



CITY OF CLERMONT
PLANNING AND ZONING COMMISSION AGENDA
6:30 PM, Tuesday, November 1, 2016
City Hall – 685 W. Montrose Street, Clermont, FL

CALL TO ORDER

INVOCATION AND PLEDGE OF ALLEGIANCE

MINUTES

Approval of the October 4, 2016 Planning and Zoning Minutes

REPORTS

NEW BUSINESS

Item 1 - Ordinance No. 2016-38
South Lake Medical Arts Center
Comprehensive Plan Amendment Transmittal

Request to change the future land use from Office to Residential/Office for property located at the southwest corner of Oakley Seaver Drive and Citrus Tower Boulevard.

Item 2 - Resolution No. 2017-01
South Lake Medical Arts Center
Conditional Use Permit

Request for a conditional use permit to amend Resolution 1485 to allow for multi-family use for property located at the southwest corner of Oakley Seaver Drive and Citrus Tower Boulevard.

Item 3 - Ordinance No. 2016-45
Comprehensive Plan Amendment
Huber Self-Storage

Request for a small-scale comprehensive plan amendment to change the future land use from Lake County Urban Low to Industrial for a 6.89-acre property located west of US 27 and north of Caspian Lane.

Item 4 - Ordinance No. 2016-46
Rezoning - Huber Self-Storage

Request to change the zoning from Urban Estate to C-2 General Commercial for a 6.89-acre parcel located west of US 27 and north of Caspian Lane.

Item 5 - Resolution No. 2016-45
Huber Self-Storage
Conditional Use Permit

Request for a conditional use permit to allow for a self-storage facility that occupies more than 20,000 square feet in the C-2 General Commercial zoning district for property located west of US 27 and north of Caspian Lane.

Item 6 - Ordinance No. 2016-47
Rezoning - The Vue

Request for an amendment to the Planned Unit Development zoning for property located south of S.R. 50 and west of Miss Florida Avenue and a portion south of Hooks Street.

Discussion of Non-Agenda Items

ADJOURN

CITY OF CLERMONT
PLANNING AND ZONING COMMISSION AGENDA
6:30 PM, Tuesday, November 1, 2016
City Hall – 685 W. Montrose Street, Clermont, FL

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.

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The meeting of the Planning and Zoning Commission was called to order Tuesday, October 4, 2016 at 6:30 p.m. by Chairman Nick Jones. Other members present were Carlos Solis, Herb Smith, Cuqui Whitehead, and Tony Hubbard. Also in attendance were Barbara Hollerand, Development Services Director, Curt Henschel, Planning Manager, John Kruse, Senior Planner, Dan Mantzaris, City Attorney, and Rae Chidlow, Planning Specialist.

MINUTES of the Planning and Zoning Commission meeting held September 12, 2016 were approved as written.

REPORTS

Chairman Jones stated that he attended a seminar held by Lake County at the Clermont City Center. He stated that it was a very informative seminar. He stated that the growth is expected to exceed what was previously estimated. He stated that by 2070, we may see an enormous influx of residents. He stated that what he took out of the meeting is the need for planning and for cities' codes to be changed in the future as the need arises for the future growth.

Development Services Director Hollerand stated that Jim Hitt will be leaving the city to go back to the City of Apopka. She stated that his last day is Friday, October 7, 2016.

1. REQUEST FOR CONDITIONAL USE PERMIT

REQUEST: To allow a funeral home in the C-1 Light Commercial zoning district.

PROJECT: Hayes Brothers Funeral Home

Senior Planner Kruse presented the staff report as follows:

The applicant is requesting a conditional use permit (CUP) to establish a funeral home in the C-1 Light Commercial zoning district. Under Section 122-204 (a)(4) of the land development code (LDC), funeral homes are a conditional use in the C-1 Light Commercial district. The property is located at 191 Broome Street. It has an existing 3,100-square-foot building that was previously used for a daycare. The applicant proposes to use the existing building and existing parking area on the property. Some interior renovations of the building will be necessary to accommodate the funeral home.

The facility will be used for viewings, consultations, notary and any other funeral-related business, but with no embalming or cremation at the site. In addition, no storage of human remains will be onsite. This will be done at another licensed facility. A State of Florida licensed funeral director will be in charge of this establishment.

The facility has 11 existing improved parking spaces with the ability to provide another 12 or so on the grassed area south of the parking lot. The applicant is requesting the ability to provide overflow parking in this area, as allowable for consideration under Section 98-4. The parking requirements, under Section 98-14, requires 1 space for every 4 permanent seats. The funeral

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home is not providing any permanent seating. Based upon the estimated capacity based on their floor plan, the funeral home can accommodate up to 80 people. If parking does become an issue, the applicant understands and agrees that the City may require additional parking or rescind the CUP. The applicant has indicated that business office hours will be from 10 am to 4 pm, with a majority of the viewings from 6 pm to 8 pm.

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 funeral home in the C-1 Light Commercial zoning district with the conditions contained in Resolution 2016-41.

Tommy Hayes III, 23417 Oak Prairie Circle, Sorrento, stated that he concurs with staff's recommendation and is present to answer any questions.

Commissioner Whitehead moved to recommend approval of the conditional use permit; Commissioner Solis seconded. The vote was unanimous to recommend approval of the conditional use permit.

2. REQUEST FOR COMPREHENSIVE PLAN AMENDMENT

REQUEST: To change the future land use from Lake County Commercial to City of Clermont Commercial

PROJECT: Headquarter Mazda

3. REQUEST FOR REZONING

REQUEST: To change the zoning from Urban Estate to C-2 General Commercial.

PROJECT: Headquarter Mazda

Planning Manager Henschel presented the staff report as follows:

The City annexed the subject parcel on August 9, 2016, as authorized by the utility agreement with the property owner. The utility agreement and encumbrance to annex was executed on June 8, 2015. The property is improved and is receiving water and sewer services from the City of Clermont. The property, approximately 5.15 acres, has been developed as an auto dealership, Headquarter Mazda.

The proposed map amendment will change the future land use from Lake County's Regional Commercial to the City's Commercial. The related rezoning request will change the zoning from Urban Estate to the C-2 General Commercial zoning classification. Any future changes will require a conditional use permit.

Staff recommends approval of the small-scale comprehensive plan amendment and rezoning.

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Commissioner Whitehead moved to recommend approval of the comprehensive plan amendment; seconded by Commissioner Smith. The vote was unanimous to recommend approval.

Commissioner Whitehead moved to recommend approval of the rezoning; seconded by Commissioner Solis. The vote was unanimous to recommend approval.

4. REQUEST FOR COMPREHENSIVE PLAN AMENDMENT

REQUEST: To change the maximum density in the Downtown Mixed Use future land use category

PROJECT: Density Comprehensive Plan Amendment

On March 23, 2015, the City Council approved the Downtown and Waterfront Master Plan. This started the progression toward enhancing, connecting and growing downtown and the waterfront area. The City is currently moving forward on Victory Pointe, the downtown regional stormwater system. This is the first step in promoting growth and redevelopment in downtown. The next step is to focus on the residential market in downtown. In order to sustain, grow and infuse new businesses, people are needed. This need was documented on page 6 of the Downtown and Waterfront Master Plan that characterized development in the downtown core to allow 25-40 residential units per acre. Currently, the City's maximum is 12 dwelling units per acre (du/a). Fewer than 650 people currently live in the Central Business District area.

In February 2016, a density study prepared for the City by UDP Consulting "test-fitted" three different density thresholds to understand what the possible development may yield. The three densities were 12 du/a, 25 du/a, and 40 du/a. It was noted that the existing 12 du/a has done very little to attract investment through redevelopment in downtown and a need to increase it was evident. The jump to 40 du/a may lead to new development, but addressing the associated parking onsite may be challenging, but not impossible to do. The study recommended the 25 du/a since the test-fit suggested that this is achievable without overburdening the City with parking requirements. It is important to note, however, that the "test-fit" scenarios included mixed-use development with retail on the first floor that generated more need for parking.

Staff researched other area cities to find out what range of density occurred in their downtown. The density ranged from 10 du/a up to 80 du/a. The higher-density allocations were usually constrained by parking requirements, maximum height, minimum square footage, or some other limiting factor. Staff reviewed two central Florida residential projects that were in the 35-40 du/a range. These projects were 3 to 4 stories in height, accommodated parking within the project area and had architectural features that complied with Clermont's code. They represented what may be developed in downtown Clermont based upon the current height limitations. The projects are "Osceola Brownstones" and "Eola South".

Staff believes that a density of up to 40 du/a, if properly planned and designed, can be sustained in downtown. If a mixed-use building or project is being proposed, then the density may be less than 40 du/a. The 40 du/a will provide developers with an opportunity to work within the

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parameters of the land development code. The 40 du/a would be changed only for the Downtown Mixed-Use future land use category. This Downtown Mixed Use boundary matches that of the current Central Business District (CBD) zoning category.

Staff recommends approval to amend the future land use element of the comprehensive plan for the Downtown Mixed Use future land use category to allow a density up to 40 dwelling units/acre.

Edward Apodaca, 836 W. Montrose St., stated that he has property near the waterfront and on Montrose Street. He asked how parking issues are going to be dealt with for the increased density. He stated that there needs to be a parking resolution prior to development. He stated that he is in agreement with increasing density as long as the City is proactive with the parking issues.

Mr. Kruse stated that the parking would be addressed as development occurs. He stated that the City is aware of the concerns and the parking would be addressed when a developer approaches the City.

Chairman Jones asked what the rationale is for increasing the density in the downtown area.

Mr. Kruse stated that as part of the City's master plan, they are looking to build a regional storm water system costing \$8 million called Victory Pointe. He stated that with an investment like that to allow an area to be developed or redeveloped, only 12 units per acre is not feasible. He stated that a block could have about 140 units on that block, however if you allow developers to build up three to four stories and do parking underneath, it can accommodate that. He stated that in order to have a thriving downtown, you need people downtown.

Candy Keller-Raber, 863 South Waterview Dr., stated that she owns property at 503 West Ave. She asked how large is an acre.

Mr. Kruse showed Ms. Keller-Raber what an acre would be, approximately.

Mary Lou Wieloszynski, 1130 and 1150 W. Minneola Ave., stated that she has listened to other people talking in the community. She stated that it's very exciting. She asked about code changes to allow the larger units.

Mr. Kruse stated that the height is limited to 55 feet, so applicants would have to request a variance or the zoning codes would have to be changed to go above that. He stated that the minimum square footage is 600 square feet.

Jeff Brown, 486 Carroll Street, stated that they have lived here for 17 years. He asked how is this density increase going to improve quality of life.

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Chairman Jones stated that he is constantly told by investors and developers that they are discouraged to sprawl out so the only way to go is up. He stated that residents may find that with the increased density, they may see their properties increase in value in the urban core area. He stated that the quality of life is a perception.

Commissioner Whitehead stated that parking has always been a problem in the downtown area. She stated that the years she has served the City, she is constantly hearing from the merchants in the downtown area, wanting help to thrive. She stated that the City is helping the downtown. She stated that the density increase will help our economy.

Commissioner Solis stated that downtown looks the same now as it did in 1984. He stated that we need to help the businesses and residents and move forward.

Commissioner Smith asked what determined the location for the density increase.

Mr. Kruse stated that the map for the density increase is the same as the Downtown Mixed-Use future land use designation map.

Chairman Jones stated that when he was at the seminar, they were shown a new development where they are creating a new approach in urban planning. He stated that the scheme was beautiful and ingenious. He stated that it meets the market conditions for the people looking for this lifestyle. He stated that these projects are not second rate, they are stunning.

Commissioner Whitehead moved to recommend approval of the comprehensive plan amendment; seconded by Commissioner Solis. The vote was unanimous to recommend approval.

There being no further business, the meeting was adjourned at 7:32 pm.

Nick Jones, Chairman

ATTEST:

Rae Chidlow – Planning Specialist



CITY OF CLERMONT

AGENDA ITEM

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Meeting Date	
Tuesday, November 1, 2016	
Agenda Item Name	
Ordinance No. 2016-38 <i>South Lake Medical Arts Center Comprehensive Plan Amendment Transmittal</i>	
Requested Action	
Recommend approval of Ordinance 2016-38.	
Staff Report	
The owner, Belgian Capital Fund, LLC, is requesting a future land use change for 12.01 +/- acres from the Office future land use category to the Residential/Office future land use category. The owner is requesting this change to allow the development of residential units in the project. The project is known as the South Lake Medical Arts Center and is located at the southwest corner of Oakley Seaver Drive and Citrus Tower Boulevard. It was originally approved for 116,000 square feet of professional office space, under conditional use permit (CUP) #1485. The owner has determined that the demand for professional office space has been replaced with a demand for residential rental units in association with the professional needs of the hospital and the National Training Center (NTC) across the street. The owner is also seeking an amendment to CUP #1485 to allow residential units up to 12 dwelling units per acre. The owner wishes to construct these units on the vacant building pads F & G, as shown on the conceptual plan. Under Policy 1.8.1 of the comprehensive plan, residential uses are not allowed in the Office future land use category. The Residential/Office future land use category allows up to 12 units per acre and a 0.25 floor area ratio (FAR) for office use. The total office use at this time is 50,245 square feet, or a FAR of 0.10. There are no additional building pads remaining other than the two proposed for the residential use. The change in traffic demand, based upon the 8th Edition of the International Traffic Engineers (ITE) Manual, is a reduction in daily trips from office use to residential use by over half the volume. The change to residential units may have an effect on the Lake County School District, and a school capacity report will be required prior to site plan approval. The applicant has indicated that the majority of the units will be one-bedroom units, thus lowering the probability of school aged children living in the units. The project is being geared toward working medical professionals and individuals training at the NTC. Upon approval by the Council, the proposed amendment would be transmitted to the Florida Department of Economic Opportunity (DEO) and the reviewing agencies for review. DEO would then issue an Objections, Recommendations and Comments letter to the City, and the amendment would then be scheduled for a final public hearing in January. Staff has reviewed the applicant's request and believes that the Residential/Office future land use would provide opportunities for a residential component in the project that encourages walkability and reduce external vehicle trips with its proximity to the hospital and the NTC. The proposed project is also located along a public transit route and commercial uses are nearby. The Residential/Office future land use district provides residential uses in an urban setting, especially adjacent to the South Lake Hospital and the professional offices within the project. Therefore, staff recommends approval of the transmittal of the large-scale comprehensive plan amendment to change the	

future land use from Office to Office/Residential.

Additional Analysis

Fiscal Impact Summary

Fiscal Impact

Fund Number and Description

Available Budget Amount

Exhibits Attached (copies of original agreements)

- | | | |
|----|-------------|----------------------------------|
| 1. | Ordinance | CPA ORD 2016-38.doc |
| 2. | Maps | Maps.pdf |
| 3. | Site plan | Site plan.pdf |
| 4. | Application | CPA Application.pdf |
| 5. | Legal ad | CPA SL Medical Arts ad 2016.docx |

CITY OF CLERMONT
ORDINANCE No. 2016-38

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

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

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

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

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

SECTION 1.

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

LEGAL DESCRIPTION

Lot 1 of Clermont Town Center Addition, according to the plat thereof as recorded in PB 45, PG 96-97 of the Public Records of Lake County, Florida.

LESS the following:

A portion of Lot 1, Clermont Town Center Addition, according to the plat thereof as recorded in PB 45, PG 96-97 of the Public Records of Lake County, Florida, being more particularly described as follows:

CITY OF CLERMONT
ORDINANCE No. 2016-38

Begin at the southwest corner of Lot 1, Clermont Town Center Addition, according to the plat thereof as recorded in PB 45, PG 96-97 of the Public Records of Lake County, Florida; thence run north 15°34'27" east, along the west line of said Lot 1, a distance of 333.42 feet to the point of curvature of the curve concave southeasterly having a radius of 710.00 feet and a chord that bears north 18°53'45" east; thence run along the arc of said curve and said west line of Lot 1, through a central angle of 6°38'38", an arc distance of 82.33 feet; thence departing said west line, run south 89°25'59" east, 486.02 feet; thence run south 00°34'01" west along the east line of said Lot 1 and its northerly extension, 400.16 feet to the northeast corner of Lot 3 of said Clermont Town Center Addition; thence run north 89°25'59" west along the north line of said Lot 3 and the south line of said Lot 1, a distance of 598.23 feet to the point of beginning

Containing 12.010 acres more or less.

CHANGE IN FUTURE LAND USE CLASSIFICATION
FROM CLERMONT OFFICE TO CLERMONT RESIDENTIAL/OFFICE

SECTION 2.

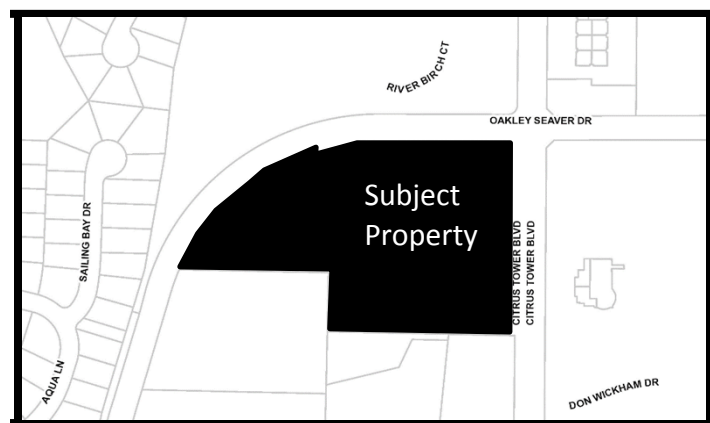
If any portion of this Ordinance is declared invalid, the invalidated portion shall be severed from the remainder of the Ordinance, and the remainder of the Ordinance shall continue in full force and effect as if enacted without the invalidated portion, except in cases where such continued validity of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

SECTION 3.

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

SECTION 4.

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



CITY OF CLERMONT
ORDINANCE No. 2016-38

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, this 24th day of January, 2017.

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Exhibit - Location Map
South Lake Medical Arts

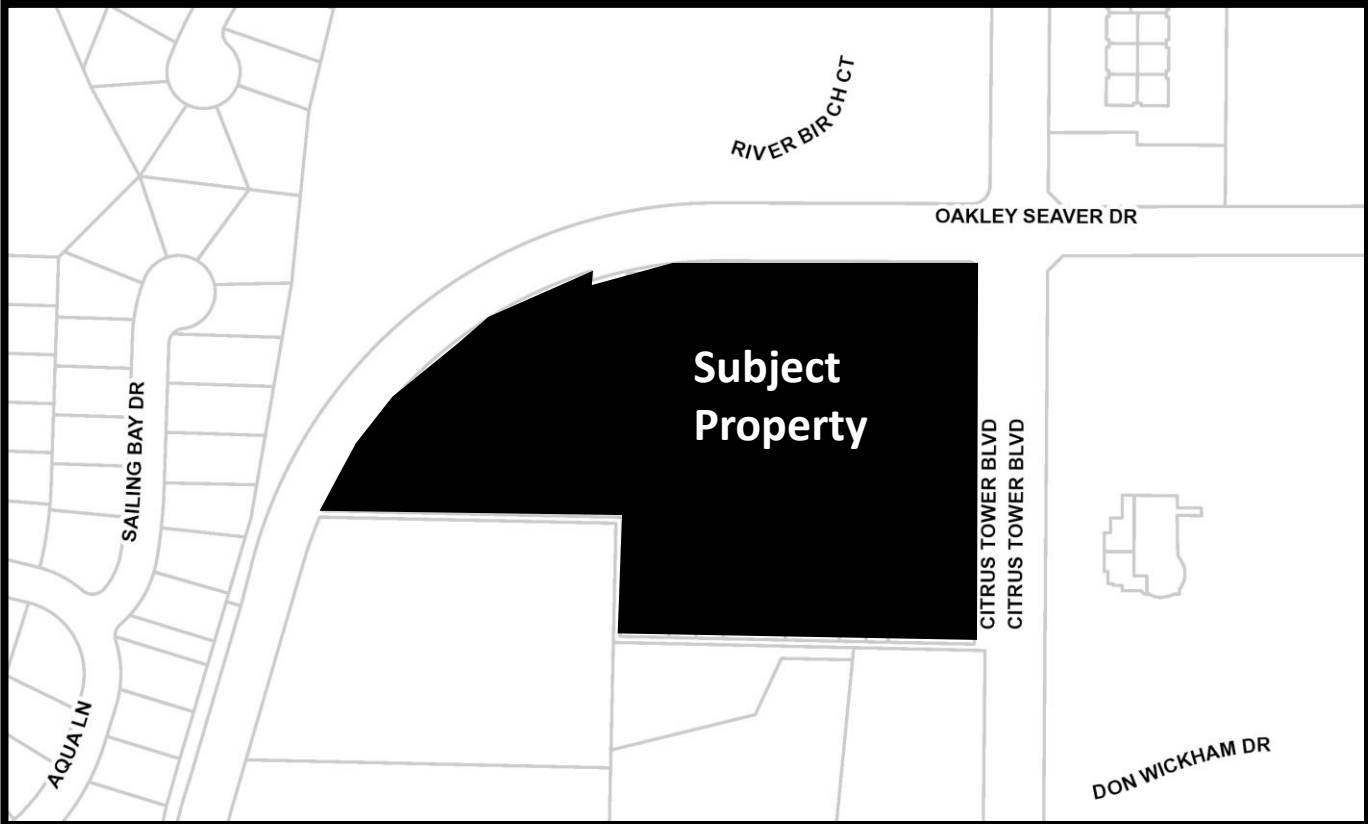
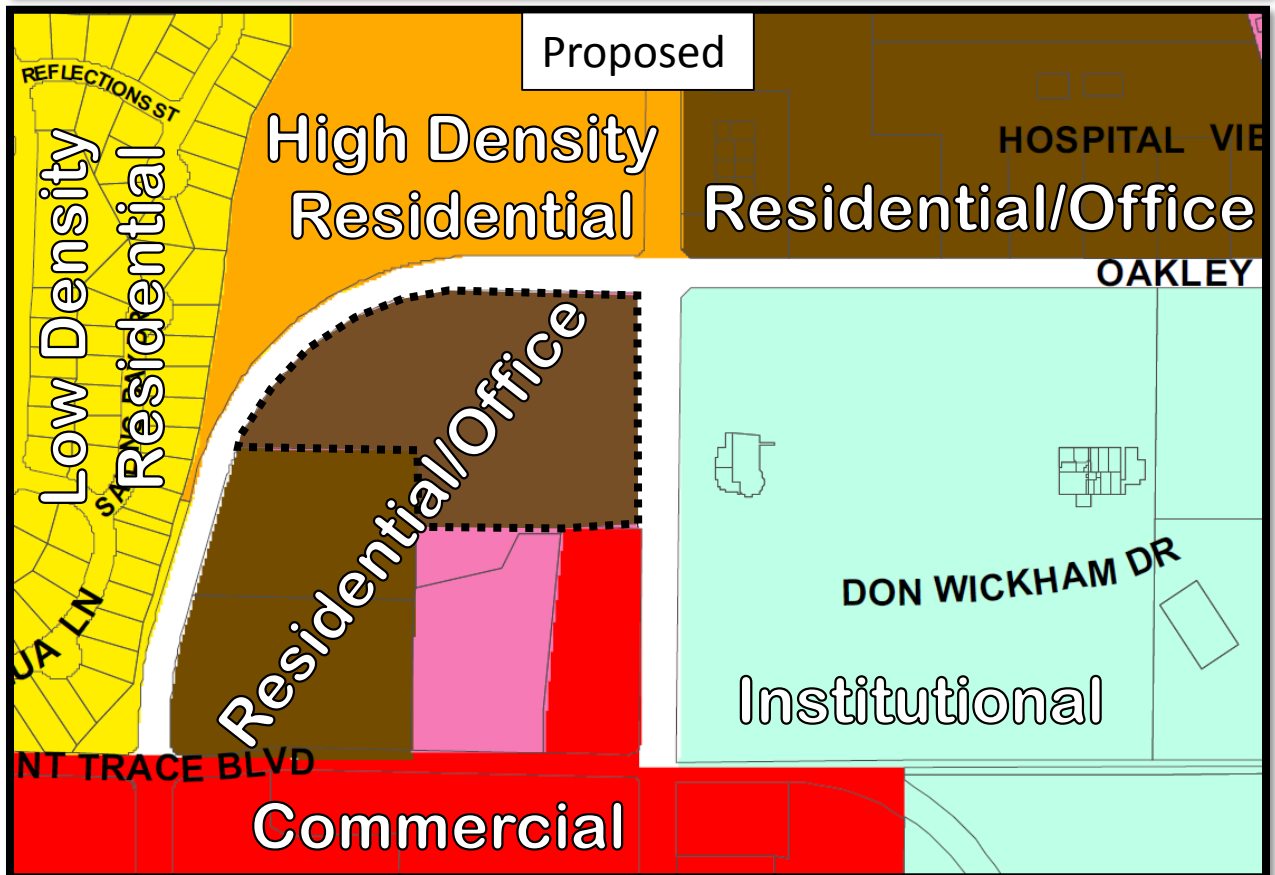
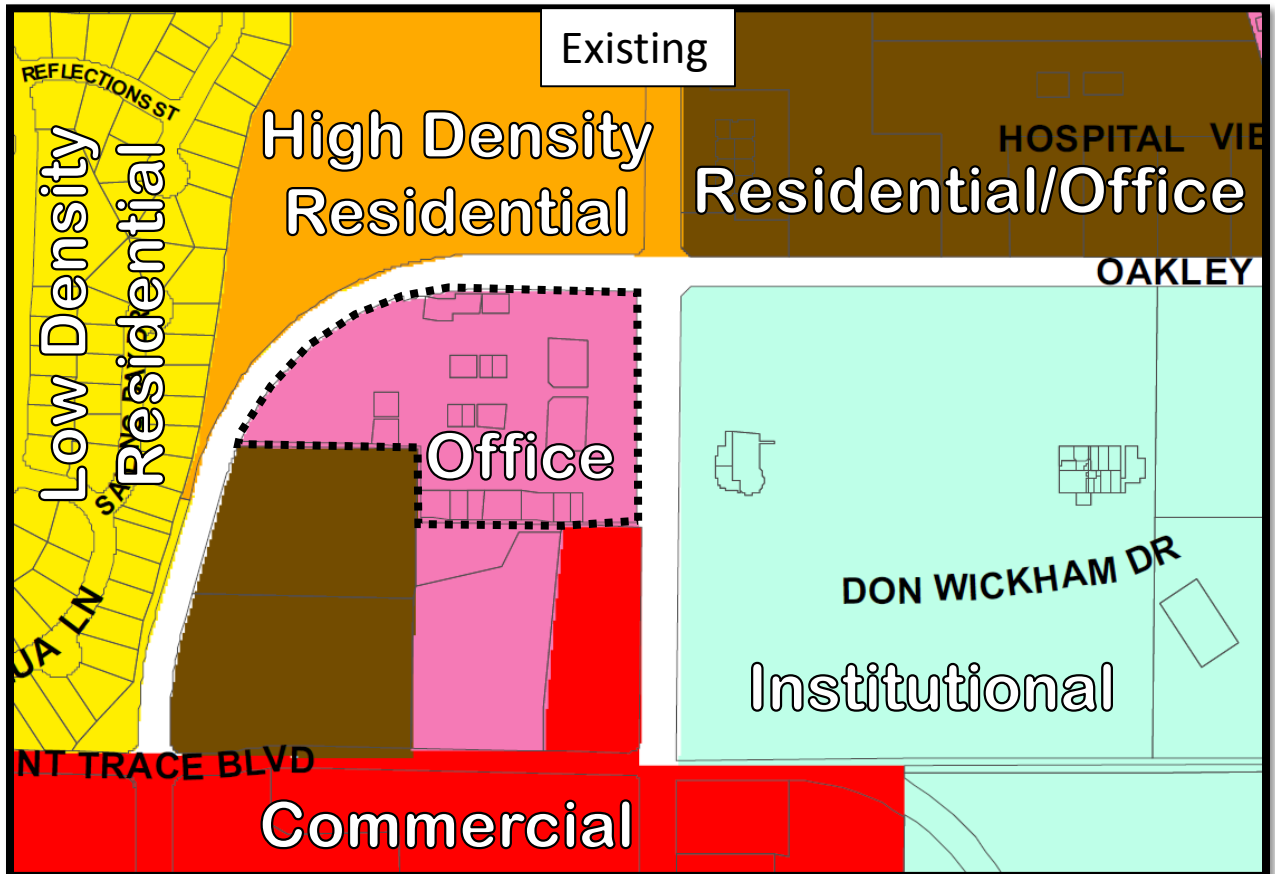
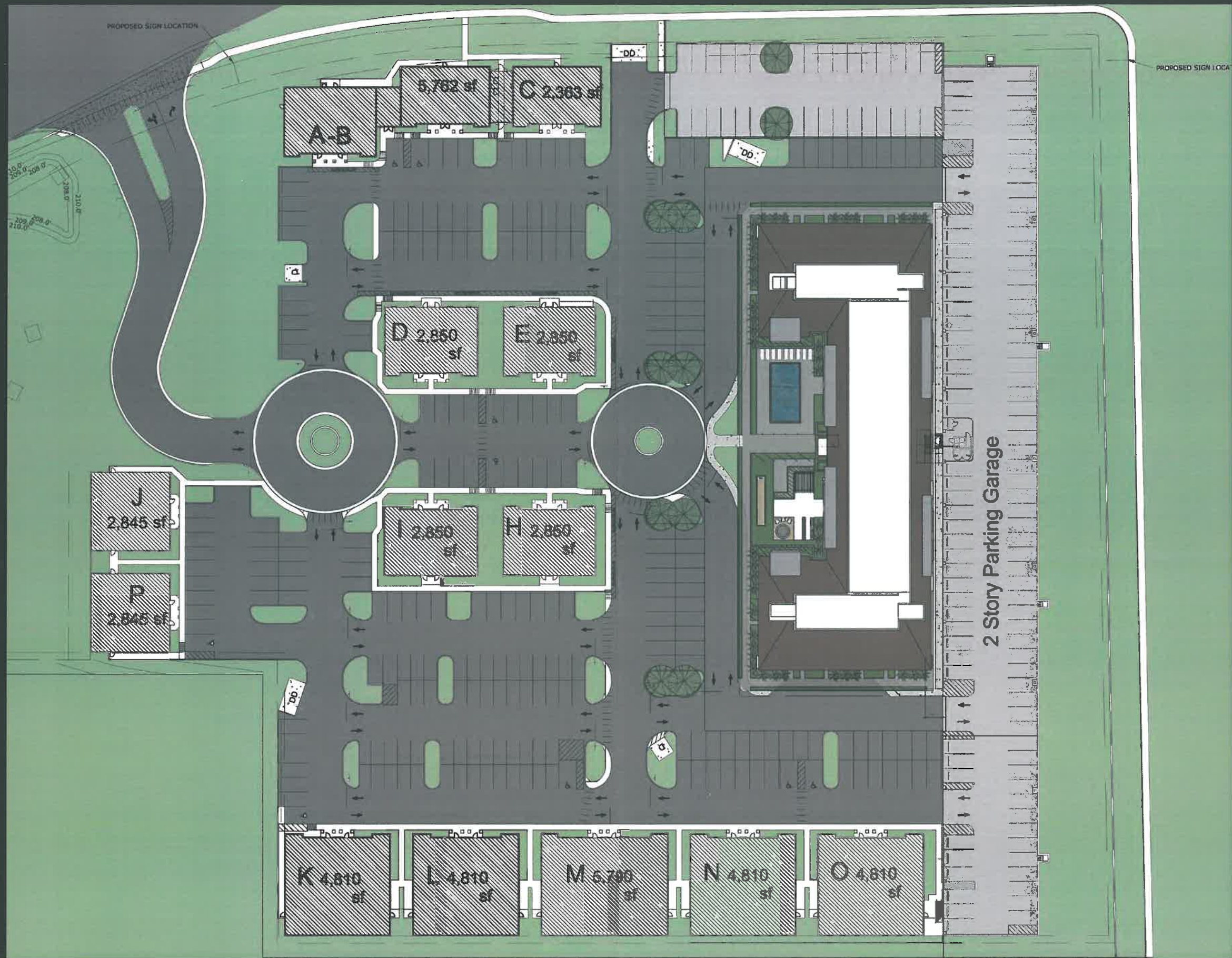


Exhibit – Future Land Use Map
South Lake Medical Arts







PROPOSED SOUTH LAKE APARTMENTS SITE PLAN
CLERMONT FLORIDA



CITY OF CLERMONT
COMPREHENSIVE PLAN AMENDMENT
Application

DATE: 5/23/16

FEE: 1500.00

Project Name (if applicable): South Lake Medical Arts - Residential

Applicant: Jimmy D. Crawford

Contact Person: " "

Address: 1201 West Hwy 50

City: Clermont

State: FL

Zip: 34711

Phone: (352) 394-7408

Fax: (352) 352-7298

E-Mail: jimmy.crawford@mnagellaw.com

OWNER: Belgian Capital Fund, LLC

Address: 1135 Kane Concourse, 3rd Floor

City: Bay Harbor Islands

State: FL

Zip: 33154

Phone: (305) 450-9628

Fax: -

E-Mail: kjanc@gmail.com

General Location: West of Citrus Tower Blvd, South of
Oakley Sever Drive, West of South Lake Hospital.

Legal Description (include copy of survey): see attached

Property size (in acres or square feet):

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

Existing (Actual) Land Use: Office Center

Existing Zoning: R-3 + CUP

Existing Future Land Use: Office

Proposed Future Land Use: Mixed Use

Type of development proposed: existing office center, plus
residential rental units.



Proposed density (dwelling units/acre) or intensity: 12 units/acre

Proposed Zoning District: R3+CUP

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

The two large previously proposed medical office buildings have not sold. South Lake Hospital has developed medical office on its campus adjacent to our property. There is a continuing and growing need for residential rental units. Clermont currently does not have a project similar - elevator serviced enclosed hallway urban apartment.

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

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

***** NOTICE *****

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

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



APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

[Signature], who being

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

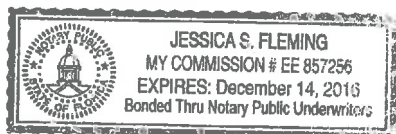
1. That he (she) affirms and certifies that he (she) understands and will comply with all ordinances, regulations and policies of Lake County, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his (her) knowledge and belief, and further, that this application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

Jimmy D. Crawford
Affiant - Applicant Name (print)

X [Signature]
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 23rd day of May, 2016.



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

My Commission Expires: 12.14.16



OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Jan Hendrickx, as Manager of Belgian Capital Fund, LLC who being
by me first duly sworn on oath, deposes and says:

1. That ~~he~~ (she) is the fee-simple owner of the property legally described on the attachment of this application.
2. That ~~he~~ (she) desires a Future Land Use Amendment from Office to Mixed Use for the property legally described on the attachment of this application.
3. That the owner of said property has appointed Jimmy R Crawford to act as agent on his (her) behalf to accomplish the above. The owner is required to complete the APPLICANT'S AFFIDAVIT of this application if no agent is appointed to act in his (her) stead.

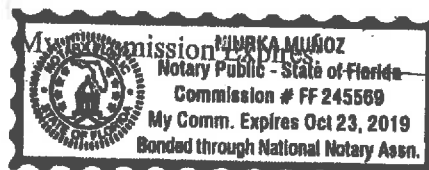
Jan Hendrickx as
Affiant - Applicant Name (print)
Manager, Belgian Capital Fund, LLC

X [Signature]
Affiant - Applicant Name (signature)
Manager, Belgian Capital Fund, LLC

SWORN to and SUBSCRIBED before me by

or personally known by me this 24th day of May, 2019.

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



SOUTH LAKE MEDICAL ARTS CENTER a/k/a SOUTH LAKE OFFICE PARK
LAND USE PLAN AMENDMENT APPLICATION
LEGAL DESCRIPTION

Overall Property Description

Lot 1 of CLERMONT TOWN CENTER ADDITION, according to the plat thereof as recorded in Plat Book 45, Pages 96 and 97 of the Public Records of Lake County, Florida.

LESS the following:

A portion of Lot 1, CLERMONT TOWN CENTER ADDITION, according to the plat thereof as recorded in Plat Book 45, Pages 96 and 97 of the Public Records of Lake County, Florida, being more particularly described as follows:

Begin at the Southwest corner of Lot 1, CLERMONT TOWN CENTER ADDITION, according to the plat thereof as recorded in Plat Book 45, Pages 96 and 97 of the Public Records of Lake County, Florida; thence run North 15°34'27" East, along the West line of said Lot 1, a distance of 333.42 feet to the Point of Curvature of a curve concave Southeasterly having a radius of 710.00 feet and a chord that bears North 18°53'45" East; thence run along the arc of said curve and said West line of Lot 1, through a central angle of 6°38'38", an arc distance of 82.33 feet; thence departing said West line, run South 89°25'59" East, 486.02 feet; thence run South 00°34'01" West along the East line of said Lot 1 and its Northerly extension, 400.16 feet to the Northeast corner of Lot 3 of said CLERMONT TOWN CENTER ADDITION; thence run North 89°25'59" West along the North line of said Lot 3 and the South line of said Lot 1, a distance of 598.23 feet to the Point of Beginning.

Containing 12.010 acres, more or less.



