Page 4

Chairman Nick Jones asked if transportation is provided for the students.

Mr. Zimmerman stated that they do provide transportation to and from the public schools for the before and after school students.

Commissioner Bernadette Dubuss moved to recommend approval of the Conditional Use Permit and to allow once a month for the facility to be open until 11:00 pm; seconded by Commissioner Harry Mason. The vote was unanimous to recommend approval for the Conditional Use Permit to City Council.

3. REQUEST FOR SMALL SCALE COMP PLAN AMENDMENT

DEVELOPMENT NAME: Citrus Tower Apartments and Commercial

Planner John Kruse presented the following staff report:

The applicant is requesting a 30 day postponement to allow time for their consultants to provide additional information for development of the site. Staff concurs with the postponement request from the applicant.

Commissioner Bernadette Dubuss moved to table this item to February 4, 2014; seconded by Commissioner Thomas Spencer. The vote was unanimous to table this item.

There being no further business, the meeting was adjourned at 7:44 pm.

Nick Jones, Chairman

ATTEST:

Rae Chidlow – Administrative Assistant

**AGENDA ITEM**

Council Meeting Date	
Tuesday, February 4, 2014	
Agenda Item Name	
Walgreens Rezoning	
Requested Action	
Motion to approve Ordinance No. 2014-07	
Staff Report	
Walgreens Rezoning The applicant is requesting to rezone these parcels from R-2 residential (Bumgarner Parcel) and C-1 commercial (Boudreau Parcel) to C-2 General Commercial in order to permit the construction of a new Walgreens stand alone store at the southwest corner of SR 50 and Bloxam Ave. These parcels (Exhibit 2), in conjunction with the parcels on the corner (north of these sites) that consist of Papa John's Pizza, the abandoned Citgo service station, the Music Station, and the existing home behind the Music Station, will be redeveloped into the new Walgreens store and site. This store will replace the existing Walgreens in the shopping plaza to the east. The proposed new store will be approximately 15,000 square feet and will be developed to City's Land Development Code. The parcels are located in the Commercial Future Land Use Category (Exhibit 3), as depicted on the City's Future Land Use Map 1.1. Surrounding the parcels to the north, east, and south is the Commercial Land Use Category. To the west, the Land Use Category is Medium Density Residential. The Commercial Future Land Use Category, as stated in Policy 1.9.1 of the City's Comprehensive Plan, allows general retail sales and services. The proposed Walgreens Store would be consistent with this policy and permissible in this Future Land Use Category. The current zoning to the north and east of these parcels is C-2, General Commercial, as shown in Exhibit 3, from the City's Zoning Map. The rezoning of these parcels would be a logical extension, especially from the north, to allow full use of the property. The rezoning to the C-2 zoning district would allow redevelopment of the parcels in the area to the fullest extent permitted under the existing Commercial Future Land Use Category. The rezoning would continue to complete the infill of parcels designated in this area under the Commercial Future Land Use. Under Section 122-223 of the Land Development Code, the C-2 zoning district permits retail businesses. The proposed Walgreens Store would be consistent with this section of the code. The proposed rezoning of the parcels to C-2 would be consistent with this request and the area as a whole. The rezoning would provide for an opportunity to redevelop this area into a more appropriate use, as permitted under the Commercial Future Land Use Category. Therefore, staff recommends approval of this request based upon the information presented.	
Legal Impact	
Additional Analysis	

Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Exhibit 1 - Ordinance	2014-07 Walgreens rezone.doc	
2. Exhibit 2 & 3 Maps	Walgreens Exhibit 2 & 3 Maps.pdf	
3. Application	Rezoning application.pdf	
4. Site Plan	REZ site plans.pdf	

CITY OF CLERMONT
ORDINANCE No. 2014-07

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

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

SECTION 1:

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

LEGAL DESCRIPTIONS

673 East Magnolia Street:

Lot 5, Forty Pines Subdivision, City of Clermont, Florida, according to the Plat thereof, recorded in Plat Book 12, Page 99, Public Records of Lake County, Florida.

