



**CITY OF CLERMONT
COUNCIL MEETING AGENDA
6:30 PM, Tuesday, December 13, 2016**

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

CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

REPORTS

CONSENT AGENDA

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

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| Item No. 1 - Meeting Minutes | Consider approval of the November 8, 2016 Regular Council Meeting minutes. |
| Item No. 2 - Plat Approval | Consider approval of the Highland Ranch, The Canyons Phase 3 plat. |
| Item No. 3 - Council Meeting Calendar | Consider approval of the Council meeting calendar for 2017. |
| Item No. 4 - Event Request and Road Closure | Consider event and road closures request to allow the Clermont Downtown Partnership to host their annual "Vintage Market & Garden Show" on March 11, 2017. |
| Item No. 5 - Event Request and Road Closure | Consider event and road closures request to allow the Clermont Downtown Partnership to host their inaugural "Hula-Icious Mega Food Truck Rally" on January 21, 2017. |
| Item No. 6 - Code Enforcement Lien Settlement | Consider approval of code enforcement lien settlement with Apex Bank/Bank of Camden for property at 210 and 214 Second Street. |
| Item No. 7 - Interlocal Agreement | Interlocal agreement with Lake County for the relocation of the City's water main on Johns Lake Road and for the City to pay for the costs associated with the relocation of the water main in the budgeted amount of \$177,000.00. |

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Item No. 8 - Resolution No. 2016-49

Consider approval of resolution to amend the Fiscal Year 2017 budget.

UNFINISHED BUSINESS

Item No. 9 - Ordinance No. 2016-29 *Withdrawn*
Extreme Groves

The applicant has withdrawn the request for a comprehensive plan amendment.

Item No. 10 - Ordinance No. 2016-47 *Final*
The Vue

Consider ordinance adoption to amend the waivers of the Planned Unit Development for property located south of S.R. 50 and west of Miss Florida Avenue and a portion south of Hooks Street.

Item No. 11 - Ordinance No. 2016-44 *Final*
Huber Self-Storage

Consider ordinance adoption to annex 6.89 +/- acres located west of US 27 and north of Caspian Lane.

Item No. 12 - Ordinance No. 2016-45 *Final*
Huber Self-Storage

Consider ordinance adoption 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 No. 13 - Ordinance No. 2016-46 *Final*
Huber Self-Storage

Consider ordinance adoption 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.

NEW BUSINESS

Item No. 14 - Resolution No. 2016-45
Huber Self-Storage

Consider 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 No. 15 - Variance Request
Huber Self-Storage

Consider variance requests for cut and fill, retaining wall height, off-site sign, elimination of landscape buffer, and fence height for property located west of US 27 and north of Caspian Lane.

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Item No. 16 - Ordinance No. 2016-38 *Introduction*
South Lake Medical Arts Center

Consider ordinance introduction and transmittal of a large-scale comprehensive plan amendment 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 No. 17 - Resolution No. 2016-42
South Lake Medical Arts Center

Consider a conditional use permit to amend Resolution No. 1485 to allow for multi-family use for property located at the southwest corner of Oakley Seaver Drive and Citrus Tower Boulevard.

Item No. 18 - Variance Request
South Lake Medical Arts Center

Consider variance request for property located at the southwest corner of Oakley Seaver Drive and Citrus Tower Boulevard.

Item No. 19 - Ordinance No. 2016-40 *Transmittal*
Density Amendment

Consider ordinance introduction and transmittal of an amendment to the Future Land Use Element of the comprehensive plan for the Downtown Mixed Use future land use category.

Item No. 20 - Ordinance No. 2017-02, *Introduction*
Kings Crossing Commercial

Consider introduction of an ordinance 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.

ADJOURN

Any person wishing to appeal any decision made by the City Council at this meeting will need a record of the proceedings. For that purpose, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. In accordance with the Americans with Disabilities Act (ADA), if any person with a disability defined by the ADA needs special accommodation to participate in this proceeding, then not later than two business days prior to the proceeding he/she should contact Clermont, City Clerk's Office, 352-241-7330.

