



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

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

Approval of the November 1, 2016 Planning and Zoning Commission meeting minutes.

**REPORTS
NEW BUSINESS**

Item 1 - Ordinance No. 2017-02
Kings Crossing Commercial Rezoning

Request to change the zoning from C-1
to Planned Unit Development for
property located at the southeast corner
of US 27 and Citrus Tower Blvd.

Discussion of Non-Agenda Items

Planning and Zoning Status update

ADJOURN

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

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

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

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The meeting of the Planning and Zoning Commission was called to order Tuesday, November 1, 2016 at 6:30 p.m. by Vice-Chair Cuqui Whitehead. Other members present were Herb Smith, Judy Proli, 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 October 4, 2016 were approved as written.

REPORTS

Vice-Chair Whitehead mentioned the Citizens Academy that the City provides for residents to give them the opportunity to learn how the business of the City operates.

1. REQUEST FOR COMPREHENSIVE PLAN AMENDMENT

REQUEST: To change the future land use from Office to Residential//Office.

PROJECT: South Lake Medical Arts Center

Planning Manager Henschel presented the staff report as follows:

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 Blvd. It was originally approved for 116,000 square feet of professional office space, under Resolution 1485. The owner has decided 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), which is across the street. The owner is also seeking an amendment to Resolution 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, 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 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 2 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 ½ the volume. The change to residential units may have an effect on the Lake County School System 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

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of school aged children from the project. The project is being geared towards working medical professionals and individuals with a focus on training at the NTC.

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

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 to be professional offices since there appears to ample opportunities surrounding the hospital. The owner is requesting to convert the use to a multi-family 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 multi-family units.

Jimmy Crawford, 1201 W. Highway 50, stated that he is representing the owners, Belgian Capital Fund, LLC. He stated that this project started prior to the real estate crash and has not been completed since. He stated that the two 60,000 square feet anchor buildings that were proposed are still not there and they were supposed to provide 50% of the association fees. He stated that the parking garage has been a target of graffiti and other code enforcement issues. He stated that the owners have tried to build the medical offices without success. He stated that the developer is now proposing to build an urban concept with interior hallways with key fobs, rather than a walk up apartment. He stated that they are mostly one bedroom studios designs for young professionals.

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John DiGiovanni, Inland Atlantic Development, 50 Biscayne Dr. Atlanta GA, stated that they are proposing to build a multi-level condo style multi-family building. He stated that they have built one in Lake Mary, FL recently. He stated that there is employment base in the area to allow walkability to and from work. He stated that the parking will be blocked and secured. He presented a drawing of an existing project they recently finished. He stated that this project will benefit the current doctors who already own buildings on this property as well as the City of Clermont.

Anthony Saranita, 12907 Tiger Lilly Ct., stated that his concerns are that owners bought into a medical art center not into a hybrid community. He stated that they worry about the progress of any building that is put in there. He stated that the short-falls did not come from the owners in the community, the property manager did not pay the contractors that provided the services for lawn maintenance, utilities, and other necessities. He stated that everything has been cared for since the management company no longer exists. He stated that the reason why the property owner can't sell the buildings that are currently proposed is because doctors don't need that large of an area.

Julio Paez, 845 Oakley Seaver Dr., stated that he is an owner in South Lake Medical Art Center. He stated that the new owners changed the by-laws. He stated that one owner was allowed to participate in the community meetings. He stated that they have not been invited to sit in the association meetings. He stated that the developers are the ones who have not paid the bills, not the doctors. He stated that they were notified two weeks ago about the changes that were being proposed. He stated that this is a medical area, not a residential area.

Christopher Johnson, 855 Oakley Seaver Dr., stated that he is against the project.

Amit Aggarwal, Lot L, 865 Oakley Seaver Dr., stated that this is one of the most desired area for most doctors. He stated that it has always been overpriced. He stated that doctors don't have the money to purchase 60,000 square foot buildings. He stated that he purchased in this community because he wants his office in a medical center. He stated that he is against this project.

Vipin Mendiratta, 861 Oakley Seaver Dr., stated that he is also a recent addition to South Lake Medical Center and he also purchased there to be a part of a medical community, not a mixed use community. He stated that he is also against this project.

Sanjeev Bhatta, 835 Oakley Seaver Dr., stated that he was the first one to purchase in the South Lake Medical Center. He stated that the medical center is functioning well. He stated that if you have a community that is functioning and now they want to make changes, he has issues with that.

Aashiv Hari, 825 Oakley Seaver Dr., stated that he is against this project. He stated he has letters from other doctors who are also against this project.

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Charla Hurst, 871 Oakley Seaver Dr., stated that they agree with all the other comments and are against this project.

Mr. Crawford stated that turn-over of the community will happen as soon as the buildings will be sold. He stated that the project is half built out which is why they have financial issues. He stated that they have approached the hospital and John Moore about two months ago about purchasing the property and they declined. He stated that he disagrees that the mixed use will not work. He stated that this developer has done hundreds of projects like this and they feel it will be a benefit to the medical center.

Commissioner Smith stated that he does not see any issues with the plan.

Commissioner Proli stated that the lack of medical facilities is a concern of hers. She stated that the project should be kept as a medical center. She stated that Clermont desperately need medical facilities and there are plenty of other multi-family units in Clermont.

Commissioner Hubbard stated that he has clients looking for medical pads and does not believe there is a lack of need.

Mr. Crawford stated that the pads are large. He stated that there is a pad that is smaller that has been for sale for 10 years. He stated that these buildings have been sitting empty since 2004.

Commissioner Proli moved to recommend denial of the comprehensive plan amendment; Commissioner Hubbard seconded. The vote was 3-1 to recommend denial of the comprehensive plan amendment, with Commissioner Smith opposing.

2. REQUEST FOR CONDITIONAL USE PERMIT

REQUEST: To amend Resolution 1485 to allow for multi-family use.

PROJECT: South Lake Medical Arts Center

Commissioner Proli moved to recommend denial of the conditional use permit; Commissioner Hubbard seconded. The vote was 3-1 to recommend denial of the conditional use permit, with Commissioner Smith opposing.

3. REQUEST FOR COMPREHENSIVE PLAN AMENDMENT

REQUEST: To change the future land use from Lake County Urban Low to City of Clermont Industrial.

PROJECT: Huber Self-Storage

Senior Planner Kruse presented the staff report as follows:

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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 looked at 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 FAR for the project is 0.36. However, due to limitations in the floor area ratio of 0.25 for the Commercial future land use, this choice would have been inconsistent with the comprehensive plan for Commercial. Therefore, the Industrial future land use was chosen since it allows up to a 1.0 floor area ratio. While the Industrial Future Land Use category may 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 property fronts on a major arterial roadway, thus encouraging commercial use.

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.

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 intention of using the property for commercial uses prevail over industrial type 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 the self-storage use between the C-2 general commercial uses and the residential uses with very little conflicts. Staff recommends approval of the rezoning to C-2 General Commercial.

The applicant is requesting a conditional use permit for a self-storage facility with more than 20,000 square feet of floor space. Section 122-223 requires a conditional use permit for any

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building structure that occupies more than 20,000 square feet and section 122-224 requires residential storage facilities to obtain a Conditional Use Permit. 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 2 story with a small office. The total square footage for this use will be 101,500 square feet. The commercial outparcel intends to have a 6,000 square foot building that may be used for permitted C-2 uses. This may also include a restaurant and the applicant seems to have 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, 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 9/26/2016.

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 request of a self-storage facility over 20,000 square feet in the C-2 zoning district with the conditions contained in Resolution 2016-45.

Jimmy Crawford, stated that it's a quiet use to for the residential area. He stated that the use is currently allowed in the County. He stated that they would rather bring it into the City for development.

Jim Fox, 21341 Marsh View Ct., stated that he feels this use will be a good fit for the area.

Annette Ciappi, 12313 Woodglen Circle, stated that she disagrees with the storage unit built nine feet from her fence. She stated that the noise and lighting will be an issue.

Commissioner Smith stated that it's already zoned commercial in the county and he sees no issues with this project.

Robert Kane, 12316 Woodglen Circle, stated that he is the vice-president of the homeowner's association. He stated that he would like for the applicant to have a meeting with the homeowner's association to provide some specifics about the project.

Commissioner Hubbard stated that he does not have any issues with the project.

Commissioner Proli stated that there are several storage facilities in the area and asked why he feels another storage facility is needed.

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Mr. Fox stated that there was a feasibility study done and it came back favorable for a project like this.

Commissioner Smith stated that it's already zoned commercial and if they leave the project in the county, they can build it.

Vice-Chair Whitehead stated that she tried to rent a storage unit and she could not find one. She stated that the county can allow this to be built. She stated that she is for this project.

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

4. REQUEST FOR REZONING

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

PROJECT: Huber Self-Storage

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

5. REQUEST FOR CONDITIONAL USE PERMIT

REQUEST: To allow for a self-storage facility that occupies more than 20,000 square feet in the C-2 General Commercial

PROJECT: Huber Self-Storage

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

6. REQUEST FOR REZONING

REQUEST: To amend the Planned Unit Development.

PROJECT: The Vue

Planning Manager Henschel presented the staff report as follows:

The applicant, AC-Fulcrum, is requesting an amendment to a Planned Unit Development rezoning that was originally granted in June of 2016. The original approval is for 10.5 acres of C-2 General Commercial all along Highway 50 and up to 342 multi-family units on the south

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side of the project fronting Hooks St. The applicant has discovered the originally approved waivers will not allow for 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 current 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-foot 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 DOT berm that runs parallel to Hwy. 50, the applicant does not feel the allowable 10-foot-tall signs will be effective for the businesses. The applicant is requesting these signs to be a maximum height of 15 feet.

For the final amendment, the applicant is asking to amend the language for allowable uses on site. Currently, the existing ordinance does not allow any automotive dealerships, and or any parts sales on site. The applicant would like 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 power easement. The applicant would also like to add veterinary use, self-storage use, and allow for an assisted living facility.

The existing PUD ordinance still remains in effect with the following waivers:

1. Maximum building height will be 55 feet, measured at the highest point for the multi-family portion.
2. 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.
3. Retaining wall heights up to 13 feet in height are allowed to deal with the extreme grades on the site.
4. Parking space dimensions shall be allowed at a minimum 9 feet wide by 18 feet deep for 30% of parking requirements.
5. A reduced landscape buffer along Highway 50 is requested due to the presence of a large

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berm. The landscape buffer shall be a minimum of 10 feet in width and shall have the 30% more landscape required for Multi-family and C-2 uses.

6. Automotive dealerships and/or auto parts sales shall not be an allowed use within this Planned Unit Development without an amendment.
7. Required landscape buffering within the Duke Energy easement may be omitted with proper documentation from Duke Energy.

Staff acknowledges 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 signs height, and the added automotive uses as requested by the applicant.

Jonathon Moore, 2419 Albert Lee Pkwy., Winter Park, stated that due to the slope of the property, he would not be able to build anything.

Commissioner Smith stated that this is a challenging parcel to develop.

Commissioner Hubbard stated that you were aware of the issues before you purchased.

Vice-Chair Whitehead stated that she is not for the sign waiver.

Commissioner Proli asked if he has looked at doing something other than apartments because of the terrain.

Mr. Moore stated that even after they cut down on the hills, there will still be hills. He stated that they are wanting to keep the view that is already there.

Bob Ziegenfuss, Z Development Services, 708 E. Colonial Dr., Orlando, stated that they have taken a closer look at the property since the previous approval. He stated since then they have spoken to the City’s fire department and one of the main issues is getting the fire trucks in and out of the property with the slopes. He stated that they have to meet the ADA requirements.

Commissioner Proli asked if they would consider downsizing.

Mr. Moore stated that there would be no way to spread the cost. He stated that he is asking for a practical request so that the project does not fail.

Commissioner Hubbard moved to recommend denial of the rezoning; seconded by Commissioner Proli. The vote was unanimous to recommend denial.

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There being no further business, the meeting was adjourned at 8:22 pm.