And

1550 Bloxam Avenue:

Lot 4, Forty Pines Subdivision, City of Clermont, Florida, according to the Plat thereof, recorded in Plat Book 12, Page 99, Public Records of Lake County, Florida.

Together containing .4 acres, more or less

From: R-2 MEDIUM DENSITY RESIDENTIAL & C-1 LIGHT COMMERCIAL
To: C-2 GENERAL COMMERCIAL

SECTION 2:

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

SECTION 3:

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

SECTION 4:

CITY OF CLERMONT
ORDINANCE No. 2014-07

The provisions of this Ordinance shall be effective as provided by law.



CITY OF CLERMONT
ORDINANCE No. 2014-07

CITY OF CLERMONT

Harold S. Turville, Jr., Mayor

ATTEST:

Tracy Ackroyd, City Clerk

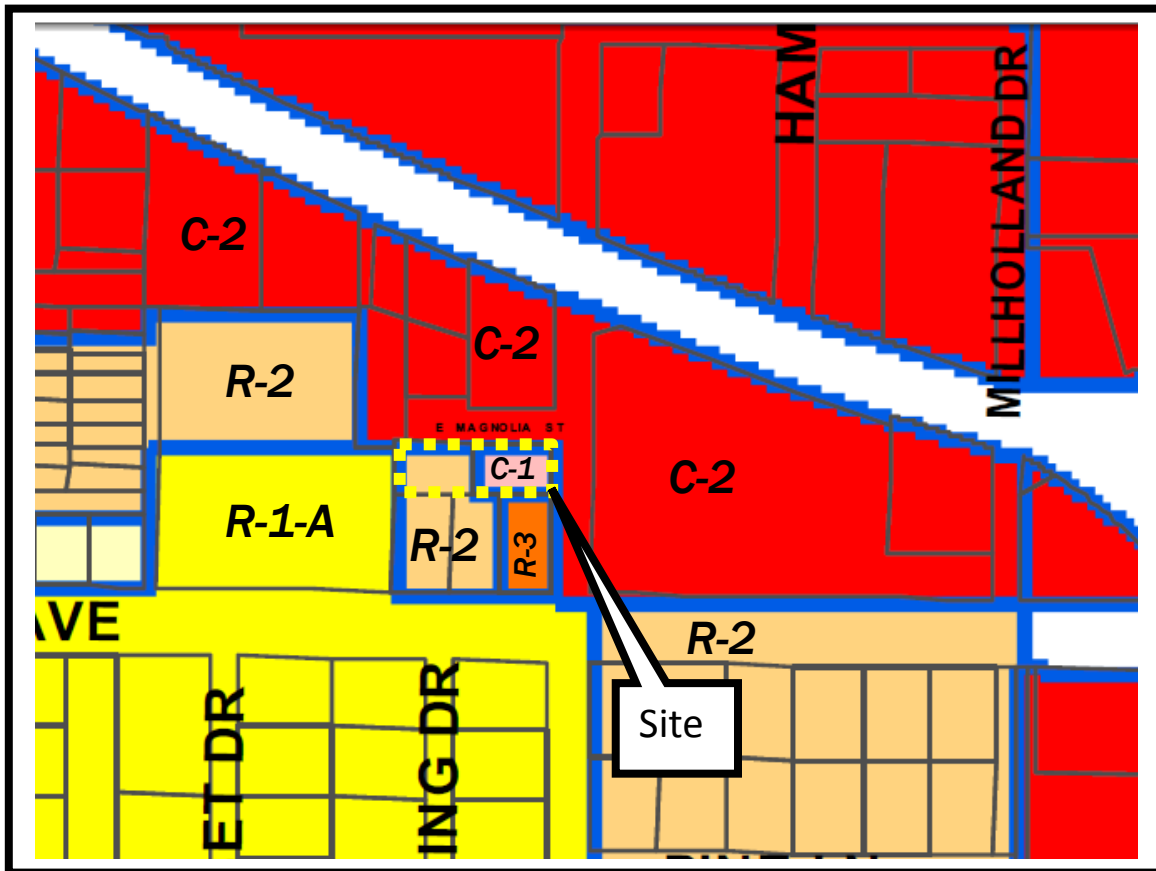
Approved as to form:

Dan Mantzaris, City Attorney

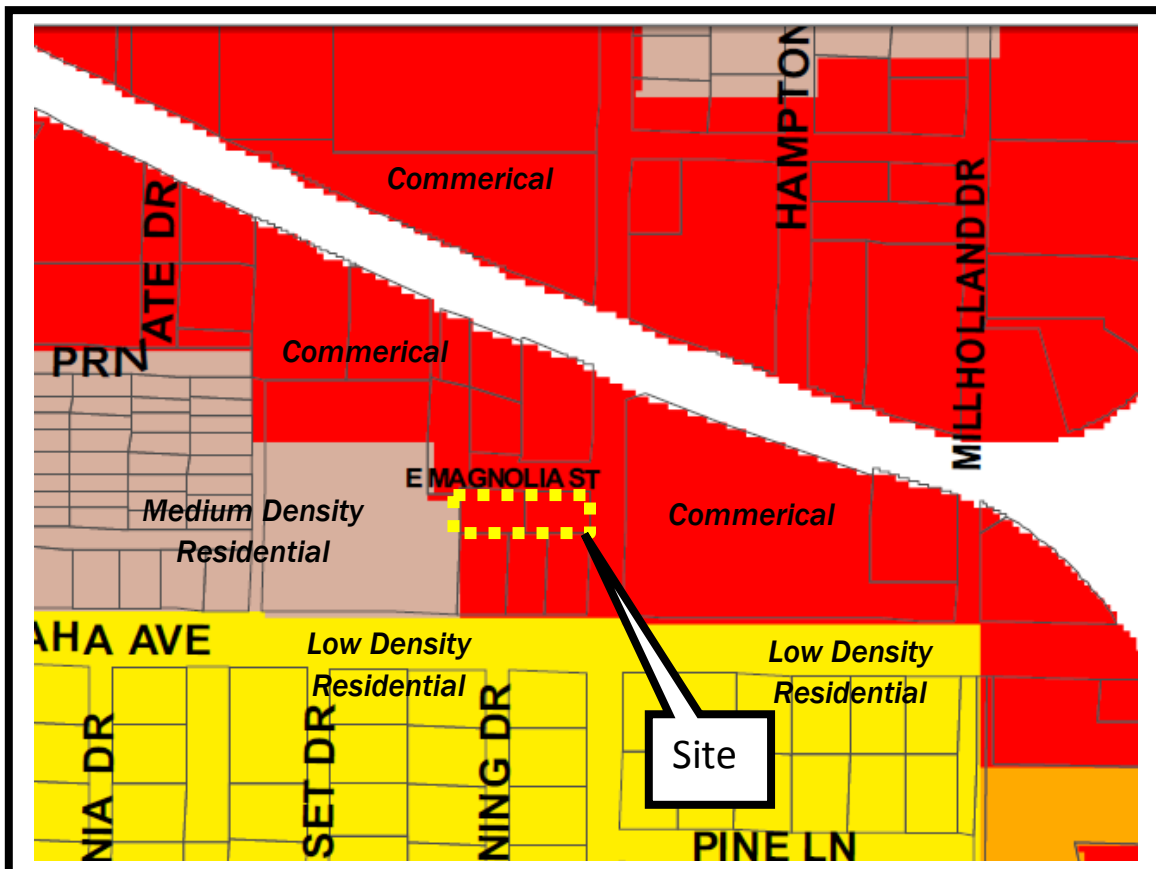
Exhibit 2 – Location



Exhibit 3 – Zoning



Future Land Use





**CITY OF CLERMONT
REZONING
APPLICATION**

DATE: 11/20/13

FEE: \$350.⁰⁰

PROJECT NAME (if applicable): Clermont Walgreens

APPLICANT: The Ferber Company

CONTACT PERSON: Jason Crews

Address: 151 Sawgrass Corners Dr. Suite 202

City: Ponte Vedra Beach

State: FL

Zip: 32082

Phone: (904) 285-7600

Fax: (904) 280-8443

E-Mail: jcrews@ferbercompany.com

OWNER: Shirley G. Boudreau

Address: PO Box 314

City: Clermont

State: FL

Zip: 34711

Phone: 352-396-1122

Fax: 352-241-6365

Address of Subject Property: 1550 Bloxam Ave., Clermont, FL 34711

Legal Description (Include copy of survey): Lot 4, Forty Pines Subdivision, City of Clermont, Florida,
according to the Plat thereof, recorded in Plat Book 12, Page 99, Public Records of Lake County, Florida.

Acreage: 0.20

Land Use: Light Commercial District

(City verification required)

Present Zoning: C-1

(City verification required)

Proposed Zoning: C-2

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

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

**CITY OF CLERMONT
REZONING
APPLICATION
Page 2**

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

What are you proposing to do that would require a rezoning?
Re-development of the above property and adjacent property into a pharmacy/drugstore with drive thru, parking lot and other site improvements to service the proposed pharmacy/drugstore.

Jason Crews

Applicant Name (print)

x Jason Crews
Applicant Name (signature)

Shirley G. Boudreau

Owner Name (print)

Cindy Moran

x Shirley G. Boudreau
Owner Name (signature)
Cindy Moran Attorney in fact
for Shirley Boudreau

***** NOTICE *****

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