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

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
November 8, 2016

The Clermont City Council met in a regular meeting on Tuesday, November 8, 2016 in the Clermont City Council Chambers. Mayor Ash called the meeting to order at 6:30pm with the following Council Members present: Council Members Mullins, Bates, Goodgame, and Travis. Other City officials present were: City Manager Gray, City Attorney Mantzaris, and City Clerk Ackroyd Howe.

INVOCATION AND PLEDGE OF ALLEGIANCE

Pastor Moses gave the invocation followed by the pledge of allegiance.

OATH OF OFFICE

Administration of Oath of Office of Elected Officials for Seats 1, 3, and 5.

City Clerk Ackroyd Howe administered the Oath of Office to Timothy Bates, Seat 1; Gail Ash, Seat 3; and Diane Travis, Seat 5.

Selection of Mayor Pro-Tem

Council Member Goodgame nominated Council Member Mullins.

Mayor Ash passed the gavel to Council Member Mullins.

Mayor Ash nominated Council Member Travis; seconded by Council Member Travis.
The motion passed with all members present voting aye.

PROCLAMATION

City Clerk Ackroyd Howe read the Bullying and Harassment proclamation aloud. Mayor Ash presented the proclamation to Robin Douglas.

City Clerk Ackroyd Howe read the National Hunger and Homelessness Awareness Week proclamation aloud. Mayor Ash presented the proclamation to Steve Smith; New Beginnings.

Steve Smith; New Beginnings, commented National Hunger and Homelessness Awareness Week is to encourage schools, community groups, and faith based organizations to work together to fight poverty in America.

PRESENTATIONS

Certificate of Achievement for Excellence in Financial Reporting

Finance Director VanZile announced the City of Clermont received the award for the 28th consecutive year. The award is considered the gold standard in financial reporting. The City of Clermont was one of the first in Lake County to receive the award in 1987. Lacy Smith-Castillo; Finance Manager, was recognized for her role in preparing the report.

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Parks and Recreation Update

Parks and Recreation Director Davidoff provided an update on the Parks and Recreation Department. Last year's Light Up Clermont was the largest one attended to date and the July 4th celebration had more than 10,000 people in attendance. Movies in the Park averaged over 200 participants per movie, and the monthly nature based educational programs held at Lake Hiawatha Preserve launched in January with 605 participants to date. Champions for a Lifetime has offered 198 programs with 1,540 participants in senior related programming.

Upcoming events include The Great Clermont Camp Out and hosting the 2017 US Canoe and Kayak Championship. The 2016-2017 Performing Arts Calendar includes Little River Band, Stephen Schwartz, Jay and the Americans, Cirque Zuma, Best of Broadway, Amazing Kreskin, and a comedy and cabaret series.

The Palatlahaka Park playground was rebuilt and improvements were made to the baseball fields. Lake Hiawatha Preserve has a Disc Golf Course and a 5K Running Trail, a Park Ranger program was established, renovations were made to the Arts and Recreation Center, and revised forms and applications were created for a user-friendly facilities reservation system.

The Parks and Recreation Department continues to build relationships with sports leagues, Clermont Downtown Partnership, Swimming for Life, Clermont Sailing Club, schools, local non-profit organizations, and local businesses. The Arts and Recreation Center usage continues to increase and it has been necessary to turn people away.

Mayor Ash thanked the Parks and Recreation Department for their hard work and diligence.

PUBLIC COMMENTS

Charlene Forth; 939 West Desoto Street, commented the Montessori School continues to improperly exit onto the street and vehicles continue to line up improperly.

Rodney Lyon; 10119 Tween Waters Street, asked of the members of the Development Review Committee, when the committee met, and what actions the committee performs. City Manager Gray stated the committee consisted of various city department staff members, meet as needed, and make recommendations to the City Council regarding proposed site plans.

Cynthia Myers; 328 West Montrose Street, expressed concern of the increased difficulty for non-profits to participate in events such as Light Up Clermont.