Nick Jones, Chairman

ATTEST:

Rae Chidlow – Planning Specialist



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AGENDA ITEM

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Meeting Date	
Tuesday, December 6, 2016	
Agenda Item Name	
Ordinance No. 2017-02 Kings Crossing Commercial Rezoning	
Requested Action	
Recommend approval of Ordinance 2017-02.	
Staff Report	
The owner, South Lake Connector, LLC, is requesting to rezone 80.45 acres to Planned Unit Development (PUD) zoning. Of the total project acreage, approximately 11 acres is usable for development. The remaining portion, which includes part of Lake Felter, will be retained as open space. The property is located at the southeast corner of Citrus Tower Boulevard and US Hwy 27. The property currently has two zoning designations, C-1 Light Commercial on the southern portion, and a conditional use permit (CUP) for a PUD on the northern portion, which is part of the Lost Lake Reserve Development of Regional Impact (DRI). The northern portion of the property, approximately 44 acres, is currently used for a stormwater pond and open space. The remaining southern portion is about 37 vacant acres and is where a majority of the developable area is located. The owner is requesting a PUD with C-1 Light Commercial uses in order to relocate the existing stormwater pond, provide better access to the proposed development, establish a unified development plan and tie the project under one zoning designation, a PUD with C-1 Light Commercial uses. The owner has provided a PUD conceptual master plan for the project, prepared by McCoy and Associates, indicating the layout of the project. Based on this proposed layout and in dealing with the existing site characteristics, seven waivers to the land development code (LDC) were identified. These have been reviewed by staff and are included in the PUD ordinance for consideration. The waivers include: (1) the ability to have buildings greater than 5,000 square feet but not more than 20,000 square feet, (2) paved parking stall reduction from 20 feet to 18 feet with an additional 2 feet grassed/mulched overhang, (3) retaining wall height up to 18 feet, (4) reduced 10-foot-wide landscape buffer in a select area, (5) use existing canopy trees/planted pines in lieu of a planted buffer, (6) a total of three commercial center ground identification signs, one at each entrance, and (7) elimination of interior landscaping between properties/users. At this time, only one user has been identified for the project, and it has been shown on the plan. The remaining area will be developed according to the market demand and each individual user will be required to go through site review and meet the LDC, except for any waivers approved by Council contained in the PUD. Staff has reviewed the applicant's request for a rezoning from the existing CUP for a PUD for the Lost Lake Reserve DRI and C-1 Light Commercial use to PUD zoning with C-1 Light Commercial uses. Staff has received confirmation from the Florida Department of Economic Opportunity that the unification of the parcels into one project would not pose additional impacts. Staff believes the proposal meets the standards of Section 122-315, review criteria for a PUD. Therefore, staff recommends approval of Ordinance 2017-02 for a PUD with C-1 Light Commercial uses.	
Additional Analysis	

Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Ordinance	REZ ORD 2017-02 with Conditions.docx	
2. Maps	Kings Crossing Commercial PUD Maps.pdf	
3. PUD Conceptual Master Plan	KC PUD REV MASTER PLAN.pdf	
4. C-1 Light Commercial uses	C-1 Light Commercial permitted uses.pdf	
5. Wheel Stop Exhibit	Wheel Stop Exhibit.pdf	
6. Application	REZ application.pdf	
7. Legal ad	REZ Kings Crossing Comm legal ad.docx	

CITY OF CLERMONT
ORDINANCE No. 2017-02

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 (Existing C-1 Zoning):

The northeast quarter of the northeast quarter of Section 5, Township 23 South, Range 26 East, Lake County, Florida, and that portion of the northwest quarter of the northeast quarter lying east and north of U.S. Highway 27 of Section 5, Township 23 South, less the right-of-way for U.S. Highway 27; also less the right-of-way for South Lake Connector as shown in deed to Lake County recorded in O.R. Book 2595, Page 1130; also less retention pond as shown in easement recorded in O.R. Book 2899, Page 1262, Public Records of Lake County, Florida. Parcel Identification Number: 05-23-26-000100000100 (AK 1707307)

AND

Parcel 2 (Acquired Lost Lake Reserve Tract):

Clermont, Lost Lake Sub Tract F--less from southwest corner of SE 1/4 of Sec 32-22-26 runs 89-56-38E 1449.42 ft. to easterly right-of-way line of Citrus Tower Blvd for Point of Beginning, said point being on a on-tangent curve concave southwesterly having a radius of 400 ft., a central angle of 11-39-40, an arc length of 81.41 ft. & a chord bearing of north 19-11-15 west to a point of cusp of said curve, thence south 5-01-05 E 84.71 ft. to south line of SE 1/4 of Sec. 32, north 89-56-38 west 9.12 ft. to Point of Beginning of road right-of-way-- PB 50 PGS 64- 69 and Tract 4, Lost Lake, according to the map or plat thereof as recorded in Plat Book 50, Page 64, Public Records of Lake County, Florida. Parcel Identification Numbers: 2822261200-004-00000 & 2822261200-00F-00000 (AK 3821839 & 3821852)

Containing 80.45 acres more or less, and being subject to any easements, rights-of-way or restrictions of record.

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LOCATION

Southeast corner of South US Hwy 27 and Citrus Tower Blvd

To change the zoning from C-1 Light Commercial to Planned Unit Development

SECTION 2 - General Conditions:

This application for a Planned Unit Development to allow for a multi-use Planned Unit Development with C-1 Light 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 PUD Conceptual Master Plan – Kings Crossing Commercial Complex, prepared by McCoy & Associates, dated Sept. 2016. 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. The property will be permitted for C-1 Light Commercial use. Buildings may be greater than 5,000 square feet but no more than 20,000 square feet.
2. Setbacks for Commercial buildings
From US Hwy 27: 50 feet from the property line
From Citrus Tower Blvd: 25 feet from the property line
Side: 12 feet from the property line
Rear: 25 feet from the property line
3. Driveway access and parking for the project may be below the centerline of US 27 or Citrus Tower Blvd. and will be subject to the approval of the City Engineer.
4. Parking stall reduction from 20 feet deep to 18 feet deep with an additional 2 foot grassed/mulched section in lieu of wheelstops may be used in parking areas, where appropriate.

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ORDINANCE No. 2017-02

5. Retaining wall height up to 18 feet in height may be allowed to deal with the extreme grades on the site between the building area and the lakefront swale area adjacent to Lake Felter.
6. A reduced 10-foot-wide landscape buffer, approximately 210 lineal feet along US Hwy 27, is requested due to the additional 10 feet of right of way in this area. The 10-foot landscape buffer will start at the southwest corner of the project and run northward for approximately 210 feet and then resume the required 20-foot-wide landscape buffer.
7. Use of existing canopy trees/planted pines in lieu of a planted buffer in the southeast portion of the project adjacent to Lake Felter, where appropriate, may be used.
8. The project may have three commercial center ground identification signs, one at each entrance, for multi-tenant use. The sign on US Hwy 27 may be up to 15 feet high, 10 feet wide, and have a signage area up to 75 square feet. The two ground identification signs along Citrus Tower Blvd. may be up to 10 feet high, 10 feet wide and have a signage area up to 60 square feet.
9. Interior perimeter landscape buffers between properties is not required. The project will still have to be developed in accordance with Chapter 118, Vegetation.
10. Any fencing viewed by the public shall be an ornamental metal type.
11. The project shall be developed according to the C-1 Light Commercial zoning designation in the Land Development Code, unless expressly stated above.

SECTION 4:

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

SECTION 5:

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

SECTION 6:

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

CITY OF CLERMONT
ORDINANCE No. 2017-02

Location map:



CITY OF CLERMONT
ORDINANCE No. 2017-02

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

Exhibit - Location Map
Kings Crossing Commercial PUD

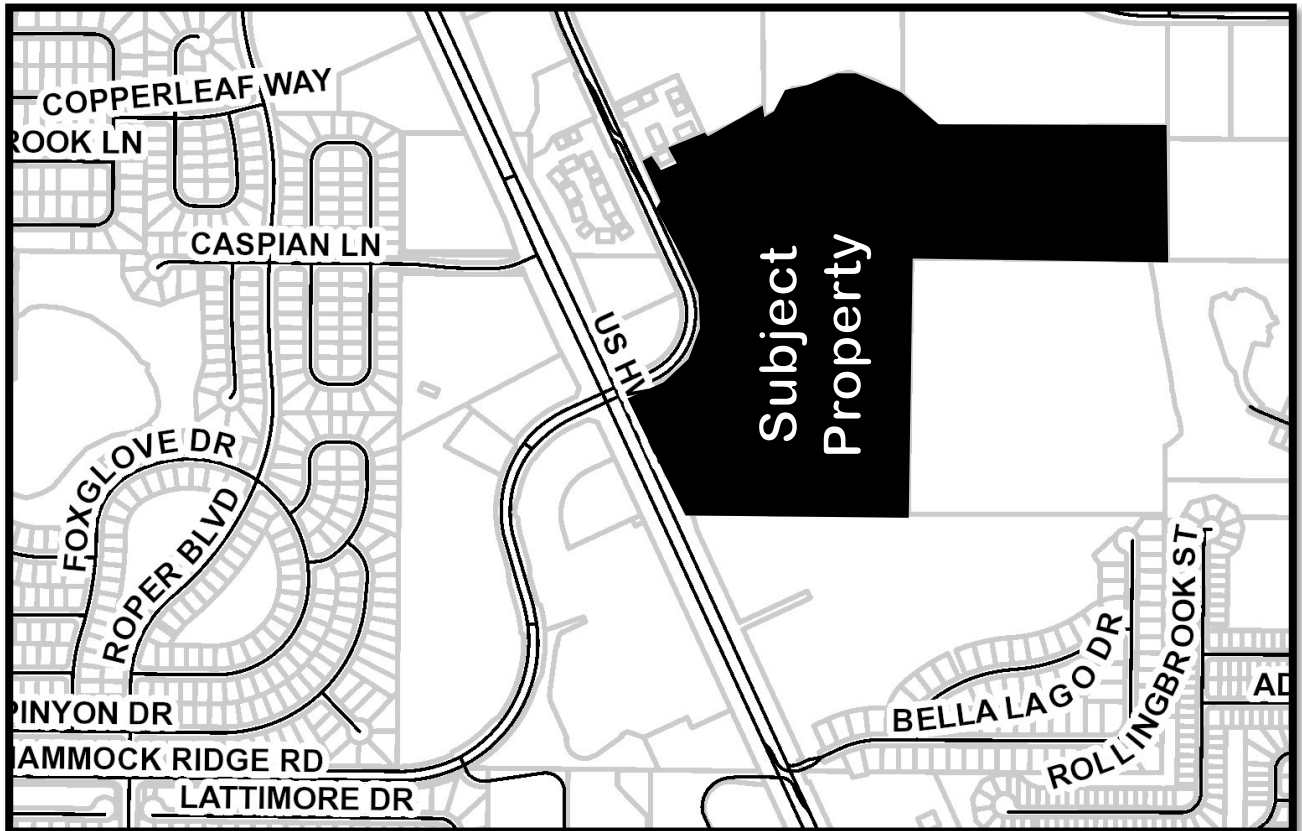
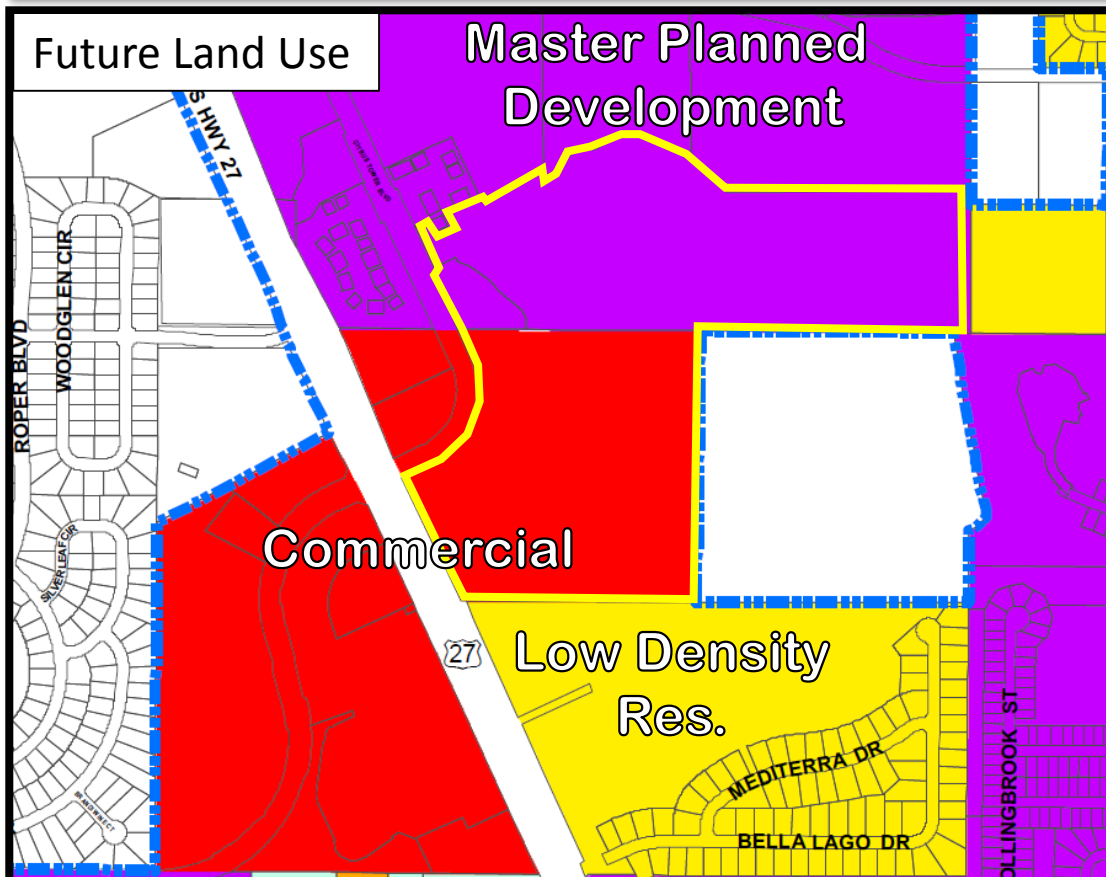
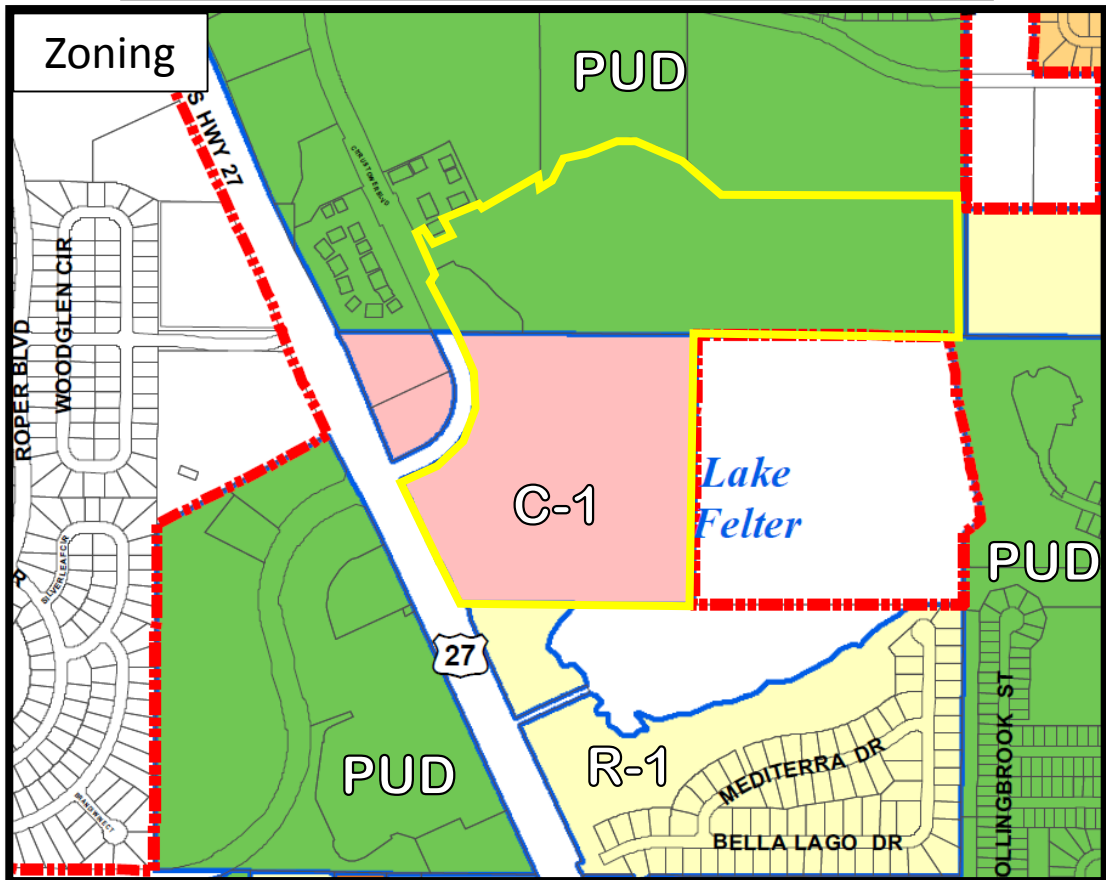
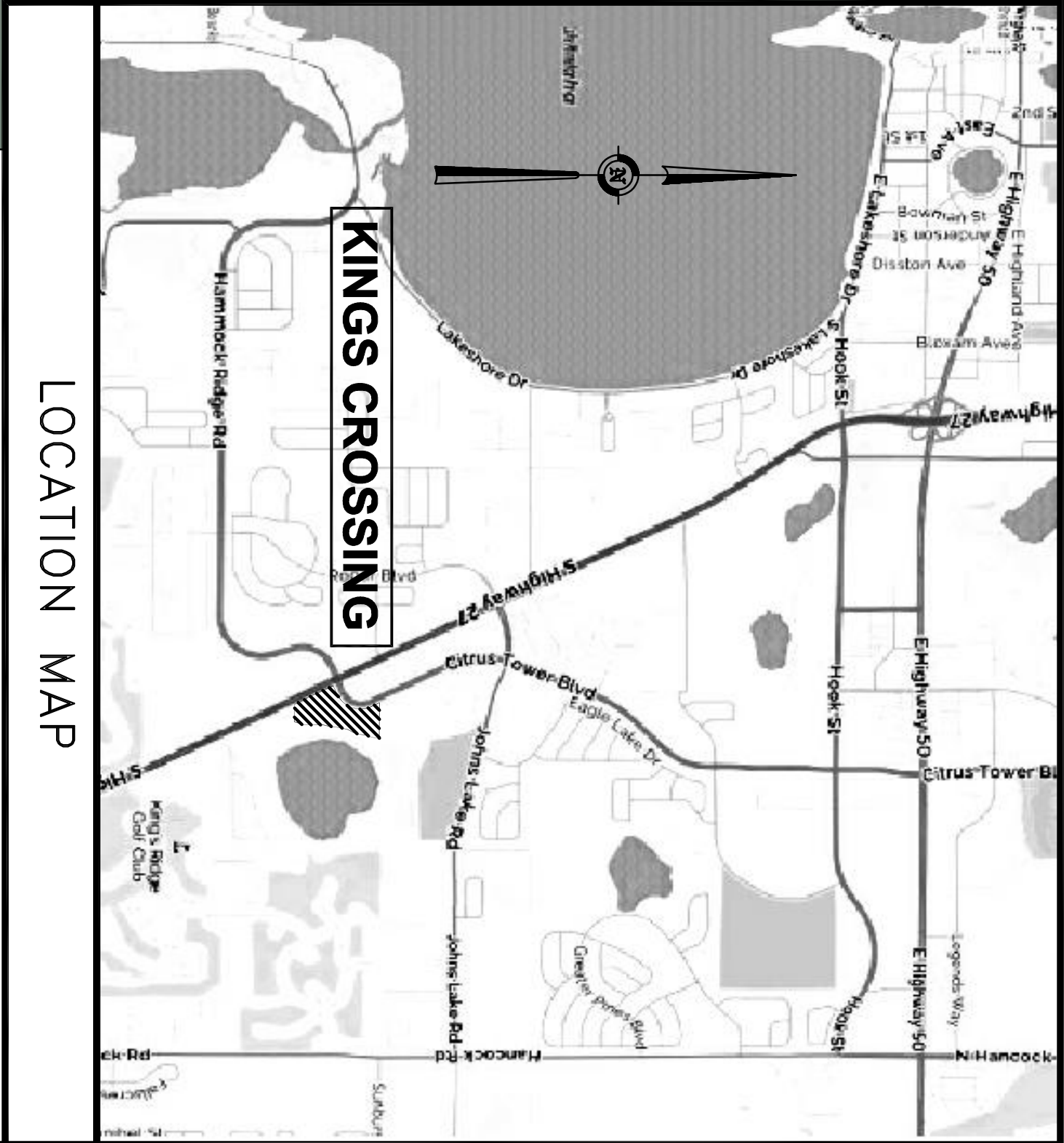