Denham Engineering, LLC
Engineers
Orlando: 407-217-5487
Clermont: 352-989-1915
Briarcliff: 352-989-1915
www.DenhamENG.com

Inland Atlantic Development Corporation
1500 Central Expressway
Suite 200
Atlanta, GA 30328
Tel: 404-523-8148

SLMAC Multi-Family
Clermont, FL

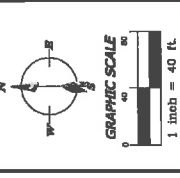
Conceptual Plans

Dimension Plan

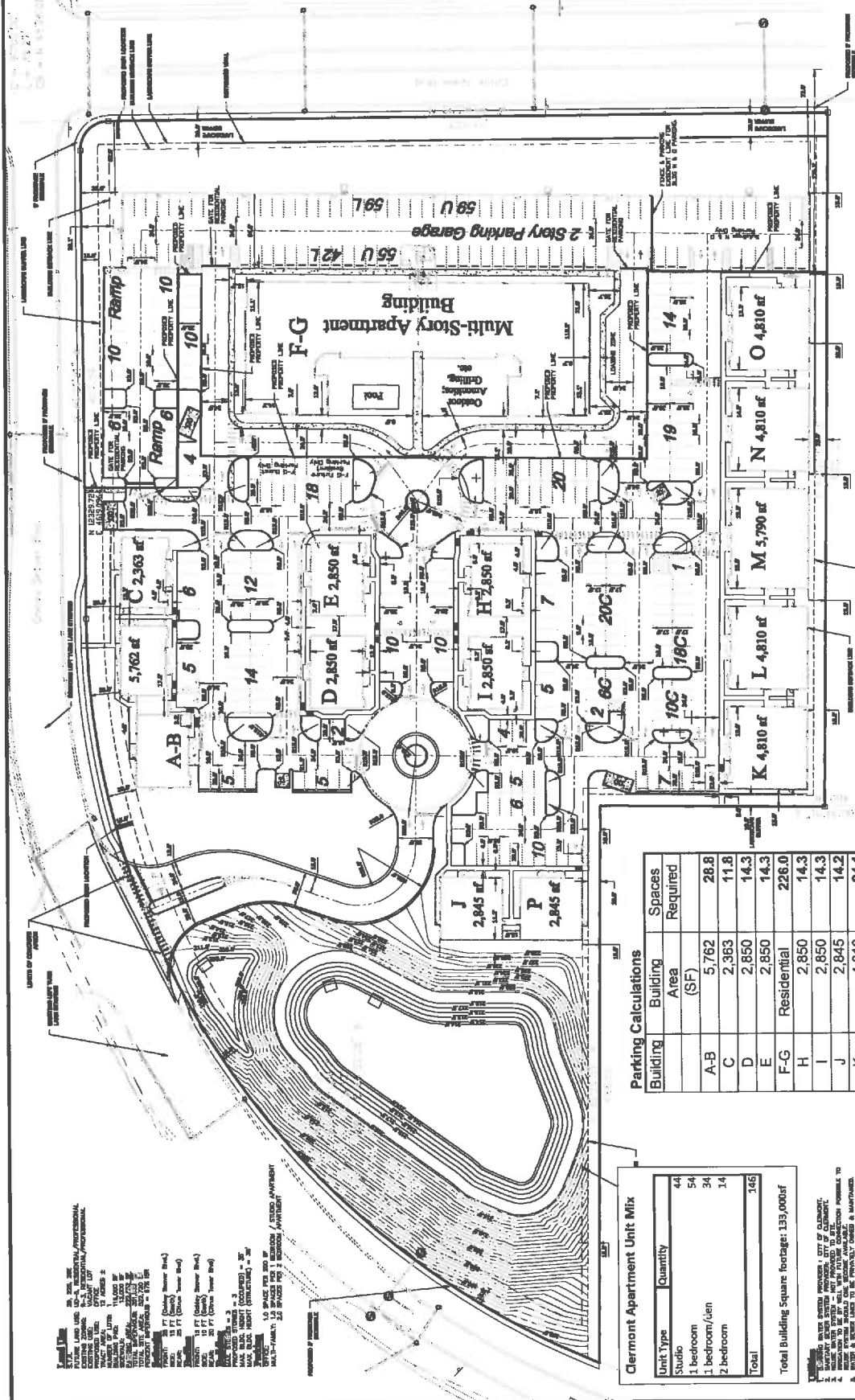
Revisions	
NO.	DATE
1	10-10-17
2	10-10-17
3	10-10-17
4	10-10-17
5	10-10-17
6	10-10-17
7	10-10-17
8	10-10-17
9	10-10-17
10	10-10-17

Prepared by: [Name]
Checked by: [Name]
Drawn by: [Name]

2. Denham Engineering, LLC
Date: 10-10-17
Project: [Name]
Sheet: 1 of 1



Sheet Number
1 of 1



Parking Calculations		
Building	Building Area (SF)	Spaces Required
A-B	5,762	28.8
C	2,363	11.8
D	2,850	14.3
E	2,850	14.3
F-G	Residential	226.0
H	2,850	14.3
I	2,850	14.3
J	2,845	14.2
K	4,810	24.1
L	4,810	24.1
M	5,790	29.0
N	4,810	24.1
O	4,810	24.1
P	2,845	14.2
Total		477.2
Total Parking Provided =		502
Compact Parking =		54
ADA Required =		9
ADA Provided =		9

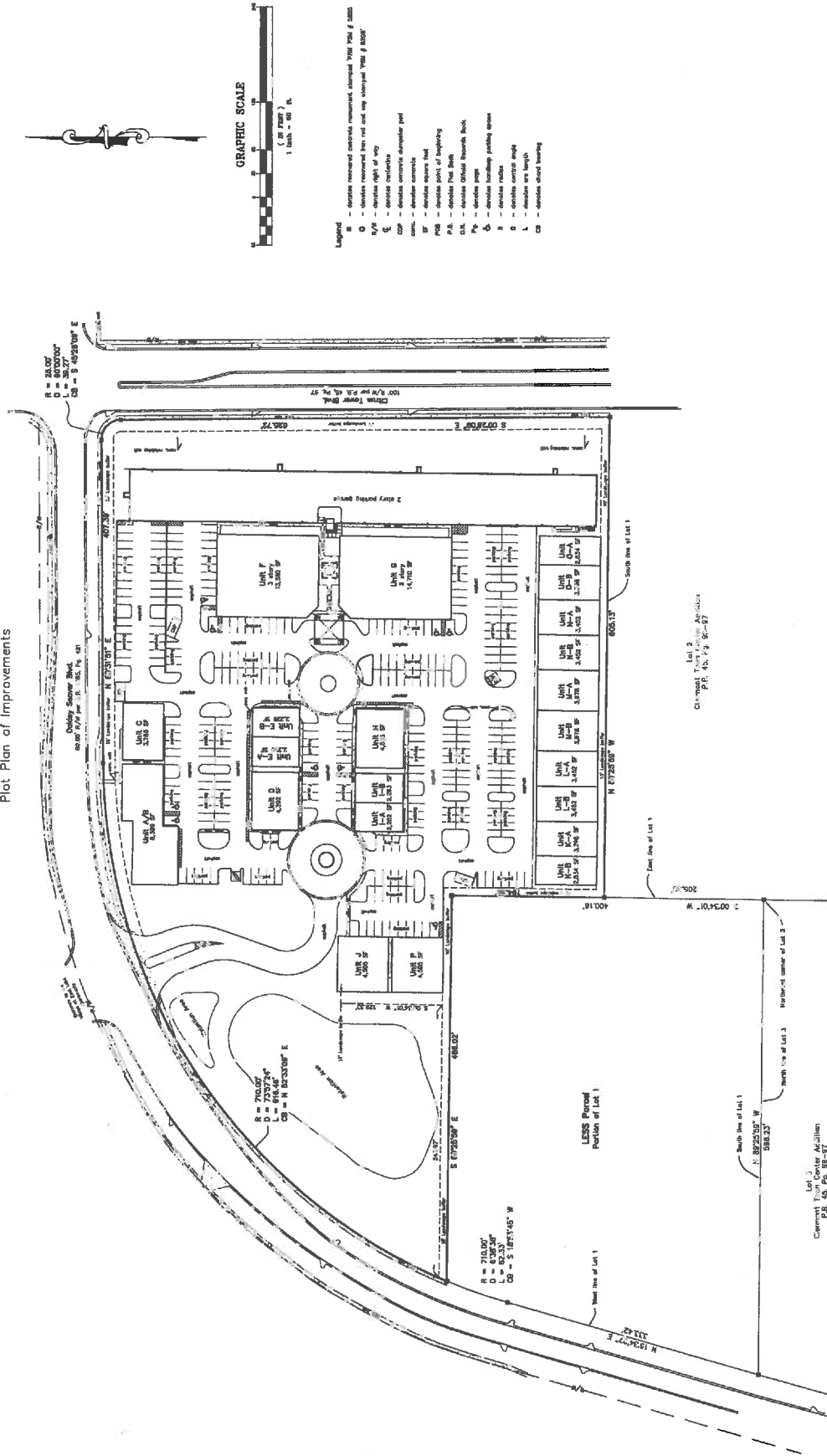
Clermont Apartment Unit Mix	
Unit Type	Quantity
Studio	44
1 bedroom	54
1 bedroom/1 den	34
2 bedroom	14
Total	146
Total Building Square Footage: 133,000sf	

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CLERMONT, FLORIDA, DEPARTMENT OF PUBLIC WORKS, DIVISION OF ENGINEERING, STANDARD SPECIFICATIONS FOR ROAD AND STREET CONSTRUCTION, LATEST EDITION.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CLERMONT, FLORIDA, DEPARTMENT OF PUBLIC WORKS, DIVISION OF ENGINEERING, STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION, LATEST EDITION.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CLERMONT, FLORIDA, DEPARTMENT OF PUBLIC WORKS, DIVISION OF ENGINEERING, STANDARD SPECIFICATIONS FOR UTILITIES CONSTRUCTION, LATEST EDITION.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CLERMONT, FLORIDA, DEPARTMENT OF PUBLIC WORKS, DIVISION OF ENGINEERING, STANDARD SPECIFICATIONS FOR LANDSCAPE CONSTRUCTION, LATEST EDITION.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CLERMONT, FLORIDA, DEPARTMENT OF PUBLIC WORKS, DIVISION OF ENGINEERING, STANDARD SPECIFICATIONS FOR SIGNAGE CONSTRUCTION, LATEST EDITION.
6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CLERMONT, FLORIDA, DEPARTMENT OF PUBLIC WORKS, DIVISION OF ENGINEERING, STANDARD SPECIFICATIONS FOR FENCE CONSTRUCTION, LATEST EDITION.
7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CLERMONT, FLORIDA, DEPARTMENT OF PUBLIC WORKS, DIVISION OF ENGINEERING, STANDARD SPECIFICATIONS FOR LIGHTING CONSTRUCTION, LATEST EDITION.
8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CLERMONT, FLORIDA, DEPARTMENT OF PUBLIC WORKS, DIVISION OF ENGINEERING, STANDARD SPECIFICATIONS FOR SECURITY CONSTRUCTION, LATEST EDITION.
9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CLERMONT, FLORIDA, DEPARTMENT OF PUBLIC WORKS, DIVISION OF ENGINEERING, STANDARD SPECIFICATIONS FOR ACCESSIBILITY CONSTRUCTION, LATEST EDITION.
10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CLERMONT, FLORIDA, DEPARTMENT OF PUBLIC WORKS, DIVISION OF ENGINEERING, STANDARD SPECIFICATIONS FOR SAFETY CONSTRUCTION, LATEST EDITION.

South Lake Medical Arts Center – Third Amendment

Section 32, Township 22 South, Range 26 East,
City of Clermont, Lake County, Florida

Plot Plan of Improvements



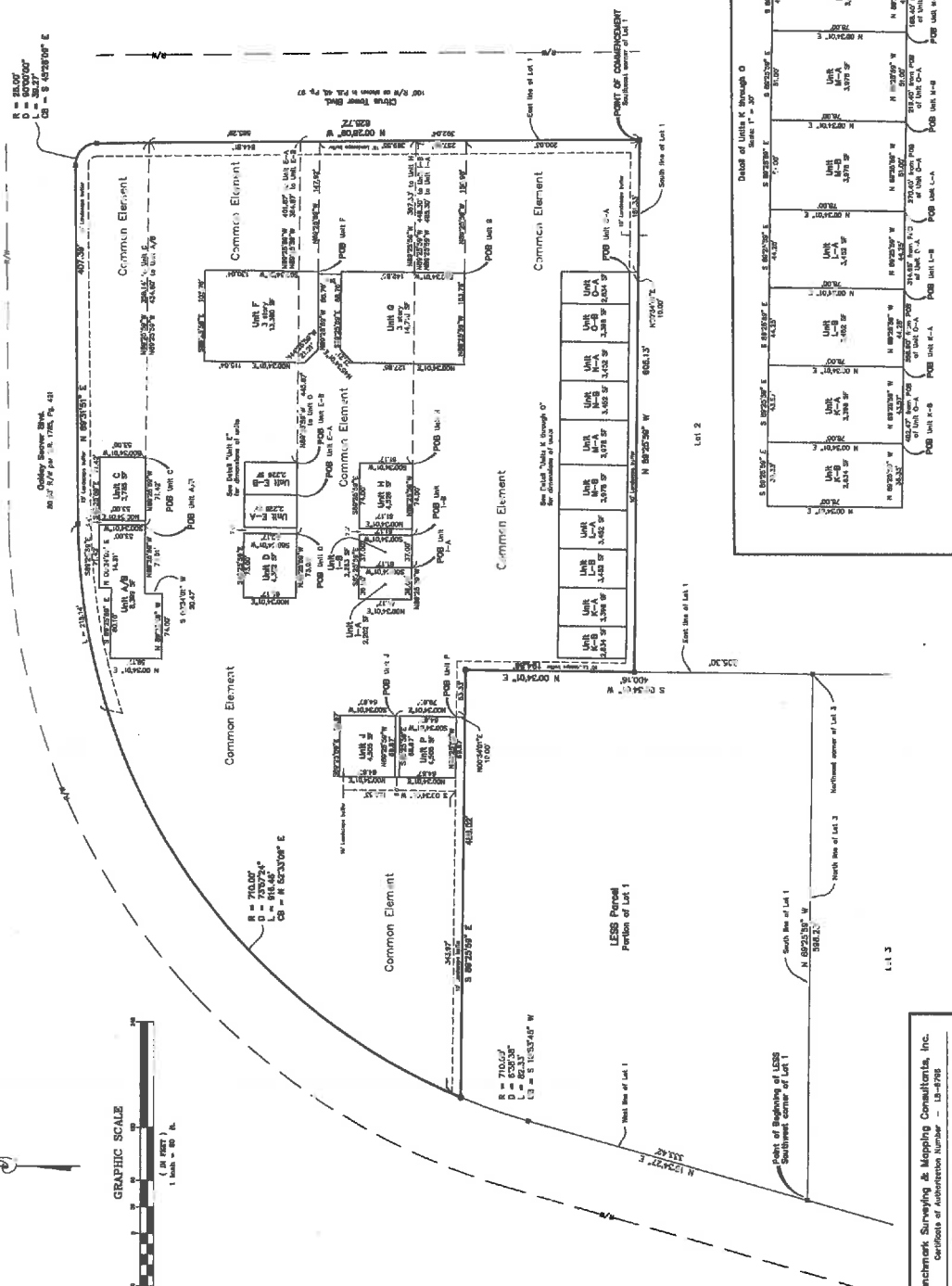
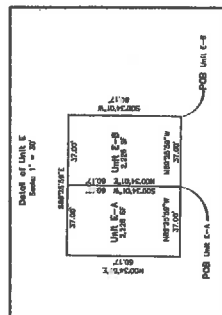
Benchmark Surveying & Mapping Consultants, Inc.
 Certificate of Authorization Number - LB-8798

 Post Office Box 771068, Winter Garden, Florida 32777-1068
 687 West Hunt Street, Winter Garden, Florida 32767
 (407) 654-8183 Fax (407) 654-8184

South Lake Medical Arts Center – Third Amendment

Section 32, Township 22 South, Range 26 East,
City of Clermont, Lake County, Florida

Unit Boundaries

[illegible]

Earthmark Surveying & Mapping Consultants, Inc.
Certificate of Authorization Number - LB-8798

East Office Box 771085, Winter Garden, Florida 34777-1085
357 West Palm Street, Winter Garden, Florida 34787
(407) 854-8123 Fax (407) 854-8124

**SOUTH LAKE MEDICAL ARTS CENTER
PADS F AND G
TRAFFIC ANALYSIS/COMPARISON**

OFFICE USE – 60,000 SF

8th Ed. ITE Trip Generation:*

36.13 Trips per thousand sf

60,000 sf = **2,168 Trips Per Day**

RESIDENTIAL – 146 APTS

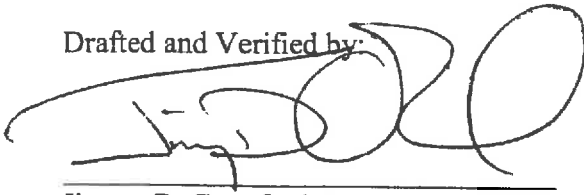
8th Ed. ITE Trip Generation:

6.59 Trips per Unit

146 units = **962 Trips per Day**

- **ALL TRAFFIC GENERATION NUMBERS TAKEN FROM 8TH EDITION, INTERNATIONAL TRAFFIC ENGINEERS (ITE) MANUAL, ADOPTED AND USED BY LAKE COUNTY AND THE FLORIDA DEPARTMENT OF TRANSPORTATION**

Drafted and Verified by:



Jimmy D. Crawford, Esq.

August 10, 2016

PROPERTY RECORD CARD

General Information

Owner Name:	BELGIAN CAPITAL FUND LLC	Alternate Key:	3877220
Mailing Address:	1135 KANE CONCOURSE 3RD FL BAY HARBOR ISLANDS, FL 33154 Update Mailing Address ⓘ	Parcel Number:	20-22-26-030200000F00
		Millage Group and City:	000C (Clermont)
		Total Millage Rate:	18.65210
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	831 OAKLEY SEAVER DR STE 200 CLERMONT FL 34711 Update Property Location ⓘ	Property Name:	Submit Property Name ⓘ
		School Locator:	School and Bus Map ⓘ
Property Description:	CLERMONT, SOUTH LAKE MEDICAL ARTS CENTER THIRD AMENDMENT CONDOMINIUM UNIT F CB 3 PG 31-33 ORB 4028 PG 1691		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT COMMERCIAL (1000)	0	0		13380	SF	\$0.00	\$602,100.00

Miscellaneous Improvements

There is no improvement information to display.

Sales History

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
4028 / 1691	4/27/2011	Warranty Deed	Multi-Parcel	Vacant	\$2,110,000.00

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

Values and Estimated Ad Valorem Taxes ⓘ

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$602,100	\$551,925	\$551,925	5.30510	\$2,928.02
LAKE COUNTY MSTU AMBULANCE	\$602,100	\$551,925	\$551,925	0.46290	\$255.49
SCHOOL BOARD STATE	\$602,100	\$602,100	\$602,100	5.69700	\$3,430.16
SCHOOL BOARD LOCAL	\$602,100	\$602,100	\$602,100	1.50000	\$903.15
CITY OF CLERMONT	\$602,100	\$551,925	\$551,925	4.20610	\$2,321.45

PROPERTY RECORD CARD

General Information

Owner Name:	BELGIAN CAPITAL FUND LLC	Alternate Key:	3877221
Mailing Address:	1135 KANE CONCOURSE 3RD FL BAY HARBOR ISLANDS, FL 33154 Update Mailing Address	Parcel Number:	20-22-26-030200000G00
		Millage Group and City:	000C (Clermont)
		Total Millage Rate:	18.65210
		Trash/Recycling/Water/Info:	My Public Services Map
Property Location:	851 OAKLEY SEAVER DR CLERMONT FL 34711 Update Property Location	Property Name:	-- Submit Property Name
		School Locator:	School and Bus Map
Property Description:	CLERMONT, SOUTH LAKE MEDICAL ARTS CENTER THIRD AMENDMENT CONDOMINIUM UNIT G CB 3 PG 31-33 ORB 4028 PG 1691		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT COMMERCIAL (1000)	0	0		14710	SF	\$0.00	\$661,950.00

Miscellaneous Improvements

There is no improvement information to display.

Sales History

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
4028 / 1691	4/27/2011	Warranty Deed	Multi-Parcel	Vacant	\$2,110,000.00

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

Values and Estimated Ad Valorem Taxes

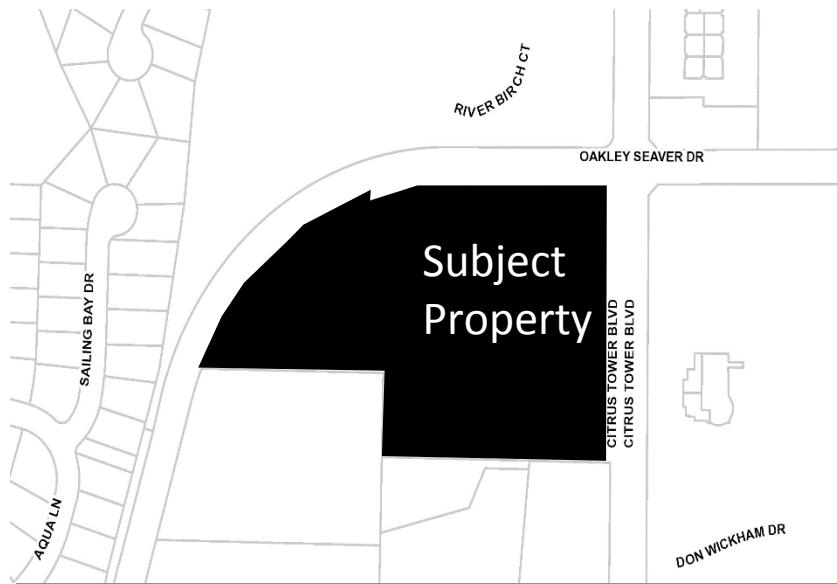
Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$661,950	\$606,787	\$606,787	5.30510	\$3,219.07
LAKE COUNTY MSTU AMBULANCE	\$661,950	\$606,787	\$606,787	0.46290	\$280.88
SCHOOL BOARD STATE	\$661,950	\$661,950	\$661,950	5.69700	\$3,771.13
SCHOOL BOARD LOCAL	\$661,950	\$661,950	\$661,950	1.50000	\$992.93
CITY OF CLERMONT	\$661,950	\$606,787	\$606,787	4.20610	\$2,552.21

CITY OF CLERMONT

NOTICE OF PROPOSED AMENDMENT TO COMPREHENSIVE PLAN ORDINANCE NO. 2016-38

The City of Clermont will hold public hearings Tuesday, November 1, 2016 at 6:30 p.m. before the Planning and Zoning Commission and Tuesday, December 13, 2016 at 6:30 p.m. before the City Council to consider transmittal and introduction of a proposed change to the City's Future Land Use Map. The map amendment would change the Future Land Use designation for the parcel below from Office to Residential/Office.

The City of Clermont will hold a public hearing on Tuesday, January 24, 2017 (final reading of the ordinance) beginning at 6:30 p.m. before the City Council to consider the adoption of the proposed change to the City's Future Land Use Map.



Location:

South Lake Medical Arts Center
Southwest corner of Oakley Seaver Drive and Citrus Tower Blvd
12 +/- acres

Ordinance #: 2016-38

~~An ordinance of the City Council of the City of Clermont, Lake County, Florida, adopting the large-scale comprehensive plan amendment for the City of Clermont, Florida, pursuant to the Local Government Comprehensive Planning Act, Chapter 163, Part II, Florida Statutes; setting forth the authority for adoption of the large-scale comprehensive plan amendment; setting forth the purpose and intent of the large-scale comprehensive plan amendment; providing for the adoption of the large-scale comprehensive plan amendment; establishing the legal status of the large-scale comprehensive plan amendment; providing a severability clause; and providing an effective date.~~

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

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

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

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

Tracy Ackroyd Howe, MMC
City Clerk

Daily Commercial
October 21, 2016 and January 10, 2017



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date								
Tuesday, November 1, 2016								
Agenda Item Name								
Resolution No. 2017-01 <i>South Lake Medical Arts Center</i> <i>Conditional Use Permit</i>								
Requested Action								
Recommend approval of Resolution 2017-01.								
Staff Report								
The South Lake Medical Arts Center is a 12-acre site located at the southwest corner of Oakley Seaver Drive and Citrus Tower Boulevard directly across from South Lake Hospital. In 2006, the site was approved through a conditional use permit (Resolution #1485) for a 116,000-square-foot office complex with a parking garage. Today, the site is mostly developed with professional offices, with the exception of two 14,000-square-foot building pads that were proposed to be three-story buildings. The applicant does not foresee the development of these building pads as professional offices, since there is available office space surrounding the hospital. The owner is requesting to convert the use to a multifamily development to serve the medical community. In order to convert these pads to multifamily, the code requires a conditional use permit for any multifamily development with more than 12 units. In this case, the applicant is proposing 144 multifamily units. The majority of the units will be one-bedroom units (54 units), followed by studio units. There are also 12 two-bedroom units proposed. Since City staff would consider this an amendment to the existing Resolution #1485, staff would propose the reduction of the two building pads from the overall permitted 116,000 square feet of office space. The new total office space allotted would be 50,245 square feet along with the 144 multifamily units.								
Additional Analysis								
Fiscal Impact Summary								
<table border="1"> <thead> <tr> <th>Fiscal Impact</th> <th>Fund Number and Description</th> <th>Available Budget Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>			Fiscal Impact	Fund Number and Description	Available Budget Amount			
Fiscal Impact	Fund Number and Description	Available Budget Amount						
Exhibits Attached (copies of original agreements)								
1.	Resolution	CUP RES 2017-01.docx						
2.	Location Map	Location Map.docx						
3.	Site plan	Site plan.pdf						
4.	Application	CUP Application.pdf						
5.	Legal ad	SL Medical Arts CUP legal Ad.docx						

**CITY OF CLERMONT
RESOLUTION NO. 2017-01**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
CLERMONT, LAKE COUNTY, FLORIDA, GRANTING AN
AMENDMENT TO A CONDITIONAL USE PERMIT (RESOLUTION 1485)
TO ALLOW FOR MULTI-FAMILY USE.**

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held November 1, 2016 recommended approval of this Conditional Use Permit to allow for multi-family use, at the following location:

LOCATION:

Southwest corner of Oakley Seaver Drive and Citrus Tower Boulevard
AK 3877287

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 applicant has applied for a Conditional Use Permit for an amendment to allow multi-family use;

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 an amendment to a Conditional Use Permit (Resolution 1485) to allow for multi-family use; be granted subject to the following conditions:

Section 1 - General Conditions

1. This Resolution shall inure to the benefit of, and shall constitute a covenant running with the land and the terms, conditions, and provisions hereof, and shall be binding upon the present owner and any successor in title or interest, and shall be subject to each and every condition herein set out.
2. The property shall be developed in substantial accordance with the Conceptual Site Plan as prepared by Denham Engineering, dated June 2006. Construction plans incorporating all conditions of this permit shall be submitted for review and approval by City staff prior to authorization and issuance of a development permit. The conceptual plan submitted with the Conditional Use Permit application is not an approved site plan.

CITY OF CLERMONT
RESOLUTION NO. 2017-01

3. Upon approval of the resolution the aforementioned property shall only be used for the purposes described herein. No further expansion of the use or additions to this project shall be permitted except as approved by another Conditional Use Permit. Any other proposed use shall be specifically authorized by amendment and approval of the City of Clermont City Council.
4. 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.
5. Prior to the issuance of any permits, the applicant shall be required to submit formal site plans for review and approval by the City of Clermont Site Review Committee. The site plans shall meet all submittal requirements and comply with the conditions of this Resolution, applicable City Codes, Regulations, Ordinances, and provide compliance with the adopted City Comprehensive Plan, as amended.
6. No business can occupy any portion of the building unless the proposed business has applied for and obtained a Local Business Tax Receipt from the Planning & Zoning Department.
7. 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.
8. 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.
9. The structure shall be inspected by the Fire Marshall for life safety requirements. All requirements must be met prior to any Certificate of Occupancy being issued.
10. 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.
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.

CITY OF CLERMONT
RESOLUTION NO. 2017-01

12. This permit shall become null and void if substantial work has not begun within one (2) years of the date of issuance of this Conditional Use Permit.

Section 2 - Land Use

1. The proposed development may contain up to 50,300 square feet of professional office space, and up to 144 multi-family units
2. The allowable uses shall be those uses indicated within the Residential/office category of the City of Clermont Land Development Regulations.

Section 3 - Transportation Improvements

1. Sidewalks shall be required along all public road frontages in accordance with adopted Florida Department of Transportation and City Codes.
2. Turn lanes shall also be provided based on staff Site Review Committee.
3. Prior to construction and development of the complex, the permittee/developer shall provide a traffic analysis which identifies the development's impact on the City's transportation system.

Section 4 - Excavation and Grading/Operation Plans

1. The applicant shall submit a detailed excavation, grading and erosion control plan for the entire site during the site plan review process which must be approved by the City Site Review Committee prior to initiation of development activity.
2. The permittee/developers shall provide ground cover on all out parcel and 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 the Best Management Practices (BMP) of the United States Department of Agriculture Soil Conservation Service.
3. A dust abatement plan shall be submitted to the City detailing measures to be taken in eliminating the migration of dust particles from the site.

Section 5 -Utilities

The applicant shall submit a detailed utility plan for the entire site during the site plan review process which must be approved by the City Site Review Committee prior to initiation of development activity.

CITY OF CLERMONT
RESOLUTION NO. 2017-01

Section 6 -Site Improvements/Landscaping

Onsite landscaping and perimeter landscaping shall be planted in excess of code, to be determined by staff at Site Review Committee.

Section 7 - Architectural Design Standards

Architectural finish and building plans for the development shall be submitted and approved by the Site Review Committee prior to any development activity to ensure aesthetic and public safety considerations are properly addressed.

The following design standards shall apply to all development on the site and shall apply until such time as citywide architectural design standards are adopted unless otherwise approved by the City of Clermont Site Review Committee.

Facades and Exterior Walls:

1. Ground floor facades that face public streets shall have arcades, display windows, entry areas, awnings or other such features along no less than sixty (60) percent of their horizontal length.
2. Facades greater than one hundred (100) feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least three (3) feet. No uninterrupted length of any facade shall exceed one hundred (100) horizontal feet, except the parking structure.

Roofs:

1. Parapet walls or other design features shall be used to conceal flat roofs and rooftop equipment such as HVAC units from public view from all sides of the building. Parapet walls or other design features shall be constructed at a height of at least one (1) inch above the tallest roof top unit. A metal or other enclosure for roof top equipment does not constitute screening from public view. The average height of such parapets shall not exceed fifteen (15) percent of the height of the supporting wall and such parapets shall not at any point exceed one-third of the height of the supporting wall.
2. No uninterrupted length of any roofline or parapet wall shall exceed one hundred (100) horizontal feet.

Materials and Colors:

1. The predominant exterior finish shall be of high quality materials, including, but not limited to, brick, stone, stucco and textured concrete masonry units. The finished surface of the exterior walls shall not include smooth-faced concrete block, tilt-up concrete panels or prefabricated steel panels.

CITY OF CLERMONT
RESOLUTION NO. 2017-01

2. Facade colors shall be low reflective, subtle, neutral or earth tone colors. The use of high-intensity colors, metallic colors, black or fluorescent colors shall be prohibited.
3. Building trim and accent areas shall be limited to one primary color. The use of a primary color in the building trim is limited to a one (1) foot wide band around the building. Neon tubing shall not be an acceptable feature for building trim or accent areas.

Entryways:

The main entryway shall feature no less than three (3) of the following:

1. canopies or porticos;
2. overhangs;
3. recesses/projections;
4. arcades;
5. peaked roof forms;
6. arches;
7. architectural details such as tile work and moldings which are integrated into the building structure and design;
8. integral planters or wing walls that incorporate landscaped areas and/or places for sitting.

Signage:

Neon tubing shall not be used in building signage. The letters in the signage shall be a primary color.

Lighting:

Light poles shall not be painted in primary colors and they shall be no greater than 25 feet in height.

Miscellaneous:

1. Mobile storage systems; metal shipping containers and trailers, shall be prohibited.
2. Chain link fencing shall be prohibited. Fencing around water retention areas and all other fencing shall be ornamental metal fencing.

CITY OF CLERMONT
RESOLUTION NO. 2017-01

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 24th day of January, 2017.

CITY OF CLERMONT

Gail L. Ash, Mayor

ATTEST:

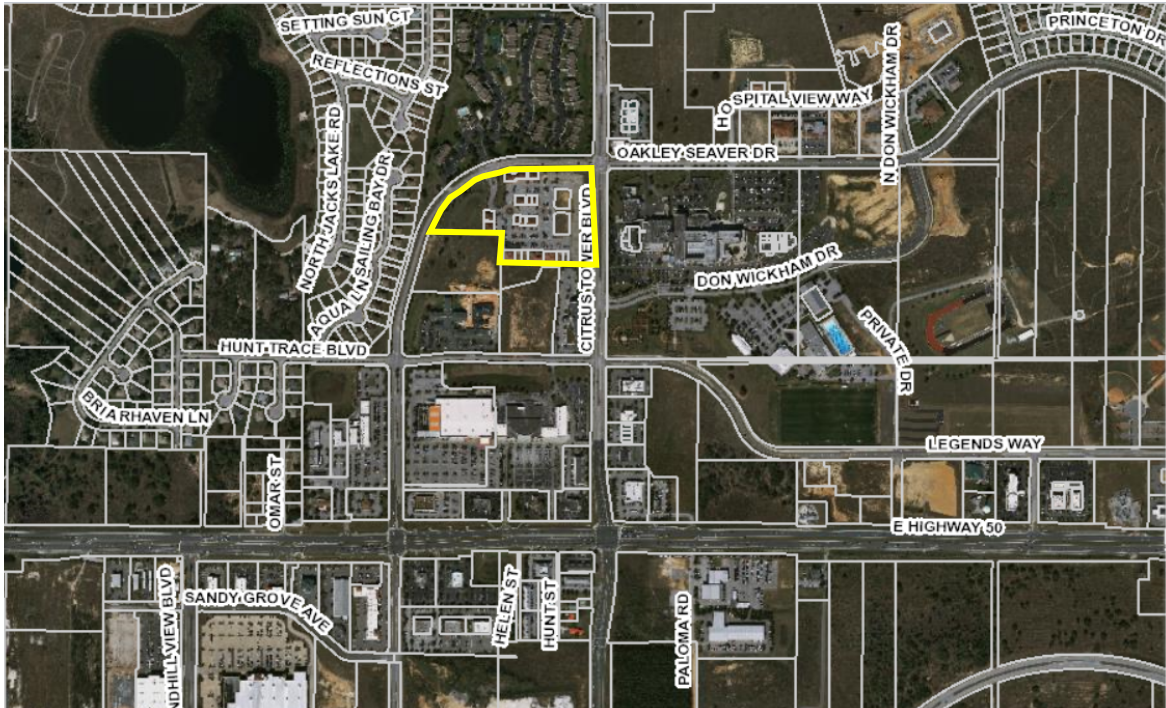
Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

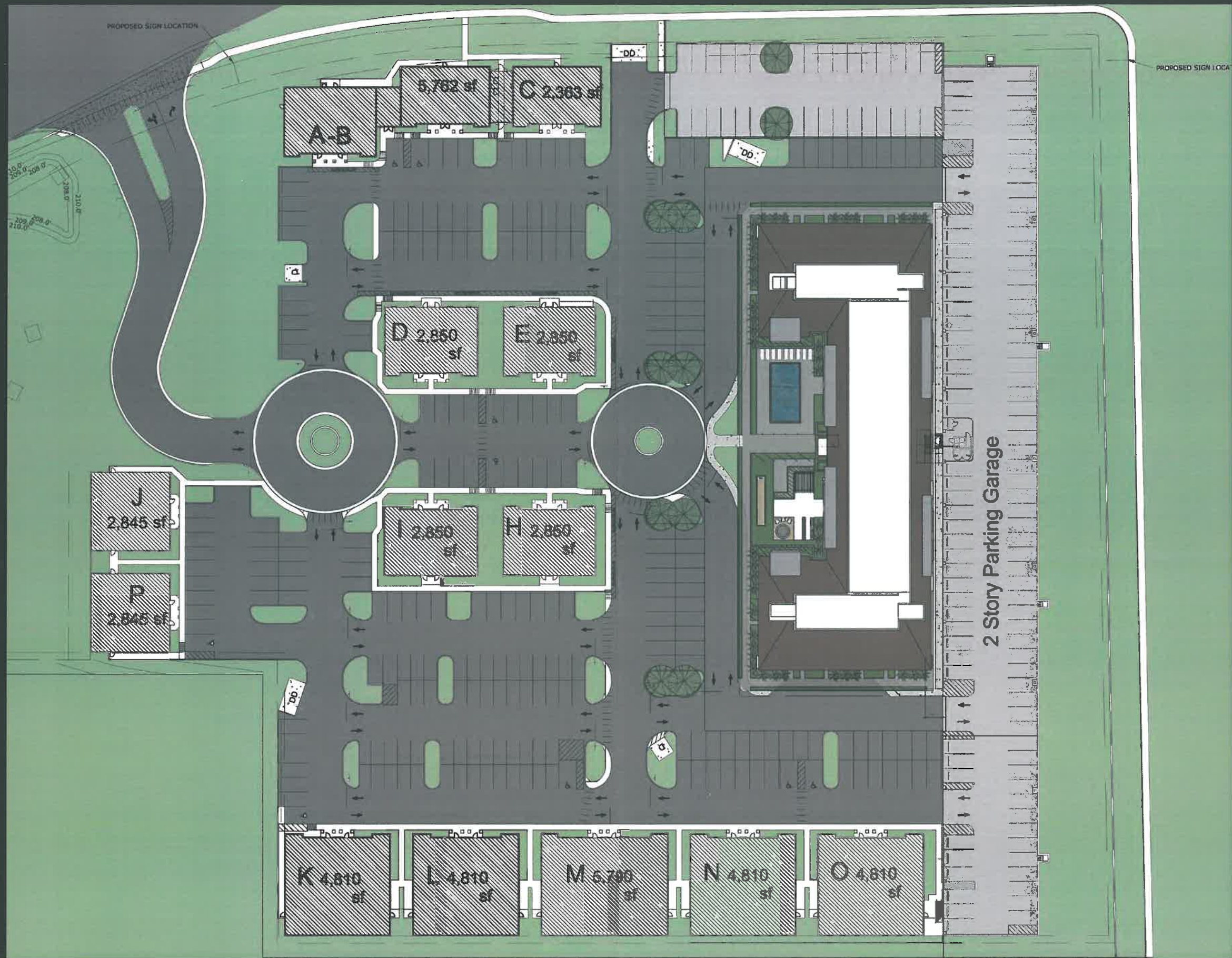
Daniel F. Mantzaris, City Attorney

Location Map:

South Lake Medical Arts Center







PROPOSED SOUTH LAKE APARTMENTS SITE PLAN
CLERMONT FLORIDA



CITY OF CLERMONT
CONDITIONAL USE PERMIT (CUP) AMENDMENT
APPLICATION

DATE: 5-23-16

FEE: _____

PROJECT NAME (if applicable): South Lake Medical Arts - Residential

APPLICANT: Jimmy D. Crawford

CONTACT PERSON: " "

Address: 1201 W. Highway 50

City: Clermont State: FL Zip: 34711

Phone: (352) 394-7408 Fax: (352) 394-7298

E-Mail: jimmy.crawford@mnagellaw.com

OWNER: Belgian Capital Fund, LLC

Address: 1135 Kane Concourse, 3rd Floor

City: Bay Harbor Islands State: FL Zip: 33154

Phone: (305) 450-9628 Fax: —

Address of Subject Property: _____

General Location: Pads F+G of SLMA - West of Citrus
Tower Blvd; across from South Lake Hospital

Legal Description (include copy of survey): see attached

Land Use (City verification required): Office (concurrent change to Mixed-Use)

Zoning (City verification required): R-3 + CUP



**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).

Amendment to the existing CUP for South Lake Medical
Arts, to allow existing Pads F+G to be constructed
as residential use, 12 units per acre (12.3 acres).