REPORTS

City Manager Gray announced a Council workshop would be held on November 15, 2016 at 6:30pm. The workshop regarding density will be discussed at a Council workshop on December 1, 2016 at 6:30pm. The November 22, 2016 Council meeting has been cancelled due to the Thanksgiving holidays. Ann Dupee passed away on Sunday, November 6, 2016. Ms. Dupee was a former Council Member and community activist. The funeral service will be held at the Arts and Recreation Center on Saturday, November 12, 2016 at 3:30pm, followed by a reception.

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City Attorney Mantzaris reported in September 2014 the City entered into a contract with Regatta Dock Systems, LLC to build a floating dock system at the Clermont Boathouse on Lake Minneola. After installation, there has been difficulty and problems in the operation of the dock system. The contractor and the manufacturer have attempted to fix the dock system and discovered there is an application issue with how the dock stays together on Lake Minneola. The dock is not performing as the City anticipated and for several months the City has tried to work on a solution to have the dock system in place. After negotiations with the contractor and manufacturer, an agreement has been reached for the City Council to consider. The City paid approximately \$63,000 for the floating dock portion of the contract, the manufacturer; Connect-A-Dock, has agreed to pay the City approximately \$43,900 to reimburse for the wholesale cost of the dock. The company that installed the dock system; Regatta Dock Systems, LLC, has agreed to pay the City \$6,500 for the City's expenditures. The total compensation package the City would receive is \$56,116 and the proposed settlement is for the companies to pay the amount to the City and the City would release them from any obligations under the contract. The City would be able to retain the existing dock system, allowing staff an opportunity to find a replacement dock system. Staff is requesting Council approve a settlement agreement with Regatta Dock Systems, LLC and Connect-A-Dock and accept \$56,116 in exchange for a full release. The City would retain the dock system.

Council Member Bates asked of any safety issues with the dock. City Attorney Mantzaris stated it was not a safety issue, the issue is the panels and how the panels are connected. The dock continually requires the connectors to be replaced when high waves occur on the lake. The alternative the manufacturer and contractor provided was to install a dock system which may work better, in exchange for the installed dock system. The alternative would leave the City without a dock system at the Clermont Boathouse.

Council Member Goodgame moved to accept the settlement; seconded by Council Member Bates. The motion passed with all members present voting aye.

Council Member Bates thanked the public for the opportunity to serve another term in office. Mr. Bates requested Ann Dupee be honored at the Light Up Clermont parade. He announced the Lake County League of Cities will be sponsoring Lake County days on February 15 and 16, 2017.

Council Member Goodgame reported the Hospice Ladies of Lake County honored five ladies who had accomplished distinguished and meritorious work for Lake County. Micki Blackburn received one of the awards. The foundation is new and was formed by Hospice to recognize the work women have done to help Hospice. Mr. Goodgame commented Ann Dupee was a marvelous person and a good friend who had a true impact on the City. He requested Ann Dupee be honored for her work in the community.

Council Member Mullins commented the Magic Moments trick-or-treaters visited the Downtown merchants and City Hall on Friday, October 28, 2016, and the Moonlight Players produced their annual Murder on Montrose play the same evening. The Harvest Festival was held on Saturday, October 29, 2016; the South Lake Animal League held a Pet Parade during the Farmers Market on Sunday, October 30, 2016; Music on Montrose was held on Friday, November 4, 2016; and the Downtown Clermont Art Festival was held on Saturday and Sunday, November 5 and 6, 2016. Mr. Mullins thanked staff for their support and work on the events in Downtown Clermont.

Council Member Travis reported Taste of South Lake was a successful event and complimented the Public Works staff. The Sports and Tourism meeting will be held at the National Training Center on November 9, 2016 at 8am; the South Lake Chamber of Commerce Business After Hours will be held at

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BCN Law Firm on Thursday, November 10, 2016 at 5:30pm; and New Beginnings will hold their Annual Gala at the Arts and Recreation Center on Thursday, November 17, 2016. Ms. Travis commented she and Police Chief Broadway will participate in the Dancing with the Stars event with all proceeds benefitting New Beginnings efforts to help the homeless.