Exhibit – Zoning and Future Land Use Map
Kings Crossing Commercial PUD





PROJECT CHARACTERISTICS

TOTAL PROPERTY AREA	39.64± Acres
LAKE COUNTY ALT KEY NUMBERS	1707307 3821852
LOST LAKE TRACT 1 st RETENTION POND PARCEL	2.15 AC.
SOUTHERN PARCEL AREA ABOVE WETLANDS LINE	13.85 AC.
TOTAL PROPERTY ABOVE WETLANDS LINE	16.00 AC.
TOTAL OPEN WATER AND WETLANDS AREA	23.64 AC.
ZONING	PUD (C-1) FUTURE LAND USE DESIGNATION.....COMMERCIAL
PROPOSED USES: ANY COMMERCIAL USES ALLOWED IN THE C-1 ZONING DISTRICT	
PROPOSED SERVICES:	
DRINKING WATER	CITY OF CLERMONT
SEWAGE DISPOSAL	CITY OF CLERMONT
ELECTRIC	DUKE ENERGY
NATURAL GAS	LAKE APOPKA NATURAL GAS DISTRICT
TELEPHONE	CENTURYLINK
GARBAGE DISPOSAL	CITY OF CLERMONT
FIRE PROTECTION	CITY OF CLERMONT
POLICE PROTECTION	CITY OF CLERMONT
MINIMUM BUILDING SETBACK REQUIREMENTS:	
FROM U.S. HWY 27 RIGHTS-OF-WAY	50'
FROM CITY RIGHTS-OF-WAY	25'
FROM REAR PROPERTY LINES	25'
FROM SIDE PROPERTY LINES	12'

PUD VARIANCES REQUESTED:

1. RETAINING WALL HEIGHT GREATER THAN 6', BUT NOT MORE THAN 18'.
2. ALLOW (3) PROJECT ID SIGNS - ONE AT EACH ENTRANCE.
3. ALLOW PARKING SPACES TO BE 18' DEEP WITH 2' UNPAVED OVERHANG.
4. REDUCE/EUMINATE INTERIOR LANDSCAPE BUFFERS BETWEEN USERS.
5. REDUCE TO 10' LANDSCAPE BUFFER ALONG THE JOG IN HWY. 27 ROW.
6. ALLOW BUILDINGS GREATER THAN 5,000 SF, BUT LESS THAN 20,000 SF, WITHOUT INDIVIDUAL CONDITIONAL USE PERMITS.

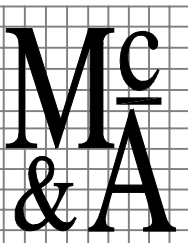
Description:

The North 1/2 of the Northeast 1/4 of Section 5, Township 23 South, Range 26 East, Lake County, Florida, lying East of U.S. Highway No. 27 and lying Southeastly of Citrus Tower Boulevard.

TRACT F, LOST LAKE, according to the plat thereof, as recorded in Plat Book 50, Pages 64-69, Public Records of Lake County, Florida.

PUD CONCEPTUAL MASTER PLAN KINGS CROSSING COMMERCIAL COMPLEX

OWNER/DEVELOPER: South Lake Connector, LLC
P.O. Box 120355, Clermont, FL 34712



McCOY & ASSOCIATES
ENGINEERS & LAND PLANNERS
732 4th STREET, CLERMONT, FL. 34711
(352) 394-5756 RMcCoyPE@aol.net
CA#: 8374

Rhoden Land
Surveying, Inc.

420 East Minnehaha Ave.
Clermont, Florida 34711
(352) 394-6255

NO.	DATE	DESCRIPTION
1	11/30/16	ADDED LAST TWO VARIANCE REQUESTS.

REVISIONS

RICK MCGOY
STATE OF FLORIDA
PROFESSIONAL ENGINEER
NO. 59725

JOB NO.
15-029
DATE
Sept. 2016

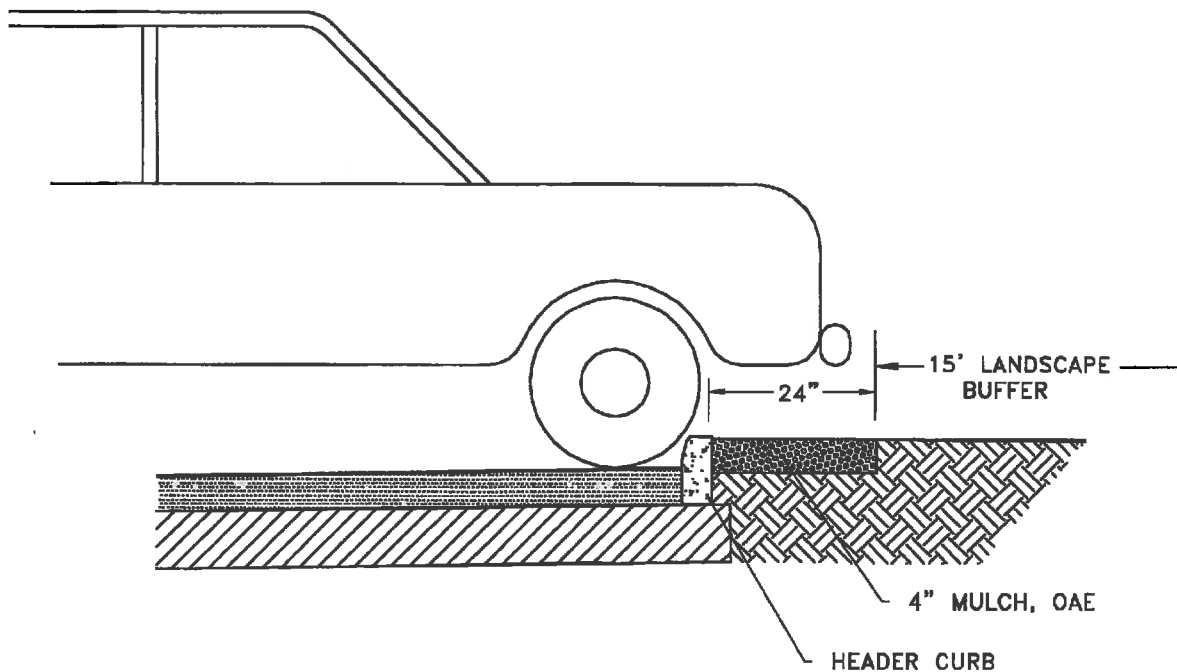
DTS: BR:
DWA: BR:
CCK: D BR:
APP: D BR:

DIVISION 10. - C-1 LIGHT COMMERCIAL DISTRICT^{[101](#)}

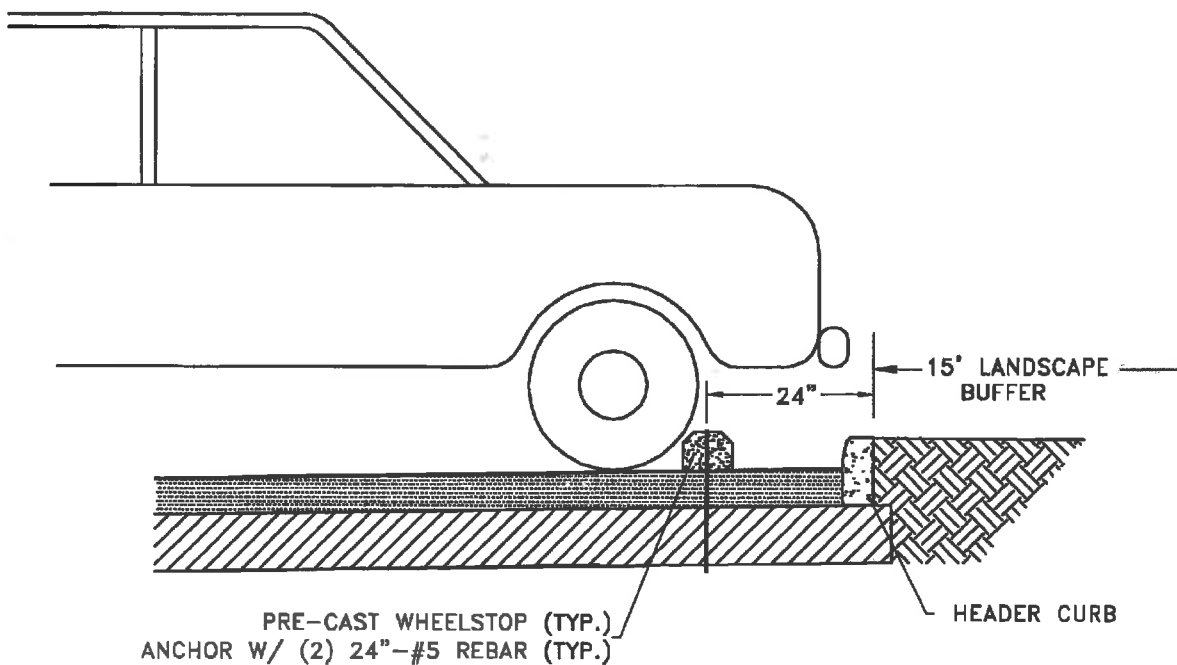
Sec. 122-203. - Permitted uses.

(a) *Generally.* Permitted uses in the C-1 district are as follows:

- (1) Retail businesses which supply commodities on the premises, such as but not limited to groceries, baked goods or other foods, drugs, dry goods, clothing, decorations, hardware, furniture, appliances, sporting goods, flowers, etc.
- (2) Personal service establishments, such as but not limited to beauty shops or barber shops, tailor or dressmaking shops, shoe repair, music, dancing and photographic studios and dry cleaners. Permanent makeup service may be allowed as an accessory use; with a business tax receipt and with medical supervision, within an existing salon, beauty shop, barber shop, medical office, or similar use. Such service shall be limited to the face area and would consist of cosmetic permanent makeup for eyeliner, eyebrow and mouth/lip liner definition.
- (3) Professional offices, doctor offices, banks, loan companies, insurance and real estate offices, and similar businesses.
- (4) Dwelling units permitted in the R-3 district, provided that they meet the regulations of the R-3 district.
- (5) Buildings, structures and uses maintained or operated by the city.
- (6) Lodges and clubs.
- (7) Churches and places of religious worship, less than one acre or 5,000 square feet or less.
- (8) Restaurants.
- (9) Shopping centers. Any group of businesses with shared parking or in which the total land area of the development less than five acres.



VARIANCE REQUEST



CURRENT CITY CODE

WHEEL STOP VARIANCE DETAIL

N.T.S.



**CITY OF CLERMONT
REZONING
APPLICATION**

DATE: 10/31/16

FEE: \$350.⁰⁰

PROJECT NAME (if applicable): Kings Crossing Commercial

APPLICANT: Jimmy D. Crawford

CONTACT PERSON: " "

Address: 1201 W. Highway 50

City: Clermont State: Florida Zip: 34711

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

E-Mail: Jimmy.crawford@mngellaw.com

OWNER: South Lake Connector, LLC

Address: PO Box 120355

City: Clermont State: Florida Zip: 34712

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

Address of Subject Property: N/A - SE Corner of US 27 + Citrus Tower Blvd.

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

Acreage: 80.45 total Land Use: Commercial
11.07 useable (City verification required)

Present Zoning: L-1 and PUD Proposed Zoning: 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?

Establish a unified development plan for a commercial center, and move an existing stormwater pond.

See Attached Statement in Support, including LDR Waivers requested as a part of PUD Zoning.

Jimmy Crawford
Applicant Name (print)

X *[Signature]*
Applicant Name (signature)

Randall B. Langley, Mgr
Owner Name (print)
South Lake Connector, LLC

X *[Signature]*
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

**STATEMENT IN SUPPORT
PUD ZONING APPLICATION
NOTIFICATION OF PROPOSED CHANGE TO PREVIOUSLY APPROVED DRI**

KINGS CROSSING COMMERCIAL PROJECT

1. Applicant/
Agent: Jimmy D. Crawford, Esq.
Langley, Nagel & Crawford, Chartered
1201 West Highway 50
Clermont, Florida 34711
Phone: 352/394-7408
Email: jimmy.crawford@mnagellaw.com
2. Owner: South Lake Connector, LLC
P. O. Box 120355
Clermont, Florida 34712
Phone: 352/394-7408
Email: langleyfl@me.com
3. Location: See attached legal description. Southeast Corner of U.S. Hwy 27 and
Citrus Tower Boulevard, Clermont, Florida.
Section 28, Township 22 South, Range 26 East.
4. Description of Change/Zoning Request.

King's Crossing is an approved commercial development, zoned C-1, with a Commercial Land Use Classification. The Owner of King's Crossing has purchased additional land, in order to relocate an existing stormwater pond and better locate access to the development. The additional land is a part of the Lost Lake DRI, but was given no designation for development purposes, as it was to be used for stormwater treatment (see attached copy of Map H, on which the property is located south of "R" and west of Lake Felter). As the attached conceptual plan shows, the development is located on a curve of Citrus Tower Boulevard at the intersection of U.S. Highway 27. The proposed "northern" entrance/exist to the property, located as far from the curve as possible to allow increase line of sight, is proposed to be located at the site of an existing stormwater pond, utilized for joint retention between Lake County, South Lake Connector, LLC, and the Lost Lake DRI. This pond will be relocated to the southeastern portion of the development, as shown on the Concept Plan. This will result in approximately 1.25 acres of property which is currently located in the stormwater pond to be utilized for commercial development. The Owner is requesting C-1 uses for the entire property.

5. Waivers Requested in PUD:

- A. Retaining Wall in stormwater pond of up to 18'. LDR Section 94-195(d)(5).
- B. Grassed Areas in lieu of wheel stops where appropriate. LDR Section 118-38(d)(2).
- C. Use of existing canopy trees in lieu of planted buffers. LDR Section 118-37(d).

6. See attached conceptual plan, indicating changes requested.

EXHIBIT "A"

Legal Description for

King's Crossing Commercial PUD

Parcel 1 (Existing C-1 Zoning):

The Northeast Quarter of the Northeast Quarter of Section 5, Township 23 South, Range 26 East, Lake County, Florida, and that portion of the Northwest Quarter of the Northeast Quarter lying East and North of U.S. Highway Number 27 of Section 5, Township 23 South, Less the Right of Way for U.S. Highway Number 27; also less the Right of Way for South Lake Connector as shown in Deed to Lake County recorded in O.R. Book 2595, Page 1130; also less Retention Pond as shown in Easement recorded in O.R. Book 2899, Page 1262, Public Records of Lake County, Florida.

Parcel Identification Number: 05-23-26-000100000100

Parcel 2 (Purchased from Lost Lake Reserve - part of Lost Lake DRI):

CLERMONT, LOST LAKE SUB TRACT F--LESS FROM SW COR OF SE 1/4 OF SEC 32-22-26 RUN S 89-56-38 E 1449.42 FT TO E'LY R/W LINE OF CITRUS TOWER BLVD FOR POB, SAID POINT BEING ON A ON-TANGENT CURVE CONCAVE SW'LY HAVING A RADIUS OF 400 FT, A CENTRAL ANGLE OF 11-39-40, AN ARC LENGTH OF 81.41 FT & A CHORD BEARING OF N 19-11-15 W TO A POINT OF CUSP OF SAID CURVE, THENCE S 5-01-05 E 84.71 FT TO S LINE OF SE 1/4 OF SEC 32, N 89-56-38 W 9.12 FT TO POB OF RD R/W-- PB 50 PGS 64-69 AND Tract 4, LOST LAKE, according to the map or plat thereof as recorded in Plat Book 50, Page 64, Public Records of Lake County, Florida.

Parcel Identification Numbers: 2822261200-004-00000 & 2822261200-00F-00000

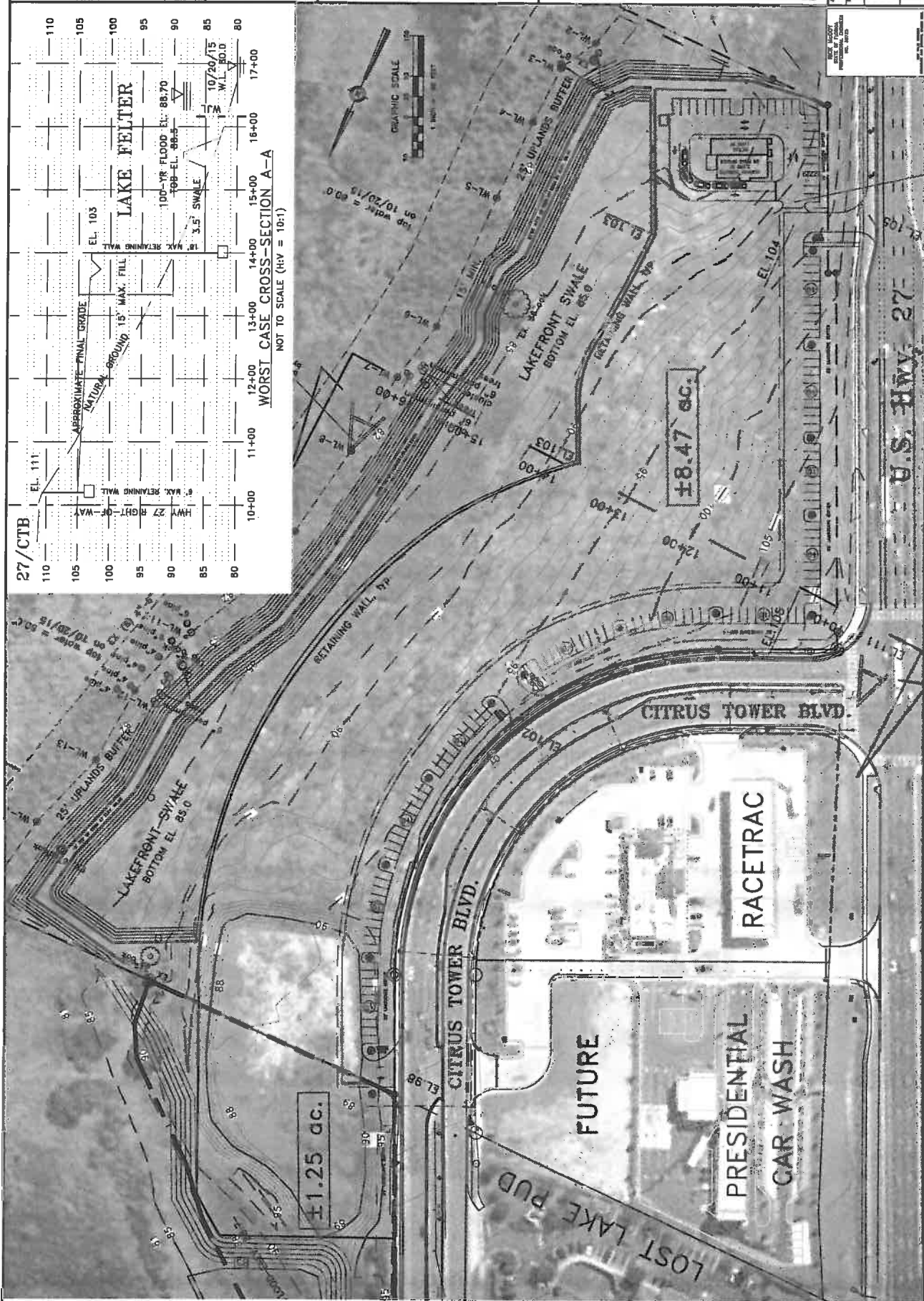
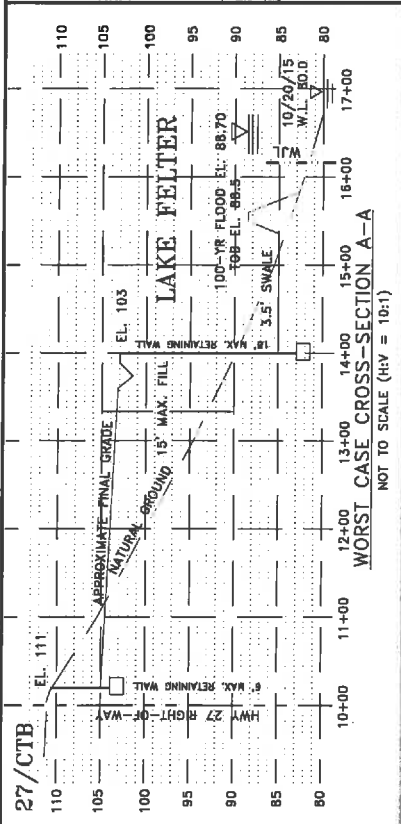
CONCEPTUAL MASTER GRADING PLAN
KINGS CROSSING COMMERCIAL COMPLEX