This location is ideally centrally located for residential
apartment/rental use, close to jobs, transportation,
shopping and services.

The owner is proposing two all-enclosed buildings,
with elevators and inside hallways.

A conceptual plan and elevations will be provided
prior to hearings.

Jimmy D Crawford
Applicant Name (print)

x [Signature]
Applicant Name (signature)

Jan Hendricks, as
Owner Name (print)
Manager, Belgian Capital Fund, LLC

x [Signature]
Owner Name (signature)
Manager, Belgian Capital Fund, LLC

***** NOTICE *****

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

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

SOUTH LAKE MEDICAL ARTS CENTER a/k/a SOUTH LAKE OFFICE PARK

LAND USE PLAN AMENDMENT APPLICATION

LEGAL DESCRIPTION

Overall Property Description

Lot 1 of CLERMONT TOWN CENTER ADDITION, according to the plat thereof as recorded in Plat Book 45, Pages 96 and 97 of the Public Records of Lake County, Florida.

LESS the following:

A portion of Lot 1, CLERMONT TOWN CENTER ADDITION, according to the plat thereof as recorded in Plat Book 45, Pages 96 and 97 of the Public Records of Lake County, Florida, being more particularly described as follows:

Begin at the Southwest corner of Lot 1, CLERMONT TOWN CENTER ADDITION, according to the plat thereof as recorded in Plat Book 45, Pages 96 and 97 of the Public Records of Lake County, Florida; thence run North 15°34'27" East, along the West line of said Lot 1, a distance of 333.42 feet to the Point of Curvature of a curve concave Southeasterly having a radius of 710.00 feet and a chord that bears North 18°53'45" East; thence run along the arc of said curve and said West line of Lot 1, through a central angle of 6°38'38", an arc distance of 82.33 feet; thence departing said West line, run South 89°25'59" East, 486.02 feet; thence run South 00°34'01" West along the East line of said Lot 1 and its Northerly extension, 400.16 feet to the Northeast corner of Lot 3 of said CLERMONT TOWN CENTER ADDITION; thence run North 89°25'59" West along the North line of said Lot 3 and the South line of said Lot 1, a distance of 598.23 feet to the Point of Beginning.

Containing 12.010 acres, more or less.

Clermont Apartment Unit Mix			Parking Calculations		
Unit Type	Quantity		Building	Building Area (SF)	Spaces Required
Studio	44		A-B	5,762	28.8
1 bedroom	54		C	2,363	11.8
1 bedroom/den	34		D	2,850	14.3
2 bedroom	14		E	2,850	14.3
Total	146		F-G	Residential	226.0
			H	2,850	14.3
			I	2,850	14.3
			J	2,845	14.2
			K	4,810	24.1
			L	4,810	24.1
			M	5,790	29.0
			N	4,810	24.1
			O	4,810	24.1
			P	2,845	14.2
				50,245	477.2
Total Building Square footage: 133,000sf			Total Parking Provided = 502		
			Compact Parking = 54		
			ADA Required = 9		
			ADA Provided = 9		

**SOUTH LAKE MEDICAL ARTS CENTER
PADS F AND G
TRAFFIC ANALYSIS/COMPARISON**

OFFICE USE – 60,000 SF

8th Ed. ITE Trip Generation:*

36.13 Trips per thousand sf

60,000 sf = **2,168 Trips Per Day**

RESIDENTIAL – 146 APTS

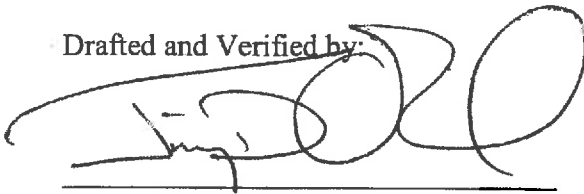
8th Ed. ITE Trip Generation:

6.59 Trips per Unit

146 units = **962 Trips per Day**

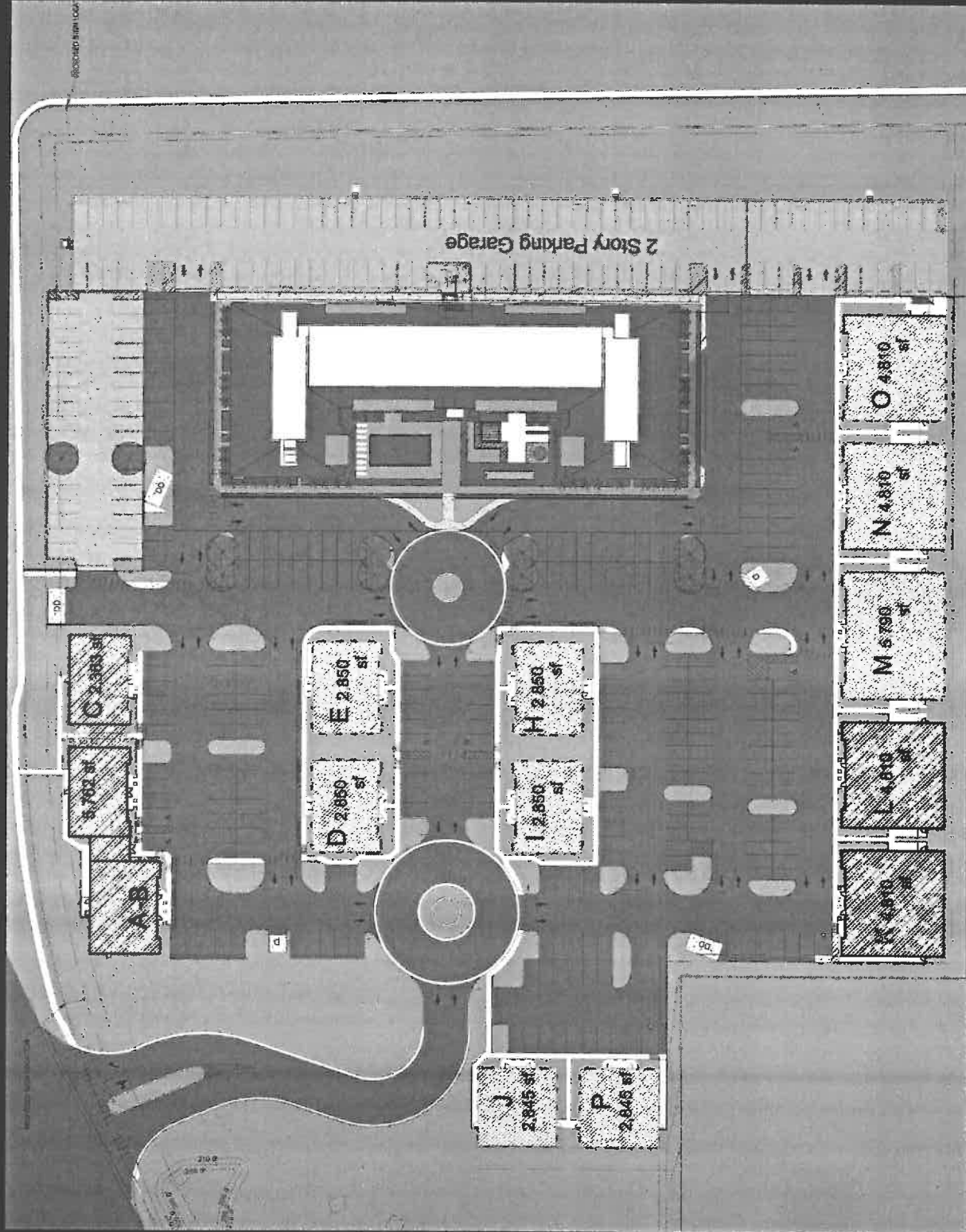
- **ALL TRAFFIC GENERATION NUMBERS TAKEN FROM 8TH EDITION, INTERNATIONAL TRAFFIC ENGINEERS (ITE) MANUAL, ADOPTED AND USED BY LAKE COUNTY AND THE FLORIDA DEPARTMENT OF TRANSPORTATION**

Drafted and Verified by:

A large, stylized handwritten signature in black ink, appearing to read 'Jimmy D. Crawford', is written over a horizontal line.

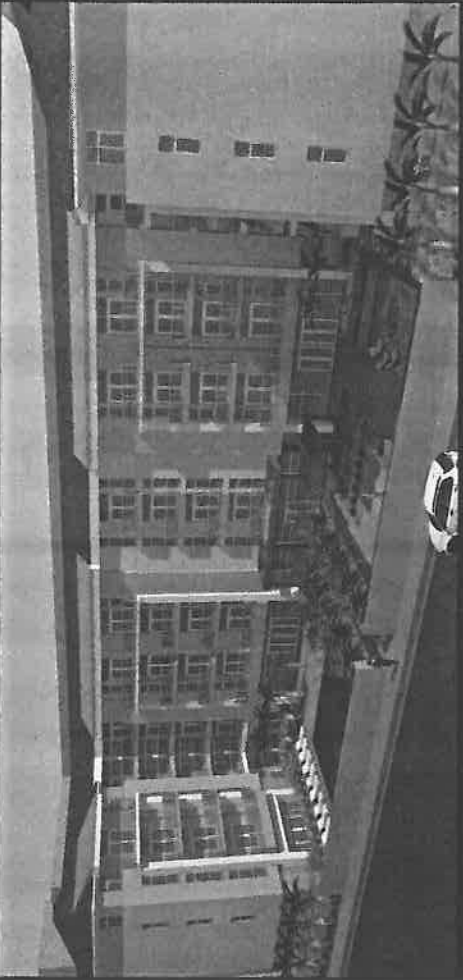
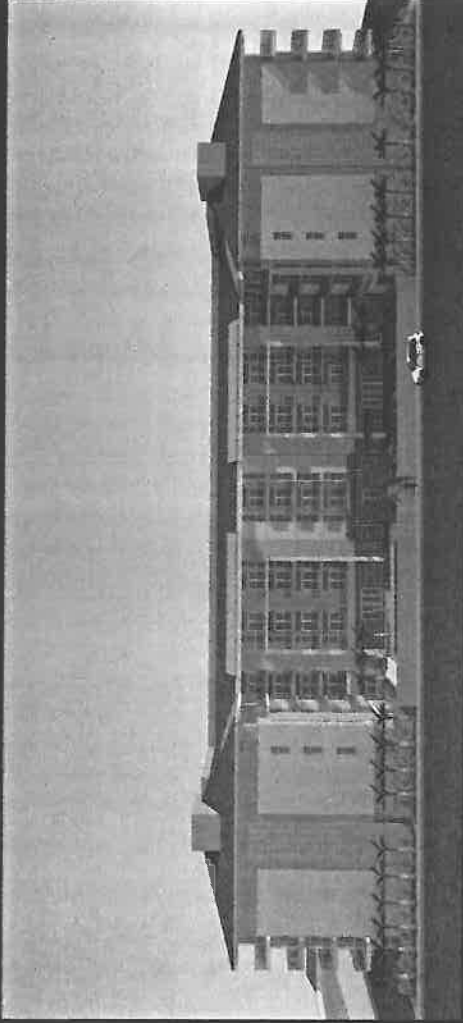
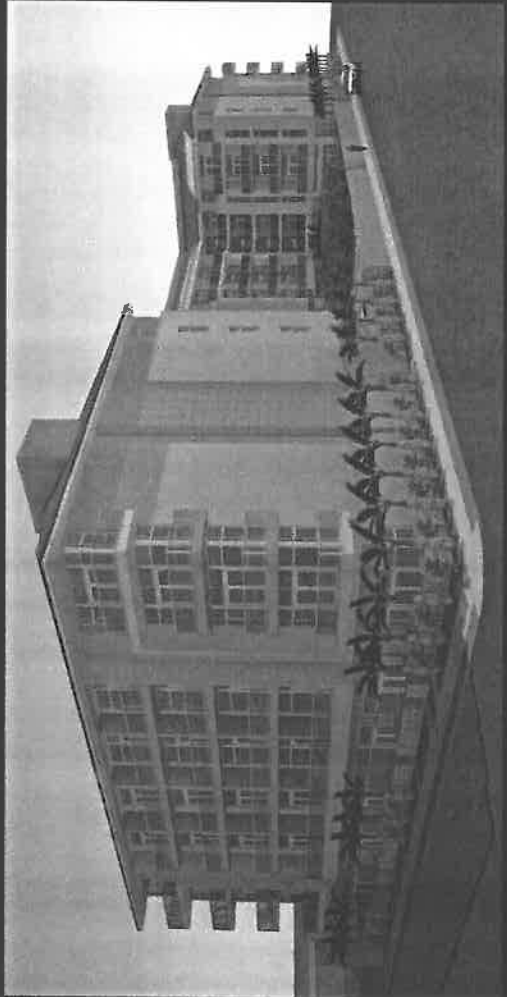
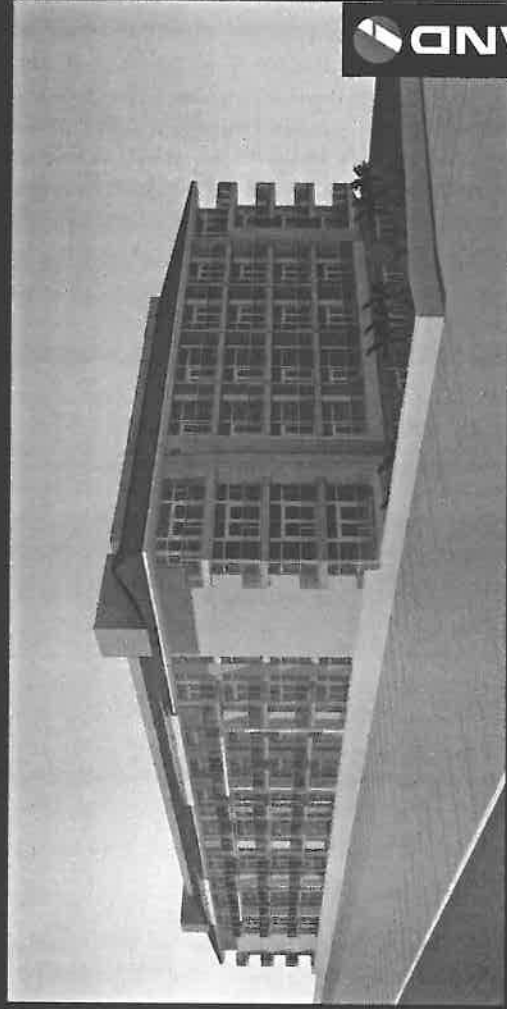
Jimmy D. Crawford, Esq.

August 10, 2016



PROPOSED SOUTH LAKE APARTMENTS SITE PLAN
CLERMONT FLORIDA

PROPOSED SOUTH LAKE APARTMENTS
CLERMONT FLORIDA



PROPERTY RECORD CARD

General Information

Owner Name:	BELGIAN CAPITAL FUND LLC	Alternate Key:	3877220
Mailing Address:	1135 KANE CONCOURSE 3RD FL BAY HARBOR ISLANDS, FL 33154 Update Mailing Address	Parcel Number:	20-22-26-030200000F00
		Millage Group and City:	000C (Clermont)
		Total Millage Rate:	18.65210
		Trash/Recycling/Water/Info:	My Public Services Map
Property Location:	831 OAKLEY SEAVER DR STE 200 CLERMONT FL 34711 Update Property Location	Property Name:	Submit Property Name
		School Locator:	School and Bus Map
Property Description:	CLERMONT, SOUTH LAKE MEDICAL ARTS CENTER THIRD AMENDMENT CONDOMINIUM UNIT F CB 3 PG 31-33 ORB 4028 PG 1691		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT COMMERCIAL (1000)	0	0		13380	SF	\$0.00	\$602,100.00

Miscellaneous Improvements

There is no improvement information to display.

Sales History

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
4028 / 1691	4/27/2011	Warranty Deed	Multi-Parcel	Vacant	\$2,110,000.00

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

Values and Estimated Ad Valorem Taxes

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$602,100	\$551,925	\$551,925	5.30510	\$2,928.02
LAKE COUNTY MSTU AMBULANCE	\$602,100	\$551,925	\$551,925	0.46290	\$255.49
SCHOOL BOARD STATE	\$602,100	\$602,100	\$602,100	5.69700	\$3,430.16
SCHOOL BOARD LOCAL	\$602,100	\$602,100	\$602,100	1.50000	\$903.15
CITY OF CLERMONT	\$602,100	\$551,925	\$551,925	4.20610	\$2,321.45

PROPERTY RECORD CARD

General Information

Owner Name:	BELGIAN CAPITAL FUND LLC	Alternate Key:	3877221
Mailing Address:	1135 KANE CONCOURSE 3RD FL BAY HARBOR ISLANDS, FL 33154 Update Mailing Address	Parcel Number:	20-22-26-030200000G00
		Millage Group and City:	000C (Clermont)
		Total Millage Rate:	18.65210
		Trash/Recycling/Water/Info:	My Public Services Map
Property Location:	851 OAKLEY SEAVER DR CLERMONT FL 34711 Update Property Location	Property Name:	-- Submit Property Name
		School Locator:	School and Bus Map
Property Description:	CLERMONT, SOUTH LAKE MEDICAL ARTS CENTER THIRD AMENDMENT CONDOMINIUM UNIT G CB 3 PG 31-33 ORB 4028 PG 1691		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT COMMERCIAL (1000)	0	0		14710	SF	\$0.00	\$661,950.00

Miscellaneous Improvements

There is no improvement information to display.

Sales History

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
4028 / 1691	4/27/2011	Warranty Deed	Multi-Parcel	Vacant	\$2,110,000.00

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

Values and Estimated Ad Valorem Taxes

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$661,950	\$606,787	\$606,787	5.30510	\$3,219.07
LAKE COUNTY MSTU AMBULANCE	\$661,950	\$606,787	\$606,787	0.46290	\$280.88
SCHOOL BOARD STATE	\$661,950	\$661,950	\$661,950	5.69700	\$3,771.13
SCHOOL BOARD LOCAL	\$661,950	\$661,950	\$661,950	1.50000	\$992.93
CITY OF CLERMONT	\$661,950	\$606,787	\$606,787	4.20610	\$2,552.21



CITY OF CLERMONT

Planning & Zoning

CONDITIONAL USE PERMIT

Article IX of the City Zoning Ordinance provides that the Conditional Use Permit shall not become effective for any reason unless and until the following events have occurred:

1. Permittees shall have agreed to each and every condition by properly executing and signing the Conditional Use Permit.
2. Such Conditional Use Permit executed as indicated shall have been filed in the office of the City Manager within ninety (90) days of its approval by City Council. Upon expiration of this period, the permit shall become null and void, and the permittees must apply for rehearing.
3. In the event of failure of the permittee to fulfill development in substantial accordance with the plans as submitted to the Planning and Zoning Commission and the City Council; comply with the codes of the governmental agencies having lawful and appropriate jurisdiction thereon; or meet any of the terms of the Conditional Use Permit, the permit may be revoked after due public hearings before the Planning and Zoning Commission and the City Council.

PERMITTEE: Denham Engineering, Inc.
Attn: J. Brian Denham
5026 Hidden Springs Blvd.
Orlando, FL 32819

CONDITIONAL USE PERMIT FOR: To allow for the construction of a professional office complex.

LOCATION: The Southwest corner of Oakley Seaver Dr. and Citrus Tower Blvd.

ZONING: R-3, Residential/Professional

RESOLUTION: No. 1485

EXECUTION DATE: This CUP must be signed and returned to the office of the City Manager by **November 22, 2006** or this permit shall expire and become null and void.

CONDITIONS:

Section 1 - General Conditions

1. This Resolution shall inure to the benefit of, and shall constitute a covenant running with the land and the terms, conditions, and provisions hereof, and shall be binding upon the present owner and any successor in title or interest, and shall be subject to each and every condition herein set out.
2. The property shall be developed in substantial accordance with the conceptual site plan as prepared by Denham Engineering, dated June 2006. Construction plans incorporating all conditions of this permit shall be submitted for review and approval by City staff prior to authorization and issuance of a development permit. The conceptual plan submitted with the CUP application is not an approved site plan.
3. Upon approval of the resolution the aforementioned property shall only be used for the purposes described herein. No further expansion of the use or additions to this project shall be permitted except as approved by another Conditional Use Permit. Any other proposed use shall be specifically authorized by amendment and approval of the City of Clermont City Council.
4. 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.
5. Prior to the issuance of any permits, the applicant shall be required to submit formal site plans for review and approval by the City of Clermont Site Review Committee. The site plans shall meet all submittal requirements and comply with the conditions of this Resolution, applicable City Codes, Regulations, Ordinances, and provide compliance with the adopted City Comprehensive Plan, as amended.
6. 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.
7. This permit shall become null and void if substantial work has not begun within one (2) years of the date of issuance of this Conditional Use Permit.

Section 2 - Land Use

1. The proposed development may contain up to 116,000 square feet of professional office space, consistent with the conceptual site plan prepared by Denham Engineering, dated June 2006.

2. The allowable uses shall be those uses indicated within the professional office category of the City of Clermont Land Development Regulations.

Section 3 - Transportation Improvements

1. Sidewalks shall be required along all public road frontages in accordance with adopted FDOT and City Codes.
2. Turn lanes shall also be provided based on staff site review committee.
3. Prior to construction and development of the complex, the permittee/developer shall provide a traffic analysis which identifies the development's impact on the City's transportation system.

Section 4 - Excavation and Grading/Operation Plans

1. The applicant shall submit a detailed excavation, grading and erosion control plan for the entire site during the site plan review process which must be approved by the City Site Review Committee prior to initiation of development activity.
2. The permittee/developers shall provide ground cover on all out parcel and 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 U.S.D.A. Soil Conservation Service.
3. A dust abatement plan shall be submitted to the City detailing measures to be taken in eliminating the migration of dust particles from the site.

Section 5 -Utilities

The applicant shall submit a detailed utility plan for the entire site during the site plan review process which must be approved by the City Site Review Committee prior to initiation of development activity.

Section 6 -Site Improvements/Landscaping

Onsite landscaping and perimeter landscaping shall be planted in excess of code, to be determined by staff at Site Review Committee.

Section 7 - Architectural Design Standards

Architectural finish and building plans for the development shall be submitted and approved by the Site Review Committee prior to any development activity to ensure aesthetic and public safety considerations are properly addressed.

The following design standards shall apply to all development on the site and shall apply until such time as citywide architectural design standards are adopted unless otherwise approved by the City of Clermont Site Review Committee.

Facades and Exterior Walls:

1. Ground floor facades that face public streets shall have arcades, display windows, entry areas, awnings or other such features along no less than sixty (60) percent of their horizontal length.
2. Facades greater than one hundred (100) feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least three (3) feet. No uninterrupted length of any facade shall exceed one hundred (100) horizontal feet (except parking structure.)

Roofs:

1. Parapet walls or other design features shall be used to conceal flat roofs and rooftop equipment such as HVAC units from public view from all sides of the building. Parapet walls or other design features shall be constructed at a height of at least one (1) inch above the tallest roof top unit. A metal or other enclosure for roof top equipment does not constitute screening from public view. The average height of such parapets shall not exceed fifteen (15) percent of the height of the supporting wall and such parapets shall not at any point exceed one-third (1/3) of the height of the supporting wall.
2. No uninterrupted length of any roofline or parapet wall shall exceed one hundred (100) horizontal feet.

Materials and Colors:

1. The predominant exterior finish shall be of high quality materials, including, but not limited to, brick, stone, stucco and textured concrete masonry units. The finished surface of the exterior walls shall not include smooth-faced concrete block, tilt-up concrete panels or prefabricated steel panels.
2. Façade colors shall be low reflective, subtle, neutral or earth tone colors. The use of high-intensity colors, metallic colors, black or fluorescent colors shall be prohibited.

3. Building trim and accent areas shall be limited to one primary color. The use of a primary color in the building trim is limited to a one (1) foot wide band around the building. Neon tubing shall not be an acceptable feature for building trim or accent areas.

Entryways:

The main entryway shall feature no less than three (3) of the following:

1. canopies or porticos;
2. overhangs;
3. recesses/projections;
4. arcades;
5. peaked roof forms;
6. arches;
7. architectural details such as tile work and moldings which are integrated into the building structure and design;
8. integral planters or wing walls that incorporate landscaped areas and/or places for sitting.

Signage:

Neon tubing shall not be used in building signage. The letters in the signage shall be a primary color.

Lighting:

Light poles shall not be painted in primary colors and they shall be no greater than 25 ft. in height.

Miscellaneous:

1. Mobile storage systems (metal shipping containers and trailers) shall be prohibited.
2. Chain link fencing shall be prohibited. Fencing around water retention areas and all other fencing shall be ornamental metal fencing.

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

J. Brian Denham
J. Brian Denham, Agent

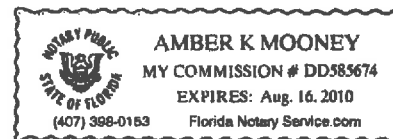
11-20-06
Date

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 21 day of

November, 2006, by ~~JOHN SCHMID~~ BRIAN DENTAM
(name of person acknowledging)

Amber K Mooney
Signature of Notary Public



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

John Schmid

John Schmid, Sr. Lk Medical Arts, Property Owner

11-21-06
Date

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 21 day of

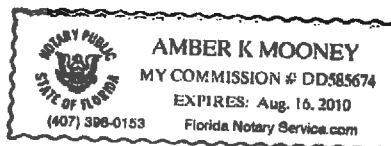
November, 2006, by JOHN SCHMID
(name of person acknowledging)

Amber K Mooney
Signature of Notary Public

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

Received in the office of the City Manager on November 21, 2006
Date

Jane Warren
Admin. Asst. to the City Manager



Clermont Apartment Unit Mix

Unit Type	Quantity
Studio	44
1 bedroom	54
1 bedroom/den	34
2 bedroom	14
Total	146

Total Building Square footage: 133,000sf

LEGAL NOTICE

Notice is hereby given that the City of Clermont will consider a request for an amendment to a Conditional Use Permit (Resolution 1485) to allow for multi-family use, at the following location:

LOCATION

Southwest corner of Oakley Seaver Drive and Citrus Tower Boulevard
AK 3877287

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, November 1, 2016 at 6:30pm.

A public meeting to consider the request will be held before the City Council on Tuesday, January 24, 2017 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
October 25, 2016 and January 17, 2017



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, November 1, 2016		
Agenda Item Name		
Ordinance No. 2016-45 <i>Comprehensive Plan Amendment</i> <i>Huber Self-Storage</i>		
Requested Action		
Recommend approval of Ordinance 2016-45.		
Staff Report		
The applicant, The Huber Group, LLC, is requesting a small-scale comprehensive plan amendment for the subject property. The property is approximately 6.89 +/- acres in size. This request is being heard concurrently with requests for annexation, rezoning, variance, and a conditional use permit. The applicant wishes to develop the property and have City services available. The small-scale comprehensive plan amendment would change the future land use from Lake County's Urban Low to the City's Industrial designation. The applicant and staff initially considered the Commercial future land use designation for the parcel, since the end use of the site would be a self-storage facility and a commercial outparcel. The proposed floor area ratio (FAR) for the project is 0.36. However, due to the FAR cap of 0.25 for Commercial future land use, this choice would have been inconsistent with the comprehensive plan for Commercial. Therefore, the Industrial future land use was requested since it allows for up to a 1.0 FAR. While the Industrial future land use category does permit more intense land uses, the property will have a conditional use permit limiting the uses and intensity along with C-2 General Commercial uses. The Industrial future land use has been previously used for self-storage facilities, and it also allows commercial uses. Staff recommends approval of the small-scale comprehensive plan amendment to change the future land use from Lake County Urban Low to Industrial in the City.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1.	Ordinance	CPA Ord. 2016-45.doc
2.	Maps	Huber Maps.pdf
3.	Site Plan	HUBER CONCEPTUAL SITE PLAN.pdf
4.	Application	CPA application.pdf

5. Legal ad

CPA Huber legal ad.docx

CITY OF CLERMONT
ORDINANCE No. 2016-45

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

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

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

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

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

Section 1.

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

LEGAL DESCRIPTION

That part of Tract 61 lying westerly of Highway 27, Section 32, Township 22 South, Range 26, East, Lake Highlands Company, according to the plat thereof recorded in Plat Book 3, Page 24, Public Records of Lake County, Florida, less right of way for road.

Containing 6.89 Acres +/-

Alternate Key 1648441

CITY OF CLERMONT
ORDINANCE No. 2016-45

CHANGE IN FUTURE LAND USE CLASSIFICATION

FROM LAKE COUNTY URBAN LOW
TO CITY OF CLERMONT INDUSTRIAL

Section 2.

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

Section 3.

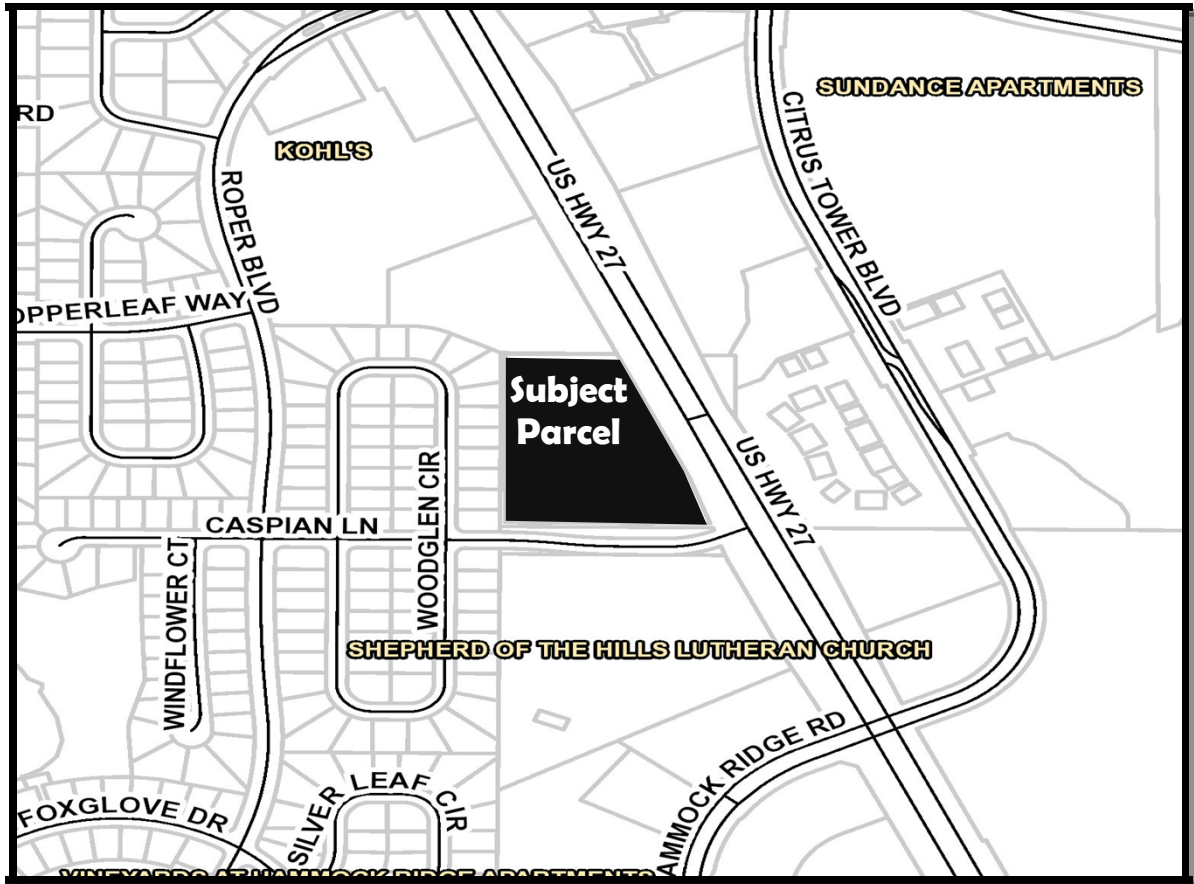
All ordinances or parts of ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

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. 2016-45

Location map:



CITY OF CLERMONT
ORDINANCE No. 2016-45

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida, this 13th day of December, 2016.