Mayor Ash reported on attending the third class of the Citizens Academy at City Hall on October 27, 2016; the Caribbean Association of Lake County 12th annual Awards and Banquet ceremony and the Arts and Recreation Center on October 27, 2016; the fourth class of the Citizens Academy at Environmental Services on November 3, 2016; the 13th Birthday Celebration of Congregation Sinai; and welcomed attendees and participants to the 10th Annual Clermont Art Festival on November 5, 2016. Ms. Ash commented it was an honor to serve as Mayor for the past two years. Wonderful and exciting things have happened during the two years: the opening of the Performing Arts Center, Lake Hiawatha Preserve, new business grand openings, the Clermont Boathouse, the Splash Park, the new Fire Department ladder truck dedication, Fire Station No. 4, the new Police Department Headquarters dedication, multiple sporting events, triathlons, 22 Olympic athletes trained here, the honoring of two Olympic athletes at a City Council meeting, special ceremonies, met with many community groups, heard from residents at Coffee with the Mayor, and getting endorsements from Council to have fireworks for the 2015 4th of July event. Mayor Ash stated she would continue to dedicate herself to enriching and protecting the lives of citizens and ensure Clermont remains a unique and special place to live.

CONSENT AGENDA

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

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| Item No. 1 – Meeting Minutes | Consider approval of the October 25, 2016 Regular Council Meeting minutes. |
| Item No. 2 – Appointment | Consider appointment of Economic Development Director Shannon Schmidt to the Lake-Sumter Metropolitan Planning Organization Technical Advisory Committee and designation of two alternates. |
| Item No. 3 – Vehicle Purchase | Consider request to piggyback the National Joint Powers Alliance contract to purchase Police Department vehicles in the budgeted amount of \$82,782.25. |
| Item No. 4 – Vehicle Purchase | Consider request to piggyback Florida Sheriffs Association contract number FSA 16-VEL24.0 and FSA 16-VEL14.0 to purchase Police, Information Technology, and Public Works vehicles in the budgeted amount of \$219,322.00. |
| Item No. 5 – Bid Award | Consider approval of bid award to Derelle, Inc. to provide coating and repairs to the historic water tower at Hancock Park in the total budgeted amount of \$60,048.00. |

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- Item No. 6 – Bid Award and Budget Amendment** Consider approval of bid award to Hudson Site Construction, LLC. to provide stormwater water quality improvements to Drew Avenue and East Avenue in the total amount of \$365,823.40 and a budget amendment in the amount of \$165,823.00.
- Item No. 7 – Bid Award and Budget Amendment** Consider award to Derelle, Inc. to provide construction of Clermont Gateway Improvement Project in the total amount of \$471,194.55 and a budget amendment in the amount of \$124,000.00.
- Item No. 8 – Resolution No. 2016-37**
8th Street Gateway Consider Resolution supporting the development and implementation of the 8th Street Gateway Improvement Project.
- Item No. 9 – Resolution No. 2016-48**
Fiscal Year 2016 Budget Amendment Consider Resolution approval amending the Fiscal Year 2016 budget.

Council Member Bates moved to approve; seconded by Council Member Mullins. The motion passed with all members present voting aye.

UNFINISHED BUSINESS

Item No. 10 – Resolution No. 2016-41 *Hayes Brothers Funeral Home*

City Clerk Ackroyd Howe read Resolution 2016-41 aloud by title only.

A Resolution of the City Council of the City of Clermont, Lake County, Florida, granting a Conditional Use Permit to allow for a funeral home in the C-1 Light Commercial zoning district.

Senior Planner Kruse presented the request to establish a funeral home at 191 Broome Street in the C-1 Light Commercial zoning district. The request was tabled on October 25, 2016 to the November 8, 2016 Council meeting to allow staff and the applicant time to address issues raised at the October hearing.

Staff clarified the language in the Conditional Use Permit regarding no on-site refrigerated human remains storage and added a condition regarding parking. The applicant was to seek additional parking. Staff distributed a letter of opposition from a property owner.