COMM/DIRECTOR: South Lake Community, LLC
P.O. Box 180366, Cleveland, FL 34718

McCOY & ASSOCIATES
ENGINEERS & LAND PLANNERS
722 4th STREET, CLEMONT, FL 34711
(813) 384-5756
CAY. 8374
RMCOPY@earthlink.net

**Rhoden Land
Surveying, Inc.**
480 East Michigan Ave.
Clermont, Florida 34711
(800) 804-0826

REVISIONS		
DATE	DESCRIPTION	BY



PROPERTY RECORD CARD

General Information

Owner Name:	SOUTH LAKE CONNECTOR LLC	Alternate Key:	3821852
Mailing Address:	PO BOX 120355 CLERMONT, FL 34712-0355 Update Mailing Address	Parcel Number:	28-22-26-120000F00000
		Millage Group and City:	000C (CLERMONT)
		Total Certified Millage Rate:	18.0915
		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, LOST LAKE SUB TRACT F--LESS FROM SW COR OF SE 1/4 OF SEC 32-22-26 RUN S 89-56-38 E 1449.42 FT TO E'LY R/W LINE OF CITRUS TOWER BLVD FOR POB, SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE SW'LY HAVING A RADIUS OF 400 FT, A CENTRAL ANGLE OF 11-39-40, AN ARC LENGTH OF 81.41 FT & A CHORD BEARING OF N 19-11-15 W TO A POINT OF CUSP OF SAID CURVE, THENCE S 25-01-05 E 84.71 FT TO S LINE OF SE 1/4 OF SEC 32, N 89-56-38 W 9.12 FT TO POB OF RD R/W-- PB 50 PGS 64-69 ORB 4789 PG 159		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	WETLAND (9600)	0	0	2.16 AC	1	LT		\$0.00	\$1.00

Miscellaneous Improvements

There is no improvement information to display.

Sales History

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
4789 / 159	5/5/2016	Warranty Deed	Multi-Parcel	Vacant	\$75,000.00
Click here to search for mortgages, liens, and other legal documents.					

PROPERTY RECORD CARD

General Information

Owner Name:	SOUTH LAKE CONNECTOR LLC	Alternate Key:	3821839
Mailing Address:	PO BOX 120355 CLERMONT, FL 34712-0355 Update Mailing Address	Parcel Number:	28-22-26-120000400000
		Millage Group and City:	000C (CLERMONT)
		Total Certified Millage Rate:	18.0915
		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, LOST LAKE SUB 32-22-26 TRACT 4 PB 50 PG 64-69 ORB 4789 PG 159		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	WETLAND (9600)	0	0		42	AC		\$0.00	\$1,890.00

Miscellaneous Improvements

There is no improvement information to display.

Sales History

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
4789 / 159	5/5/2016	Warranty Deed Multi-Parcel		Vacant	\$75,000.00

[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	\$1,890	\$1,890	\$1,890	5.11800	\$9.67
LAKE COUNTY MSTU AMBULANCE	\$1,890	\$1,890	\$1,890	0.46290	\$0.87
SCHOOL BOARD STATE	\$1,890	\$1,890	\$1,890	4.62700	\$8.75
SCHOOL BOARD LOCAL	\$1,890	\$1,890	\$1,890	2.24800	\$4.25
CITY OF CLERMONT	\$1,890	\$1,890	\$1,890	4.20610	\$7.95
ST JOHNS RIVER FL WATER MGMT DIST	\$1,890	\$1,890	\$1,890	0.28850	\$0.55

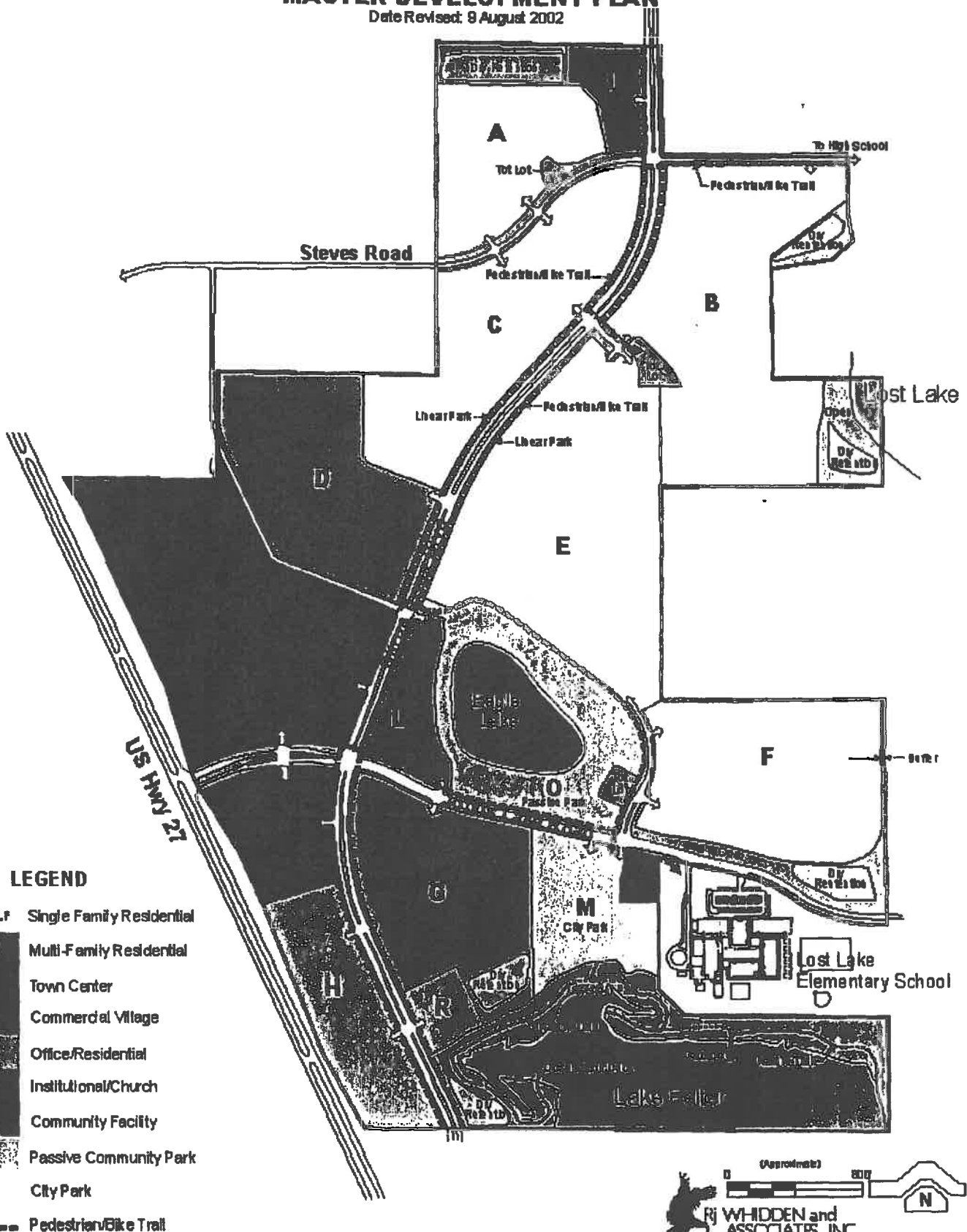
PROPERTY RECORD CARD

General Information

Owner Name:	SOUTH LAKE CONNECTOR LLC	Alternate Key:	1707307
Mailing Address:	PO BOX 120355 CLERMONT, FL 34712-0355 Update Mailing Address	Parcel Number:	05-23-26- 000100000100
		Millage Group and City:	000C (CLERMONT)
		Total Certified Millage Rate:	18.0915
		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:	N 1/2 OF NE 1/4 LYING E'LY OF US HWY 27 & LYING SE'LY OF THE FOLLOWING DESC RD R/W: FROM NW COR OF NE 1/4 RUN S 89-36-07 E 1348.13 FT FOR POB, CONT N 89-36-07 E 110.40 FT, S 24-40-34 E 147.32 FT TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE W, HAVING A RADIUS OF 400 FT, THENCE FROM A CHORD BEARING OF S 20-15-06 W RUN SWLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 89-51-20 A DIST OF 627.31 FT TO THE POINT OF TANGENCY, THENCE S 65-10-46 W A DIST OF 146.24 FT TO A POINT ON E'LY R/W LINE OF US HWY 27, THENCE N 24-49-14 W ALONG SAID E'LY R/W LINE 87.28 FT, N 22-26-06 W ALONG SAID E'LY R/W LINE 12.73 FT, N 65-10-46 E 145.71 FT TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE W, HAVING A RADIUS OF 300 FT, THENCE FROM A CHORD BEARING N 20- 15-06 E, RUN N'LY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 89-51-20 A DIST OF 470.48 FT, N 24-40-34 W 194.10 FT TO POB FOR RD R/W ORB 4018 PG 748		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
------	----------	----------	-------	-------	-----------	------	-------------	------------



Jimmy Crawford

From: Fred Milch <fmilch@ecfrpc.org>
Sent: Tuesday, July 12, 2016 11:24 AM
To: Jimmy Crawford
Cc: Curt Henschel; 'John E. Kruse'; Stansbury, James (james.stansbury@deo.myflorida.com); erin.schaefer@deo.myflorida.com; Hugh Harling; Tara McCue
Subject: RE: NOPC/Amendment Issue - Lost Lake DRI, Lake County
Attachments: 380.06(19) DRI Substantial Deviation Limits.pdf; McCoy Layout prelim 20160301 DD(3) (002).pdf; Lost Lake DRI Connector Purchase GIS Map.pdf; Kings Crossing WRA Encroachment.pdf; M565N_20160711_144911.pdf

Greetings, Jimmy,

It certainly has been a long time!

I agree that the situation you described would not pose additional regional impacts. Pursuant to subparagraph 380.06,(19) (e) 2 k, please consider this our consultation should the FDEO ask our opinion. I do believe that this should be run by the FDEO, and I've copied James Stansbury and Erin Schaefer.

If there is anything else I can do to facilitate this change, please let me know.

Fred.

Fred Milch
Project Review Coordinator
fmilch@ecfrpc.org

East Central Florida Regional Planning Council



309 Cranes Roost Blvd. Suite 2000
Altamonte Springs, FL 32701
407.262.7772 (phone)
407.716-8933 (mobile)
407.262.7788 (fax)
www.ecfrpc.org

From: Jimmy Crawford [<mailto:jimmy.crawford@mnagellaw.com>]
Sent: Monday, July 11, 2016 3:36 PM
To: Fred Milch
Cc: Curt Henschel; 'John E. Kruse'
Subject: NOPC/Amendment Issue - Lost Lake DRI, Lake County

Fred; I left you a voice mail earlier regarding this. Attached are some documents dealing with the Lost Lake DRI, and the parcel of land immediately abutting it to the South, lying East and South of Citrus Tower Boulevard. The owner of that parcel, South Lake Connector, LLC, has a joint retention pond with Lost Lake that straddles their property lines. South Lake Connector has purchased the two Lost Lake Parcels on which lay the pond, AKN 3821839 and 3821852. They wish to relocate the existing pond to their property (AKN 1707307) as a part of their development plan, and fill in the current pond. That will leave a very small portion of their development within the Lost Lake DRI boundaries (see McCoy preliminary layout – the very northern portion about the black line). In that portion would be constructed a 5K sf restaurant and about 2K sf of light retail/office. That portion does not have a “letter” classification on Map H – it was simply to be used for retention. As a part of the amendment we would assign it one of the existing letter classifications – either H, J, K, L or R.

To do so requires amending the Lost Lake PUD and DRI. I have met with Curt Henschel and John Kruse, with the Clermont Planning Department, and had an initial positive review. However, before submitting to amend the PUD, they wanted us to contact you to verify the amendment would fall under the Substantial Deviation limits contained in Section 380.06(19), F.S.

I would be happy to speak with you and/or meet with you or your staff as needed, or to submit whatever applications and supporting materials are needed.

Thank you for your advice and assistance.

Jimmy

JIMMY D. CRAWFORD, ESQ.

LANGLEY, NAGEL & CRAWFORD

CHARTERED ATTORNEYS AT LAW

DRIVEN BY EXPERIENCE. GUIDED BY WISDOM.