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Exhibit - Location Map - Huber Self Storage

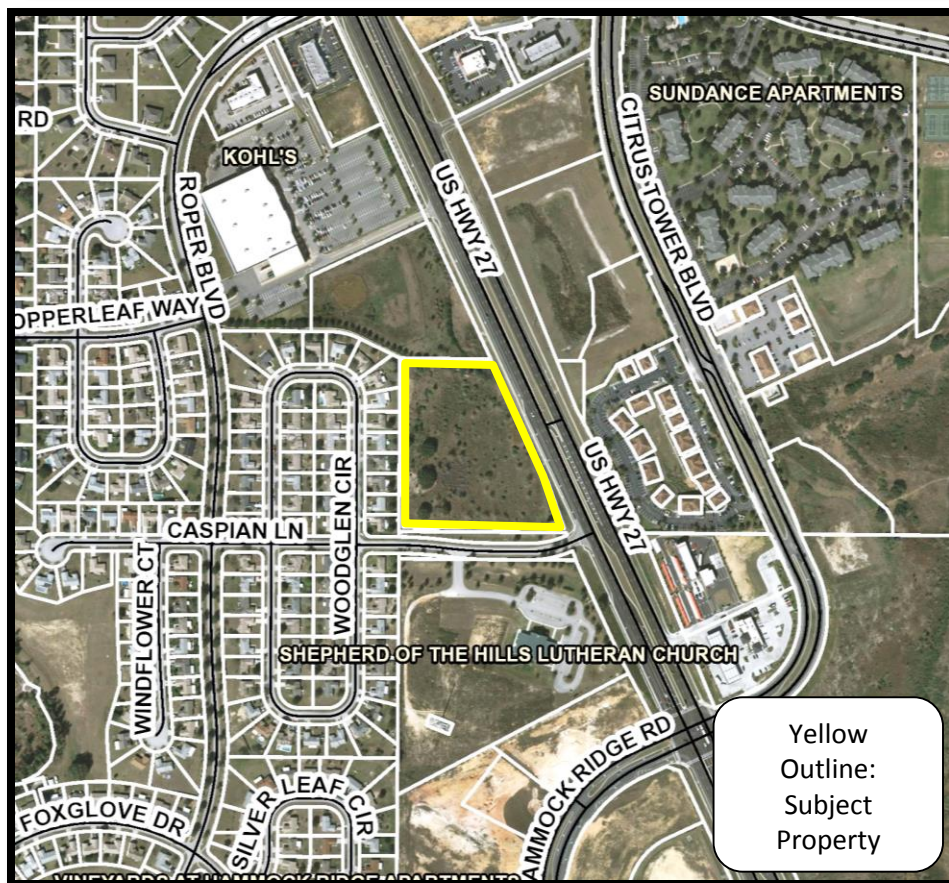
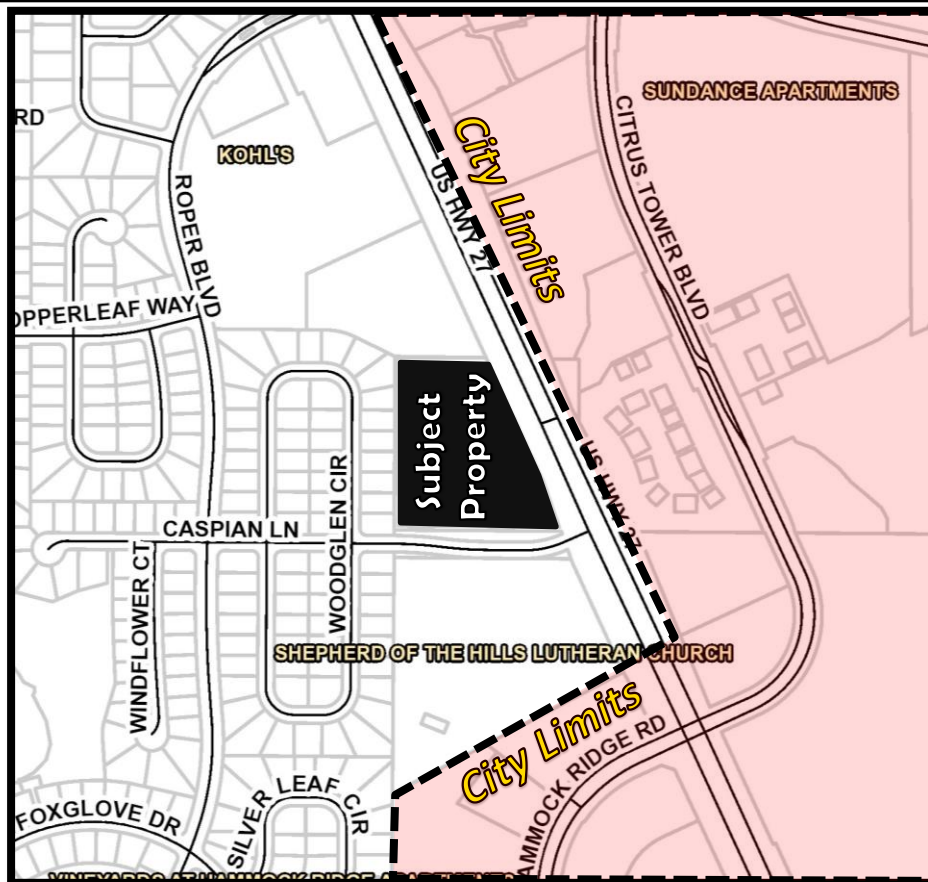


Exhibit – Future Land Use Map - Huber Self Storage

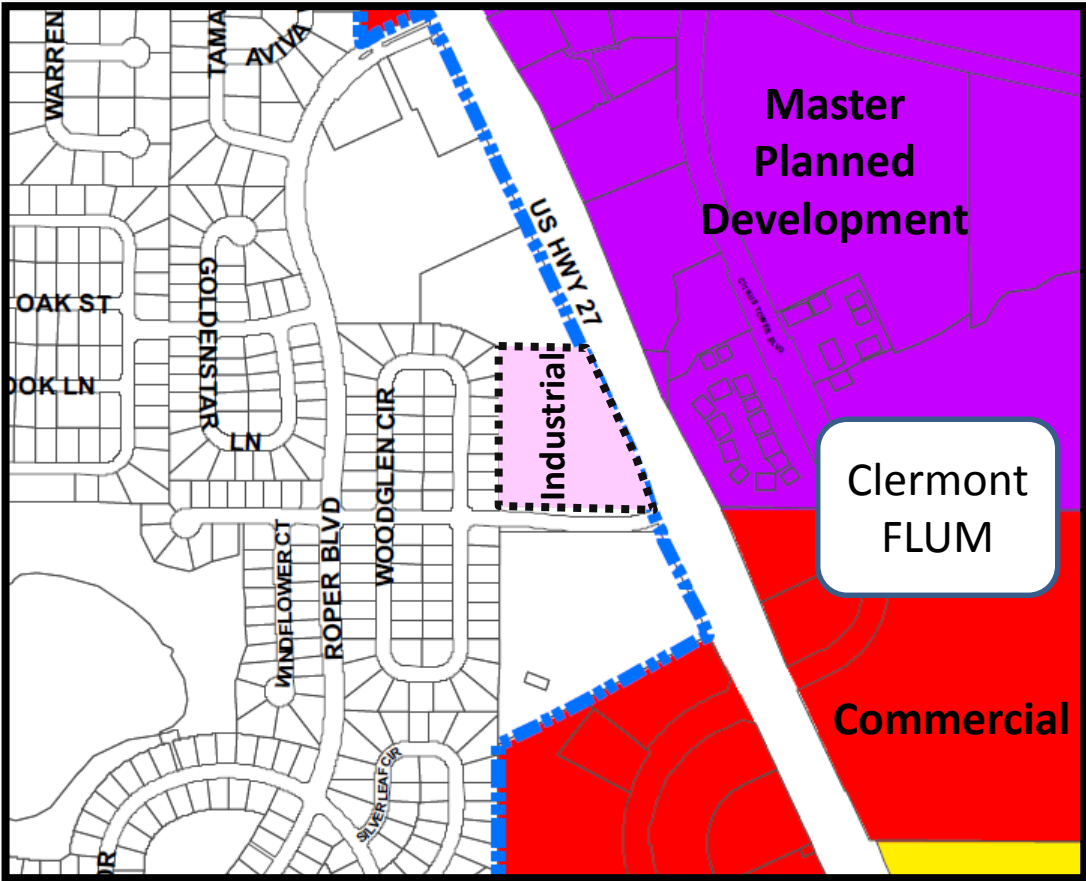
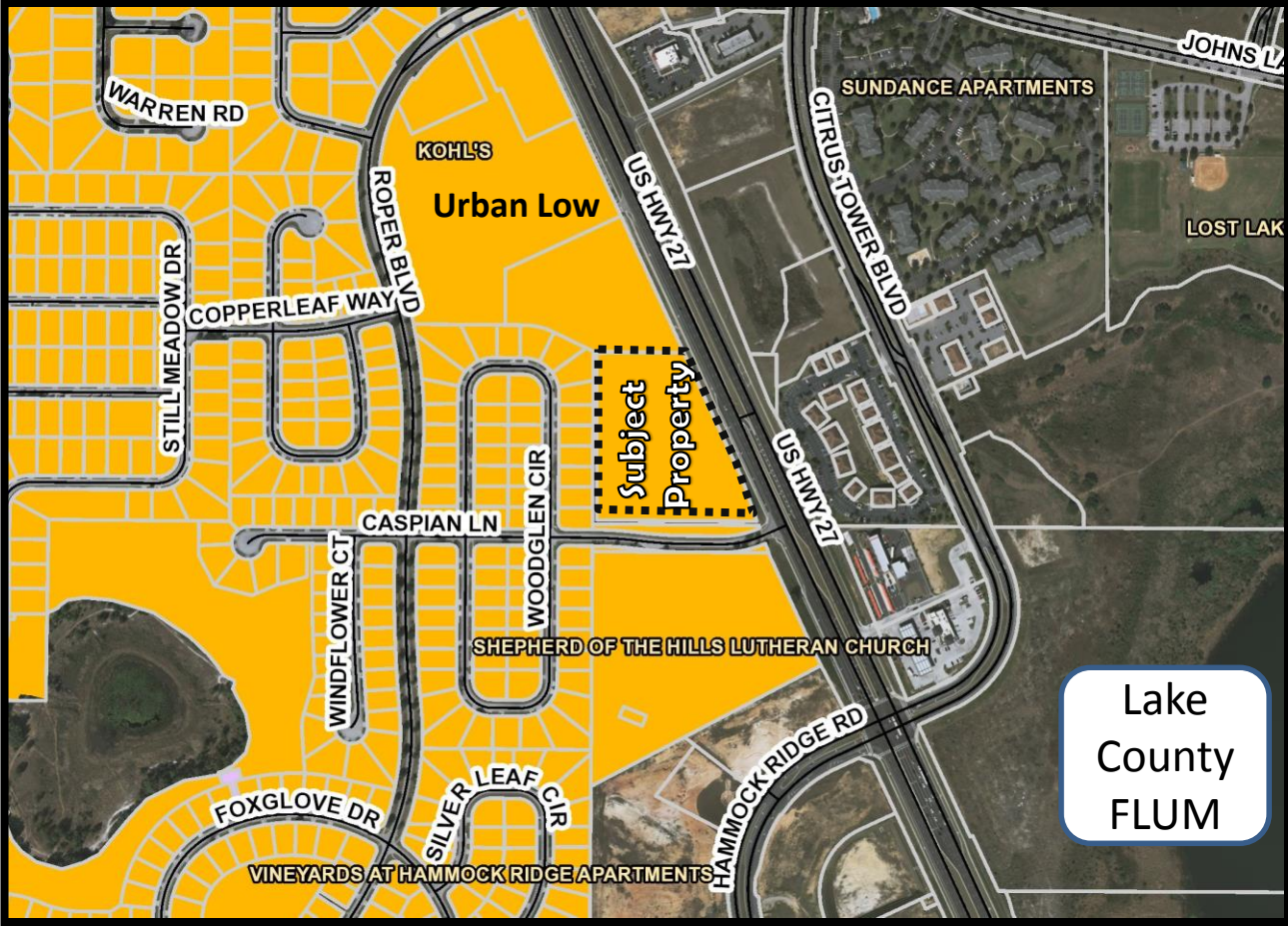
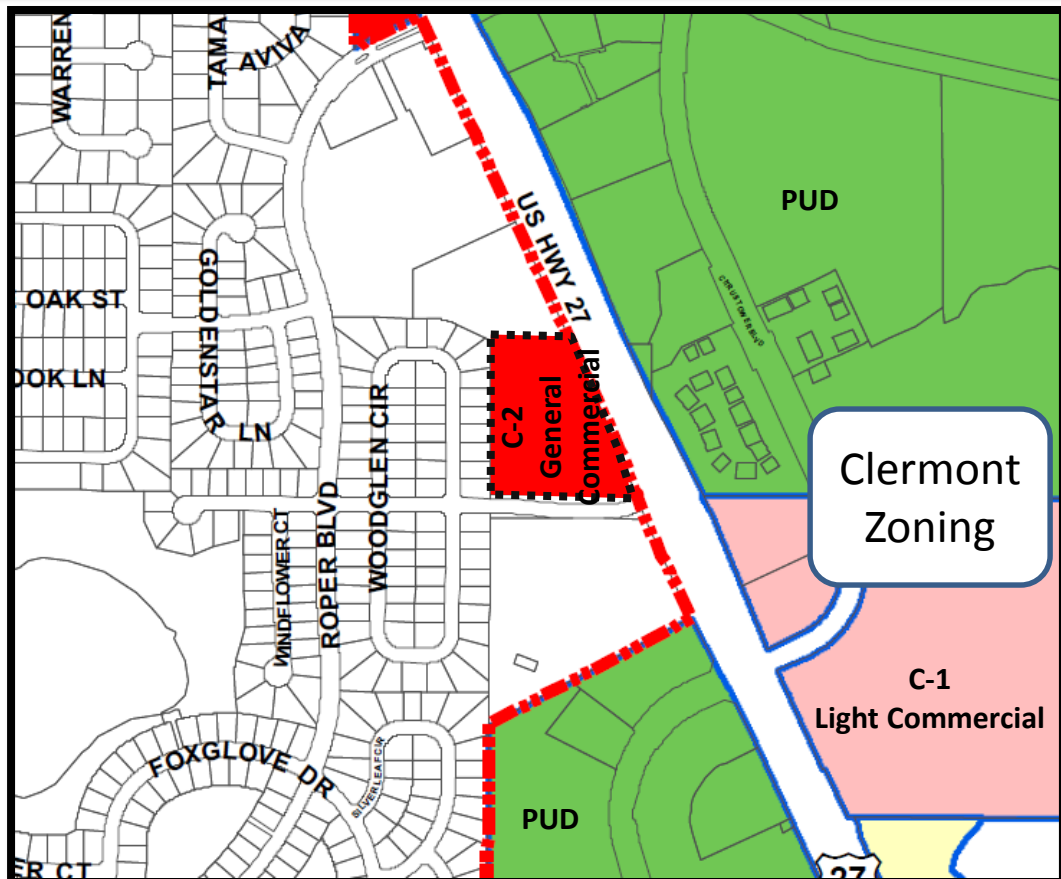
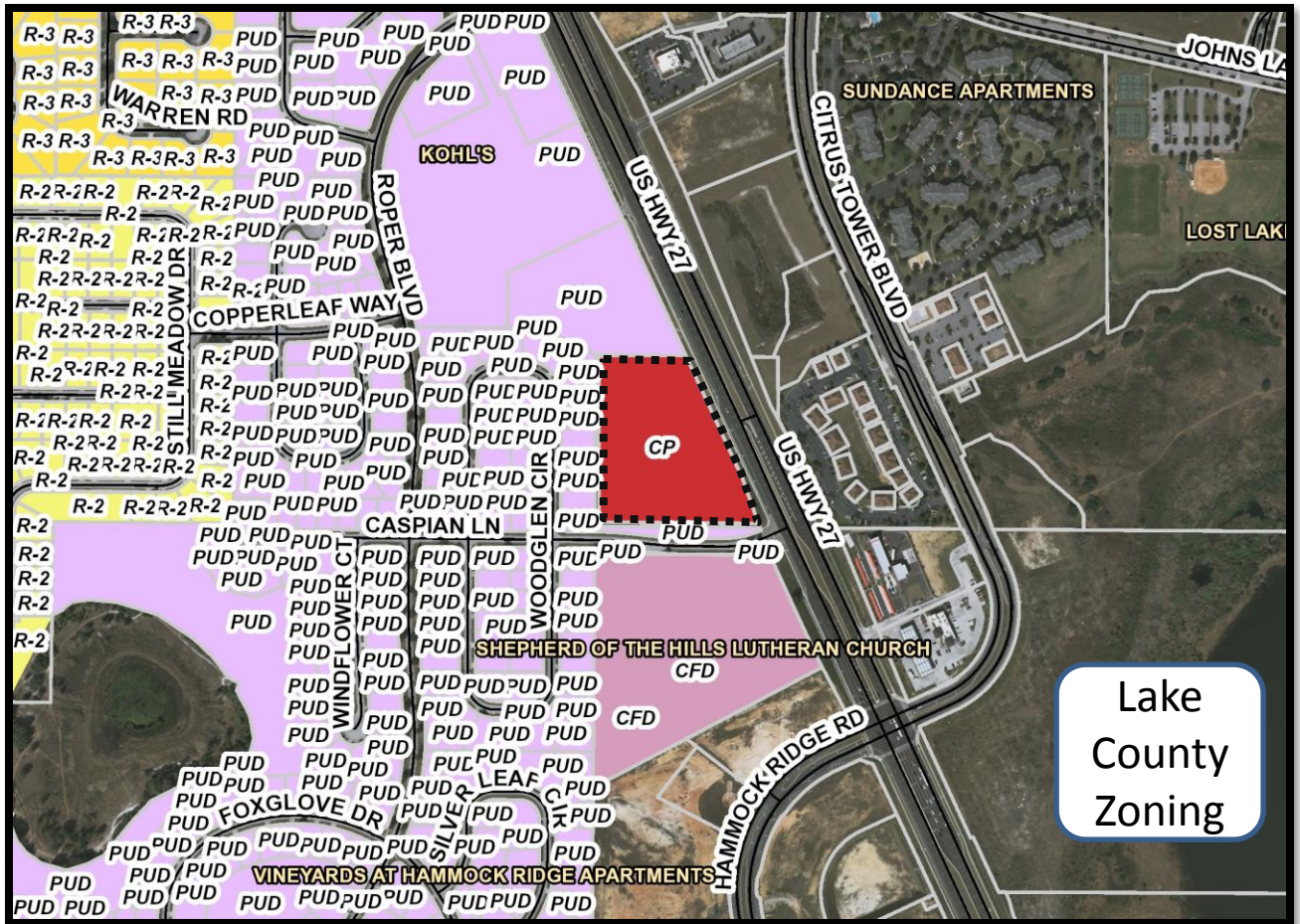
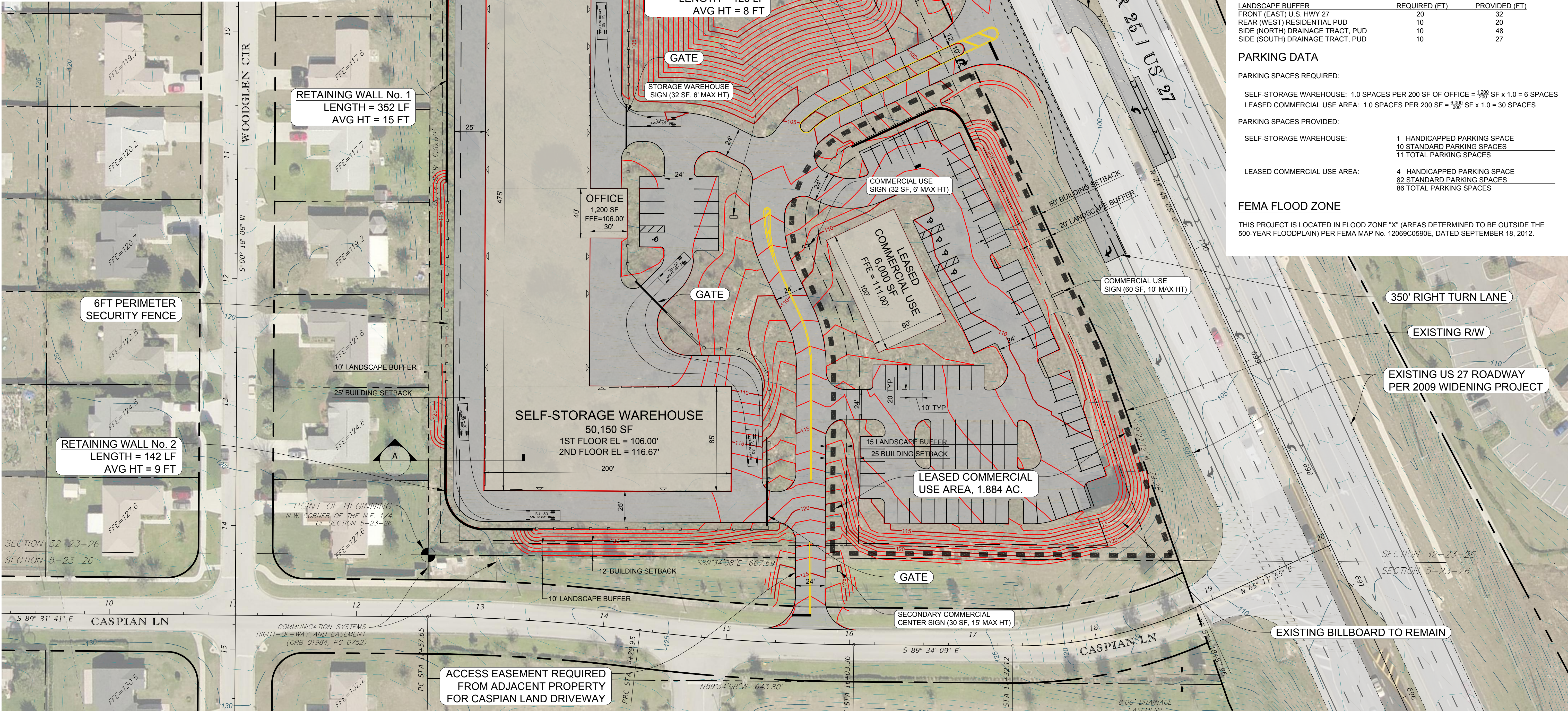


Exhibit – Zoning Map - Huber Self Storage



ESTIMATED WASTEWATER DEMANDS				
BASED ON FAC 64E-6.008 - SYSTEM SIZE DETERMINATION (TABLE 1 FOR SYSTEM DESIGN ESTIMATED SEWAGE FLOWS)				
PROPOSED USE	DEMAND RATE	UNITS	ESTIMATED WASTEWATER AVERAGE DAILY FLOW (GPD)	
SELF-STORAGE WAREHOUSE				
SELF-STORAGE OFFICE (1,200 SF)	15 GPD / 100 SF	12		180
SELF-STORAGE WAREHOUSE (UP TO 200 UNITS)	1 GPD / STORAGE UNIT	200		200
SELF-STORAGE WAREHOUSE (OVER 200 UNITS)	0.5 GPD / STORAGE UNIT	516		258
SUBTOTAL				638
LEASED COMMERCIAL USE AREA				
COMMERCIAL USE, (±6,000 SF, BASED ON RESTAURANT OPERATING 16 HOURS PER DAY)	40 GPD / SEAT	240		9,600
SUBTOTAL				9,600
GRAND TOTAL				10,238

ESTIMATED POTABLE WATER DEMANDS				
BASED ON APPLYING A RATIO OF 300 GPD POTABLE WATER ERU / 250 GPD WASTEWATER ERU TO WASTEWATER DEMANDS DETERMINED PER FAC 64E-6.008 - SYSTEM SIZE DETERMINATION				
PROPOSED USE	ESTIMATED WASTEWATER AVERAGE DAILY FLOW (GPD)	FACTOR	ESTIMATED POTABLE WATER AVERAGE DAILY FLOW (GPD)	
SELF-STORAGE WAREHOUSE				
SELF-STORAGE OFFICE (1,200 SF)	180	1.20		216
SELF-STORAGE WAREHOUSE (UP TO 200 UNITS)	200	1.20		240
SELF-STORAGE WAREHOUSE (OVER 200 UNITS)	258	1.20		310
SUBTOTAL				766
LEASED COMMERCIAL USE AREA				
COMMERCIAL USE, (±6,000 SF, BASED ON RESTAURANT OPERATING 16 HOURS PER DAY)	9,600	1.20		11,520
SUBTOTAL				11,520
GRAND TOTAL				12,286





CITY OF CLERMONT
COMPREHENSIVE PLAN AMENDMENT
Application

DATE: 9/26/16

FEE: 500

Project Name (if applicable): Huber Self Storage

Applicant: The Huber Group, LLC, c/o James Fox

Contact Person: James Fox

Address: P. O. Box 730

City: Windermere State: FL Zip: 34786

Phone: 407.909.0600 Fax: 407.909.9936

E-Mail: dhuber@cfl.rr.com

OWNER: Seidle Clermont Groves, LLC, c/o Tracy Seidle

Address: 3450 Stallion Lane/P. O. Box 267370

City: Weston State: FL Zip: 33326-7370

Phone: _____ Fax: _____

E-Mail: _____

General Location: NW corner of US 27 and Caspian Lane

Legal Description (include copy of survey): See attached, Tax Parcel

09-22-26-1400-061-00000

Property size (in acres or square feet): 6.885 Acres

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

Existing (Actual) Land Use: Vacant

Existing Zoning: Planned Commercial (CP) - Lake County

Existing Future Land Use: Urban Low Density

Proposed Future Land Use: Industrial

Type of development proposed: Self-storage facility and commercial outparcel



Proposed density (dwelling units/acre) or intensity: 101K sf storage, 6K sf outparc

Proposed Zoning District: C-2

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

This amendment provides for the construction of a self-service storage facility and commercial outparcel. The use is allowed under the current Lake County Land Use and Zoning, but the property is being annexed at the request of the City of Clermont, which will be providing the water utility to the property.

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

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

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

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

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



APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

The Huber Group, LLC, who being

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

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

Donald M. Huber, Manager
Affiant - Applicant Name (print)

X Donald M. Huber
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 28th day of Sept, 2016.



X Doris Birkinbine
Notary Public, State of Florida at Large

My Commission Expires: 5/20/2020



OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Tracy Seidle, Manager, Seidle Clermont Groves, LLC, who being

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

1. That he (she) is the fee-simple owner of the property legally described on the attachment of this application.
2. That he (she) desires a Future Land Use Amendment from Urban Low (Lake County) to Industrial for the property legally described on the attachment of this application.
3. That the owner of said property has appointed James Fox to act as agent on his (her) behalf to accomplish the above. The owner is required to complete the APPLICANT'S AFFIDAVIT of this application if no agent is appointed to act in his (her) stead.

Tracy Seidle, Manager
Affiant - Applicant Name (print)

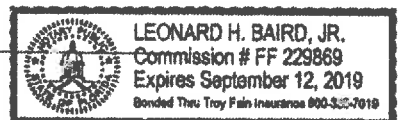
X [Signature]
Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by Tracy Seidle

or personally known by me this 27th day of September, 20 16

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

My Commission Expires:



PROPERTY RECORD CARD

West

General Information

Owner Name:	SEIDLE CLERMONT GROVES LLC	Alternate Key:	1648441
Mailing Address:	C/O TRACY SEIDLE PO BOX 267370 WESTON, FL 33326-7370 Update Mailing Address	Parcel Number:	09-22-26- 140006100000
		Millage Group and City:	0003 (UNINCORPORATED)
		Total Certified Millage Rate:	15.4121
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	Update Property Location ⓘ	Property Name:	— Submit Property Name ⓘ
		School Locator:	School and Bus Map ⓘ
Property Description:	LAKE HIGHLANDS 32-22-26 TRACT 61 LYING W'LY OF HWY 27 PB 3 PG 24 ORB 4086 PG 388		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT COMMERCIAL (1000)	0	0		6.89	AC	\$0.00	\$620,100.00

Miscellaneous Improvements

There is no improvement information to display.

Sales History

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
618 / 1330	10/29/1976	Warranty Deed	Qualified	Vacant	\$40,000.00
3994 / 2155	3/10/2010	Quit Claim Deed	Multi-Parcel	Vacant	\$0.00
4086 / 388	9/30/2011	Quit Claim Deed	Multi-Parcel	Vacant	\$100.00

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

Values and Estimated Ad Valorem Taxes ⓘ

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$620,100	\$606,320	\$606,320	5.11800	\$3,103.15

PROPERTY RECORD CARD

General Information

Owner Name:	SEIDLE CLERMONT GROVES LLC	Alternate Key:	3875507
Mailing Address:	C/O TRACY SEIDLE PO BOX 267370 WESTON, FL 33326-7370 Update Mailing Address	Parcel Number:	09-22-26-140506100001
		Millage Group and City:	000C (CLERMONT)
		Total Certified Millage Rate:	18.6521
		Trash/Recycling/Water/Info:	My Public Services Map
Property Location:	CLERMONT FL 34711 Update Property Location	Property Name:	Submit Property Name
		School Locator:	School and Bus Map
Property Description:	CLERMONT, LAKE HIGHLANDS 32-22-26 THAT PART OF TRACT 61 LYING E'LY OF HWY 27 PB 3 PG 24 ORB 4086 PG 388		

east

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT COMMERCIAL (1000)	0	0		0.27	AC	\$0.00	\$270.00

Miscellaneous Improvements

There is no improvement information to display.

Sales History

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
3994 / 2155	3/10/2010	Quit Claim Deed Multi-Parcel		Vacant	\$0.00
4086 / 388	9/30/2011	Quit Claim Deed Multi-Parcel		Vacant	\$100.00

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

Values and Estimated Ad Valorem Taxes

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$270	\$270	\$270	5.11800	\$1.38
LAKE COUNTY MSTU AMBULANCE	\$270	\$270	\$270	0.46290	\$0.12
SCHOOL BOARD STATE	\$270	\$270	\$270	4.62700	\$1.25
SCHOOL BOARD LOCAL	\$270	\$270	\$270	2.24800	\$0.61

LEGAL DESCRIPTION

PARCEL ONE

That part of Tract 61 lying westerly of Highway 27, Section 32, Township 22 South, Range 26 East, Lake Highlands Company, according to the plat thereof as recorded in Plat Book 3, Page 24, of the public records of Lake County, Florida, less right of way for road.

PARCEL TWO

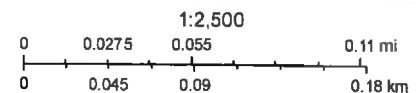
That part of Tract 61 lying easterly of Highway 27, Section 32, Township 22 South, Range 26 East, Lake Highlands Company, according to the plat thereof as recorded in Plat Book 3, Page 24, of the public records of Lake County, Florida, less right of way for road.

Parcel 092226140006100000

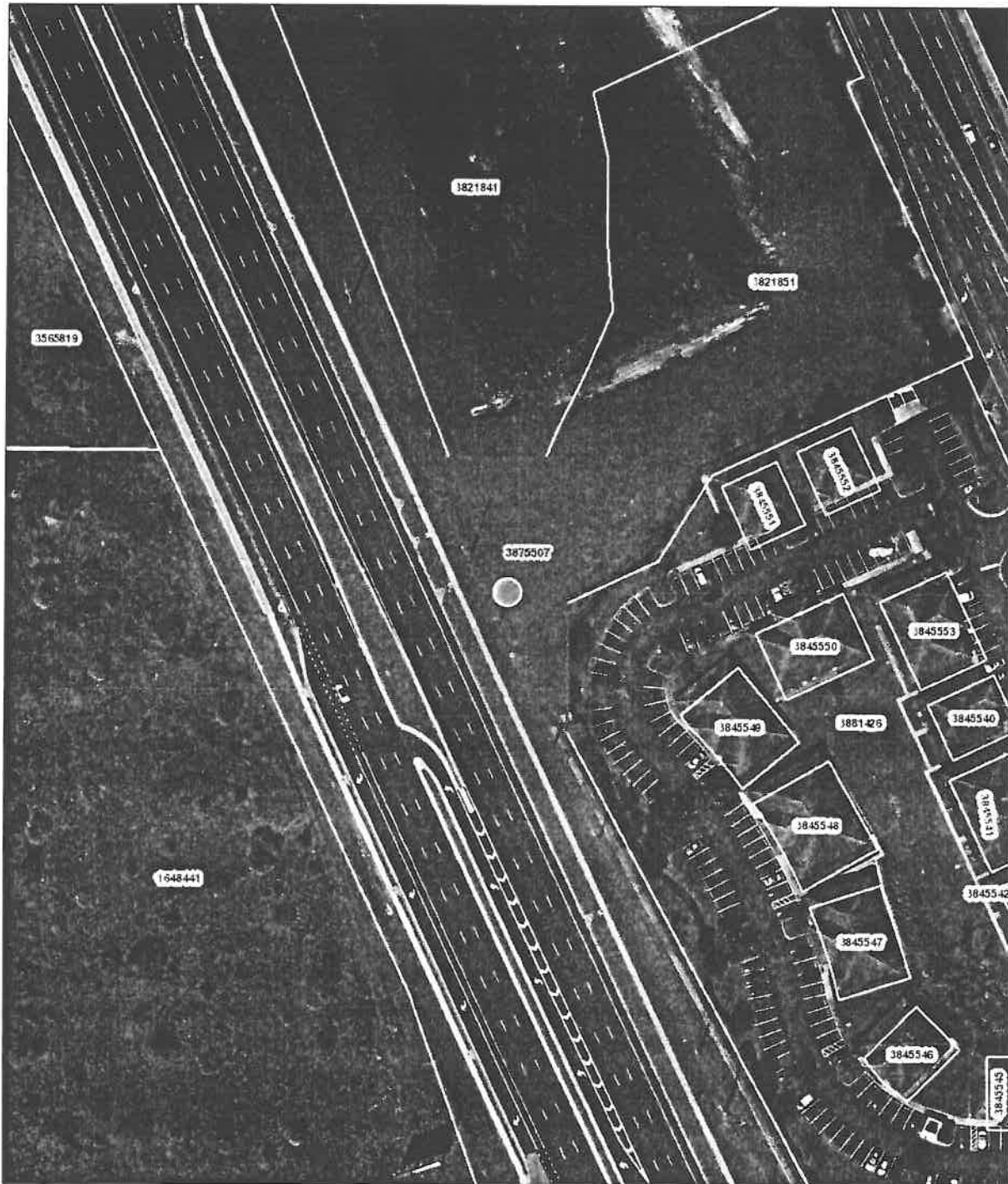


August 15, 2016

- Override 1
- County Boundary
- Street Names
- Local Streets
- Address Locations
- Property Name
- Tax Parcels Alternate Key
- Tax Parcels
- Surrounding Counties

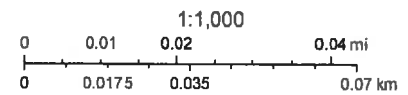


3875507



September 22, 2016

-  Override 1
-  Tax Parcels Alternate Key
-  Tax Parcels
-  Surrounding Counties



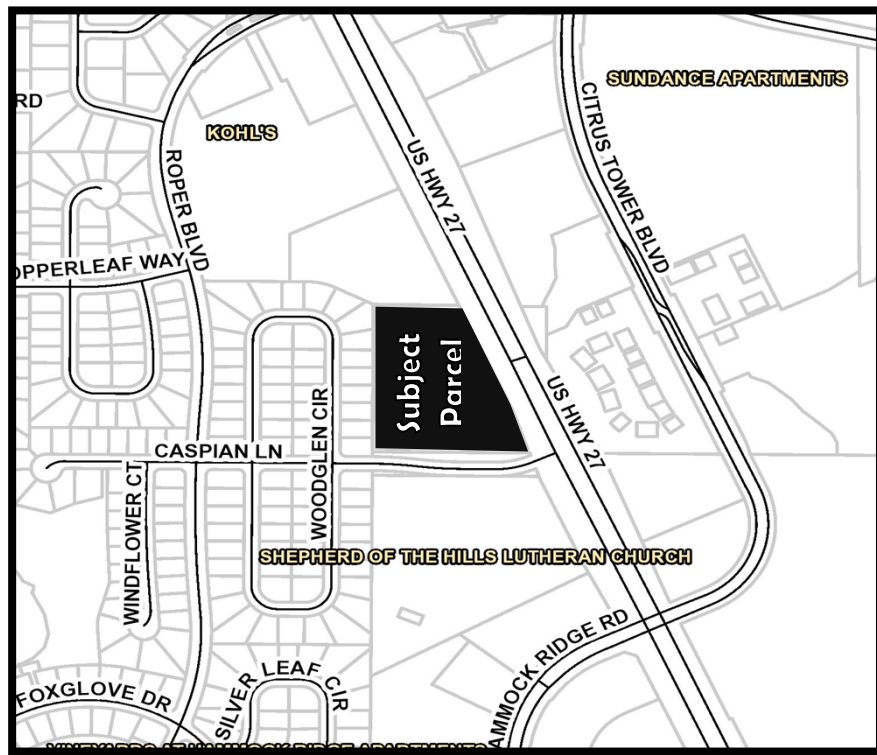
CITY OF CLERMONT

NOTICE OF PROPOSED LAND USE CHANGE

Small-Scale Comprehensive Plan Amendment

ORDINANCE NO. 2016-45

The City of Clermont will hold public hearings on Tuesday, November 1, 2016 at 6:30 p.m. before the Planning and Zoning Commission; and Tuesday, November 8, 2016 at 6:30 p.m. (1st reading of the adoption ordinance) and Tuesday, December 13, 2016 (final reading of the adoption ordinance) at 6:30 p.m. before the City Council to consider a proposed change to the City's Future Land Use Map. The map amendment would change the Future Land Use designation for the 6.89 +/-acre parcel below from Lake County Urban Low to City of Clermont Industrial. Alternate Key 1648441.



Location:

***Vacant property on the west side of Highway 27,
north of Caspian Lane***

Ordinance #2016-45:

An ordinance of the City of Clermont, Florida, adopting the small-scale comprehensive plan amendment for the City of Clermont, Florida, pursuant to the Local Government Comprehensive Planning Act, Chapter 163, Part II, Florida Statutes; setting forth the authority for adoption of the small-scale comprehensive plan amendment; setting forth the purpose and intent of the small-scale comprehensive plan amendment; providing for the adoption of the small-scale comprehensive plan amendment; establishing the legal status of the small-scale comprehensive plan amendment; providing a severability clause; and providing an effective date.

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

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

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

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

Tracy Ackroyd Howe, MMC
City Clerk

Daily Commercial
October 21 and November 29, 2016



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, November 1, 2016		
Agenda Item Name		
Ordinance No. 2016-46 <i>Rezoning - Huber Self-Storage</i>		
Requested Action		
Recommend approval of Ordinance 2016-46.		
Staff Report		
The applicant, The Huber Group, LLC, is requesting a rezoning of the subject property. This request is being heard concurrently with requests for annexation, small-scale comprehensive plan amendment, variance, and a conditional use permit. Upon annexation, the zoning would default to Urban Estate. The applicant is requesting a change to C-2 General Commercial in order to develop the property as a self-storage facility with a commercial outparcel. Under Section 122-224, self-storage facilities are a conditional use in the C-2 district. The applicant's intent is to use the property for commercial uses instead of industrial uses. Therefore, the applicant has requested the C-2 zoning designation. The Industrial future land use allows general commercial activities, as stated in Policy 1.10.2 of the comprehensive plan. The applicant has applied for a conditional use permit for the self-storage facility since it is a conditional use under the C-2 district and will have one building with more than 20,000 square feet of floor space, with a final square footage slightly over 100,000 square feet. Staff has reviewed the applicant's proposal and believes general commercial uses at this location with the proposed self-storage facility is compatible with the uses in the area. The self-storage facility has a very low trip generation rate for traffic and would produce approximately 253 daily trips. This use would buffer the commercial outparcel from the existing single family residential. Several other areas in the City have a self-storage use between the C-2 general commercial uses and the residential uses with very few conflicts. Staff recommends approval of the rezoning to C-2 General Commercial.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Ordinance REZ ORD 2016-46.doc		
2. Maps Huber Maps.pdf		

3.	Site Plan	HUBER CONCEPTUAL SITE PLAN.pdf
4.	Application	REZ application.pdf
5.	Legal ad	REZ Huber legal ad.docx

CITY OF CLERMONT
ORDINANCE No. 2016-46

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

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

SECTION 1:

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

LEGAL DESCRIPTION

That part of Tract 61 lying westerly of Highway 27, Section 32, Township 22 South, Range 26, East, Lake Highlands Company, according to the plat thereof recorded in Plat Book 3, Page 24, Public Records of Lake County, Florida, less right of way for road. Alternate key 1648441.