The Planning and Zoning Commission unanimously voted to recommend approval of the Conditional Use Permit. Staff recommended approval of the request.

Tommy Hayes III; Applicant, 23147 Oak Prairie Circle, Sorrento, Florida, commented Hayes Brothers Funeral Home has served the citizens of the City of Clermont for thirty years and families have requested a closer location to receive services the funeral home provides. Hayes Brothers Funeral Home has purchased vacated properties and made improvements in other locations, and would like to do the same in Clermont. The requirements of the Development Review Board have been met, the Planning and Zoning

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Commission recommended approval of the request, they have complied with City Code and are not requesting variances. The City Council requested the funeral home seek additional parking; however, the proposed funeral home site exceeds the parking requirements.

Mayor Ash opened the public hearing.

Hope Lamb; 561 Osceola Street, expressed concern of containing the funeral home parking to the property. The location is not appropriate for a funeral home.

Andrea Simmons; 940 2nd Street, provided documents regarding parking, commented on the recurring parking issues at Bishop Field, and the lack of enforcement of the tow-away zones. Ms. Simmons expressed concern of potential decline in property values and the safety of children loading and unloading from school buses.

William Repine; 180 West Desoto Street, commented the narrow width of Broome Street hinders traffic flow when vehicles are parked on the street. The location is not appropriate for the high traffic of a funeral procession.

Barry Rubenstein; 1000 East Avenue, mentioned the heavy use of Bishop Field in the summer creating traffic and parking issues. Funeral processions will create traffic problems for the surrounding properties. The location is not appropriate for a funeral home.

Jim Purvis; 4206 Hammersmith Drive, stated Hayes Brothers Funeral Home has made great improvements to vacated properties in other locations. Mr. Purvis expressed concern of lack of additional parking and commented the location was not appropriate for a funeral home.

Natalie Santiago; 1300 Rain Tree Bend, Apartment 108, commented the funeral home should be located in Clermont to provide services for local families in their time of need.

Rodney Lyon; 10119 Tween Waters Street, stated he discussed providing alternative parking with Hayes Brothers Funeral Home. Mr. Lyon stated the property was not in his name and the rightful property owner would need to make the decision.

Hal Turville; 150 West Minnehaha Avenue, commented the landscaping approved for the prior owner of the site no longer exists. The water retention for the property is non-existent; however, the plan has the water retention area located around the entrance door. City Code requires twenty percent of the parking be dedicated to landscaping, and handicapped parking is also required. Parking activity at the baseball field will prevent access on Broome Street for a fire truck or ambulance. The property is inadequate for growing a business.

Gary Amerson; 151 West Desoto Street, stated the property was not a good location for a funeral home or other commercial business.

Diana Carlton; 167 West Desoto Street, expressed concern of the lack of parking and increased traffic on Broome Street.

Mayor Ash closed the public hearing.

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Tommy Hayes commented City Manager Gray was to address the parking at Bishop Field. Hayes Brothers Funeral Home has secured additional parking, as requested by Council.

City Manager Gray stated Parks and Recreation Director Davidoff and Public Works Director Brunson are working with the baseball leagues regarding parking. One option was to not allow parking on Broome Street. The parking for Bishop Field is on the north side; however, it is not striped for parking. The city will look into improving the parking lot and work with the leagues to ensure the appropriate parking areas are used. Parking is also available on East Avenue. Chief Broadway is looking into the parking situation and investigating the enforcement of the No Parking signs on Broome Street.

Mayor Ash asked of the additional parking locations. Mr. Hayes stated arrangements have been made with pastors and ministers in the city to assist with parking on an as needed basis. The majority of funeral services are held in churches and on-site services are infrequent.

Council Member Mullins inquired of additional on-site parking. Mr. Hayes commented the plans show 15 additional parking spaces on site.

Senior Planner Kruse stated the overflow parking in the grassed area was not developed. Hayes Brothers Funeral Home met for a pre-submittal site review before applying for a Conditional Use Permit; however, an official site plan has not been reviewed. Applicants typically wait until after receiving a Conditional Use Permit before submitting a detailed site plan for the Site Review Committee.