**CITY OF CLERMONT
REZONING
APPLICATION**

DATE: 12-18-13

FEE: \$350.⁰⁰

PROJECT NAME (if applicable): Clermont Walgreens

APPLICANT: The Ferber Company

CONTACT PERSON: Jason Crews

Address: 151 Sawgrass Corners Dr. Suite 202

City: Ponte Vedra Beach

State: FL

Zip: 32082

Phone: (904) 285-7600

Fax: (904) 280-8443

E-Mail: jcrews@ferbercompany.com

OWNER: Harry F. Bumgarner

Address: 1474 Curry Road

City: Roseburg

State: OR

Zip: 97471

Phone: _____

Fax: _____

Address of Subject Property: 673 W. Magnolia St., Clermont FL 34771

Legal Description (include copy of survey): Lot 5, Forty Pines Subdivision, City of Clermont, Florida,
according to the Plat thereof, recorded in Plat Book 12, Page 99, Public Records of Lake County, Florida.

Acreage: 0.20

Land Use: Medium Density Residential

(City verification required)

Present Zoning: R-2

(City verification required)

Proposed Zoning: C-2

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**CITY OF CLERMONT
REZONING
APPLICATION
Page 2**

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

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

Re-development of the above property and adjacent property into a pharmacy/drugstore with drive thru, parking lot and other site improvements to service the proposed pharmacy/drugstore.

Jason Crews

Applicant Name (print)

X Jason Crews
Applicant Name (signature)

Harry F. Bumgarner

Owner Name (print)

X Harry F. Bumgarner
Owner Name (signature)

***** NOTICE *****

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

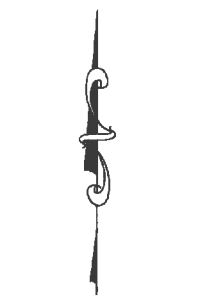
SEE SHEET 1 FOR NOTES, LEGAL DESCRIPTION AND COMMENTS
SEE SHEET 2 FOR BOUNDARY INFORMATION
SEE SHEET 3 FOR ADDITIONAL TOPOGRAPHIC INFORMATION

LEGEND AND ABBREVIATIONS:

- ALTA AMERICAN LAND TITLE ASSOCIATION
ACSM AMERICAN CONGRESS ON SURVEYING & MAPPING
NSPS NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
± MORE OR LESS
EL ELEVATION
LB LICENSED BUSINESS
NO. NUMBER
PSM PROFESSIONAL SURVEYOR AND MAPPER
LS LAND SURVEYOR
LD. IDENTIFICATION
ORB OFFICIAL RECORDS BOOK
C CENTERLINE
R RADIUS
L ARC LENGTH
Δ DELTA (CENTRAL ANGLE)
C.D. CHORD LENGTH
C.B. CHORD BEARING
(P) PLAT MEASUREMENT
(D) DEED MEASUREMENT
(M) FIELD MEASUREMENT (AS SURVEYED)
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PC POINT OF CURVATURE
PT POINT OF TANGENCY
BC BACK OF CURB ELEVATION
FL FLOW LINE ELEVATION
PI POINT OF INTERSECTION
LT. LEFT
RT. RIGHT
FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY
LLC LIMITED LIABILITY COMPANY
VCP VITRIFIED CLAY PIPE
HDPE HIGH DENSITY POLYETHYLENE
DIP DUCTILE IRON PIPE
PVC POLYVINYL CHLORIDE
CMP CORRUGATED METAL PIPE
RCP REINFORCED CONCRETE PIPE
NAVD NORTH AMERICAN VERTICAL DATUM
NGVD NATIONAL GEODETIC VERTICAL DATUM
PB PLAT BOOK
ORB OFFICIAL RECORDS BOOK
PG(S) PAGE(S)
R/W RIGHT OF WAY
REF. PT. REFERENCE POINT
INV. INVERT
FFE FINISHED FLOOR ELEVATION
REC RECOVERED
CCR CERTIFIED CORNER RECORD
RLS REGISTERED LAND SURVEYOR
CM CONCRETE MONUMENT
IRC IRON ROD AND CAP
IR IRON ROD
IP IRON PIPE
CLF CHAIN LINK FENCE
FC FOUND CONCRETE MONUMENT (LB 7077)
F FOUND NAIL AS NOTED
FND NAIL & DISK (LB 1221)
UNLESS OTHERWISE NOTED
SET NAIL & DISK (LB 8011)
FOUND AXLE
UNLESS OTHERWISE NOTED
FOUND IRON ROD AS NOTED
FOUND 5/8" IRON ROD & CAP (LB 1221)
SET 5/8" IRON ROD & CAP (LB 8011)
CONTROL/BENCHMARK AS DESCRIBED
CURB INLET GRATE
CATCH BASIN
STORM MANHOLE
TELEPHONE MANHOLE
SANITARY MANHOLE
SANITARY CLEANOUT
ELECTRIC MANHOLE
ELECTRIC METER
ELECTRIC RISER BOX
CABLE TELEVISION RISER BOX
TELEPHONE RISER BOX
UTILITY RISER
WELL
IRRIGATION CONTROL VALVE
WATER METER
WATER VALVE
FIRE HYDRANT
AIR CONDITIONER PAD
GAS VALVE
FIBER OPTIC CABLE MARKER
GAS LINE MARKER
CONCRETE UTILITY POLE
METAL UTILITY POLE
WOOD UTILITY POLE
UTILITY POLE GUY ANCHOR
LIGHT POLE
WETLAND FLAG
SIGN (AS NOTED)
REFLECTOR
MAST ARM POLE
MAILBOX
BOLLARD
BACKFLOW PREVENTOR
x 144.42 SPOT ELEVATION (IMPERVIOUS SURFACE)
x 144.4 SPOT ELEVATION (PERVIOUS SURFACE)
— LINE BREAK
— FENCE LINE AS NOTED
— OVERHEAD UTILITY LINE
— APPROXIMATE TOP OF BANK
— APPROXIMATE TOE OF SLOPE
— EXISTING CONTOUR
□ CONCRETE AREA
□ ASPHALT AREA
□ PARCEL 109 LESS AND EXCEPT-ORB 3915, PAGE 1409
□ PARCEL 110 LESS AND EXCEPT-ORB 3943, PAGE 2055

TREE LEGEND
(SIZE DENOTED INSIDE SYMBOL)