Containing 6.89 Acres +/-

Alternate Key 1648441

From: UE Urban Estate
To: C-2 General Commercial

SECTION 2:

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

SECTION 3:

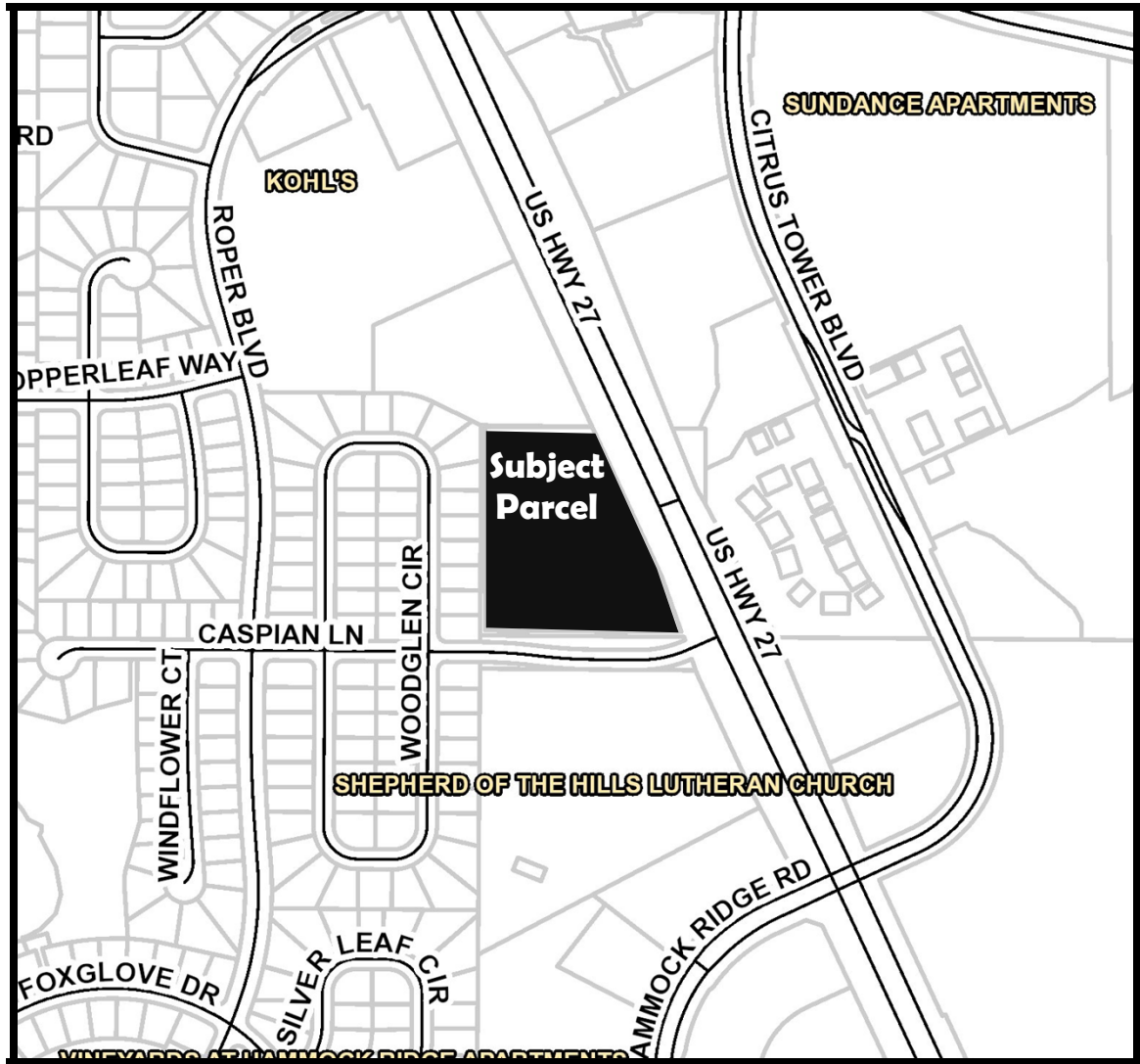
Should any Section or part of this Section be declared invalid by any court of competent jurisdiction, such adjudications shall not apply to or affect any other provision of this Ordinance, except to the extent that the entire Section or part of the Section may be inseparable in meaning and effect from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

SECTION 4:

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

CITY OF CLERMONT
ORDINANCE No. 2016-46

Location map:



CITY OF CLERMONT
ORDINANCE No. 2016-46

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 13th day of December, 2016.

CITY OF CLERMONT

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Exhibit - Location Map - Huber Self Storage

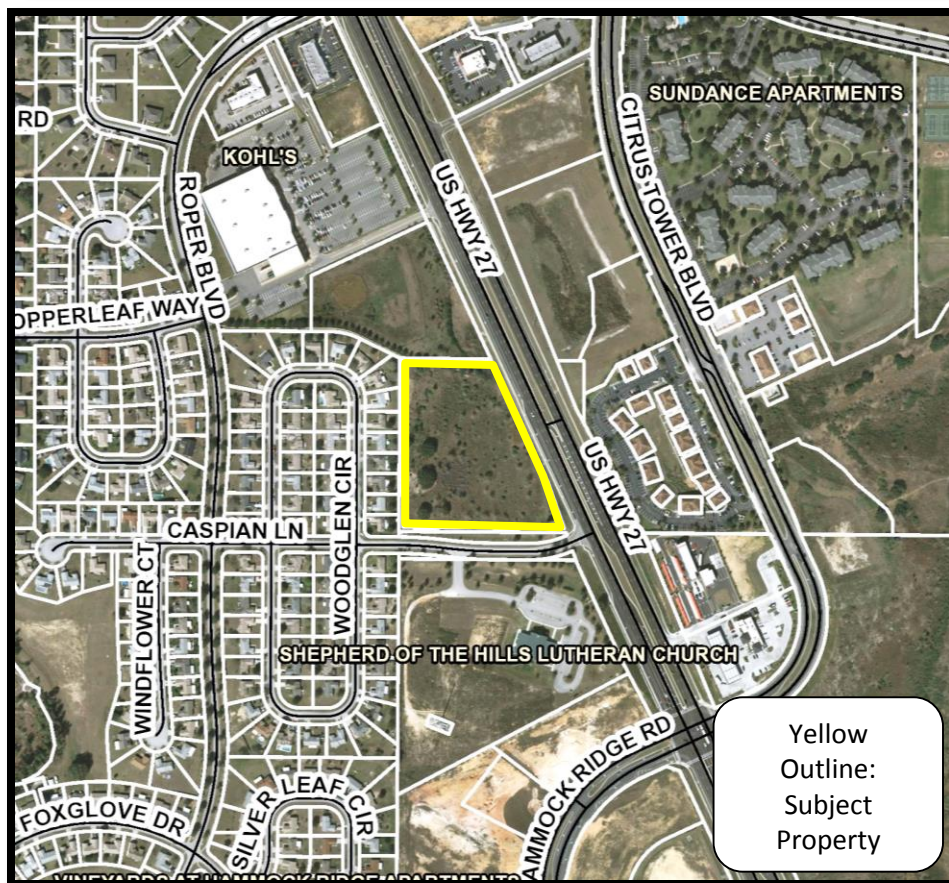
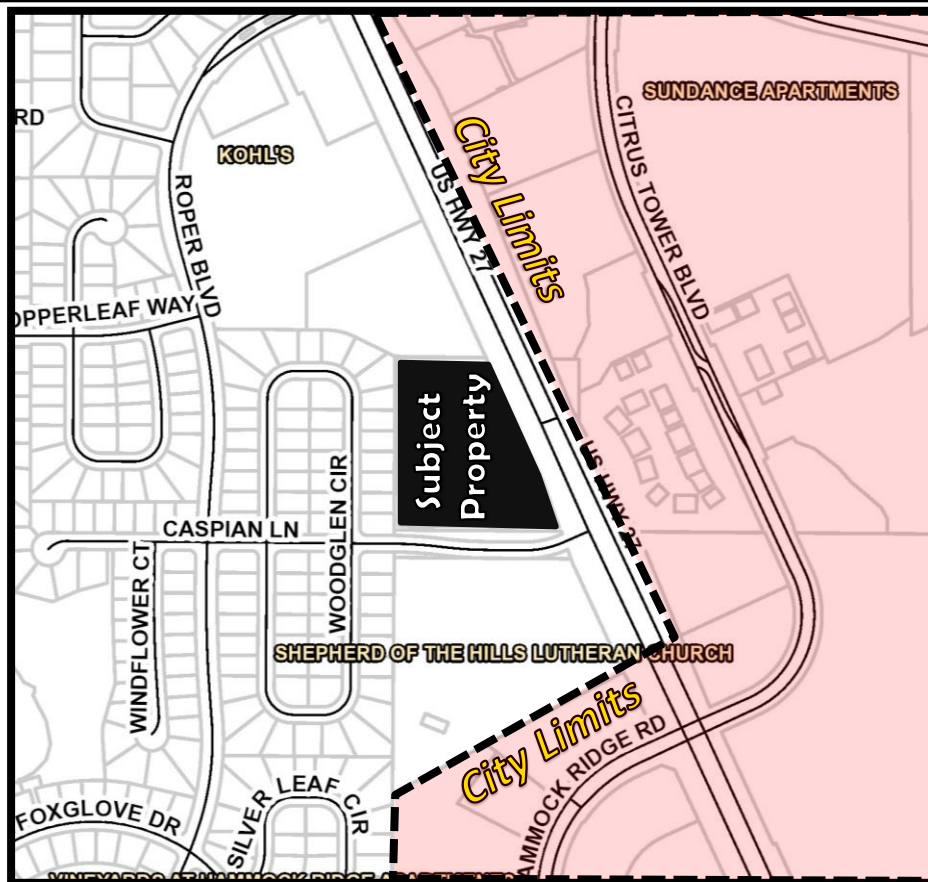


Exhibit – Future Land Use Map - Huber Self Storage

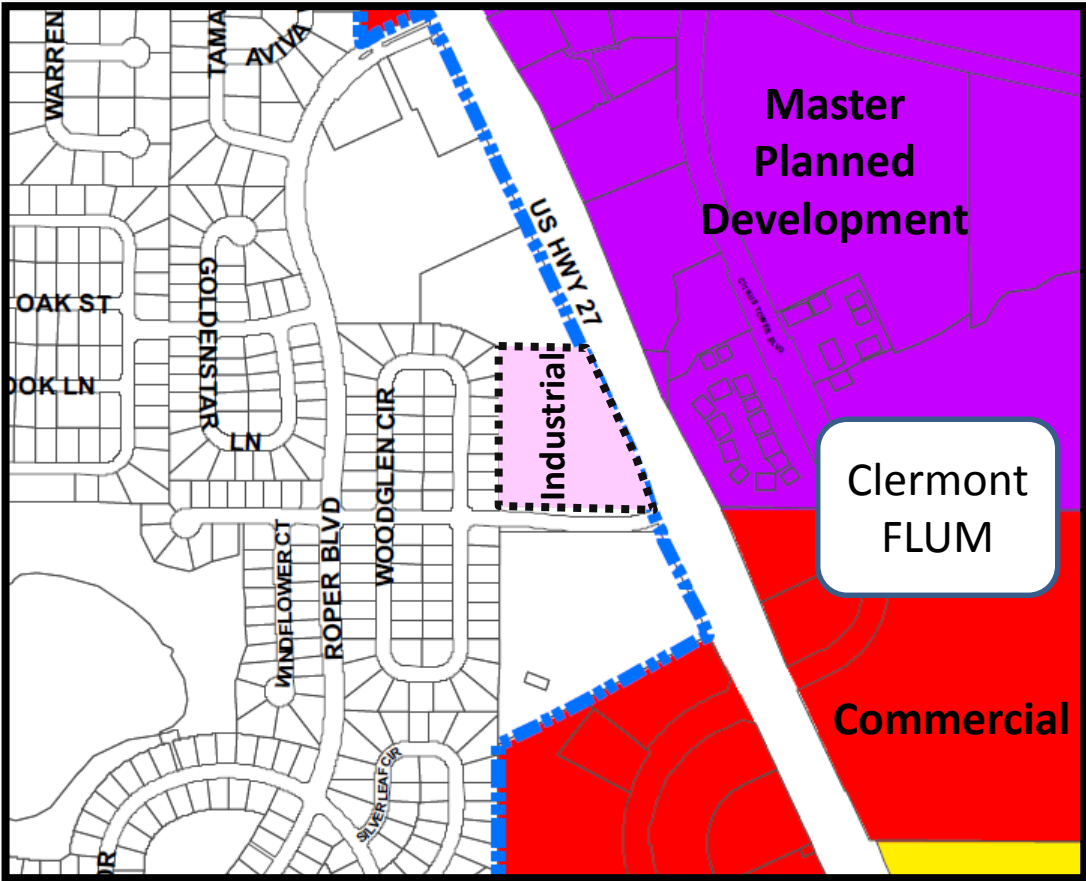
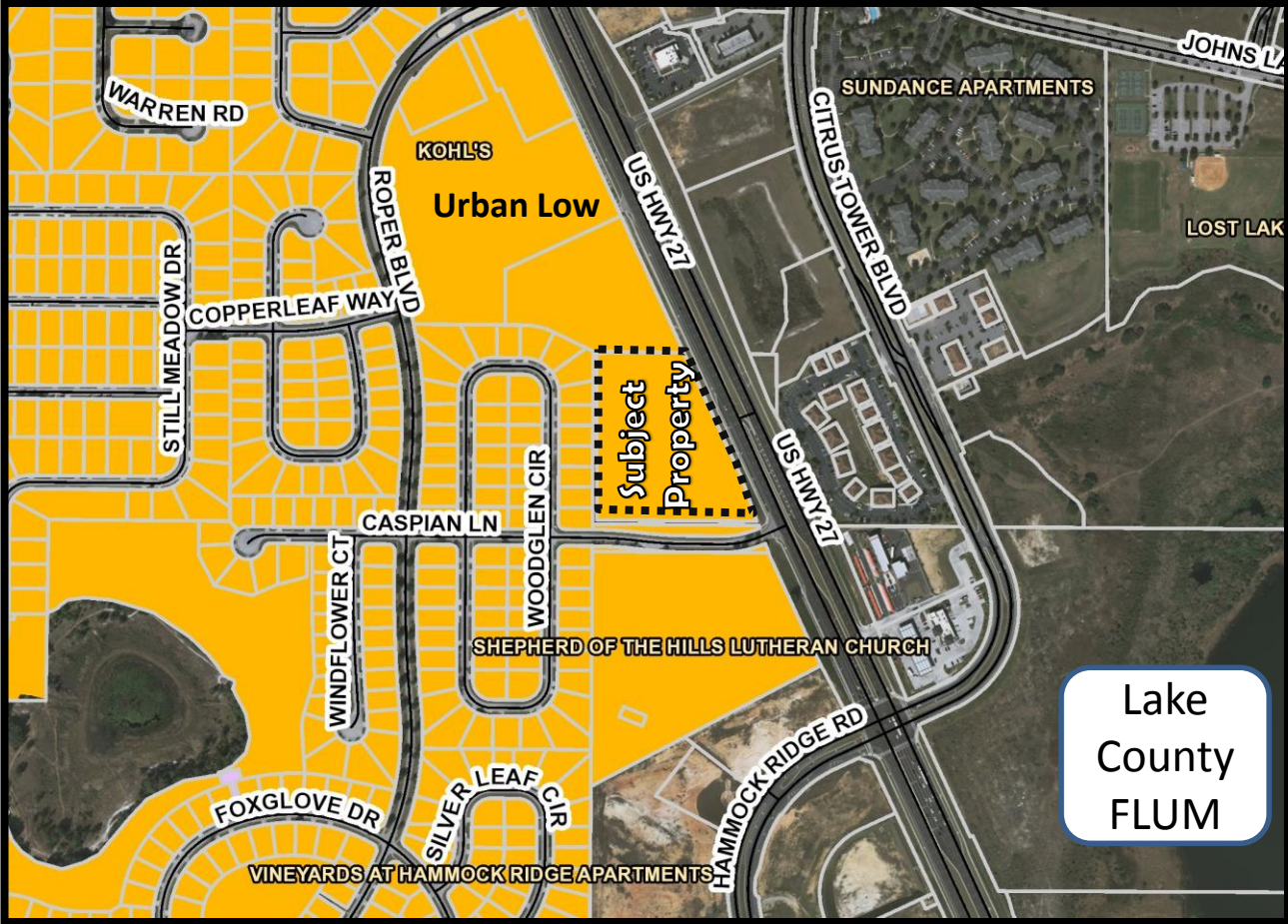
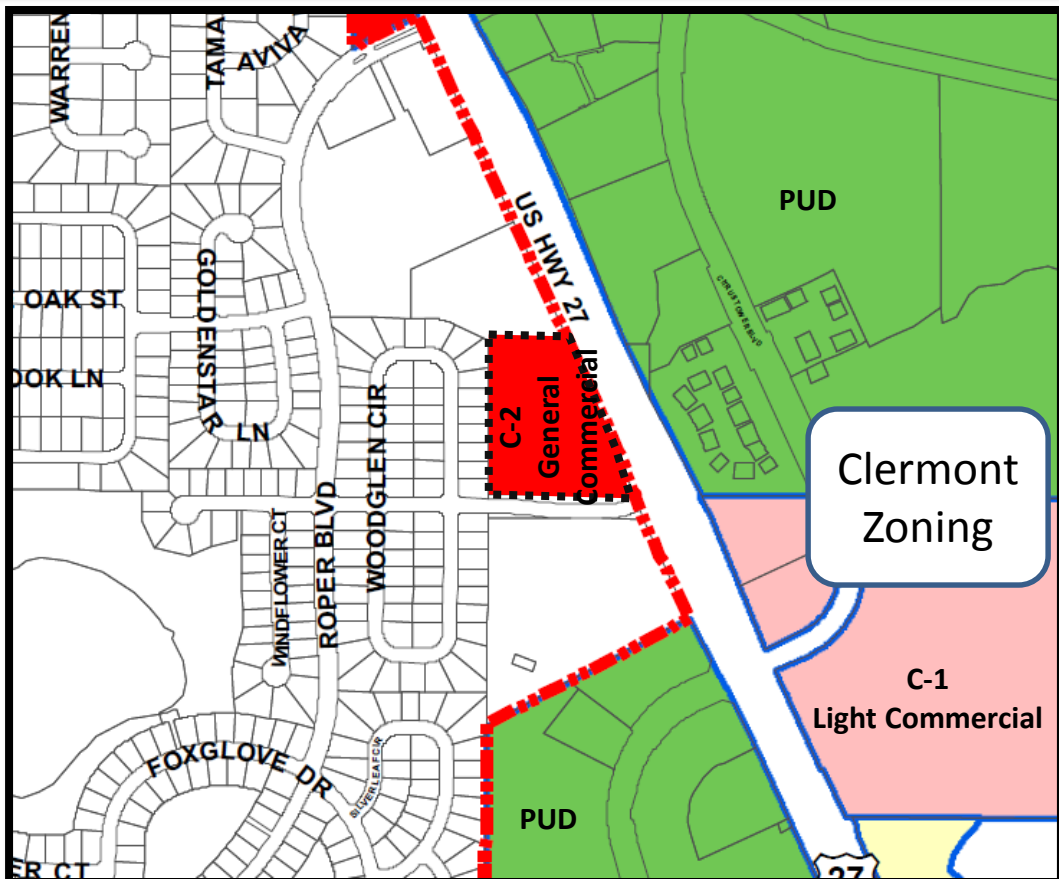
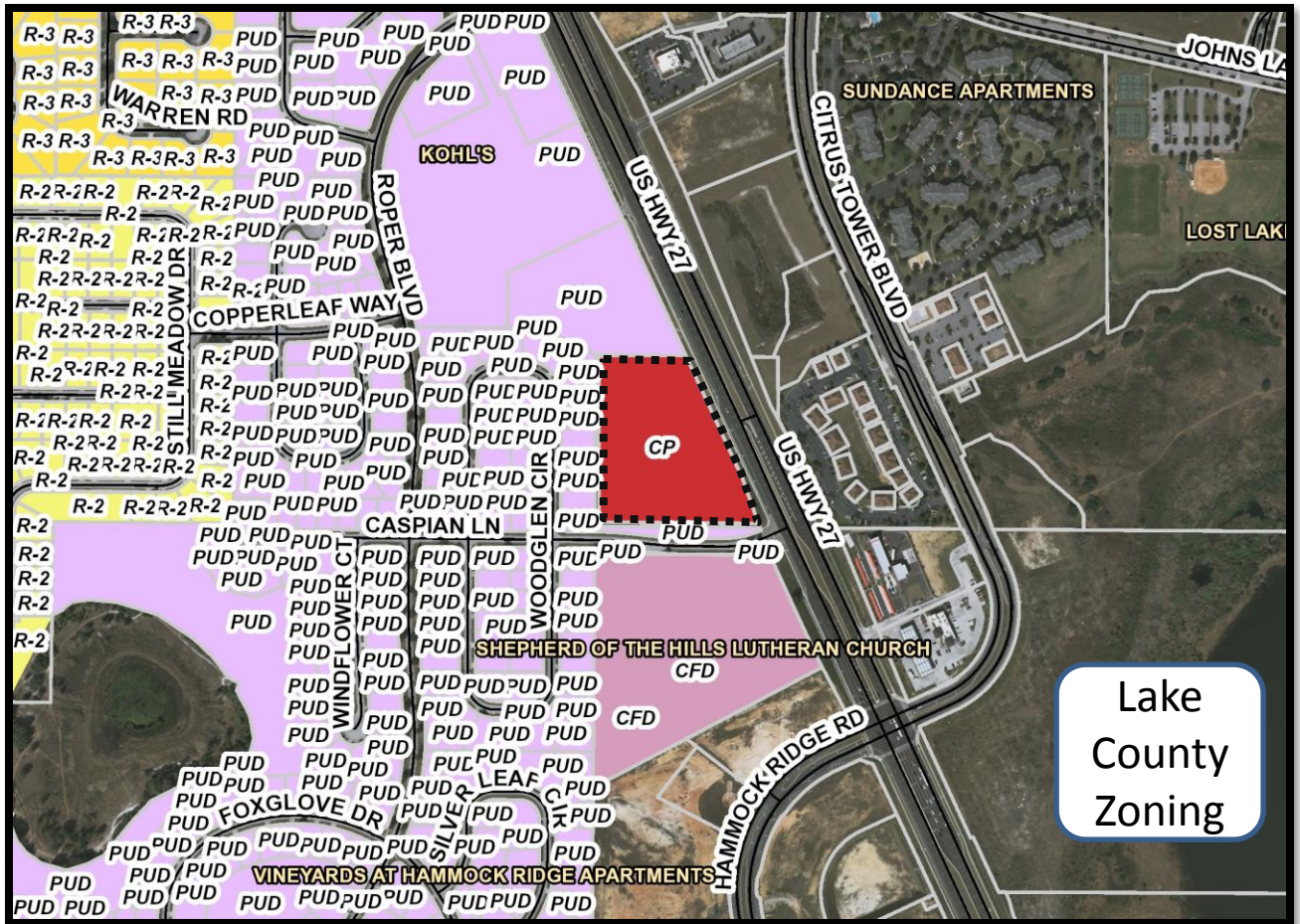
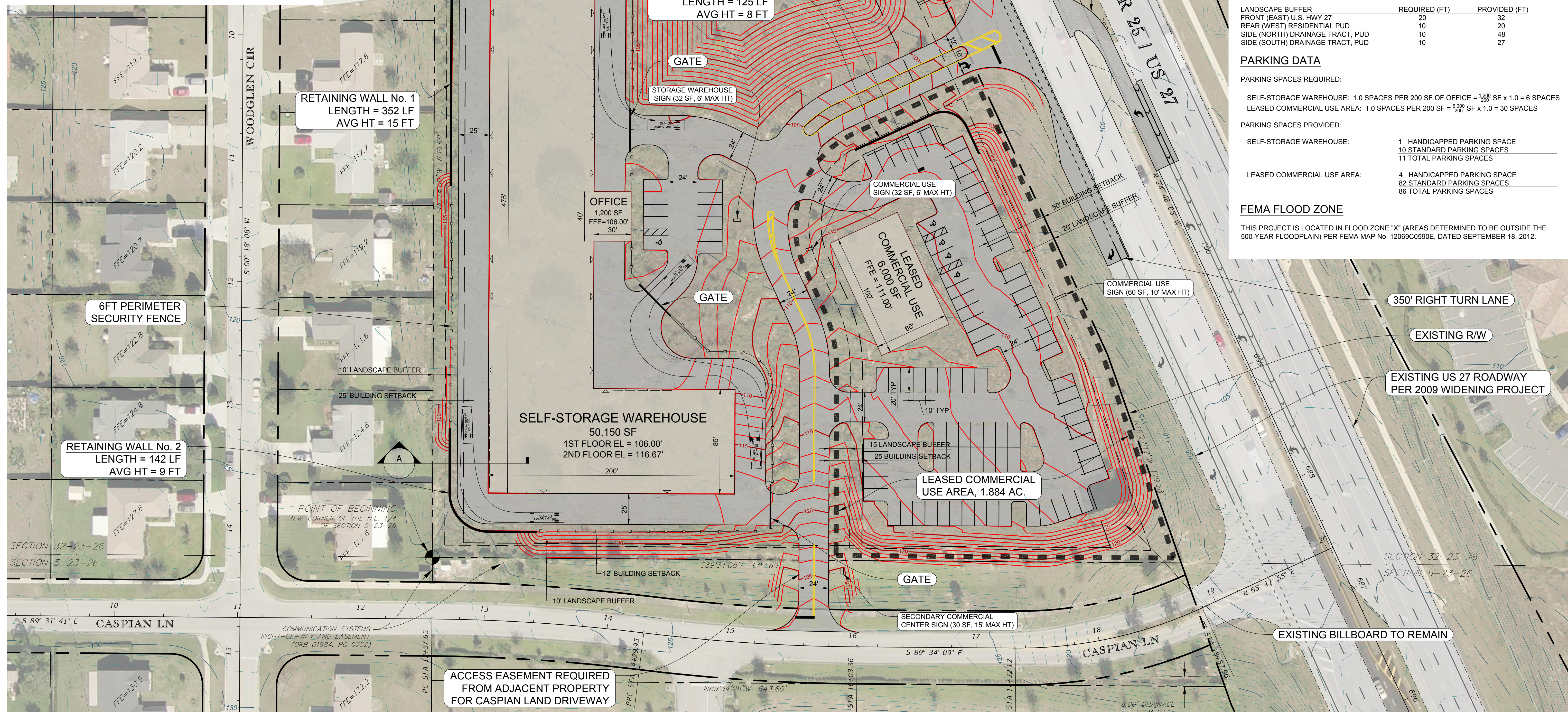


Exhibit – Zoning Map - Huber Self Storage



ESTIMATED POTABLE WATER DEMANDS				
BASED ON APPLYING A RATIO OF 300 GPD POTABLE WATER ERU / 250 GPD WASTEWATER ERU TO WASTEWATER DEMANDS DETERMINED PER FAC 64E-6.008 - SYSTEM SIZE DETERMINATION				
PROPOSED USE	ESTIMATED WASTEWATER AVERAGE DAILY FLOW (GPD)	FACTOR	ESTIMATED POTABLE WATER AVERAGE DAILY FLOW (GPD)	
SELF-STORAGE WAREHOUSE				
SELF-STORAGE OFFICE (1,200 SF)	180	1.20	216	
SELF-STORAGE WAREHOUSE (UP TO 200 UNITS)	200	1.20	240	
SELF-STORAGE WAREHOUSE (OVER 200 UNITS)	258	1.20	310	
SUBTOTAL			766	
LEASED COMMERCIAL USE AREA				
COMMERCIAL USE, (46,000 SF, BASED ON RESTAURANT OPERATING 16 HOURS PER DAY)	9,600	1.20	11,520	
SUBTOTAL			11,520	
GRAND TOTAL			12,286	



SITE DATA	
PARCEL ID:	09-22-26-1400-061-00000
SITE AREA:	6.885 ACRES
EXISTING USE:	VACANT LAND
PROPOSED USE:	SELF-STORAGE WAREHOUSE & LEASED COMMERCIAL USE AREA
EXISTING FLU - LAKE COUNTY:	URBAN LOW DENSITY
PROPOSED FLU - CITY OF CLERMONT:	INDUSTRIAL
EXISTING ZONING - LAKE COUNTY:	PLANNED COMMERCIAL DISTRICT (CP)
PROPOSED ZONING - CITY OF CLERMONT:	GENERAL COMMERCIAL DISTRICT (C-2)
PROPOSED BUILDING AREA:	1,200 SF (SELF-STORAGE OFFICE) 50,150 SF (STORAGE, 1ST FLOOR) 50,150 SF (STORAGE, 2ND FLOOR) <u>±6,000 SF (COMMERCIAL USE)</u> 107,500 SF TOTAL
MAXIMUM ALLOWABLE FLOOR AREA RATIO (FAR):	1.00
PROPOSED FLOOR AREA RATIO (FAR):	0.36
MAXIMUM BUILDING HEIGHT:	55 FT
MAXIMUM IMPERVIOUS SURFACE COVERAGE:	80%
PROPOSED IMPERVIOUS SURFACE COVERAGE:	58%

SETBACKS AND BUFFERS

BUILDING SETBACK	REQUIRED (FT)	PROVIDED (FT)
FRONT (EAST) U.S. HWY 27	50	106
REAR (WEST) RESIDENTIAL USE, PUD	25	45
SIDE (NORTH) DRAINAGE TRACT, PUD	12	103
SIDE (SOUTH) DRAINAGE TRACT, PUD	12	52

LANDSCAPE BUFFER	REQUIRED (FT)	PROVIDED (FT)
FRONT (EAST) U.S. HWY 27	20	32
REAR (WEST) RESIDENTIAL PUD	10	20
SIDE (NORTH) DRAINAGE TRACT, PUD	10	48
SIDE (SOUTH) DRAINAGE TRACT, PUD	10	27

PARKING DATA

PARKING SPACES REQUIRED:

SELF-STORAGE WAREHOUSE: 1.0 SPACES PER 200 SF OF OFFICE = $\frac{1,200}{200}$ SF x 1.0 = 6 SPACES
LEASED COMMERCIAL USE AREA: 1.0 SPACES PER 200 SF = $\frac{3,000}{200}$ SF x 1.0 = 30 SPACES

PARKING SPACES PROVIDED:

SELF-STORAGE WAREHOUSE:	1 HANDICAPPED PARKING SPACE
	10 STANDARD PARKING SPACES
	11 TOTAL PARKING SPACES
LEASED COMMERCIAL USE AREA:	4 HANDICAPPED PARKING SPACE
	82 STANDARD PARKING SPACES
	86 TOTAL PARKING SPACES

FEMA FLOOD ZONE

THIS PROJECT IS LOCATED IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN) PER FEMA MAP No. 12069C0590E, DATED SEPTEMBER 18, 2012.

[illegible]



CITY OF CLERMONT
REZONING
APPLICATION

DATE: September 26, 2016

FEE: \$350.⁰⁰

PROJECT NAME (if applicable): Huber Self Storage

APPLICANT: The Huber Group, LLC, c/o James Fox

CONTACT PERSON: James Fox

Address: P. O. Box 730

City: Windermere State: FL Zip: 34786

Phone: 407.909.0600 Fax: 407.909.9936

E-Mail: dhuber@cfl.rr.com

OWNER: Seidle Clermont Groves, LLC, c/o Tracy Seidle

Address: 3450 Stallion Lane/P. O Box 267370

City: Weston State: FL Zip: 33326-7370

Phone: _____ Fax: _____

Address of Subject Property: SW Corner of US 27 and Caspian Lane

Legal Description (include copy of survey): Tract 61, westerly of Hwy 27,
Lake Highlands, Section 32, T 22, R 26, Plat Book 3, Page
24. OR Book 4086, Page 388

Acres: 6.885 Land Use: Industrial (Applied For)
(City verification required)

Present Zoning: CP (Lake County) Proposed Zoning: C-2
(City verification required)



CITY OF CLERMONT
REZONING
APPLICATION
Page 2

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

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

This application is to allow the construction of a self-service storage facility and commercial
outparcel. The use is allowed under the current Lake County Land Use and Zoning (Planned
Commercial), but the property is being annexed at the request of the City of Clermont, which will
be providing the water utility to the property.

Donald M. Huber, Manager
Applicant Name (print)

X Donald M Huber
Applicant Name (signature)

Tracy Seidle, Manager
Owner Name (print)

X _____
Owner Name (signature)

City of Clermont
Development Services Department
685 W. Montrose St.
P.O. Box 120219
Clermont, FL. 34712-021 9
(352) 394-4083 Fax: (352) 394-3542



**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?

This application is to allow the construction of a self-service storage facility and commercial
outparcel. The use is allowed under the current Lake County Land Use and Zoning (Planned
Commercial), but the property is being annexed at the request of the City of Clermont, which will
be providing the water utility to the property.

Donald M. Huber, Manager
Applicant Name (print)

X _____
Applicant Name (signature)

Tracy Seidle, Manager
Owner Name (print)

X _____
Owner Name (signature)

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

PROPERTY RECORD CARD

West

General Information

Owner Name:	SEIDLE CLERMONT GROVES LLC	Alternate Key:	1648441
Mailing Address:	C/O TRACY SEIDLE PO BOX 267370 WESTON, FL 33326-7370 Update Mailing Address	Parcel Number:	09-22-26- 140006100000
		Millage Group and City:	0003 (UNINCORPORATED)
		Total Certified Millage Rate:	15.4121
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ

Property Location:	Update Property Location ⓘ	Property Name:	-- Submit Property Name ⓘ
		School Locator:	School and Bus Map ⓘ
Property Description:	LAKE HIGHLANDS 32-22-26 TRACT 61 LYING W'LY OF HWY 27 PB 3 PG 24 ORB 4086 PG 388		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT COMMERCIAL (1000)	0	0		6.89	AC	\$0.00	\$620,100.00

Miscellaneous Improvements

There is no improvement information to display.

Sales History

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
618 / 1330	10/29/1976	Warranty Deed	Qualified	Vacant	\$40,000.00
3994 / 2155	3/10/2010	Quit Claim Deed	Multi-Parcel	Vacant	\$0.00
4086 / 388	9/30/2011	Quit Claim Deed	Multi-Parcel	Vacant	\$100.00

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

Values and Estimated Ad Valorem Taxes ⓘ

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$620,100	\$606,320	\$606,320	5.11800	\$3,103.15

PROPERTY RECORD CARD

east

General Information

Owner Name:	SEIDLE CLERMONT GROVES LLC	Alternate Key:	3875507
Mailing Address:	C/O TRACY SEIDLE PO BOX 267370 WESTON, FL 33326-7370 Update Mailing Address	Parcel Number:	09-22-26-140506100001
		Millage Group and City:	000C (CLERMONT)
		Total Certified Millage Rate:	18.6521
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	CLERMONT FL 34711 Update Property Location ⓘ	Property Name:	Submit Property Name ⓘ
		School Locator:	School and Bus Map ⓘ
Property Description:	CLERMONT, LAKE HIGHLANDS 32-22-26 THAT PART OF TRACT 61 LYING E'LY OF HWY 27 PB 3 PG 24 ORB 4086 PG 388		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT COMMERCIAL (1000)	0	0		0.27	AC	\$0.00	\$270.00

Miscellaneous Improvements

There is no improvement information to display.