City Manager Gray commented a pre-submittal site review is held to determine if a Conditional Use Permit is required for City Council review. After receiving approval of the Conditional Use Permit from City Council, the applicant returns before the Site Review Committee with detailed plans.

Council Member Mullins expressed concern with parking.

Council Member Mullins moved to deny the Conditional Use Permit; seconded by Council Member Bates.

Council Member Travis stated the site is zoned properly, has the appropriate number of parking spaces, and was opposed to denying a business. The hours for a viewing are from 6:00pm to 8:00pm, school buses are not present during those hours, and the surrounding businesses are not open.

Council Member Mullins commented Hayes Brothers Funeral Home meets the City's minimum standards; however, the business does not fit the neighborhood.

City Attorney Mantzaris clarified the business is not a permitted use in a C1 zoning district, which is why the request requires Council consideration.

Council Member Goodgame stated the location was not appropriate for a funeral home.

The motion passed 4 to 0, with Council Member Travis in opposition of denying the request.

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Item No. 11 – Ordinance No. 2016-48 *Final; Medical Marijuana*

City Clerk Ackroyd Howe read Ordinance 2016-48 aloud by title only.

An Ordinance of the City Council of the City of Clermont, Lake County, Florida, related to medical marijuana dispensaries amending the Land Development Code of the City of Clermont by amending Section 82-12, “Land Use Definitions” providing for definitions of marijuana and marijuana dispensaries and amending Section 122-264 “M-1-Conditional Uses” providing medical marijuana dispensaries shall require a Conditional Use; setting forth standards and regulations for medical marijuana dispensaries; and providing for conflict, severability, codification and an effective date.

Development Services Director Hollerand stated the Florida Right to Medical Marijuana Initiative is on the November 8, 2016 ballot in Florida as a Constitutional Amendment. The amendment; upon voter approval, would legalize medical marijuana. Ms. Hollerand presented the ordinance which would provide definitions in the City’s code for medical marijuana and medical marijuana dispensaries. The ordinance would regulate the location of a medical marijuana dispensary to M-1 Industrial zoned property and would require a Conditional Use Permit with specified restrictions. Staff recommended approval.

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

Council Member Mullins asked of allowing the medical marijuana dispensaries in the commercial zoning district as opposed to only the M-1 Industrial Zoning districts.

Mayor Ash commented the intent was to limit accessibility and separate the medical marijuana dispensaries from the shopping areas.

Council Member Goodgame stated he spoke with John Moore; South Lake Hospital President, who indicated Orlando Regional Medical Center is a clearing house for marijuana prescriptions and the physician must be enrolled with the hospital. South Lake Hospital is not a clearing house, and limiting medical marijuana dispensaries to M-1 Industrial Zoning districts will prevent issues in the downtown area and shopping centers.

Council Member Bates asked of the constitutional amendment effective date should the voters approve the amendment. City Attorney Mantzaris stated the effective date of the constitutional amendment has not been determined. The unique issue of the amendment is the assumption the State will step in and handle issues such as cultivation and distribution. The amendment does not have a strict licensing provision and does not deal with the issue of the types of marijuana which are considered medical marijuana and are still on the federal prohibited drug list. Local government regulations range from a moratorium, a licensing regulatory ordinance, or allowing under a restricted basis. The City can adjust the ordinance to deal with unanswered questions of distribution and the impact of fraud. The ordinance does not prohibit anyone at the State level from possessing medical marijuana through an appropriate source.

City Attorney Mantzaris commented approval of the ordinance was for potential applicants for medical marijuana dispensaries to be aware the City is working through the process to determine the ultimate zoning category for the dispensaries.

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Council Member Bates asked of the locations of the M-1 Industrial zoned properties.

Council Member Mullins indicated there were three locations: Clermont Commons, a location on Grand Highway, and a location at Highway 50 and 12th Street.

Council Member Goodgame moved for approval of Ordinance 2016-48; seconded by Council Member Bates.