WWW.MNAGELLAW.COM

1201 WEST HIGHWAY 50
CLERMONT, FLORIDA 34711
(352) 394-7408 (PHONE)
(352) 394-7298 (FACSIMILE)

138 BUSHNELL PLAZA, SUITE 300
BUSHNELL, FLORIDA 33513
(352) 569-4949 (PHONE)
(352) 569-4718 (FACSIMILE)

THIS E-MAIL IS SENT FROM THE LAW FIRM OF LANGLEY, NAGEL & CRAWFORD, CHARTERED ATTORNEYS AT LAW, AND IS INTENDED TO BE READ ONLY BY THE INDIVIDUALS ADDRESSED. IF YOU ARE NOT THE INTENDED RECIPIENT, OR YOU OTHERWISE BELIEVE YOU HAVE RECEIVED THIS MESSAGE IN ERROR, PLEASE NOTIFY THE SENDER IMMEDIATELY, DELETE THE E-MAIL FROM YOUR COMPUTER, AND DO NOT DISSEMINATE THE CONTENTS TO ANY OTHER INDIVIDUAL OR ENTITY. ***NOTE TO CLIENTS: THIS E-MAIL MAY CONTAIN PRIVILEGED INFORMATION AND DISSEMINATION TO ANY OTHER PERSON OR ENTITY COULD DESTROY THE PRIVILEGE.***

Chapter 380.06(19), *Florida Statutes*

(19) SUBSTANTIAL DEVIATIONS.—

(a) Any proposed change to a previously approved development which creates a reasonable likelihood of additional regional impact, or any type of regional impact created by the change not previously reviewed by the regional planning agency, shall constitute a substantial deviation and shall cause the proposed change to be subject to further development-of-regional-impact review. There are a variety of reasons why a developer may wish to propose changes to an approved development of regional impact, including changed market conditions. The procedures set forth in this subsection are for that purpose.

(b) Any proposed change to a previously approved development of regional impact or development order condition which, either individually or cumulatively with other changes, exceeds any of the following criteria shall constitute a substantial deviation and shall cause the development to be subject to further development-of-regional-impact review without the necessity for a finding of same by the local government:

1. An increase in the number of parking spaces at an attraction or recreational facility by 10 percent or 330 spaces, whichever is greater, or an increase in the number of spectators that may be accommodated at such a facility by 10 percent or 1,100 spectators, whichever is greater.
2. A new runway, a new terminal facility, a 25-percent lengthening of an existing runway, or a 25-percent increase in the number of gates of an existing terminal, but only if the increase adds at least three additional gates.
3. An increase in industrial development area by 10 percent or 35 acres, whichever is greater.
4. An increase in the average annual acreage mined by 10 percent or 11 acres, whichever is greater, or an increase in the average daily water consumption by a mining operation by 10 percent or 330,000 gallons, whichever is greater. A net increase in the size of the mine by 10 percent or 825 acres, whichever is less. For purposes of calculating any net increases in size, only additions and deletions of lands that have not been mined shall be considered. An increase in the size of a heavy mineral mine as defined in s. 378.403(7) will only constitute a substantial deviation if the average annual acreage mined is more than 550 acres and consumes more than 3.3 million gallons of water per day.
5. An increase in land area for office development by 10 percent or an increase of gross floor area of office development by 10 percent or 66,000 gross square feet, whichever is greater.
6. An increase in the number of dwelling units by 10 percent or 55 dwelling units, whichever is greater.
7. An increase in the number of dwelling units by 50 percent or 200 units, whichever is greater, provided that 15 percent of the proposed additional dwelling units are dedicated to affordable workforce housing, subject to a recorded land use restriction that shall be for a period of not less than 20 years and that includes resale provisions to ensure long-term affordability for income-eligible homeowners and renters and provisions for the workforce housing to be commenced prior to the completion of 50 percent of the market rate dwelling. For purposes of this subparagraph, the term "affordable workforce housing" means housing that is affordable to a person who earns less than 120 percent of the area median income, or less than 140 percent of the area median income if located in a county in which the median purchase price for a single-family existing home exceeds the statewide median purchase price of a single-family existing home. For purposes of this subparagraph, the term "statewide median purchase price of a single-family existing home" means the statewide purchase price as determined in the Florida Sales Report, Single-Family Existing Homes, released each January by the Florida Association of Realtors and the University of Florida Real Estate Research Center.

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8. An increase in commercial development by 55,000 square feet of gross floor area or of parking spaces provided for customers for 330 cars or a 10-percent increase of either of these, whichever is greater.
9. An increase in hotel or motel rooms by 10 percent or 83 rooms, whichever is greater.
10. An increase in a recreational vehicle park area by 10 percent or 110 vehicle spaces, whichever is less.
11. A decrease in the area set aside for open space of 5 percent or 20 acres, whichever is less.
12. A proposed increase to an approved multiuse development of regional impact where the sum of the increases of each land use as a percentage of the applicable substantial deviation criteria is equal to or exceeds 110 percent. The percentage of any decrease in the amount of open space shall be treated as an increase for purposes of determining when 110 percent has been reached or exceeded.
13. A 15-percent increase in the number of external vehicle trips generated by the development above that which was projected during the original development-of-regional-impact review.
14. Any change which would result in development of any area which was specifically set aside in the application for development approval or in the development order for preservation or special protection of endangered or threatened plants or animals designated as endangered, threatened, or species of special concern and their habitat, any species protected by 16 U.S.C. ss. 668a-668d, primary dunes, or archaeological and historical sites designated as significant by the Division of Historical Resources of the Department of State. The refinement of the boundaries and configuration of such areas shall be considered under sub-subparagraph (e)2.j.

The substantial deviation numerical standards in ²subparagraphs 3., 5., 8., 9., and 12., excluding residential uses, and in subparagraph 13., are increased by 100 percent for a project certified under s. 403.973 which creates jobs and meets criteria established by the Office of Tourism, Trade, and Economic Development as to its impact on an area's economy, employment, and prevailing wage and skill levels. The substantial deviation numerical standards in subparagraphs 3., 5., 6., 7., 8., 9., 12., and 13. are increased by 50 percent for a project located wholly within an urban infill and redevelopment area designated on the applicable adopted local comprehensive plan future land use map and not located within the coastal high hazard area.³

(c) An extension of the date of buildout of a development, or any phase thereof, by more than 7 years is presumed to create a substantial deviation subject to further development-of-regional-impact review. An extension of the date of buildout, or any phase thereof, of more than 5 years but not more than 7 years is presumed not to create a substantial deviation. The extension of the date of buildout of an areawide development of regional impact by more than 5 years but less than 10 years is presumed not to create a substantial deviation. These presumptions may be rebutted by clear and convincing evidence at the public hearing held by the local government. An extension of 5 years or less is not a substantial deviation. For the purpose of calculating when a buildout or phase date has been exceeded, the time shall be tolled during the pendency of administrative or judicial proceedings relating to development permits. Any extension of the buildout date of a project or a phase thereof shall automatically extend the commencement date of the project, the termination date of the development order, the expiration date of the development of regional impact, and the phases thereof if applicable by a like period of time. In recognition of the 2007 real estate market conditions, all phase, buildout, and expiration dates for projects that are developments of regional impact and under active construction on July 1, 2007, are extended for 3 years regardless of any prior extension. The 3-year extension is not a substantial deviation, is not subject to further development-of-regional-impact review, and may not be considered when determining whether a subsequent extension is a substantial deviation under this subsection.

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(d) A change in the plan of development of an approved development of regional impact resulting from requirements imposed by the Department of Environmental Protection or any water management district created by s. 373.069 or any of their successor agencies or by any appropriate federal regulatory agency shall be submitted to the local government pursuant to this subsection. The change shall be presumed not to create a substantial deviation subject to further development-of-regional-impact review. The presumption may be rebutted by clear and convincing evidence at the public hearing held by the local government.

(e)1. Except for a development order rendered pursuant to subsection (22) or subsection (25), a proposed change to a development order that individually or cumulatively with any previous change is less than any numerical criterion contained in subparagraphs (b)1.-13. and does not exceed any other criterion, or that involves an extension of the buildout date of a development, or any phase thereof, of less than 5 years is not subject to the public hearing requirements of subparagraph (f)3., and is not subject to a determination pursuant to subparagraph (f)5. Notice of the proposed change shall be made to the regional planning council and the state land planning agency. Such notice shall include a description of previous individual changes made to the development, including changes previously approved by the local government, and shall include appropriate amendments to the development order.

2. The following changes, individually or cumulatively with any previous changes, are not substantial deviations:

- a. Changes in the name of the project, developer, owner, or monitoring official.
- b. Changes to a setback that do not affect noise buffers, environmental protection or mitigation areas, or archaeological or historical resources.
- c. Changes to minimum lot sizes.
- d. Changes in the configuration of internal roads that do not affect external access points.
- e. Changes to the building design or orientation that stay approximately within the approved area designated for such building and parking lot, and which do not affect historical buildings designated as significant by the Division of Historical Resources of the Department of State.
- f. Changes to increase the acreage in the development, provided that no development is proposed on the acreage to be added.
- g. Changes to eliminate an approved land use, provided that there are no additional regional impacts.
- h. Changes required to conform to permits approved by any federal, state, or regional permitting agency, provided that these changes do not create additional regional impacts.
- i. Any renovation or redevelopment of development within a previously approved development of regional impact which does not change land use or increase density or intensity of use.
- j. Changes that modify boundaries and configuration of areas described in subparagraph (b)14. due to science-based refinement of such areas by survey, by habitat evaluation, by other recognized assessment methodology, or by an environmental assessment. In order for changes to qualify under this sub-subparagraph, the survey, habitat evaluation, or assessment must occur prior to the time a conservation easement protecting such lands is recorded and must not result in any net decrease in the

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total acreage of the lands specifically set aside for permanent preservation in the final development order.

k. Any other change which the state land planning agency, in consultation with the regional planning council, agrees in writing is similar in nature, impact, or character to the changes enumerated in sub-subparagraphs a.-j. and which does not create the likelihood of any additional regional impact.

This subsection does not require the filing of a notice of proposed change but shall require an application to the local government to amend the development order in accordance with the local government's procedures for amendment of a development order. In accordance with the local government's procedures, including requirements for notice to the applicant and the public, the local government shall either deny the application for amendment or adopt an amendment to the development order which approves the application with or without conditions. Following adoption, the local government shall render to the state land planning agency the amendment to the development order. The state land planning agency may appeal, pursuant to s. 380.07(3), the amendment to the development order if the amendment involves sub-subparagraph g., sub-subparagraph h., sub-subparagraph j., or sub-subparagraph k., and it believes the change creates a reasonable likelihood of new or additional regional impacts.

3. Except for the change authorized by sub-subparagraph 2.f., any addition of land not previously reviewed or any change not specified in paragraph (b) or paragraph (c) shall be presumed to create a substantial deviation. This presumption may be rebutted by clear and convincing evidence.

4. Any submittal of a proposed change to a previously approved development shall include a description of individual changes previously made to the development, including changes previously approved by the local government. The local government shall consider the previous and current proposed changes in deciding whether such changes cumulatively constitute a substantial deviation requiring further development-of-regional-impact review.

5. The following changes to an approved development of regional impact shall be presumed to create a substantial deviation. Such presumption may be rebutted by clear and convincing evidence.

a. A change proposed for 15 percent or more of the acreage to a land use not previously approved in the development order. Changes of less than 15 percent shall be presumed not to create a substantial deviation.

b. Notwithstanding any provision of paragraph (b) to the contrary, a proposed change consisting of simultaneous increases and decreases of at least two of the uses within an authorized multiuse development of regional impact which was originally approved with three or more uses specified in s. 380.0651(3)(c), (d), (e), and (f) and residential use.

(f)1. The state land planning agency shall establish by rule standard forms for submittal of proposed changes to a previously approved development of regional impact which may require further development-of-regional-impact review. At a minimum, the standard form shall require the developer to provide the precise language that the developer proposes to delete or add as an amendment to the development order.

2. The developer shall submit, simultaneously, to the local government, the regional planning agency, and the state land planning agency the request for approval of a proposed change.

3. No sooner than 30 days but no later than 45 days after submittal by the developer to the local government, the state land planning agency, and the appropriate regional planning agency, the local government shall give 15 days' notice and schedule a public hearing to consider the change that the

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developer asserts does not create a substantial deviation. This public hearing shall be held within 60 days after submittal of the proposed changes, unless that time is extended by the developer.

4. The appropriate regional planning agency or the state land planning agency shall review the proposed change and, no later than 45 days after submittal by the developer of the proposed change, unless that time is extended by the developer, and prior to the public hearing at which the proposed change is to be considered, shall advise the local government in writing whether it objects to the proposed change, shall specify the reasons for its objection, if any, and shall provide a copy to the developer.

5. At the public hearing, the local government shall determine whether the proposed change requires further development-of-regional-impact review. The provisions of paragraphs (a) and (e), the thresholds set forth in paragraph (b), and the presumptions set forth in paragraphs (c) and (d) and subparagraph (e)3. shall be applicable in determining whether further development-of-regional-impact review is required.

6. If the local government determines that the proposed change does not require further development-of-regional-impact review and is otherwise approved, or if the proposed change is not subject to a hearing and determination pursuant to subparagraphs 3. and 5. and is otherwise approved, the local government shall issue an amendment to the development order incorporating the approved change and conditions of approval relating to the change. The requirement that a change be otherwise approved shall not be construed to require additional local review or approval if the change is allowed by applicable local ordinances without further local review or approval. The decision of the local government to approve, with or without conditions, or to deny the proposed change that the developer asserts does not require further review shall be subject to the appeal provisions of s. 380.07. However, the state land planning agency may not appeal the local government decision if it did not comply with subparagraph 4. The state land planning agency may not appeal a change to a development order made pursuant to subparagraph (e)1. or subparagraph (e)2. for developments of regional impact approved after January 1, 1980, unless the change would result in a significant impact to a regionally significant archaeological, historical, or natural resource not previously identified in the original development-of-regional-impact review.