Sales History

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
3994 / 2155	3/10/2010	Quit Claim Deed Multi-Parcel		Vacant	\$0.00
4086 / 388	9/30/2011	Quit Claim Deed Multi-Parcel		Vacant	\$100.00

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

Values and Estimated Ad Valorem Taxes ⓘ

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$270	\$270	\$270	5.11800	\$1.38
LAKE COUNTY MSTU AMBULANCE	\$270	\$270	\$270	0.46290	\$0.12
SCHOOL BOARD STATE	\$270	\$270	\$270	4.62700	\$1.25
SCHOOL BOARD LOCAL	\$270	\$270	\$270	2.24800	\$0.61

LEGAL DESCRIPTION

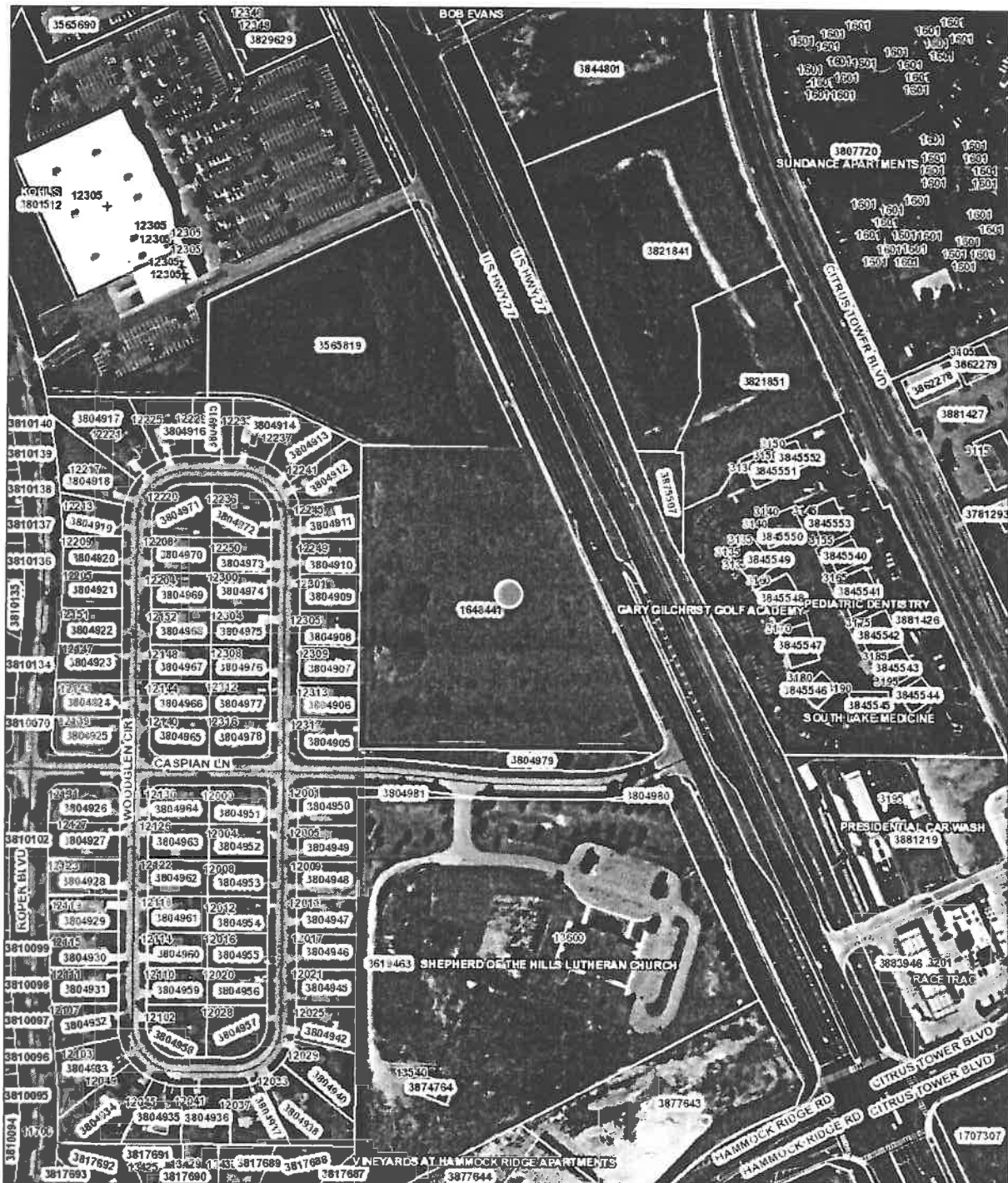
PARCEL ONE

That part of Tract 61 lying westerly of Highway 27, Section 32, Township 22 South, Range 26 East, Lake Highlands Company, according to the plat thereof as recorded in Plat Book 3, Page 24, of the public records of Lake County, Florida, less right of way for road.

PARCEL TWO

That part of Tract 61 lying easterly of Highway 27, Section 32, Township 22 South, Range 26 East, Lake Highlands Company, according to the plat thereof as recorded in Plat Book 3, Page 24, of the public records of Lake County, Florida, less right of way for road.

Parcel 092226140006100000



[illegible][illegible]

1991

первый

100

A number line illustrating the conversion of miles to kilometers. The top scale is labeled in miles (mi) with major tick marks at 0, 0.01, 0.02, and 0.04. The bottom scale is labeled in kilometers (km) with major tick marks at 0, 0.0175, 0.035, and 0.07. The line shows that 0.01 miles is equivalent to 0.0175 kilometers, 0.02 miles is equivalent to 0.035 kilometers, and 0.04 miles is equivalent to 0.07 kilometers.

LEGAL NOTICE

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

ORDINANCE NO. 2016-46

An ordinance under the Code of Ordinances of the City of Clermont, Lake County, Florida amending the official zoning map of the City of Clermont, referred to in Chapter 122 of Ordinance No. 289-C, Code of Ordinances; Rezoning the real properties described herein as shown below, providing for severability, an effective date and publication.

LOCATION

Vacant property on the west side of Highway 27, north of Caspian Lane
Alternate Key 1648441

LEGAL DESCRIPTION

That part of Tract 61 lying westerly of HWY 27, Section 32, Township 22 South, Range 26, East, Lake Highlands Company, according to the plat thereof recorded in Plat Book 3, Page 24, Public Records of Lake County, Florida, less right of way for road.

Containing 6.89 Acres +/-

FROM UE Urban Estate
TO C-2 General Commercial

This request will be considered by the Planning & Zoning Commission on Tuesday, November 1, 2016 at 6:30 p.m.

A public meeting to consider the request will be held before the City Council on Tuesday, December 13, 2016 at 6:30 p.m. for final enactment.

All meetings will be held at City Hall, located at 685 W. Montrose Street.

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

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

Daily Commercial
October 25 & November 29, 2016

Tracy Ackroyd Howe, MMC
City Clerk



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, November 1, 2016		
Agenda Item Name		
Resolution No. 2016-45 <i>Huber Self-Storage Conditional Use Permit</i>		
Requested Action		
Recommend approval of Resolution 2016-45.		
Staff Report		
The applicant, The Huber Group, LLC, is requesting a conditional use permit (CUP) for a self-storage facility with more than 20,000 square feet of floor space. Section 122-223 of the land development code requires a CUP for any building structure that occupies more than 20,000 square feet, and Section 122-224 requires residential storage facilities to obtain a CUP. The applicant is proposing to develop the site into a self-storage facility with a commercial outparcel. The applicant is proposing one building for the self-storage facility. The facility will be two stories with a small office. The total square footage for this use will be 101,500 square feet. The commercial outparcel will have a 6,000-square-foot building that may be used for permitted C-2 uses. This may also include a restaurant. The applicant has provided more parking than required for a retail commercial use. The overall square footage of the buildings on the entire project is 107,500. The lot size is approximately 6.89 acres. The floor area ratio (FAR), based upon the conceptual site plan, is approximately 35.8 percent (or FAR of 0.36). The site will be developed to meet the City's architectural standards. The self-storage facility will be gated and secured. Any fencing along or adjacent to roadways shall be ornamental metal or decorative vinyl/pvc. No outside storage will be allowed. Interior lighting to the site will be available, but will be constructed to stay within the site. The site shall be developed in substantial accordance with the conceptual plan prepared by Traffic Engineering Data Solutions, Inc., dated Sept. 26, 2016. Staff has reviewed the application and believes that the proposed use will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, and the proposed use will comply with the regulations and conditions specified. Therefore, staff recommends approval of the CUP for a self-storage facility over 20,000 square feet in the C-2 zoning district with the conditions contained in Resolution 2016-45.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		

1.	Resolution	CUP RES 2016-45.doc
2.	Maps	Huber Maps.pdf
3.	Site Plan	HUBER CONCEPTUAL SITE PLAN.pdf
4.	Cut and Fill	HUBER CONCEPTUAL CUT FILL EXHIBIT.pdf
5.	Application	CUP application.pdf
6.	Legal ad	CUP Huber legal ad.docx

**CITY OF CLERMONT
RESOLUTION NO. 2016-45**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A
CONDITIONAL USE PERMIT TO ALLOW FOR A SELF-STORAGE
FACILITY OCCUPYING MORE THAN 20,000 SQUARE FEET OF
FLOOR SPACE**

WHEREAS, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held November 1, 2016 recommended approval of this Conditional Use Permit to allow for a self-storage facility occupying more than 20,000 square feet of floor space; at the following location:

LOCATION:

Vacant property on the west side of Highway 27, north of Caspian Lane
AK 1648441

The City Council deems it advisable in the interest of the general welfare of the City of Clermont, Lake County, Florida to grant this Conditional Use Permit.

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

This application for a Conditional Use Permit to allow for a self-storage facility occupying more than 20,000 square feet of floor space; be granted subject to the following conditions:

CONDITIONAL USE PERMIT CONDITIONS:

Section 1 - General Conditions

1. The conditions as set forth in this Conditional Use Permit shall be legally binding upon any heirs, assigns and successors in title or interest.
2. No expansion of the use or additions to the facility shall be permitted except as approved by another Conditional Use Permit.
3. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.
4. The structure shall be inspected by the Fire Inspector for life safety requirements and all requirements must be met prior to any Certificate of Occupancy being issued.

CITY OF CLERMONT
RESOLUTION NO. 2016-45

5. The structure shall be inspected by the Building Inspector and all building code violations must be corrected prior to a Certificate of Occupancy being issued.
6. The final Certificate of Occupancy shall not be issued until each of the stated conditions has been met and all impact fees have been paid per City standards.
7. If any of the stated conditions are violated, the applicant understands and agrees that the City Council may revoke this Conditional Use Permit by resolution.
8. The Conditional Use Permit must be executed and filed in the office of the City Clerk within 90 days of its date of grant by the City Council or the Permit shall become null and void.
9. The applicant shall record in the Public Records of Lake County within 90 days of its date of approval by the City Council, a short-form version of this Conditional Use Permit as provided by the City or a form acceptable to the City, to provide notice to all interested parties, the assigns, successors and heirs of the developer/applicant and all future owners of the above-referenced property that the real property described above is subject to the terms and conditions of the Conditional Use Permit.
10. No business can occupy any portion of the building(s) after construction and final Certificate of Occupancy, unless the proposed business has applied for and obtained a Local Business Tax Receipt from the Development Services Department.
11. The property shall be developed in substantial accordance with the Conceptual Site Plan prepared by Traffic Engineering Data Solutions, Inc., dated September 26, 2016, Exhibit A. Formal construction plans incorporating all conditions stated in this permit shall be submitted for review and approved by the Site Review Committee prior to the issuance of a zoning clearance or other development permits. The conceptual site plans submitted with the Conditional Use Permit application are not the approved construction plans.
12. This permit shall become null and void if substantial construction work has not begun within two (2) years of the date of this Conditional Use Permit is executed and signed by the permittee. "Substantial construction work" means the commencement and continuous prosecution of construction of required improvements ultimately finalized at completion.

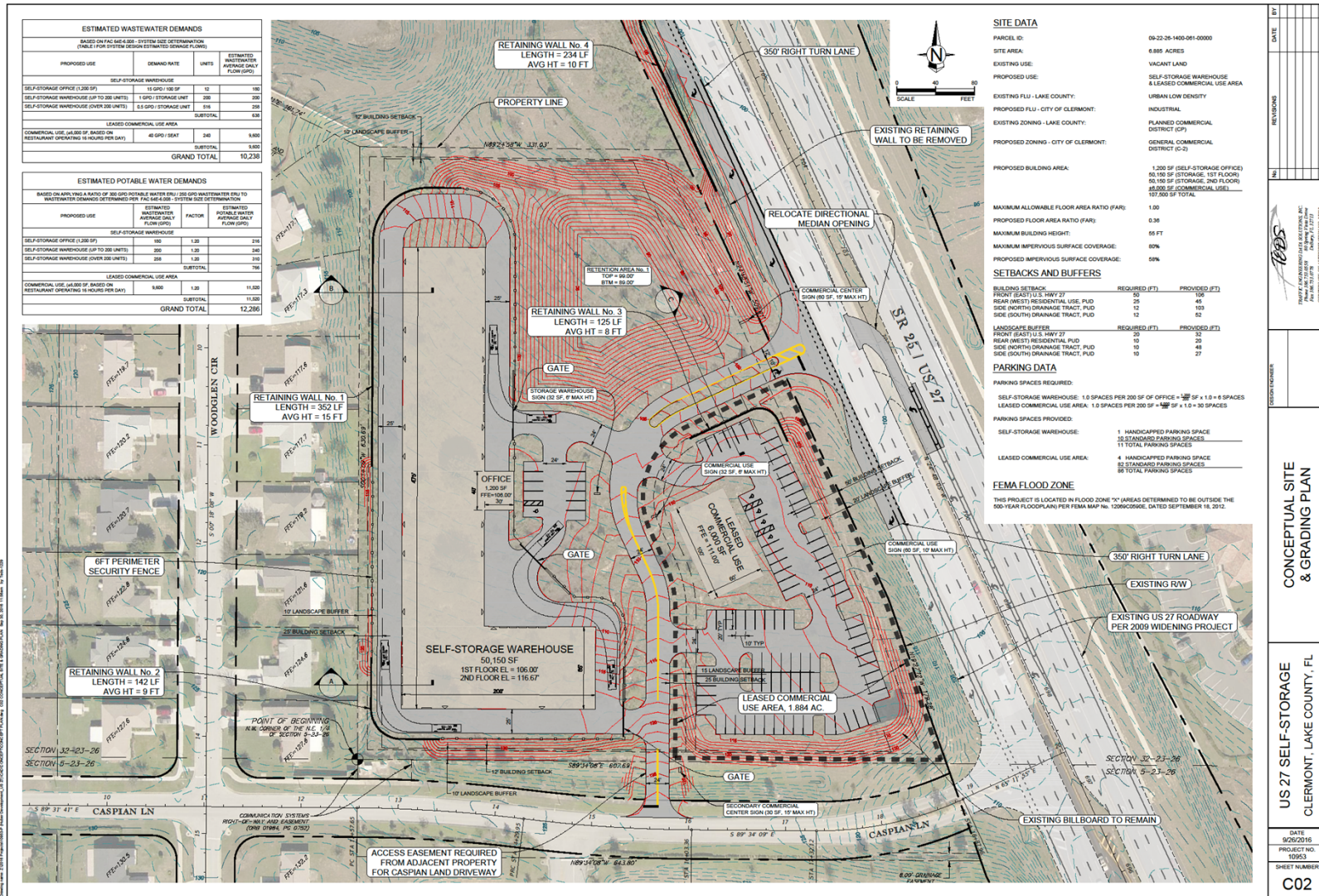
Section 2 – Land Use

1. This permit is for a self-storage facility not to exceed 102,000 square feet of floor area.
2. The site may also be used for any permitted use in the C-2 General Commercial zoning district.

CITY OF CLERMONT
RESOLUTION NO. 2016-45

3. The site shall be developed according to the Land Development Code and will meet the Architectural Standards.
4. The self-storage facility shall be gated and will be secured from the General Public. Any fencing along or adjacent to roadways shall be ornamental metal or decorative PVC/vinyl.
5. No outside storage will be allowed.
6. Interior lighting on the site shall be directed downward into the site and shall not spill over into adjacent properties.
7. No outside speaker systems will be allowed.
8. All landscaping, drainage/water retention and site plan approved conditions must be maintained in perpetuity for the site.

CITY OF CLERMONT
RESOLUTION NO. 2016-45



CITY OF CLERMONT
RESOLUTION NO. 2016-45

DONE AND RESOLVED by the City Council of the City of Clermont, Lake County, Florida, this 13th day of December, 2016.

CITY OF CLERMONT

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Exhibit - Location Map - Huber Self Storage

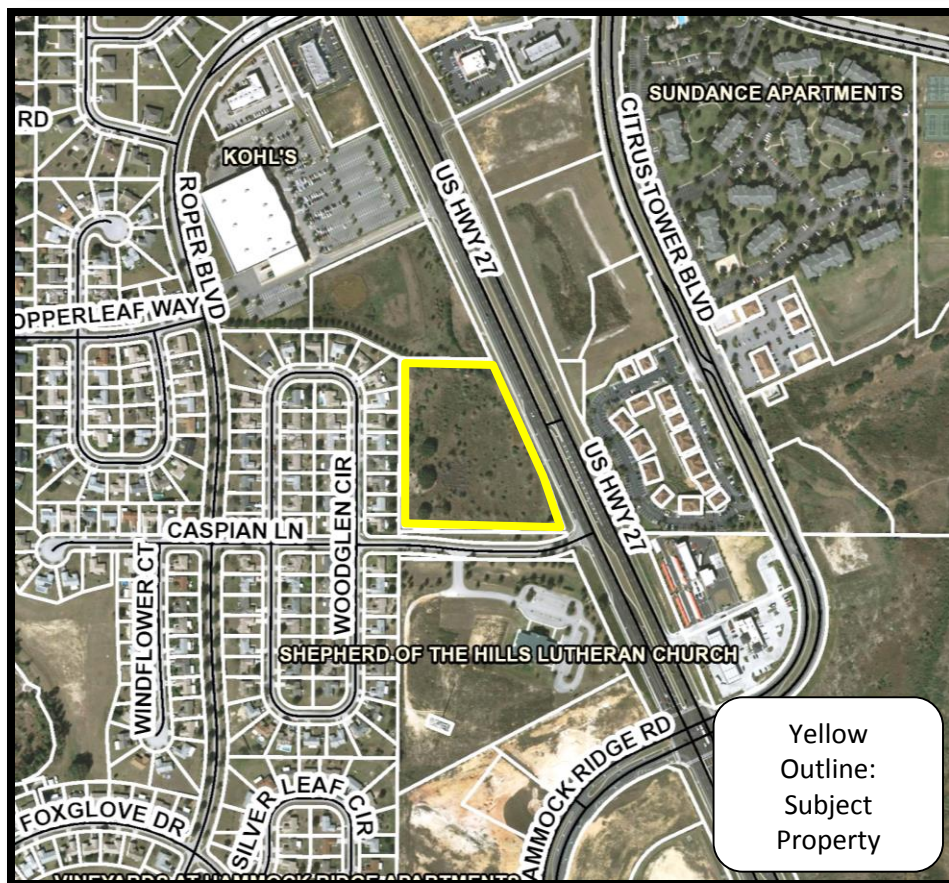
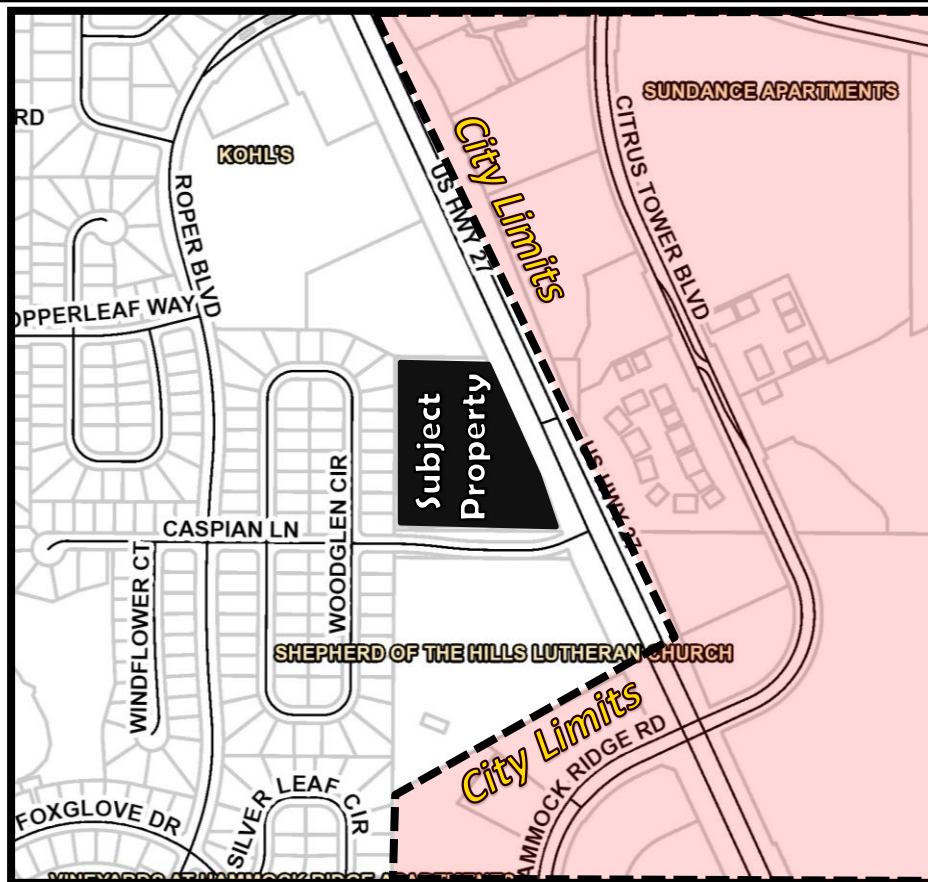


Exhibit – Future Land Use Map - Huber Self Storage

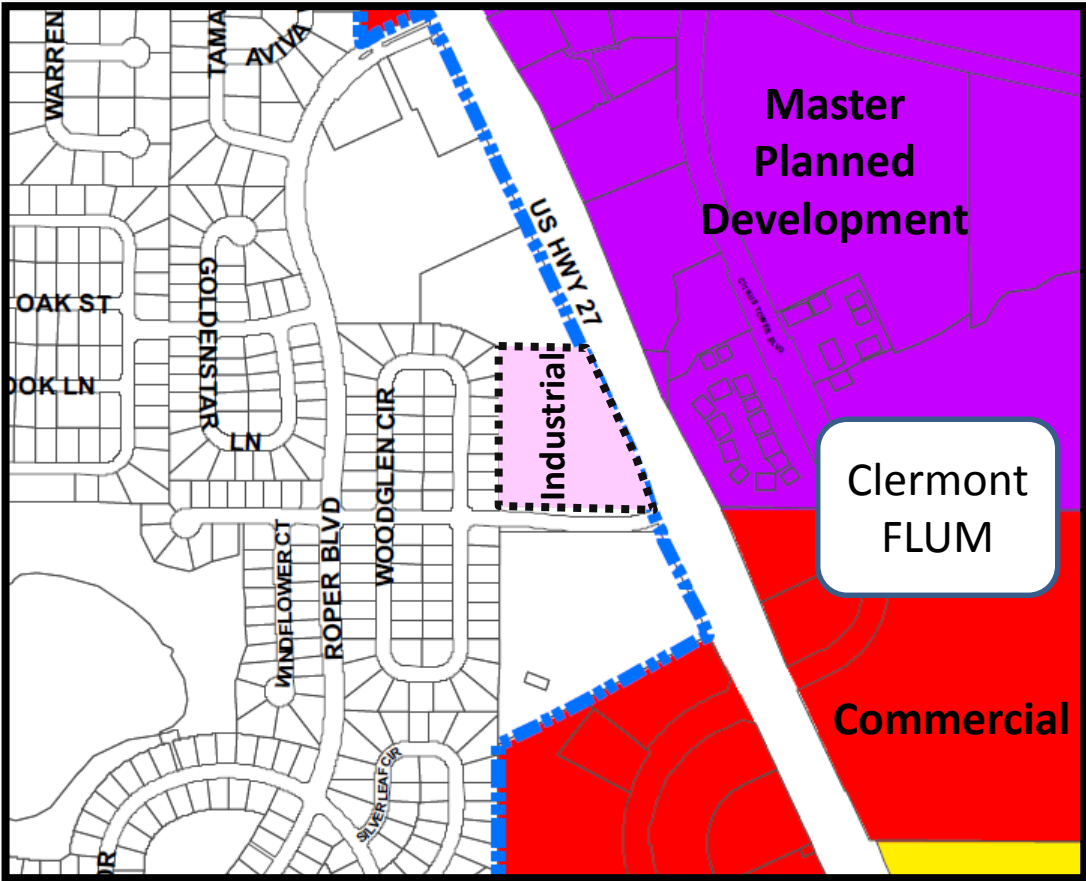
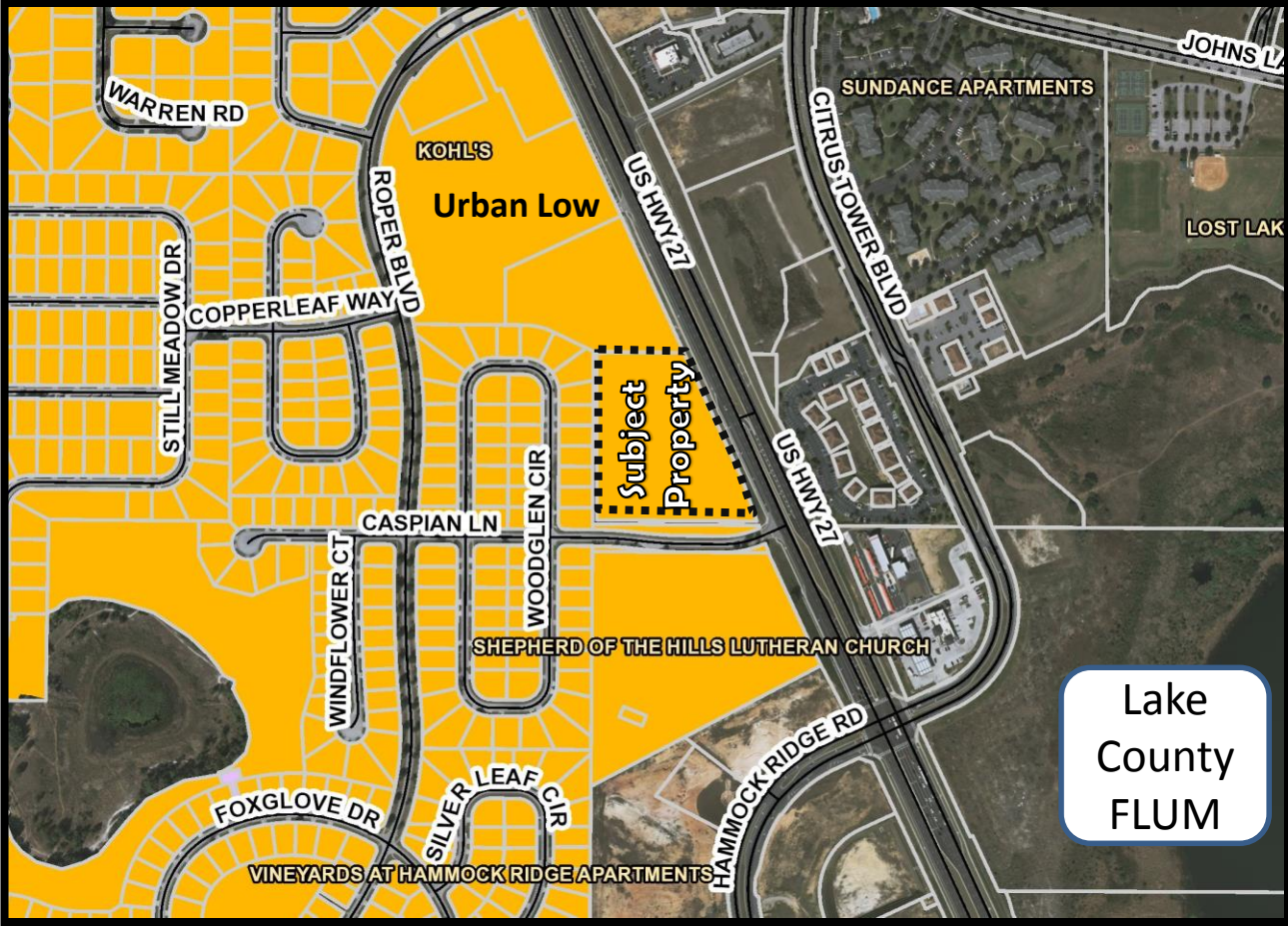
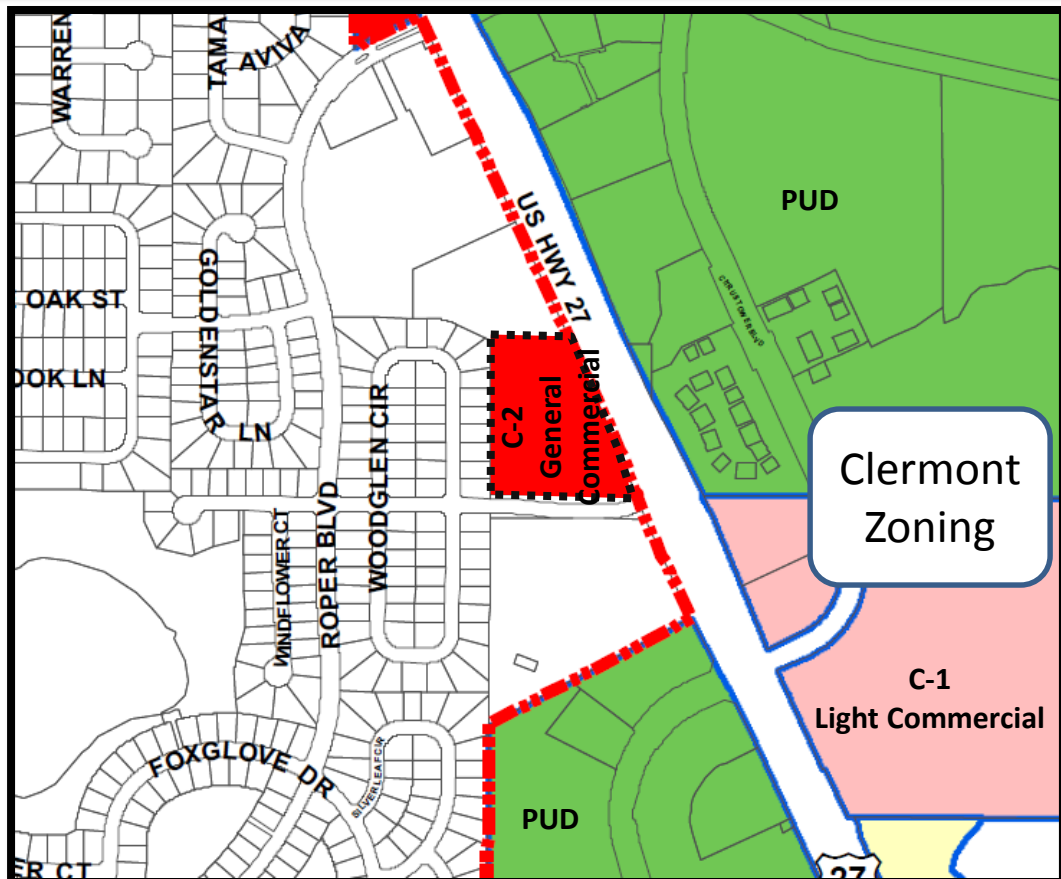
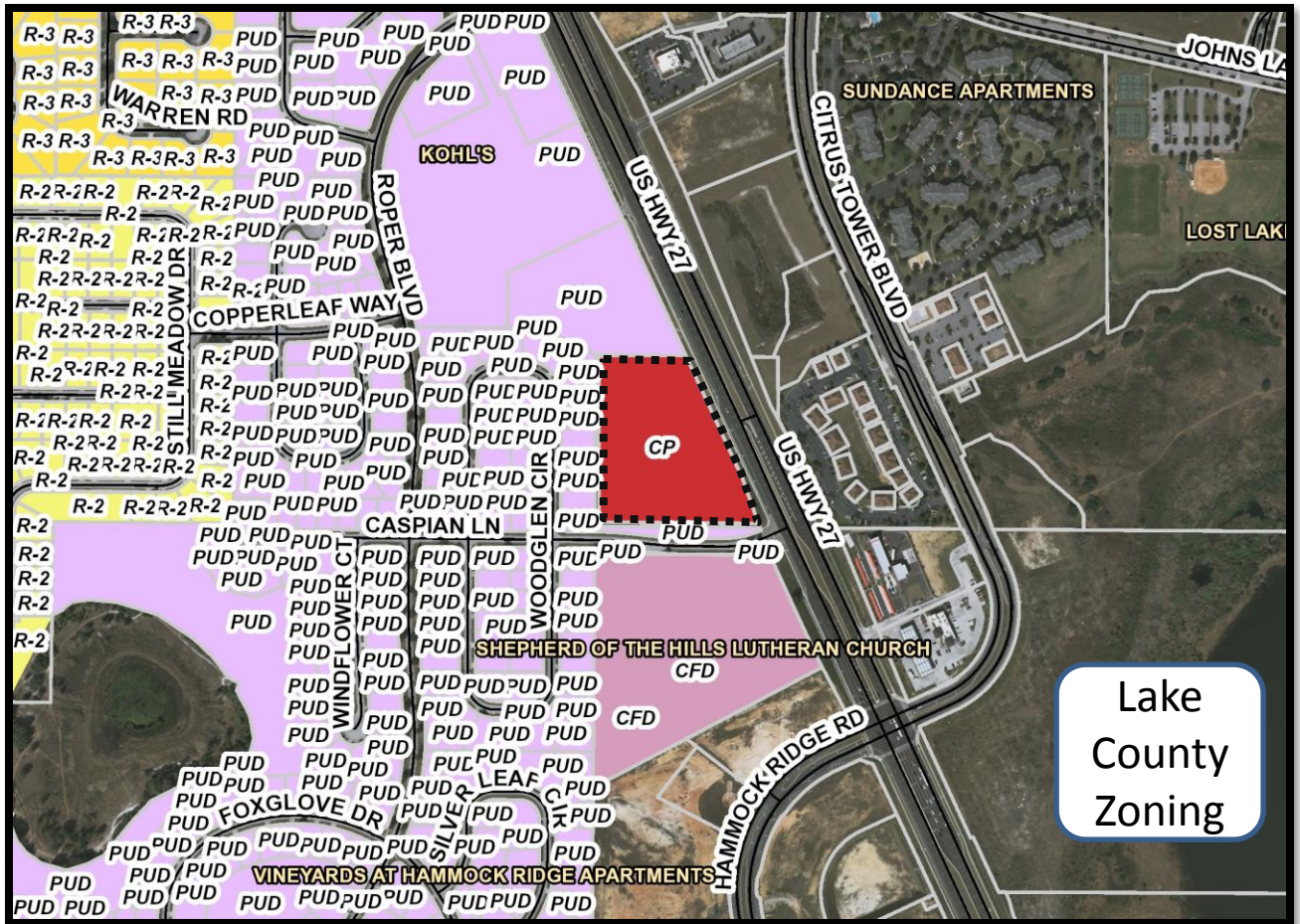
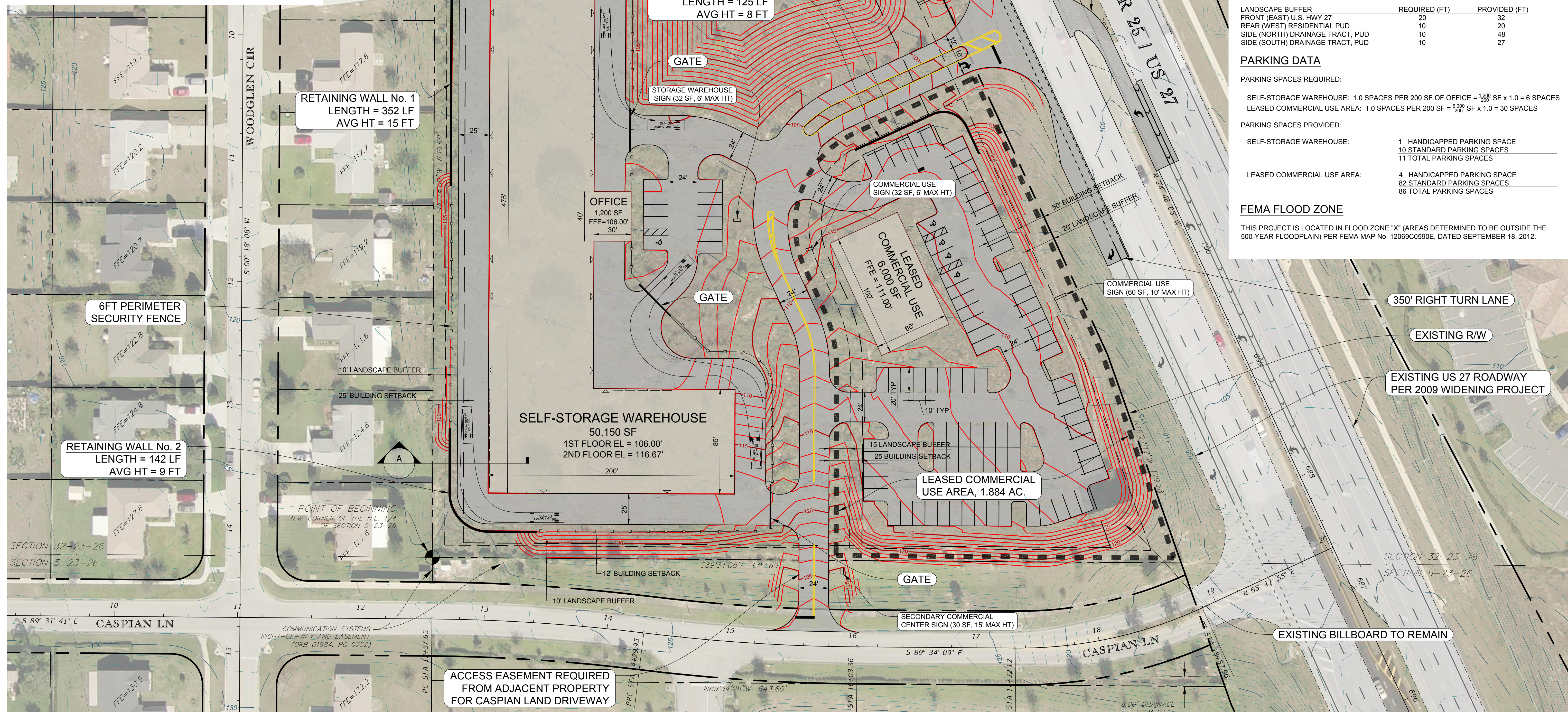