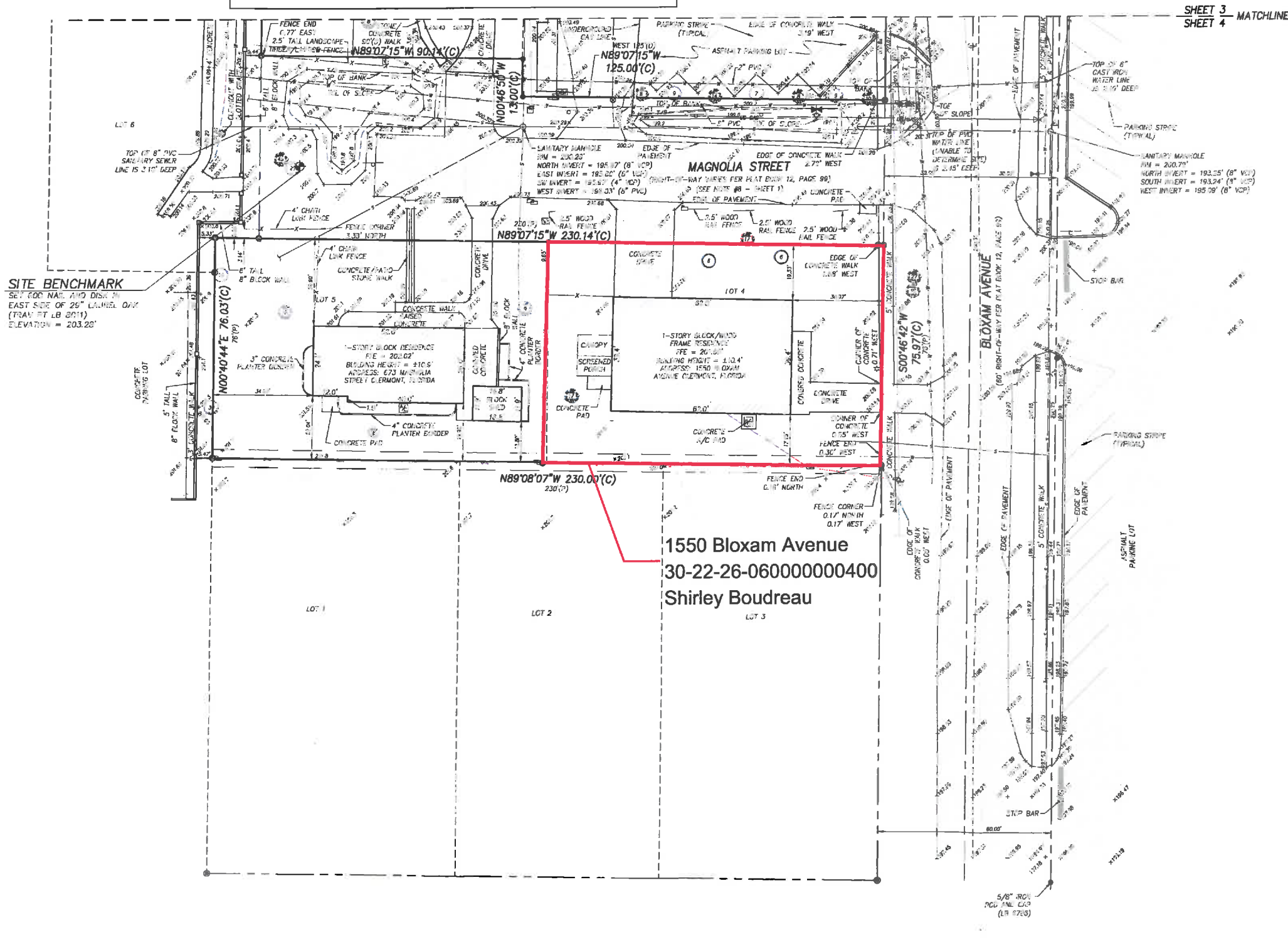
- CAMPBELL
CEDAR
CHERRY
CHINABERRY
CREPE MYRTLE
CYPRESS
DOGWOOD
GUM
HICKORY
HOLLY
JUNIPER
LAUREL OAK
LIVE OAK
MAGNOLIA
MAPLE
MIMOSA
MISC.
OAK
PALM
PECAN
PINE TREE
PLUM
SUGAR HACKBERRY
SYCAMORE