(g) If a proposed change requires further development-of-regional-impact review pursuant to this section, the review shall be conducted subject to the following additional conditions:

1. The development-of-regional-impact review conducted by the appropriate regional planning agency shall address only those issues raised by the proposed change except as provided in subparagraph 2.

2. The regional planning agency shall consider, and the local government shall determine whether to approve, approve with conditions, or deny the proposed change as it relates to the entire development. If the local government determines that the proposed change, as it relates to the entire development, is unacceptable, the local government shall deny the change.

3. If the local government determines that the proposed change should be approved, any new conditions in the amendment to the development order issued by the local government shall address only those issues raised by the proposed change and require mitigation only for the individual and cumulative impacts of the proposed change.

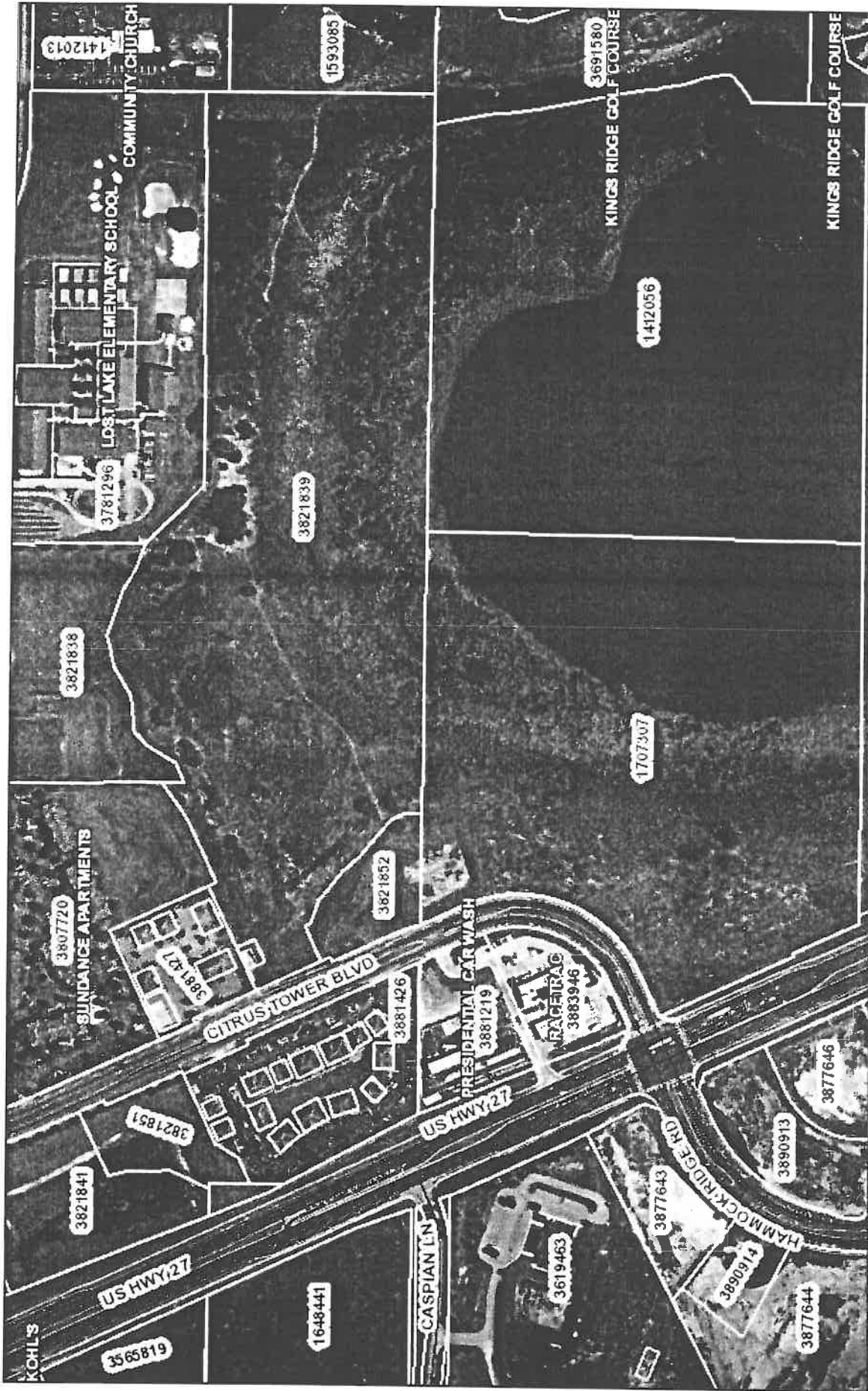
4. Development within the previously approved development of regional impact may continue, as approved, during the development-of-regional-impact review in those portions of the development which are not directly affected by the proposed change.

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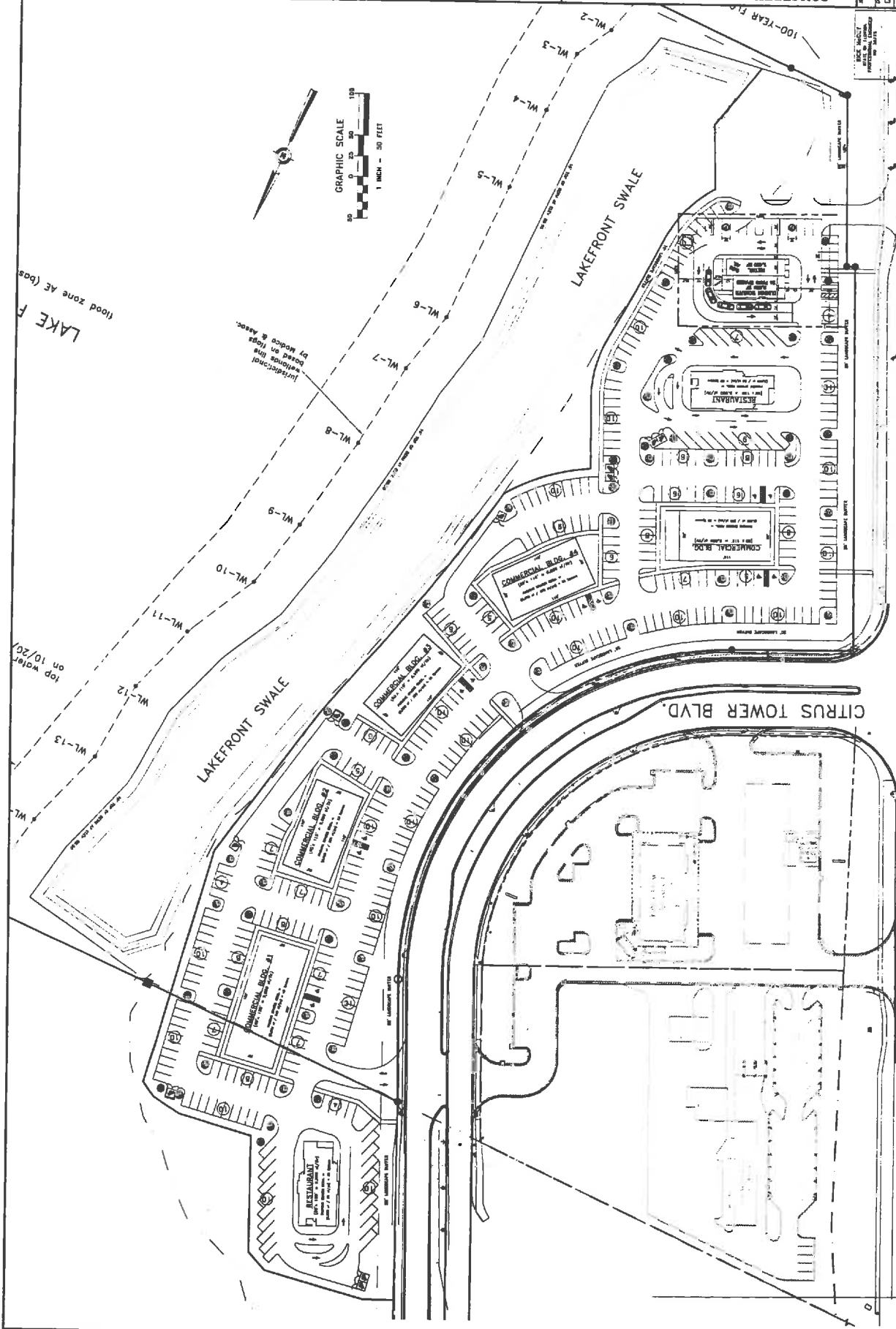
(h) When further development-of-regional-impact review is required because a substantial deviation has been determined or admitted by the developer, the amendment to the development order issued by the local government shall be consistent with the requirements of subsection (15) and shall be subject to the hearing and appeal provisions of s. 380.07. The state land planning agency or the appropriate regional planning agency need not participate at the local hearing in order to appeal a local government development order issued pursuant to this paragraph.

(i) An increase in the number of residential dwelling units shall not constitute a substantial deviation and shall not be subject to development-of-regional-impact review for additional impacts, provided that all the residential dwelling units are dedicated to affordable workforce housing and the total number of new residential units does not exceed 200 percent of the substantial deviation threshold. The affordable workforce housing shall be subject to a recorded land use restriction that shall be for a period of not less than 20 years and that includes resale provisions to ensure long-term affordability for income-eligible homeowners and renters. For purposes of this paragraph, the term “affordable workforce housing” means housing that is affordable to a person who earns less than 120 percent of the area median income, or less than 140 percent of the area median income if located in a county in which the median purchase price for a single-family existing home exceeds the statewide median purchase price of a single-family existing home. For purposes of this paragraph, the term “statewide median purchase price of a single-family existing home” means the statewide purchase price as determined in the Florida Sales Report, Single-Family Existing Homes, released each January by the Florida Association of Realtors and the University of Florida Real Estate Research Center.

Lost Lake DRI Connector Purchase



March 30, 2016



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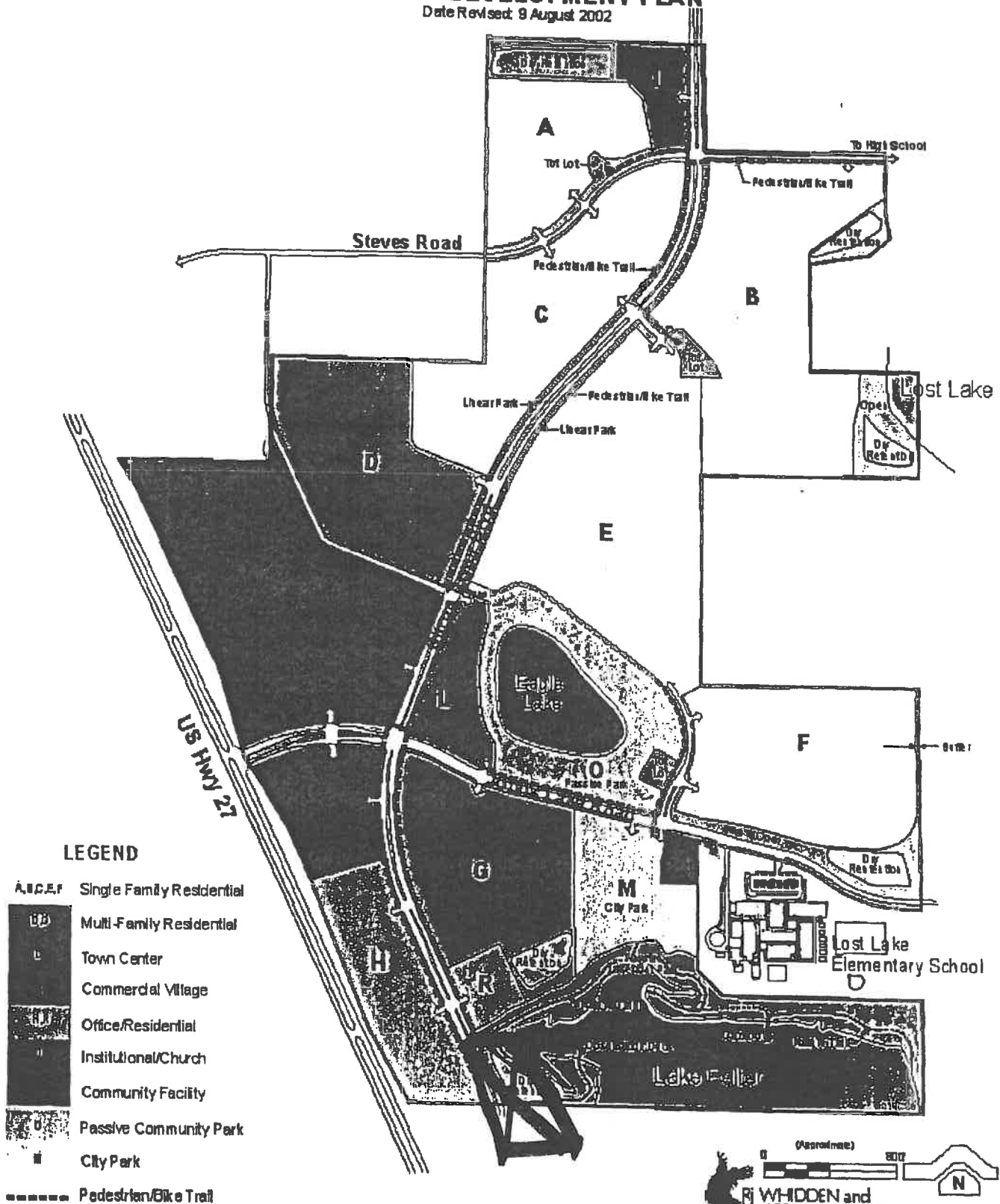
Revised Exhibit B
LOST LAKE RESERVE DR