Exhibit – Zoning Map - Huber Self Storage



ESTIMATED POTABLE WATER DEMANDS				
BASED ON APPLYING A RATIO OF 300 GPD POTABLE WATER ERU / 250 GPD WASTEWATER ERU TO WASTEWATER DEMANDS DETERMINED PER FAC 64E-6.008 - SYSTEM SIZE DETERMINATION				
PROPOSED USE	ESTIMATED WASTEWATER AVERAGE DAILY FLOW (GPD)	FACTOR	ESTIMATED POTABLE WATER AVERAGE DAILY FLOW (GPD)	
SELF-STORAGE WAREHOUSE				
SELF-STORAGE OFFICE (1,200 SF)	180	1.20	216	
SELF-STORAGE WAREHOUSE (UP TO 200 UNITS)	200	1.20	240	
SELF-STORAGE WAREHOUSE (OVER 200 UNITS)	258	1.20	310	
			SUBTOTAL	766
LEASED COMMERCIAL USE AREA				
COMMERCIAL USE, (46,000 SF, BASED ON RESTAURANT OPERATING 16 HOURS PER DAY)	9,600	1.20	11,520	
			SUBTOTAL	11,520
			GRAND TOTAL	12,286



<u>SITE DATA</u>	
PARCEL ID:	09-22-26-1400-061-00000
SITE AREA:	6.885 ACRES
EXISTING USE:	VACANT LAND
PROPOSED USE:	SELF-STORAGE WAREHOUSE & LEASED COMMERCIAL USE AREA
EXISTING FLU - LAKE COUNTY:	URBAN LOW DENSITY
PROPOSED FLU - CITY OF CLERMONT:	INDUSTRIAL
EXISTING ZONING - LAKE COUNTY:	PLANNED COMMERCIAL DISTRICT (CP)
PROPOSED ZONING - CITY OF CLERMONT:	GENERAL COMMERCIAL DISTRICT (C-2)
PROPOSED BUILDING AREA:	1,200 SF (SELF-STORAGE OFFICE) 50,150 SF (STORAGE, 1ST FLOOR) 50,150 SF (STORAGE, 2ND FLOOR) ±6,000 SF (COMMERCIAL USE) 107,500 SF TOTAL
MAXIMUM ALLOWABLE FLOOR AREA RATIO (FAR):	1.00
PROPOSED FLOOR AREA RATIO (FAR):	0.36
MAXIMUM BUILDING HEIGHT:	55 FT
MAXIMUM IMPERVIOUS SURFACE COVERAGE:	80%
PROPOSED IMPERVIOUS SURFACE COVERAGE:	58%

SETBACKS AND BUFFERS

BUILDING SETBACK	REQUIRED (FT)	PROVIDED (FT)
FRONT (EAST) U.S. HWY 27	50	106
REAR (WEST) RESIDENTIAL USE, PUD	25	45
SIDE (NORTH) DRAINAGE TRACT, PUD	12	103
SIDE (SOUTH) DRAINAGE TRACT, PUD	12	52

LANDSCAPE BUFFER	REQUIRED (FT)	PROVIDED (FT)
FRONT (EAST) U.S. HWY 27	20	32
REAR (WEST) RESIDENTIAL PUD	10	20
SIDE (NORTH) DRAINAGE TRACT, PUD	10	48
SIDE (SOUTH) DRAINAGE TRACT, PUD	10	27

PARKING DATA

PARKING SPACES REQUIRED:

SELF-STORAGE WAREHOUSE: 1.0 SPACES PER 200 SF OF OFFICE = $\frac{1,200}{200}$ SF x 1.0 = 6 SPACES
LEASED COMMERCIAL USE AREA: 1.0 SPACES PER 200 SF = $\frac{6,000}{200}$ SF x 1.0 = 30 SPACES

PARKING SPACES PROVIDED:

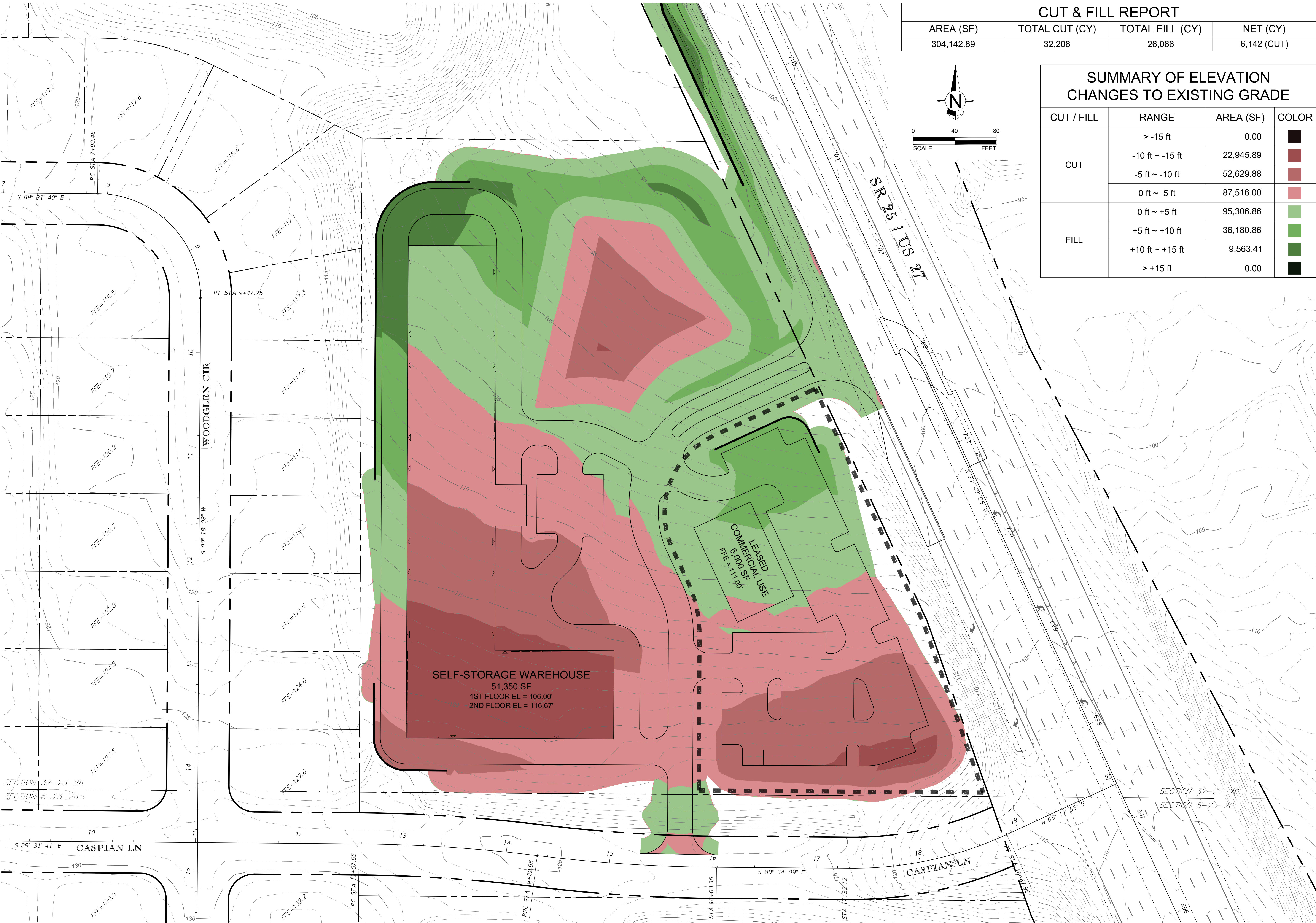
SELF-STORAGE WAREHOUSE:	1 HANDICAPPED PARKING SPACE
	10 STANDARD PARKING SPACES
	11 TOTAL PARKING SPACES
LEASED COMMERCIAL USE AREA:	4 HANDICAPPED PARKING SPACE
	82 STANDARD PARKING SPACES
	86 TOTAL PARKING SPACES

FEMA FLOOD ZONE

THIS PROJECT IS LOCATED IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN) PER FEMA MAP No. 12069C0590E, DATED SEPTEMBER 18, 2012.

SHEET NUMBER	C02	DATE 9/26/2016	PROJECT NO. 10953	US 27 SELF-STORAGE CLERMONT, LAKE COUNTY, FL	CONCEPTUAL SITE & GRADING PLAN	DESIGN ENGINEER:	 TRAFFIC ENGINEERING DATA SOLUTIONS, INC. Phone: 386.753.0558 80 Spring Vista Drive Dade City, FL 33521-3 Fax: 386.753.0778 CERTIFICATE OF AUTHORIZATION NO. 27392	No.	REVISIONS	BY	DATE

Drawing name: Z:\2016 Projects\10953P Public Development_LIS 27\CAD\CONCEPT\CONCEPT GRADING.dwg C:\CONCEPTUAL CUT & FILL EXHIBIT Sep 26, 2016 4:29pm by: hds-1229



REVISIONS		DESIGN ENGINEER:	CONCEPTUAL CUT & FILL EXHIBIT		US 27 SELF-STORAGE CLERMONT, LAKE COUNTY, FL	
DATE	BY	No.			DATE	
					9/26/2016	
					PROJECT NO.	10953
					SHEET NUMBER	C03

hds
TRAFFIC ENGINEERING DATA SOLUTIONS, INC.
Phone 386.753.0558
Fax 386.753.0778
Duluth, FL 32713
CERTIFICATE OF AUTHORIZATION NO. 27392



CITY OF CLERMONT
CONDITIONAL USE PERMIT (CUP)
APPLICATION

DATE: September 26,, 2016

FEE: _____

PROJECT NAME (if applicable): Huber Self Storage

APPLICANT: The Huber Group, LLC

CONTACT PERSON: James Fox

Address: P. O. Box 730

City: Windermere State: FL Zip: 34786

Phone: 407.909.0600 Fax: 407.909.9336

E-Mail: dhuber@cfl.rr.com

OWNER: Seidle Clermont Groves, LLC c/o Tracy Seidle

Address: 3450 Stallion Lane/P. O. Box 267370

City: Weston State: FL Zip: 33326-7370

Phone: _____ Fax: _____

Address of Subject Property: N/A

General Location: NW Corner of US 27 and Caspian Lane

Legal Description (include copy of survey): See Attached

Land Use (City verification required): Industrial (Applied For)

Zoning (City verification required): C-2 (Applied For)



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.

This application is to allow for the construction of a self-service storage facility and commercial outparcel. The use is allowed under the current Lake County Land Use and Zoning, but the property is being annexed at the request of the City of Clermont, which will be providing the water utility to the property.

CUP is required for residential self-storage in C-2 zoning, per LDR 122-124(a)(2). Buildings over 20,000 sf require a CUP in C-2 zoning, per LDR 122-223(b).

Donald M. Huber, Manager
Applicant Name (print)

X _____
Applicant Name (signature)

Tracy Seidle, Manager
Owner Name (print)

X _____
Owner Name (signature)

***** NOTICE *****

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

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



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.

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CUP is required for residential self-storage in C-2 zoning, per LDR 122-124(a)(2). Buildings over 20,000 sf require a CUP in C-2 zoning, per LDR 122-223(b).

Donald M. Huber, Manager
Applicant Name (print)

X 
Applicant Name (signature)

Tracy Seidle, Manager
Owner Name (print)

X _____
Owner Name (signature)

***** NOTICE *****

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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

West

General Information

Owner Name:	SEIDLE CLERMONT GROVES LLC	Alternate Key:	1648441
Mailing Address:	C/O TRACY SEIDLE PO BOX 267370 WESTON, FL 33326-7370 Update Mailing Address	Parcel Number:	09-22-26- 140006100000
		Millage Group and City:	0003 (UNINCORPORATED)
		Total Certified Millage Rate:	15.4121
		Trash/Recycling/Water/Info:	My Public Services Map
Property Location:	Update Property Location	Property Name:	-- Submit Property Name
		School Locator:	School and Bus Map
Property Description:	LAKE HIGHLANDS 32-22-26 TRACT 61 LYING W'LY OF HWY 27 PB 3 PG 24 ORB 4086 PG 388		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT COMMERCIAL (1000)	0	0		6.89	AC	\$0.00	\$620,100.00

Miscellaneous Improvements

There is no improvement information to display.

Sales History

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
618 / 1330	10/29/1976	Warranty Deed	Qualified	Vacant	\$40,000.00
3994 / 2155	3/10/2010	Quit Claim Deed	Multi-Parcel	Vacant	\$0.00
4086 / 388	9/30/2011	Quit Claim Deed	Multi-Parcel	Vacant	\$100.00

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

Values and Estimated Ad Valorem Taxes

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$620,100	\$606,320	\$606,320	5.11800	\$3,103.15

LEGAL DESCRIPTION

PARCEL ONE

That part of Tract 61 lying westerly of Highway 27, Section 32, Township 22 South, Range 26 East, Lake Highlands Company, according to the plat thereof as recorded in Plat Book 3, Page 24, of the public records of Lake County, Florida, less right of way for road.

PARCEL TWO

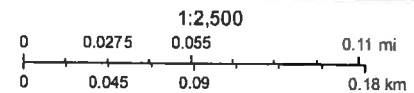
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Parcel 092226140006100000



August 15, 2016

- Override 1
- County Boundary
- Street Names
- Local Streets
- Address Locations
- Property Name
- Tax Parcels Alternate Key
- Tax Parcels
- Surrounding Counties



[illegible]

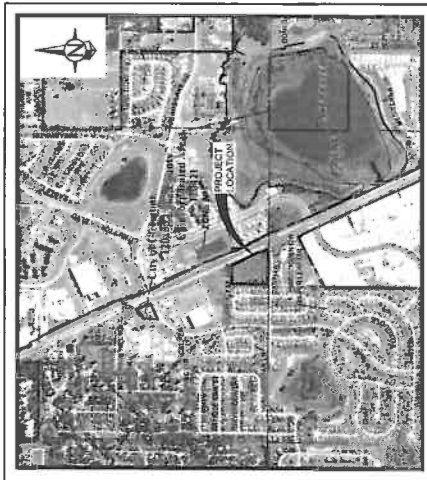
TAX PARCELS: 09-22-26-1400-061-000000
09-22-26-1405-061-000001

SHEET NUMBER	SHEET TITLE
C01	C-3R
C02	C1.1 - EPTAL SITE & GRADING PLAN
C03	C1.2 - EPTAL C/FALL EXHIBIT
C04	C1.3 - EPTAL SECTION

CIVIL ENGINEERS:
TRAFFIC ENGINEERING DATA SOLUTIONS, INC.
80 SPRING VISTA DRIVE
DEBARY, FL 32713
PH: (386) 753-0558
CONTACT: MIKAL NEED HALE, P.E.
EMAIL: MHALE@TETS-FL.COM

LAND USE ATTORNEY:
LANGLEY, NAGEL & CRAWFORD
1201 WEST HIGHWAY 50
CLERMONT, FL 34711
PH: (352) 394-7408
CONTACT: JIMMY CRAWFORD
E-MAIL: JIMMY.CRAWFORD@GMAIL.COM

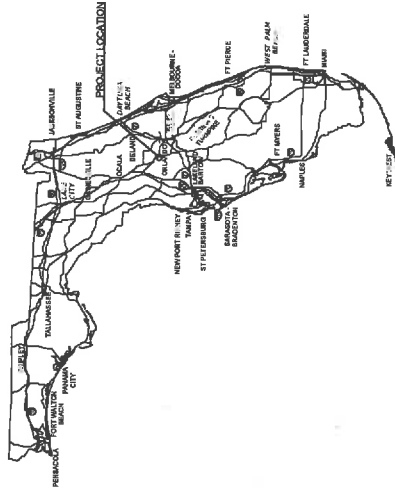
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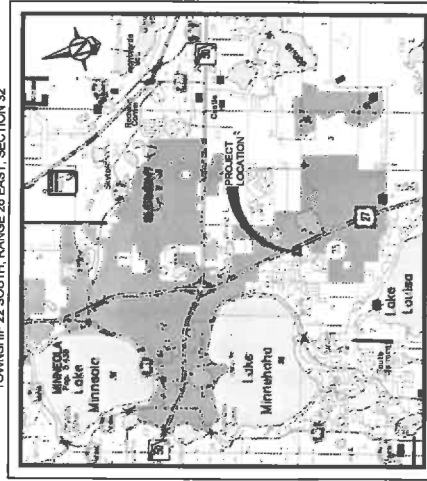
CIVIL ENGINEERS:
TRAFFIC ENGINEERING DATA SOLUTIONS, INC.
80 SPRING VISTA DRIVE
DEBARY, FL 32713
PH: (386) 753-0558
CONTACT: MIKAL NEED HALE, P.E.
EMAIL: MHALE@TETS-FL.COM

LAND USE ATTORNEY:
LANGLEY, NAGEL & CRAWFORD
1201 WEST HIGHWAY 50
CLERMONT, FL 34711
PH: (352) 394-7408
CONTACT: JIMMY CRAWFORD
E-MAIL: JIMMY.CRAWFORD@GMAIL.COM

SCALE: 1" = 1000'



TOWNSHIP 22 SOUTH, RANGE 26 EAST, SECTION 32



VICINITY MAP
SCALE: 1" = 1 MILE

NOT DISCLOSED (NDS)

ENCLOSURE

THAT PART OF TRACT 61 LYING WESTERLY OF HIGHWAY 27, SECTION 32, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE HIGHLANDS COMPANY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 24, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LESS RIGHT OF WAY FOR ROAD.

.....

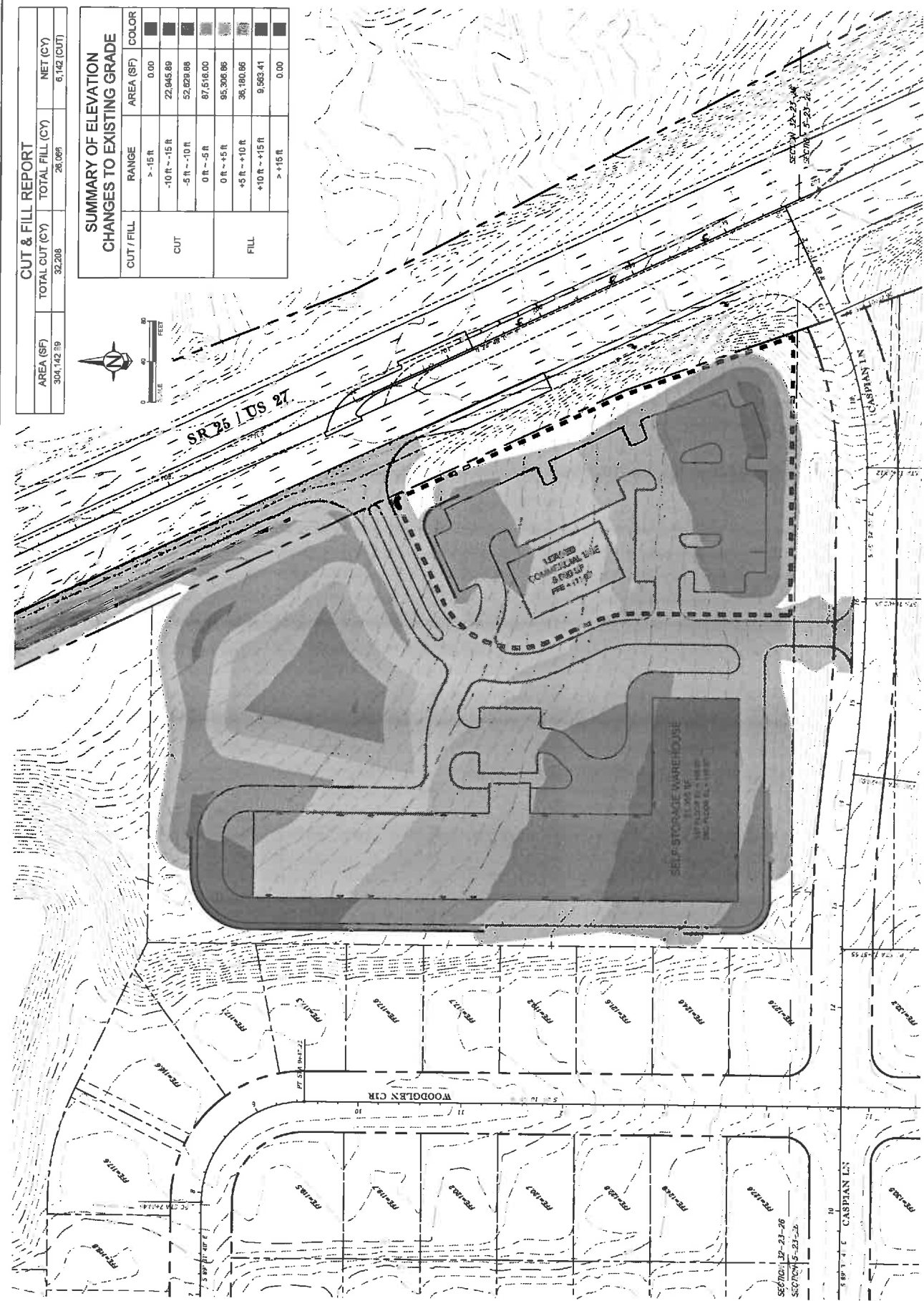
THAT PART OF TRACT 61 LYING EASTERLY OF HIGHWAY 27, SECTION 32, TOWNSHIP 22 SOUTH, RANGE 28 EAST, LAKE HIGHLANDS COMPANY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 24, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LESS RIGHT OF WAY FOR ROAD, LESS RIGHT OF WAY FOR ROAD.

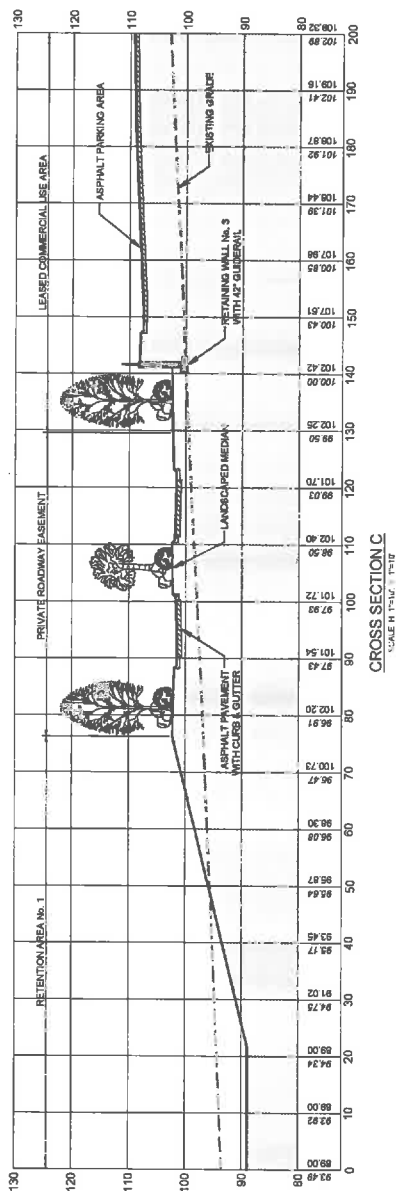
PROJECT DESCRIPTION.

THIS PROJECT PROPOSES TO DEVELOP A NEW TWO-STORY SELF-STORAGE FACILITY ON THE PARENT PROPERTY, WHICH IS 6.845 ACRES OF VACANT PROPERTY, WITH 1100,300 SF OF SELF-STORAGE AND 1,200 SF OF OFFICE. IN ADDITION, THE PROJECT PROPOSED TO RESERVE 1.884 ACRES OF THE PARENT PROPERTY AS COMMERCIAL LEASE AREA, WHICH IS ANTICIPATED TO HOST A 46,000 SF OF COMMERCIAL USE.

PREPARED BY:

TRUBB, C. J. & ERIK J. FATHALLAH, INC.
Phone: 800.553.0550 2200 Long Island Drive
Fax: 305.553.0779 Dade City, FL 33713
e-mail: cfa@erikjathallah.com 273903





LEGAL NOTICE

Notice is hereby given that the City of Clermont will consider a request for a Conditional Use Permit to allow for a self-storage facility occupying more than 20,000 square feet of floor space.

LOCATION

Vacant property on the west side of Highway 27, north of Caspian Lane
Alternate Key 1648441

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, November 1, 2016 at 6:30pm.

A public meeting to consider the request will be held before the City Council on Tuesday, December 13, 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
October 25 & December 6, 2016



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date	
Tuesday, November 1, 2016	
Agenda Item Name	
Ordinance No. 2016-47 <i>Rezoning - The Vue</i>	
Requested Action	
Recommend denial of Ordinance 2016-47.	
Staff Report	
The applicant, AC-Fulcrum, is requesting an amendment to a Planned Unit Development (PUD) zoning that was originally granted in June 2016. The original approval is for 10.5 acres of C-2 General Commercial along Highway 50 and up to 342 multi-family units on the south side of the project fronting Hooks Street. The applicant has discovered the originally approved waivers will not allow their development to be constructed as proposed. The 42 +/- acre property is located south of Highway 50, west of Miss Florida Avenue and north and south of Hooks Street. The applicant already has waivers for 13-foot-tall retaining walls, but is now requesting a smaller buffer area between the walls. City code calls for a minimum 5-foot buffer area in between walls. This area is intended to allow shrubs and tree plantings to buffer the tall monolithic walls. The applicant is now requesting a 3-foot buffer area between walls. The currently approved ordinance allows for a cut and fill of up to 15 feet throughout the project. The applicant is now requesting up to a 40 feet of fill, and up to a 30-foot cut in portions of the project area. The applicant is also requesting taller monument signs than are allowed by code. Because of the existing FDOT berm that runs parallel to Highway 50, the applicant does not feel the allowable 10-foot-tall signs will be effective for the businesses. The applicant is requesting these signs be a maximum height of 15 feet. Finally, the applicant is asking to amend the language for allowable uses. Currently, the existing ordinance does not allow any automotive dealerships or any parts sales. The applicant proposes to leave the dealerships as a prohibited use, but would like to allow parts sales and service only in the parcels adjacent to the Duke Energy power easement. The applicant would also like to add the additional uses of veterinary clinic, self-storage and assisted living facility. The existing PUD ordinance still remains in effect with the following Council-approved waivers: - Maximum building height will be 55 feet, measured at the highest point for the multi-family portion. - Driveway access and parking for the C-2 General Commercial portion may be below the centerline of Highway 50 and will be subject to the approval of the City Engineer. - Retaining wall heights up to 13 feet in height are allowed to deal with the extreme grades on the site.	

- Parking space dimensions shall be allowed at a minimum 9 feet wide by 18 feet deep for 30% of parking requirements.
- A reduced landscape buffer along Highway 50 is requested due to the presence of a large berm. The landscape buffer shall be a minimum of 10 feet in width and shall have 30% more landscape required for multi-family and C-2 uses.
- Automotive dealerships and/or auto parts sales shall not be an allowed use within this Planned Unit Development without an amendment.
- Required landscape buffering within the Duke Energy easement may be omitted with proper documentation from Duke Energy.

Staff acknowledges that a portion of the project was identified in the “Strategic Economic Development Plan” (DEO grant funded study) citing topography as a challenge with over 100 feet of elevation change.

Staff cannot, however, support the proposed excessive topography changes, reduced landscape buffer between walls, taller monument sign heights, and the added automotive uses as requested by the applicant.

Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Ordinance	REZ ORD 2016-47 with Conditions.docx	
2. Site plan	PUD site plan.pdf	
3. Boundary Survey	Boundary Survey.pdf	
4. Application	REZ Nov. application.pdf	
5. Legal ad	REZ The Vue legal ad.docx	

CITY OF CLERMONT
ORDINANCE No. 2016-47

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

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

SECTION 1:

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

LEGAL DESCRIPTION

PARCEL 1 (FEE SIMPLE ESTATE)

That part of Section 28, Township 22 South, Range 26 East, Lake County, Florida, described as follows: Commence at the east 1/4 corner of said Section 28; thence run north 00°42'51" east along the east line of the northeast 1/4 of said Section 28 for a distance of 664.12 feet to the northeast corner of the south 1/4 of the northeast 1/4 of said Section 28; thence run south 89°24'16" west along the north line of said south 1/4 for a distance of 1335.19 feet to a point on a non-tangent curve concave westerly having a radius of 270.00 feet and a chord bearing of south 01°23'58" west and the Point of Beginning; thence run southerly along the arc of said curve through a central angle of 23°36'59" for a distance of 111.29 feet to the point of compound curvature of a curve concave northwesterly having a radius of 25.00 feet and a chord bearing of south 63°07'26" west; thence run southwesterly along the arc of said curve through a central angle of 99°49'56" for a distance of 43.56 feet to the point of reverse curvature of a curve concave southerly having a radius of 1750.00 feet and a chord bearing of north 87°56'35" west and the north right of way line of Hook Street, as described in ORB 2010, Page 316, of the Public Records of Lake County, Florida; thence run westerly along said north right of way line and the arc of said curve through a central angle of 41°57'58" for a distance of 1281.78 feet to a non-radial line and the east right of way line of an unnamed right of way, according to the plat of Lake Highlands Company, as recorded in PB 2, Page 28, of said Public Records; thence run north 00°10'52" east along said east right of way line for a distance of 718.43 feet to the south right of way line of SR 50; thence run north 89°24'19" east along said south right of way line for a distance of 1127.57 feet; thence run south 89°29'29" east along said south right of way line for a distance of 150.11 (120.11) feet to the west line of the east 60 feet of Tract 19, of said Lake Highlands Company; thence run south 00°26'52" west along said west line for a distance of 445.90 feet to the point of curvature of a curve concave easterly having a radius of 280.00 feet; thence run southerly along the arc of said curve through a central angle of 15°45'47" for a distance of 77.03 feet to the point of tangency; thence run south 15°18'56" east for a distance of 105.46 feet to the point of curvature of a curve concave westerly having a

CITY OF CLERMONT
ORDINANCE No. 2016-47

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

LESS AND EXCEPT therefrom that parcel conveyed by Maynard K. Knapp, individually and as Trustee to Akram Ismail, M.D., by Special Warranty Deed recorded April 17, 2015, in ORB 4613, Page 945, described as follows: A portion of the southwest 1/4 of the northeast 1/4 of Section 28, Township 22 South, Range 26 East, Lake County, Florida, described as follows: Commence at the northeast corner of said Section 28; thence S01°07'06"W along the east line of said northeast 1/4, a distance of 1372.13 feet to a point; thence N89°06'23"W, a distance of 1322.25 to a point on the south right-of-way line of SR 50. (Right-of-way varies per right-of-way map Section 11070); thence continue N89°06'23"W, a distance of 60.00 feet to the Point of Beginning; thence S00°51'39"W, along the west right-of-way line of Miss Florida Avenue (ORB 2345, Page 748), also being parallel to and 60.00 feet west of the east line of said southwest 1/4 of the northeast 1/4 of Section 28 and the east line of Tract 19 of Lake Highlands Company, according to the plat thereof as recorded in PB 2, Page 28, of the Public Records of Lake County, Florida, a distance of 369.94 feet to a point; thence N89°08'21"W, a distance of 291.58 feet to a point; thence N00°51'39"E, a distance of 230.29 feet to a point; thence S89°08'21"E, a distance of 64.35 feet to a point; thence N00°51'39"E, a distance of 139.00 feet to a point on the south line of an unnamed unimproved street, also being the north line of said Tract 19; thence N89°50'25"E, along the north line of said Tract 19, a distance of 42.23 feet to a point on said south right-of-way line of SR 50; thence S89°06'23"E, along said south right-of-way line of SR 50, a distance of 185.01 feet to the Point of Beginning.

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

PARCEL 2 (EASEMENT ESTATE)

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

PARCEL 3 (SOUTHERN PORTION)

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

SECOND SURVEY

That portion of the north/south roadway between Tracts 20, 21, 28, and 29 as shown on the Lake Highland's Company plat of Section 28, Township 22 South, Range 26 East, recorded in PB 2, Page 28, Public Records of Lake County, Florida; lying northerly of Hook Street, and southerly of SR 50, being more particularly described as follow: Commence at the NE corner of Section 28, Township 22 South, Range 26 East, Lake County, Florida, thence S 0°17'37" W, a distance of 1372.13 feet; thence N 89°55'52" W, a distance of 1322.25 feet to a point on the south right of way line of SR 50 (a variable width public right of way); thence the following four (4) courses and distances along said south right of way line, continue N 89°55'52" W, a distance of 60.00 feet; thence N 89°27'07" W, a distance of 184.98 feet; thence S 89°30'08" W, a distance of 42.24 feet; thence S 89°24'19" W, a distance of 1020.48 feet to the point of beginning; thence departing said south right of way, run S 00°14'51" W, along the west line of Tracts 20 and 29, a distance of 718.43 feet to a point on the northerly right of way line of Hook Street (A 100 foot wide public right of way) said point also being on a non-tangent curve, concave southeasterly, and having a radius of

CITY OF CLERMONT
ORDINANCE No. 2016-47

1750.00 feet; thence southwesterly along the arc of said curve, through a central angle of 01°02'34", a distance of 31.85 feet, said curve being subtended by a chord bearing and distance of S 70°37'05" W, 31.85 feet; thence departing said north right of way line, run N 0°14'51" E, a distance of 728.72 feet to a point on the aforementioned southerly right of way line of SR 50; thence N 89°28'03" E, along said north right of way line, a distance of 30.00 feet to the point of beginning.

Containing 0.50 acre, more or less

THIRD SURVEY

That portion of the north/south roadway between Tracts 28, and 29 as shown on the Lake Highland's Company plat of Section 28, Township 22 South, Range 26 East, recorded in PB 2, Page 28, Public Records of Lake County, Florida; lying northerly of Hook Street, and southerly of SR 50, being more particularly described as follow: commence at the NE corner of Section 28, Township 22 South, Range 26 East, Lake County, Florida; thence S 0°17'37" W, a distance of 1372.13 feet; thence N 89°55'52" W, a distance of 1322.25 feet to a point on the south right of way line of SR 50 (A variable width public right of way); thence the following four (4) courses and distances along said south right of way line, continue N 89°55'52" W, a distance of 60.00 feet; thence N 89°27'07" W, a distance of 184.98 feet; thence S 89°30'08" W, a distance of 42.24 feet; thence S 89°24'19" W, a distance of 1020.48 feet; thence departing said south right of way, run S 00°14'51" W, along the west line of Tracts 20 and 29, a distance of 824.65 feet to a point on the southerly right of way line of Hook Street (A 100 foot wide public right of way); thence departing said southerly right of way line, run S 0°14'51" W, along the west line of said Tract 29, a distance of 473.42 feet to the southwest corner of said Tract 29; thence S 89°28'17" W, a distance of 30.00 feet to the southeast corner of aforementioned Tract 28; thence N 0°14'51" E, along the east line of said Tract 28, a distance of 462.39 feet to a point on the southerly right of way line of aforementioned Hook Street, said point also being on a non-tangent curve, concave southeasterly, and having a radius of 1650.00 feet; thence southwesterly along the arc of said curve, through a central angle of 01°06'54", a distance of 32.11 feet, to the point of beginning, said curve being subtended by a chord bearing and distance of N 69°22'29" E, 32.11 feet.

Containing 0.32 acres, more or less

FOURTH SURVEY

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

LOCATION

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

To amend the Planned Unit Development

CITY OF CLERMONT
ORDINANCE No. 2016-47

SECTION 2 - General Conditions:

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

1. The conditions as set forth in this Planned Unit Development shall be legally binding upon any heirs, assigns and successors in title or interest.
2. The property shall be developed in substantial accordance with the Site Plan prepared by B&S Engineering Consultants, LLC, dated 6-20-16, Overall Site Plan. Formal construction plans incorporating all conditions stated in this permit shall be submitted for review and approved by the Site Review Committee prior to the issuance of a zoning clearance or other development permits.
3. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.

SECTION 3 - Land Uses and Specific Conditions:

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

CITY OF CLERMONT
ORDINANCE No. 2016-47

7. The project may have elevation changes of up to 15 feet in height over the project site through the use of cut and fill. These changes will be submitted to the City Engineer at the time of final engineering.
8. Retaining wall heights up to 13 feet in height are allowed to deal with the extreme grades on the site.
9. Parking space dimensions shall be allowed at a minimum 9 feet wide by 18 feet deep for 30 percent of parking requirements.
10. A reduced landscape buffer along Highway 50 is requested due to the presence of a large berm. The landscape buffer shall be a minimum of 10 feet in width and shall have the 30 percent more landscape required for Multi-family and C-2 uses.
11. The project shall be developed according to the C-2 General Commercial zoning designation in the Land Development Code, unless expressly stated above.
12. Automotive dealerships and/or auto parts sales shall not be an allowed use within this Planned Unit Development without an amendment.
13. Cross-access easements with the adjoining eastern property owner from the existing Duke Energy curb cut along Highway 50 shall be provided subject to Duke Energy approval.
14. Required landscape buffering within the Duke Energy easement may be omitted with proper documentation from Duke Energy.