NOTE: Scale is not valid
due to plan reproduction

Description: Proposed redevelopment into a
pharmacy/drugstore with drive thru,
parking
lot and other site improvements to service facility

Applicant: The Ferber Company
Attn: Jason Crews
151 Sawgrass Corners Dr. Suite 202
(904) 285-7600



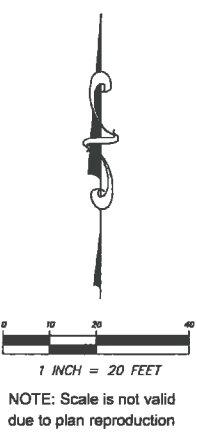
SHEET 3
SHEET 4 MATCHLINE

SEE SHEET 1 FOR NOTES, LEGAL DESCRIPTION AND COMMENTS
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LEGEND AND ABBREVIATIONS:

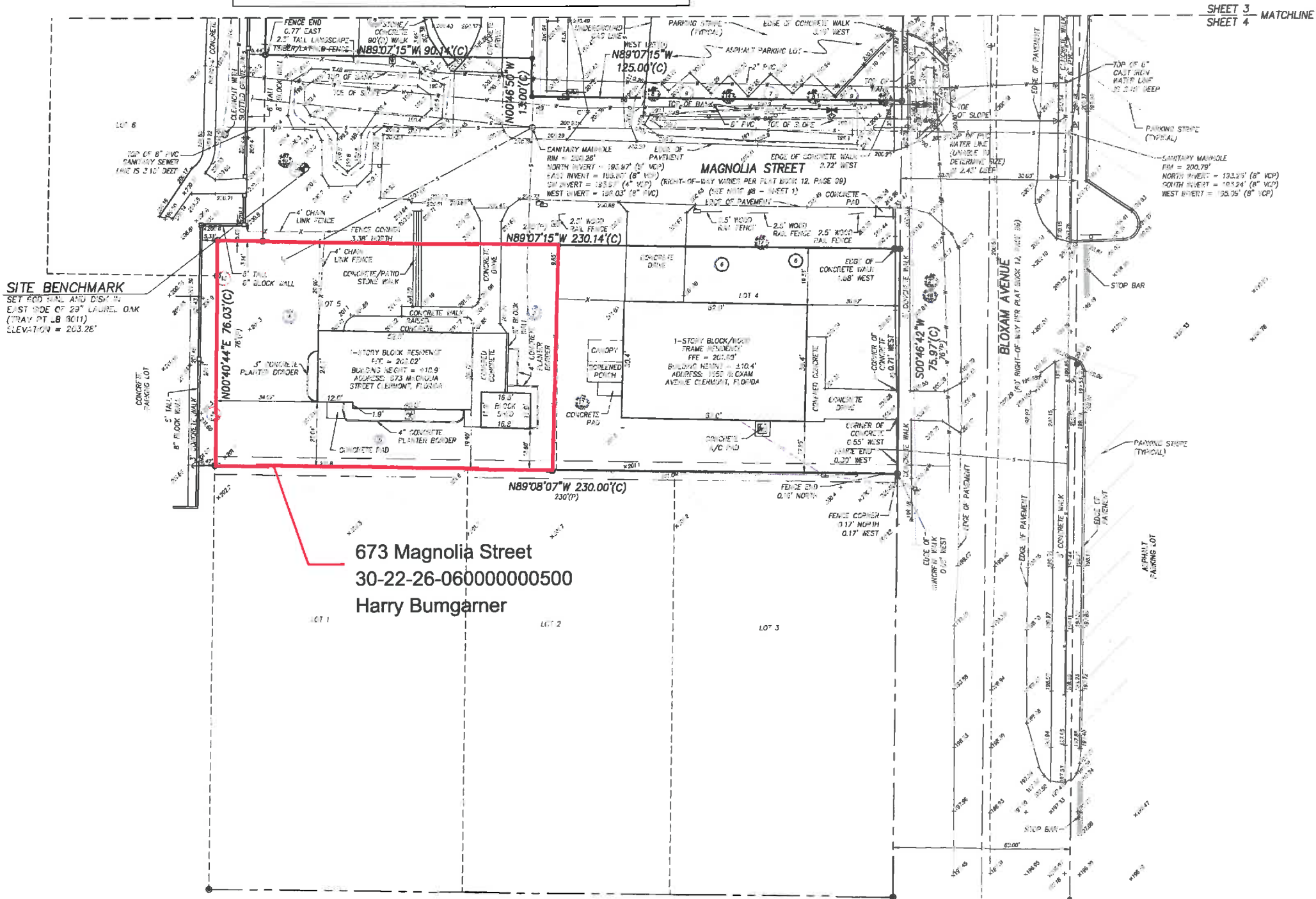
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CONCRETE AREA
ASPHALT AREA
PARCEL 109 LESS AND EXCEPT-ORB 3915, PAGE 1409
PARCEL 110 LESS AND EXCEPT-ORB 3943, PAGE 2055