SECTIONS 28, 29, 32 & 33, TOWNSHIP 22 SOUTH, RANGE 26 EAST
 CLERMONT, FLORIDA

MAP H

MASTER DEVELOPMENT PLAN

Date Revised: 9 August 2002



LEGEND

- A, C, E, F Single Family Residential
- B Multi-Family Residential
- L Town Center
- Commercial Village
- H Office/Residential
- I Institutional/Church
- J Community Facility
- K Passive Community Park
- M City Park
- Pedestrian/Bike Trail

415

Exhibit 3

416

Development Summary

417

418

419

Component, General Land Use and Parcel Breakdown			F.A.C.	Phase 1		Phase 2		Total	
				Acres	Units/sf	Acres	Units/sf	Acres	Units/sf
RPO Parcels H & R		Professional Office	28-24.020	5.525	52,500 sf	12.45	83,250 sf	17.7 (1)	135,750 sf
RES	A	SF Residential	28-24.023	NA	50 du	NA	50 du	36.6	100 du
	B	SF Residential	"	NA	60 du	NA	21 du	44.9	81 du
	C	SF Residential	"	NA	84 du	NA	37 du	20.0	101 du
	D	MF Residential	"	NA	300 du	NA	0	25.4	300 du
	E	SF Residential	"	NA	135 du	NA	0	44.5	135 du
	F	SF Residential	"	NA	91 du	NA	0	34.9	91 du
	G	MF Residential	"	NA	300 du	NA	0	25.0	300 du
CV Parcels J & K		Commercial retail-services	28-24.025	33.0	234,000 sf	18.0	234,000 sf	51.0	468,000 sf
TC Parcel L		Commercial retail-services	28-24.025	0	0	70	70,000 sf	7.0	70,000 sf
ROS Parcels O & M		Recreation and open space	NA	NA	40.9 ac	0	0	NA	40.9 ac
CF Parcel N		Community Facility	28-24.016	NA	0	NA	1.0 ac	NA	1.0 ac
Worship Parcel I		Church, Day Care, School	28-24.024	0	0	5.0	NA	5.0	NA

420

421

Source: Rj Whidden and Associates, Inc.

422

423

Footnotes:

(1)

Proposed for mitigation

424

(2)

Includes Lake Felter Passive Park

425

426

Note:

(3)

Acreage columns shown for informational purposes only

427

Least Lake Development of Regional Impact
TRIP INTERCHANGE MATRICES

Daily Trip Matrix

Trips Generated By	Land Use Code	Single Family Residential (DU)	Multi-Family Residential (DU)	Commercial Town Center (KSF)	Commercial Village (KSF)	Office (KSF)	Recreational Community Center (KSF)	City Park (Acres)	Church (KSF)	Daily Trip Rate (t)
1 DU Single Family Residential	210	1.00	1.46	0.21	0.21	0.21	0.40	5.72	1.06	8.10
1 DU Multi-Family Residential	220	0.89	1.00	0.15	0.15	0.88	0.27	3.91	0.88	5.72
1 KSF Commercial Town Center	420	4.72	6.39	1.00	1.00	2.47	1.88	25.99	4.71	42.92
1 KSF Commercial Village	420	4.72	6.39	1.00	1.00	1.87	1.88	25.99	4.71	42.92
1 KSF Office	710	1.36	1.99	0.29	0.29	1.00	0.34	1.77	1.38	12.36
1 KSF Recreational Community Center	480	2.31	3.54	0.53	0.53	1.84	1.00	14.38	2.81	22.81
1 Acres City Park	411	0.19	0.26	0.04	0.04	0.13	0.07	1.04	0.18	1.59
1 KSF Church	500	1.99	1.47	0.21	0.21	0.74	0.48	5.72	1.00	8.10

PM Peak Hour Trip Matrix

Trips Generated By	Land Use Code	Single Family Residential (DU)	Multi-Family Residential (DU)	Commercial Town Center (KSF)	Commercial Village (KSF)	Office (KSF)	Recreational Community Center (KSF)	City Park (Acres)	Church (KSF)	PM Peak Hour Trip Rate (t)
1 DU Single Family Residential	210	1.00	1.47	0.12	0.12	0.17	0.34	46.50	1.38	0.91
1 DU Multi-Family Residential	220	0.64	1.00	0.09	0.09	0.34	0.27	31.00	0.94	0.82
1 KSF Commercial Town Center (2)	420	0.72	12.81	1.00	1.00	4.67	4.54	397.00	12.83	7.94
1 KSF Commercial Village (7)	420	0.72	12.81	1.00	1.00	4.67	4.54	397.00	12.83	7.94
1 KSF Office	710	1.02	2.14	0.21	0.21	1.88	0.67	88.98	2.58	1.70
1 KSF Recreational Community Center	480	1.92	3.82	0.22	0.22	1.03	1.00	81.50	2.85	1.70
1 Acres City Park	411	0.02	0.03	0.00	0.00	0.01	0.01	1.00	0.03	0.03
1 KSF Church	500	0.72	1.47	0.04	0.04	0.39	0.28	33.00	1.00	0.66

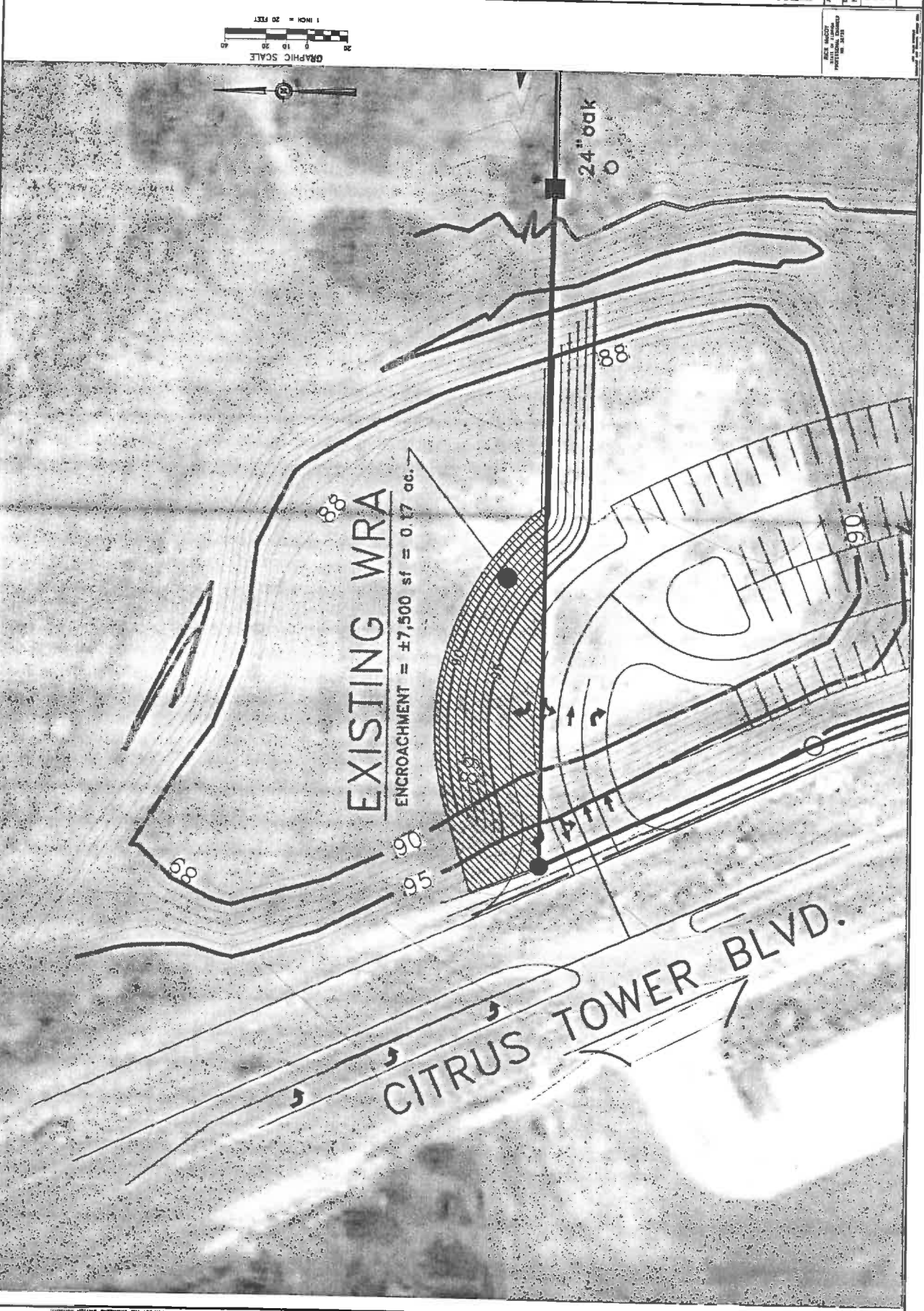
DU = Dwelling Unit

KSF = 1,000 Square Feet

Source: Institute of Transportation Engineers (ITE) "Trip Generation Manual," 9th Edition

Notes: (1) Trip rates based on Least Lake DRBADA - Table 21-8-2

(2) Commercially zoned for the PM Peak based on minimum land use of 50,000 square feet



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. 2017-02

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

Southeast corner of South US Hwy 27 and Citrus Tower Blvd

LEGAL DESCRIPTION

Parcel 1 (Existing C-1 Zoning):

The Northeast Quarter of the Northeast Quarter of Section 5, Township 23 South, Range 26 East, Lake County, Florida, and that portion of the Northwest Quarter of the Northeast Quarter lying East and North of U.S. Highway Number 27 of Section 5, Township 23 South, less the Right of Way for U.S. Highway Number 27; also less the Right of Way for South Lake Connector as shown in Deed to Lake County recorded in O.R. Book 2595, Page 1130; also less Retention Pond as shown in Easement recorded in O.R. Book 2899, Page 1262, Public Records of Lake County, Florida. Parcel Identification Number: 05-23-26-000100000100 (AK 1707307)

AND

Parcel 2 (Acquired Lost Lake Reserve Tract):

Clermont, Lost Lake Sub Tract F--less from SW Cor of SE 1/4 of Sec 32-22-26 runs 89-56-38E 1449.42 ft to E'ly r/w line of Citrus Tower Blvd for POB, said point being on a on-tangent curve concave Sw'ly having a radius of 400 ft, a central angle of 11-39-40, an arc length of 81.41 ft & a chord bearing of N 19-11-15 W to a point of cusp of said curve, thence S 5-01-05 E 84.71 ft to S line of SE 1/4 of Sec 32, N 89-56-38 W 9.12 ft to POB of rd r/w-- PB 50 PGS 64- 69 and Tract 4, Lost Lake, according to the map or plat thereof as recorded in Plat Book 50, Page 64, Public Records of Lake County, Florida. Parcel Identification Numbers: 2822261200-004-00000 & 2822261200-00F-00000 (AK 3821839 & 3821852)

Containing 80.45 acres more or less, and being subject to any easements, rights-of-way or restrictions of record.

FROM C-1 Light Commercial
TO Planned Unit Development

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

A public meeting to consider the request will be held before the City Council on Tuesday, Jan. 10, 2017 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

November 29, 2016 and December 27, 2016

Status of projects that have come before the Planning and Zoning Commission

January 2015 through December 2015

Approved and Completed

Toyota of Clermont CPA	Toyota of Clermont Rezoning
Kirby CUP	Land of Lakes Montessori School
Don Mealey Chevrolet CPA	Don Mealey Rezoning
Clermont Nissan CPA	Clermont Nissan Rezoning
Headquarter Honda CPA	Headquarter Honda Rezoning
East Towne Center CPA	East Towne Center Rezoning
Senninger Irrigation CPA	Senninger Irrigation Rezoning
BP CPA	BP Rezoning
Discount Tire CPA	Discount Tire Rezoning
Harbor Federal CPA	Harbor Federal Rezoning
Value Place Hotel CPA	Value Place Hotel Rezoning
Harvest Landing CUP Amendment	FRDAP Grant
Lost Lake Reserve DRI 2 nd Amendment	CIE Comp Plan
Deviation of Standards for Variances	PUD Zoning
Driveways LDC Amendment	Noise LDC Amendment
Downtown Clermont Redevelopment Plan	CBD Rezoning

Approved and Under Construction

Plaza Collina CPA	Plaza Collina Rezoning*
WaterBrooke CPA	WaterBrooke CUP
U-Haul CPA	U-Haul Rezoning
Hilton Suites Hotel	

Approved and Inactive

Piora Rezoning	City Property @ Hooks St. Rezoning
Dougherty CPA	Dougherty Rezoning

Denied

Thomas Rezoning *

Withdrawn

Magnolia Center CPA	Magnolia Center Rezoning
Lake County Sheriff's CPA	Lake County Sheriff's Rezoning
John's Lake Landing CPA	John's Lake Landing Rezoning

* Planning and Zoning Commission recommendation of denial