SECTION 4:

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

SECTION 5:

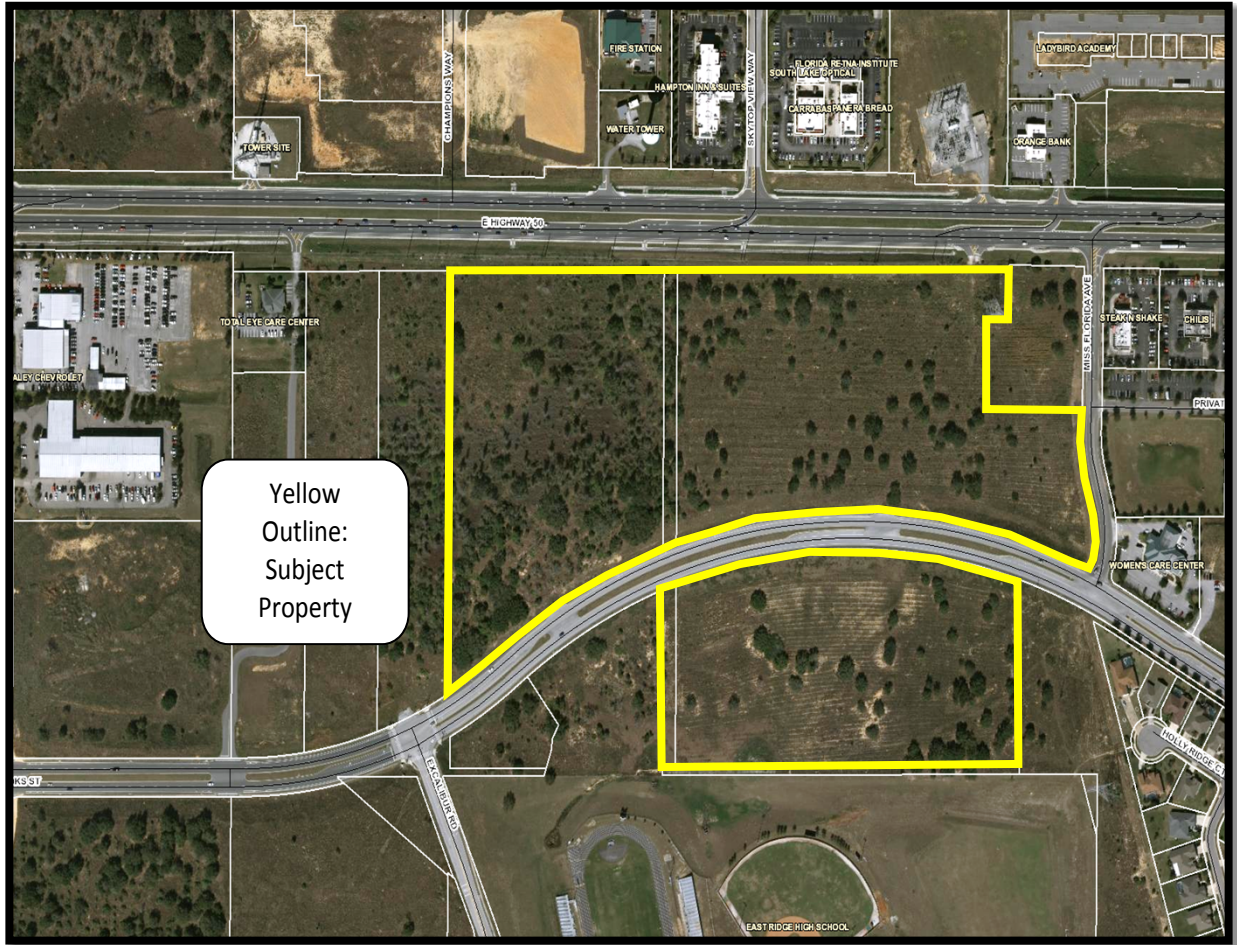
Should any Section or part of this Section be declared invalid by any court of competent jurisdiction, such adjudications shall not apply to or affect any other provision of this Ordinance, except to the extent that the entire Section or part of the Section may be inseparable in meaning and effect from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

SECTION 6:

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

CITY OF CLERMONT
ORDINANCE No. 2016-47

Location map:



CITY OF CLERMONT
ORDINANCE No. 2016-47

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 13th day of December, 2016.

CITY OF CLERMONT

Gail L. Ash, Mayor

ATTEST:

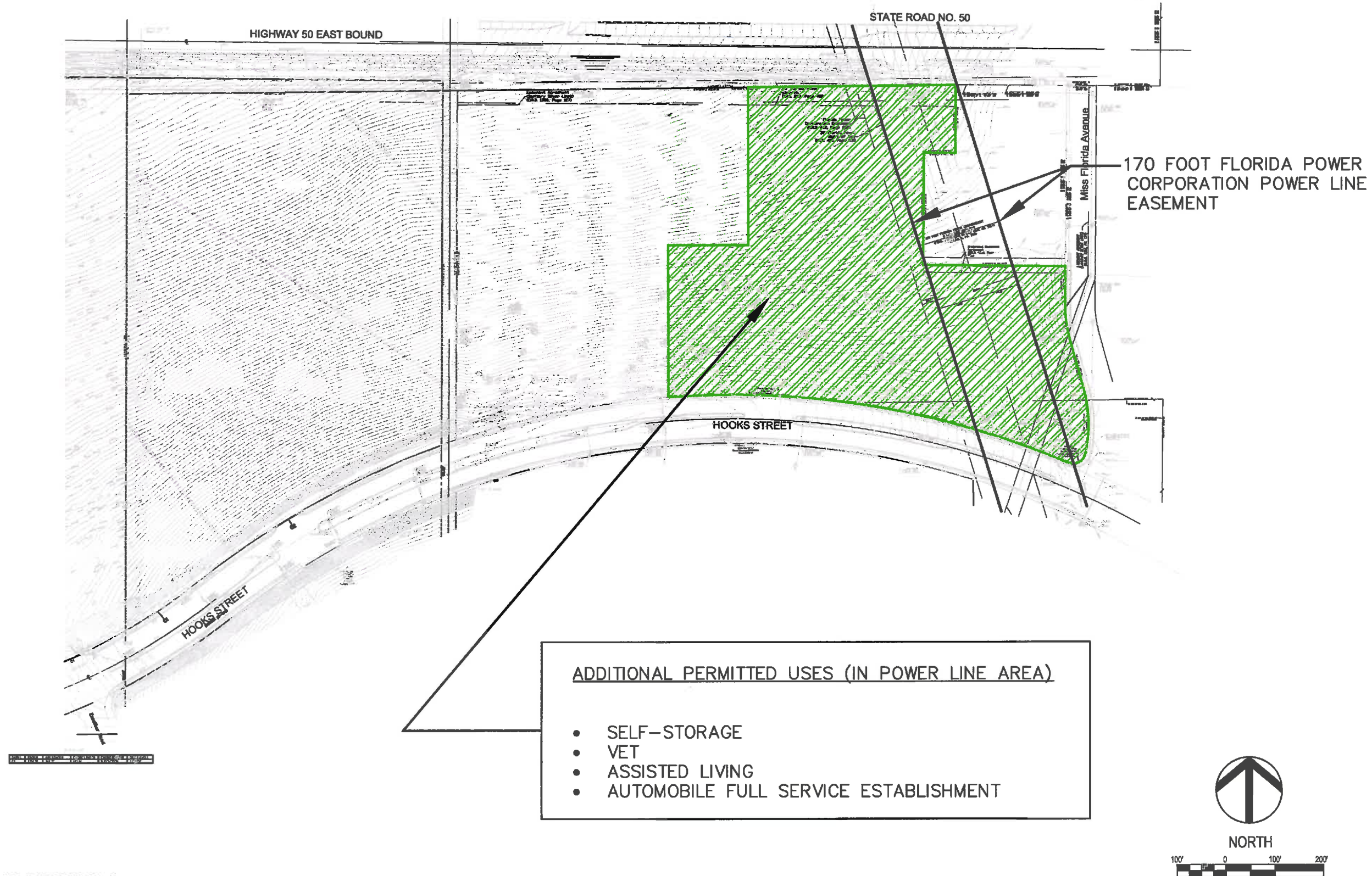
Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

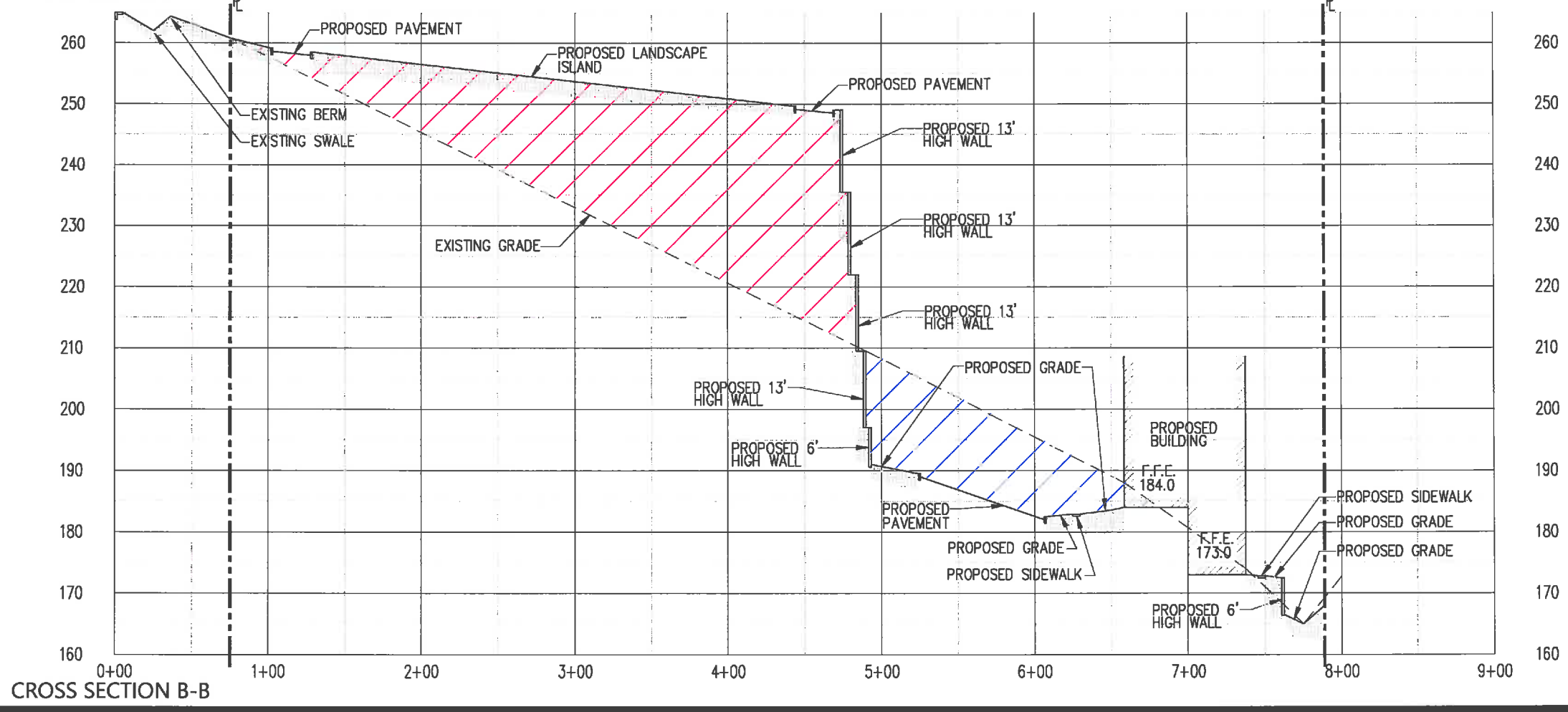
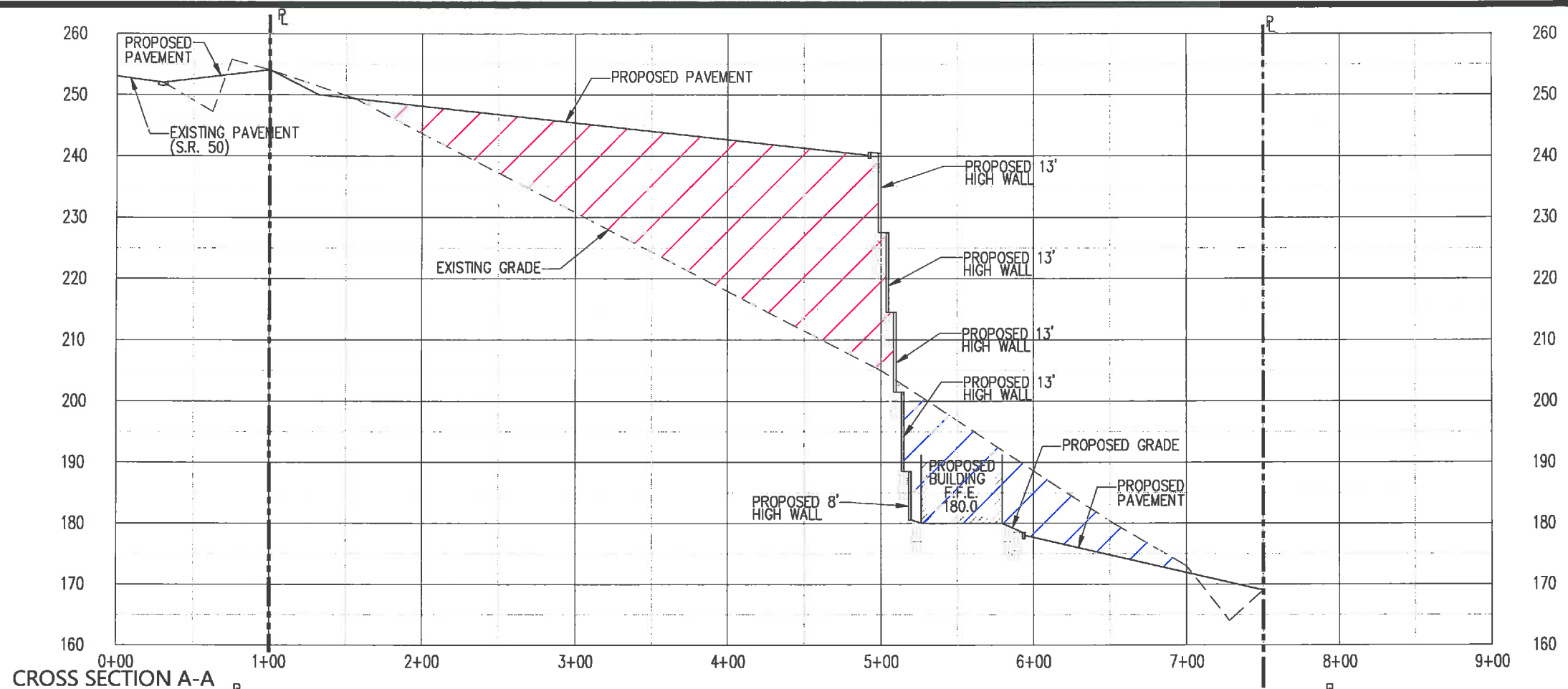
PROJECT NO.: 2015.196

ADDITIONAL PERMITTED USES (ONLY IN POWER LINE AREA)



LOCATION OF ADDITIONAL PERMITTED USES

REVISION	DATE	REVISION	DATE



LEGEND

-  FILL NEEDED
-  CUT NEEDED

Z DEVELOPMENT
services
 CA 29354
 708 E. COLONIAL DR., STE 100 PH: (407) 271-8910
 ORLANDO, FL 32803 FAX: (407) 442-0604

REVISION	DATE	REVISION	DATE

THE VUE AT CLERMONT
STATE ROAD 50
CLERMONT, FLORIDA

DATE: 08/01/16
 DRAWN: SS
 CHECKED: RZ

CUP-6
 CROSS SECTIONS
 PROJECT NO.: 2015.196

LEGAL DESCRIPTION

LESS THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4813, PAGE 945, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.



Site Benchmark Information-

#2
Set Nail and Disk "Traverse" in Concrete Walkway
Elevation: 225.87'

LAKE HIGHLANDS COMPANY
(PLAT BOOK 2, PAGE 28)

Schedule BII Exceptions

- [illegible]

-Not in-

[illegible]

-Legend-

- [illegible]

Equipment

-  - Sanitary Manhole
-  - Sanitary Valve
-  - Backsiphon
-  - Storm Inlet
-  - SIGNAL POLE
 -  - Storm Manhole
-  - TELEPHONE MANHOLE or TELEPHONE PAMER
-  - TRAFFIC LIGHT POLE
-  - TRAFFIC SIGNAL BOX
-  - TRAFFIC PANEL
-  - Transformer
-  - Gas Valve
-  - Water Valve
-  - Water Meter
-  - STORM JUNCTION BOX



Flood Zone: X Community Number: 12088C Permit: 0110E Date: 12/18/2013

1301 S. International Parkway Suite 2001
Lake Mary, Florida 32746
www.trelandsurveying.com
Office 407.678.3366
Fax 407.320.8165

Patrick K. Ireland  FOR THE FIRM
Patrick K. Ireland, P.C. LB 7623
Signed: 09-07-15

This Survey is intended ONLY for the use of Gold Certified Personnel. This Survey NOT VALID UNLESS Signed and Embossed with Surveyor's Seal.

Revisions

Scale: 1"= 60'			Approved By:	PKG	Drawn By: GLO
Field Date: 09/03/16					Reviewed By: PKI
Boundary Survey Certified To:					
Locustville, Decatur, Chester, Madison, & Hunt, P.A.					
Fidelity National Title Insurance Company					
CADD File: I:\Drawings\2016\09-23\09-23-022.dwg				(F.E.E.M.)	
				File Number: US-23422	

File Number:	IS-23822
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**CITY OF CLERMONT
REZONING
APPLICATION**

DATE: 9/26/16

FEE: \$350.⁰⁰

PROJECT NAME (if applicable): The VUE at Clermont

APPLICANT: AC-Fulcrum

CONTACT PERSON: Jonathan Moore

Address: 710 East Colonial Drive

City: Orlando State: FL Zip: 32803

Phone: 407-373-0930 Fax: _____

E-Mail: jmoore@accommercial.com

OWNER: AC Commercial Properties I, LLC

Address: 710 East Colonial Drive

City: Orlando State: FL Zip: 32803

Phone: 407-373-0930 Fax: _____

Address of Subject Property: Clermont, FL 34711

Legal Description (include copy of survey): _____

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

Present Zoning: PUD / C-2 Proposed Zoning: Amending existing PUD
(City verification required)



**CITY OF CLERMONT
REZONING
APPLICATION
Page 2**

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

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

AC-Fulcrum is assembling the parcels shown in exhibit "A" attached. We are seeking to amend the previously approved PUD with the additional uses of full-service automotive stores (not auto parts stores), veterinary clinics, self-storage facilities, and assisted living facilities. Additionally, given the extreme elevation changes on the site, AC-Fulcrum is seeking variances for cut and fill and signage height requirements. The greater variances for cut and fill and signage are imperative to the viability of the project. Without approval it will render the property undevelopable.

AC-Fulcrum
Applicant Name (print)

X [Signature]
Applicant Name (signature)

AC Commercial Properties, LLC
Owner Name (print)

X [Signature]
Owner Name (signature)

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

This Instrument Prepared By:
Jonathan D. Wallace, Esquire
DEAN, MEAD, EGERTON, BLOODWORTH,
CAPOUANO & BOZARTH, P.A.
Post Office Box 2346
Orlando, Florida 32802-2346
(407) 841-1200



ALTERNATE KEY: 1028272

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED is made effective as of the 22nd day of November, 2011, by RICHARD E. BOSSERMAN, as to an undivided one-half ($\frac{1}{2}$) interest as a tenant in common to the Property (as defined below), and CHARLES E. BOSSERMAN, III, as to an undivided one-half ($\frac{1}{2}$) interest as a tenant in common to the Property (as defined below), whose post office address is whose post office address is 125-A East Marks Street, Orlando, Florida 32803 (hereinafter collectively referred to as "Grantors"), to 14 ACRES SR 50, LLC, a Florida limited liability company, whose post office address is 125-A East Marks Street, Orlando, Florida 32803 (hereinafter referred to as the "Grantee").

(Wherever used herein the terms "Grantors" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees, partnerships and corporations.)

WITNESSETH:

That Grantors, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, the receipt and sufficiency of which is hereby acknowledged, hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, all of Grantors' right, title and interest in and to their respective undivided one-half ($\frac{1}{2}$) interests as a tenant in common in that certain real property situate, lying and being in Lake County, Florida (hereinafter referred to as the "Property"), and being more particularly described as follows:

THAT PORTION OF TRACTS 21 AND 28 AS SHOWN ON THE LAKE HIGHLANDS COMPANY'S PLAT OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, RECORDED IN PLAT BOOK 2, PAGE 28, LYING NORTH OF HOOK STREET, AS RECORDED IN BOOK 2017, PAGE 1757, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

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

TO HAVE AND TO HOLD the same in fee simple forever.

AND Grantors hereby covenant with Grantee that Grantors are lawfully seized of the Property in fee simple; that the Grantors have good right and lawful authority to sell and convey the Property, and hereby warrant the title to the Property and will defend the same against the lawful claims of all persons whomsoever. This conveyance is subject to taxes accruing subsequent to December 31, 2010, and to easements, restrictions, agreements, conditions, limitations, reservations and matters of record, if any, but this reference to the foregoing shall not operate to reimpose the same.

Grantors certifies that on the date of execution, delivery and recordation of this instrument, neither of the Grantors nor any member of Grantors' family resided upon any portion of the Property, or any property contiguous thereto. The Property is not the constitutional homestead of either of the Grantors.

The scrivener of this instrument has not examined title to the Property, has utilized legal descriptions provided by Grantors, and has relied upon the representation of Grantors as to the status of title to the Property. Accordingly, the scrivener disclaims any liability or responsibility which may result from the failure of Grantors to hold such title in the manner represented.

Note to Recorder: The conveyance being effectuated by this instrument is a conveyance of real property from the individuals collectively referred to as Grantors to a limited liability company which is owned by such individuals in the same proportion to which they currently own title to the Property. The Property is unencumbered and no consideration is being paid by Grantee to Grantors in exchange for this conveyance. Accordingly, this instrument is exempt from the imposition of Florida documentary stamp taxes in accordance with applicable case law.

[Signatures and notary acknowledgments appear on the following page.]

IN WITNESS WHEREOF, the persons named herein as "Grantors" have executed and delivered this instrument and has intended the same to be and become effective as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

Print Name: LAUREN Y DETZEL

Richard E. Bosserman
RICHARD E. BOSSERMAN

Print Name: Brian M. Malec

Print Name: LAUREN Y DETZEL

Charles E. Bosserman III
CHARLES E. BOSSERMAN, III

Print Name: Brian M. Malec

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 16th day of Nov., 2011, by RICHARD E. BOSSERMAN. Said person (check one) ☒ is personally known to me, ☐ produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or ☐ produced other identification, to wit: _____

Print Name: _____

Notary Public, State of Florida

Commission No.: _____

My Commission Expires: 8/2/2014

NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # DD982337
EXPIRES 8/2/2014
BONDED THRU 1-888-NOTARY1

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 16th day of Nov., 2011, by CHARLES E. BOSSERMAN, III. Said person (check one) ☐ is personally known to me, ☒ produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or ☐ produced other identification, to wit: _____

Print Name: _____

Notary Public, State of Florida

Commission No.: _____

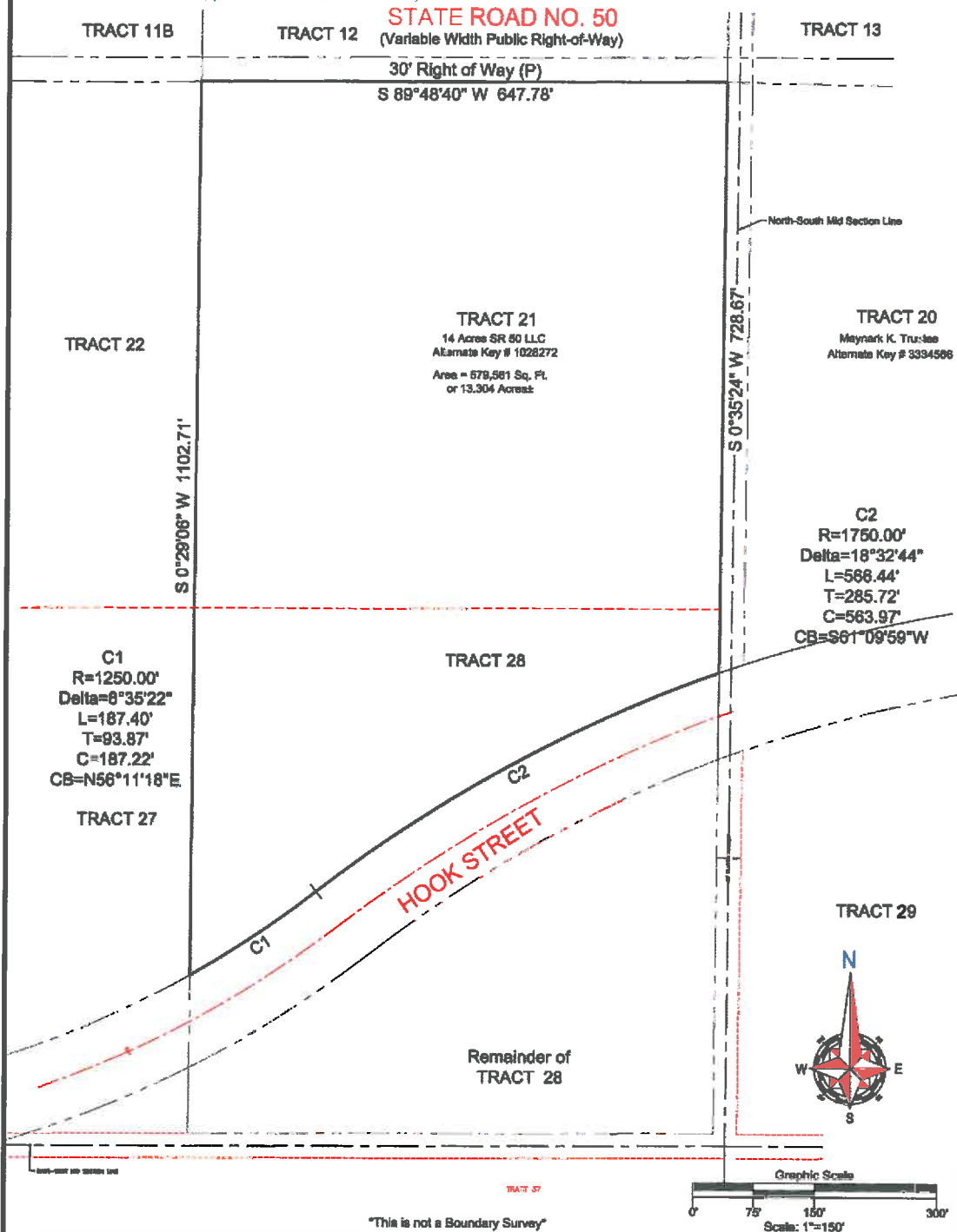
My Commission Expires: _____

00643298v1

LAUREN Y. DETZEL
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # DD982337
EXPIRES 8/2/2014
BONDED THRU 1-888-NOTARY1

Sketch of Description

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



This is not a Boundary Survey

Field Date: N/A		Date Completed: 3/15/16		-Notes- >Sketch is Based upon the Legend Description Supplied by Client. >Abutting Property Deeds have NOT been Researched for Gaps, Omissions and/or Hazards. >Subject to any Easements and/or Restrictions of Record. >Survey Based upon hereon, is Assumed and Based upon the Line Denoted with a "BS". >Building Ties are NOT to be used to reconstruct Property Lines. >Fence Ownership is NOT determined. >Proof Overhangs, Underground Utilities and/or Footers have NOT been located. Only visible overhead utilities noted. >Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies. >Use of This Survey for Purposes other than Intended, Without Written Verification from the User, Will Be at Their Own Risk and Liability to the Surveyor. Nothing Hereon shall be Constructed to give Any Rights or Benefits to Anyone Other than those created. >Record Zone Determination Shows Herein is Given as a Courtesy, and is Subject to Review Approval by F.L.A.S. Title Insurance may be affected by Flood Factors and/or other information NEITHER known by NOR given to this Surveying Company at the time of this Engineer's Association (Survey) Inc., The Professional surveyor assumes NO LIABILITY for the Accuracy of this Determination.		I hereby Certify that the Station of the above Described Property is True and Correct to the Best of my Knowledge and Belief as of the Date Shown, Based on Information furnished to me by the Owner and Certified to the Standards of Practice for Land Surveying in the State of Florida in accordance with Chapter 351-17.00, Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.	
Drawn By: GLG		File Number: IS-23822				 Patrick K. Ireland License No. 158637 State of Florida Registered Professional Engineer The Survey NOT VALID UNLESS Signed and Embossed with Burner's Seal.	

-Legend- C - Calculated CB - Contour CM - Concrete Monument Contc. - Contour D - Driveway DE - Driveway Easement F.E.M.A. - Federal Emergency Management Agency		PC - Point of Curvature P - Peg PI - Point of Intersection P.O.B. - Point of Beginning P.O.L. - Point on Line P.D.L. - Power Pole Q - Quail PRM - Permanent Reference Monument R - Radius T - Tap or Tangency NAC - Rubber Cap RSC - Ring S - Set Set 1/2' Pacer - Set 1/2' Pacer Set 1/2' Pacer - Set 1/2' Pacer Typical - Typical U - Utility Easement W - Water W.M. - Water Meter X - Chain Link Fence Z - Zone		FPE - Field Plot Elevation Fnd. - Found Iron Pin - Iron Pin L - Length (Arc) M - Measured NAD - North American Datum OBS - Official Records Book P.S. - Plat B - Block W - Wood Fence	
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Management Agency Related Floor Elevation Found Iron Pin Length (Arc) Measured NAD Official Records Book Plat Block Wood Fence		Management Agency Related Floor Elevation Found Iron Pin Length (Arc) Measured NAD Official Records Book Plat Block Wood Fence		Management Agency Related Floor Elevation Found Iron Pin Length (Arc) Measured NAD Official Records Book Plat Block Wood Fence	
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LEGAL NOTICE

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

ORDINANCE NO. 2016-47

An ordinance under the Code of Ordinances of the City of Clermont, Lake County, Florida amending the official zoning map of the City of Clermont, referred to in Chapter 122 of Ordinance No. 289-C, Code of Ordinances; Rezoning the real properties described herein as shown below, providing for severability, an effective date and publication.

LOCATION

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

LEGAL DESCRIPTION

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

PARCEL 1 (FEE SIMPLE ESTATE)

That part of Section 28, Township 22 South, Range 26 East, Lake County, Florida, described as follows: Commence at the east 1/4 corner of said Section 28; thence run north 00°42'51" east along the east line of the northeast 1/4 of said Section 28 for a distance of 664.12 feet to the northeast corner of the south 1/4 of the northeast 1/4 of said Section 28; thence run south 89°24'16" west along the north line of said south 1/4 for a distance of 1335.19 feet to a point on a non-tangent curve concave westerly having a radius of 270.00 feet and a chord bearing of south 01°23'58" west and the Point of Beginning; thence run southerly along the arc of said curve through a central angle of 23°36'59" for a distance of 111.29 feet to the point of compound curvature of a curve concave northwesterly having a radius of 25.00 feet and a chord bearing of south 63°07'26" west; thence run southwestly along the arc of said curve through a central angle of 99°49'56" for a distance of 43.56 feet to the point of reverse curvature of a curve concave southerly having a radius of 1750.00 feet and a chord bearing of north 87°56'35" west and the north right of way line of Hook Street, as described in ORB 2010, PG 316, of the Public Records of Lake County, Florida; thence run westerly along said north right of way line and the arc of said curve through a central angle of 41°57'58" for a distance of 1281.78 feet to a non-radial line and the east right of way line of an unnamed right of way, according to the plat of Lake Highlands Company, as recorded in PB 2, PG 28, of said Public Records; thence run north 00°10'52" east along said east right of way line for a distance of 718.43 feet to the south right of way line of SR 50; thence run north 89°24'19" east along said south right of way line for a distance of 1127.57 feet; thence run south 89°29'29" east along said south right of way line for a distance of 150.11 (120.11) feet to the west line of the east 60 feet of Tract 19, of said Lake Highlands Company; thence run south 00°26'52" west along said west line for a distance of 445.90 feet to the point of curvature of a curve concave easterly having a radius of 280.00 feet; thence run southerly along the arc of said

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

LESS AND EXCEPT therefrom that parcel conveyed by Maynard K. Knapp, individually and as Trustee to Akram Ismail, M.D., by Special Warranty Deed recorded April 17, 2015, in ORB 4613, PG 945, described as follows: A portion of the southwest 1/4 of the northeast 1/4 of Section 28, Township 22 South, Range 26 East, Lake County, Florida, described as follows: Commence at the northeast corner of said Section 28; thence S01°07'06"W along the east line of said northeast 1/4, a distance of 1372.13 feet to a point; thence N89°06'23"W, a distance of 1322.25 to a point on the south right-of-way line of SR 50. (Right-of-way varies per right-of-way map Section 11070); thence continue N89°06'23"W, a distance of 60.00 feet to the Point of Beginning; thence S00°51'39"W, along the west right-of-way line of Miss Florida Avenue (ORB 2345, Page 748), also being parallel to and 60.00 feet west of the east line of said southwest 1/4 of the northeast 1/4 of Section 28 and the east line of Tract 19 of Lake Highlands Company, according to the Plat thereof as recorded in PB 2, PG 28, of the Public Records of Lake County, Florida, a distance of 369.94 feet to a point; thence N89°08'21"W, a distance of 291.58 feet to a point; thence N00°51'39"E, a distance of 230.29 feet to a point; thence S89°08'21"E, a distance of 64.35 feet to a point; thence N00°51'39"E, a distance of 139.00 feet to a point on the south line of an unnamed unimproved street, also being the north line of said Tract 19; thence N89°50'25"E, along the north line of said Tract 19, a distance of 42.23 feet to a point on said south right-of-way line of SR 50; thence S89°06'23"E, along said south right-of-way line of SR 50, a distance of 185.01 feet to the Point of Beginning.

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

PARCEL 2 (EASEMENT ESTATE)

Together with that certain non-exclusive ingress-egress easement granted by Akram Ismail to Maynard K. Knapp, Trustee, to Reciprocal Easement Agreement recorded April 17, 2015, in ORB 4613, PG 948, Public Records of Lake County, Florida.

PARCEL 3 (SOUTHERN PORTION)

Tract 29 and Tract 30, as shown on the Lake Highlands Company Plat of Section 28, Township 22 South, Range 26 East, recorded in PB 2, PG 28, of the Public Records of Lake County, Florida; less that portion lying within and north of the right of way for Hook Street.

SECOND SURVEY

That portion of the north/south roadway between Tracts 20, 21, 28, and 29 as shown on the Lake Highland's Company plat of Section 28, Township 22 South, Range 26 East, recorded in PB 2, PG 28, Public Records of Lake County, Florida; lying northerly of Hook Street, and southerly of SR 50, being more particularly described as follow: Commence at the NE corner of Section 28, Township 22 South, Range 26 East, Lake County, Florida, thence S 0°17'37" W, a distance of

1372.13 feet; thence N 89°55'52" W, a distance of 1322.25 feet to a point on the south right of way line of SR 50 (a variable width public right of way); thence the following four (4) courses and distances along said south right of way line, continue N 89°55'52" W, a distance of 60.00 feet; thence N 89°27'07" W, a distance of 184.98 feet; thence S 89°30'08" W, a distance of 42.24 feet; thence S 89°24'19" W, a distance of 1020.48 feet to the point of beginning; thence departing said south right of way, run S 00°14'51" W, along the west line of Tracts 20 and 29, a distance of 718.43 feet to a point on the northerly right of way line of Hook Street (A 100 foot wide public right of way) said point also being on a non-tangent curve, concave southeasterly, and having a radius of 1750.00 feet; thence southwesterly along the arc of said curve, through a central angle of 01°02'34", a distance of 31.85 feet, said curve being subtended by a chord bearing and distance of S 70°37'05" W, 31.85 feet; thence departing said north right of way line, run N 0°14'51" E, a distance of 728.72 feet to a point on the aforementioned southerly right of way line of SR 50; thence N 89°28'03" E, along said north right of way line, a distance of 30.00 feet to the point of beginning.

Containing 0.50 acre, more or less

THIRD SURVEY

That portion of the north/south roadway between Tracts 28, and 29 as shown on the Lake Highland's Company plat of Section 28, Township 22 South, Range 26 East, recorded in PB 2, PG 28, Public Records of Lake County, Florida; lying northerly of Hook Street, and southerly of SR 50, being more particularly described as follow: commence at the NE corner of Section 28, Township 22 South, Range 26 East, Lake County, Florida; thence S 0°17'37" W, a distance of 1372.13 feet; thence N 89°55'52" W, a distance of 1322.25 feet to a point on the south right of way line of SR 50 (A variable width public right of way); thence the following four (4) courses and distances along said south right of way line, continue N 89°55'52" W, a distance of 60.00 feet; thence N 89°27'07" W, a distance of 184.98 feet; thence S 89°30'08" W, a distance of 42.24 feet; thence S 89°24'19" W, a distance of 1020.48 feet; thence departing said south right of way, run S 00°14'51" W, along the west line of Tracts 20 and 29, a distance of 824.65 feet to a point on the southerly right of way line of Hooks Street (A 100 foot wide public right of way); thence departing said southerly right of way line, run S 0°14'51" W, along the west line of said Tract 29, a distance of 473.42 feet to the southwest corner of said Tract 29; thence S 89°28'17" W, a distance of 30.00 feet to the southeast corner of aforementioned Tract 28; thence N 0°14'51" E, along the east line of said Tract 28, a distance of 462.39 feet to a point on the southerly right of way line of aforementioned Hook Street, said point also being on a non-tangent curve, concave southeasterly, and having a radius of 1650.00 feet; thence southwesterly along the arc of said curve, through a central angle of 01°06'54", a distance of 32.11 feet, to the point of beginning, said curve being subtended by a chord bearing and distance of N 69°22'29" E, 32.11 feet.

Containing 0.32 acres, more or less

FOURTH SURVEY

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

To amend the Planned Unit Development

This request will be considered by the Planning & Zoning Commission on Tuesday, November 1, 2016 at 6:30 p.m.

A public meeting to consider the request will be held before the City Council on Tuesday, December 13, 2016 at 6:30 p.m. for final enactment.

All meetings will be held at City Hall, located at 685 W. Montrose Street.

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

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

Tracy Ackroyd Howe, MMC
City Clerk

Daily Commercial
October 25 and November 29, 2016