- TREE LEGEND
(SIZE DENOTED INSIDE SYMBOL)
- CAMPHOR
 - CEDAR
 - CHERRY
 - CHINABERRY
 - CREPE MYRTLE
 - CYPRESS
 - DOGWOOD
 - GUM
 - HICKORY
 - HOLLY
 - JUNIPER
 - LAUREL OAK
 - LIVE OAK
 - MAGNOLIA
 - MAPLE
 - MIMOSA
 - MISC
 - OAK
 - PALM
 - PECAN
 - PINE TREE
 - PLUM
 - SUGAR HACKBERRY
 - SYCAMORE



Description: Proposed redevelopment into a pharmacy/drugstore with drive thru, parking lot and other site improvements to service facility

Applicant: The Ferber Company
Attn: Jason Crews
151 Sawgrass Corners Dr. Suite 202
(904) 285-7600



673 Magnolia Street
30-22-26-060000000500
Harry Bumgarner

SHEET 3
SHEET 4 MATCHLINE



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Council Meeting Date					
Tuesday, February 4, 2014					
Agenda Item Name					
Citrus Tower Apts. Small Scale Comp Plan Amend. Postpone to March 4, 2014					
Requested Action					
Motion to table Ordinance No. 2014-03 to March 4, 2014.					
Staff Report					
Citrus Tower Apartments and Professional Office - Small Scale Comprehensive Plan Amendment					
The applicant and owner has requested to postpone the small-scale comprehensive plan amendment to the March 4, 2014 Planning and Zoning meeting.					
Legal Impact					
Additional Analysis					
Fiscal Impact Summary					
Fiscal Impact		Fund Number and Description		Available Budget Amount	
Exhibits Attached (copies of original agreements)					



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Council Meeting Date					
Tuesday, February 4, 2014					
Agenda Item Name					
Citrus Tower Apts. Conditional Use Permit Postpone to March 4, 2014					
Requested Action					
Motion to table Resolution No. 2014-03 to March 4, 2014.					
Staff Report					
Citrus Tower Apartments and Professional Office - Conditional Use Permit					
The applicant and owner has requested to postpone the conditional use permit to the March 4, 2014 Planning and Zoning meeting.					
Legal Impact					
Additional Analysis					
Fiscal Impact Summary					
Fiscal Impact		Fund Number and Description		Available Budget Amount	
Exhibits Attached (copies of original agreements)					



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Council Meeting Date					
Tuesday, February 4, 2014					
Agenda Item Name					
Citrus Tower Apts. Rezoning Postpone to March 4, 2014					
Requested Action					
Motion to table Ordinance No. 2014-04 to March 4, 2014.					
Staff Report					
Citrus Tower Apartments and Professional Office - Rezoning					
The applicant and owner has requested to postpone the rezoning to March 4, 2014.					
Legal Impact					
Additional Analysis					
Fiscal Impact Summary					
Fiscal Impact		Fund Number and Description		Available Budget Amount	
Exhibits Attached (copies of original agreements)					