Council Member Mullins requested the motion be amended to include a scheduled review of the Ordinance the first meeting in May, 2017.

City Attorney Mantzaris restated the amendment to the motion was to approve the Ordinance with a scheduled review by the City Council at the first meeting in May, 2017.

Council Member Goodgame amended the motion to include reviewing the Ordinance at the first meeting in May, 2017; seconded by Council Member Bates. The motion passed 5 to 0 on a roll call vote.

NEW BUSINESS

Item No. 12 – Lien Reduction *Dean*

Development Services Director Hollerand presented the request for a lien reduction and release of lien for property located at 1042 School Street, west of Clermont Elementary School. The property owners are Harry Dean, Jackie Dean, Robert Dean, Betty Rawls, and Ramona Sample.

The property had a code enforcement case concerning an unsafe structure and the City moved forward with a contractor to demolish the structure in 2003. The lien was recorded in the Public Records of Lake County in December 2003. The total amount of the abatement is \$3,750.08, which represents the direct costs of \$3,600 to demolish the structure and an additional \$150.08 in other administrative expenses.

Staff recommended a full waiver was not appropriate; however, should the Council consider a reduction, staff recommended the reduction be paid within thirty days.

Billie Dean; the property owners' representative, noted he has paid taxes on the property for the last ten years to ensure the property remained in the Dean family. Mr. Dean requested a reduction of the lien.

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

Council Member Bates asked of the reduction amount proposed. City Attorney Mantzaris stated the applicant had not requested a specific amount. Mr. Dean commented the amount would be left to the discretion of Council.

Council Member Bates stated the lien has been unpaid for thirteen years and inquired as to why the request has now come forward. Mr. Dean commented he lives in Apopka and is considering returning to Clermont and use the property to build a home.

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Council Member Travis stated the amount the City paid to have the structure demolished was a minimal amount.

Council Member Mullins commented the amount should be paid immediately or begin to accumulate interest on the amount due.

Council Member Goodgame moved to deny Item 12; seconded by Council Member Travis. The motion passed with all members present voting aye.

Item No. 13 – Variance Request *Marco's Pizza*

Planning Manager Henschel presented the parking variance request to accommodate a restaurant within a retail/office building located at 2620 East Highway 50.

The building was constructed as a 5,110 square foot office building. The applicant is seeking a restaurant use for 1,810 square feet of the building space, of which 585 square feet will be used for patrons. The City Code requires 14 parking spaces for the restaurant and 17 parking spaces for the remaining office use, which leaves a deficit of 4 parking spaces per City Code requirements.

Staff recommended denial of the parking variance request.

David Tillman; Tillman & Associates Engineering, LLC., was present and commented there will not be a parking conflict due to the contrasting busy hours. The dental business is a daytime business and the pizza restaurant business is mainly during the evening.

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

Council Member Travis was not opposed to the request.

Council Member Mullins expressed concern of approving the request and another type of restaurant occupying the space in the future which may create a parking issue. Mr. Mullins would like any approval specific to only Marco's and any other restaurant be required to re-apply for approval.

City Attorney Mantzaris suggested wording the motion to grant the variance request based on the application for a pizza restaurant.

Council Member Mullins moved for approval of the variance for the two businesses; however, should the use of either business change, they would have to return to City Council; seconded by Council Member Travis. The motion passed with all members present voting aye.

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Item No. 14 – Resolution No. 2016-40 *User Fees*

City Clerk Ackroyd Howe read Resolution 2016-40 aloud by title only.

A Resolution of the City Council of the City of Clermont, Lake County, Florida, adopting a fee schedule for Planning and Zoning, Building Services, Fire Review and Inspection Services, Parks and Recreation, Police and City Clerk user fees; repealing all prior resolutions in conflict herewith and providing an effective date.

Finance Director VanZile stated the Resolution proposed to adopt a fee schedule for Planning and Zoning, Building Services, Fire Review and Inspection Services, Parks and Recreation, Police, and City Clerk user fees.

A fee analysis was presented showing the current fee, the study calculated fee, the staff recommended fee, and comparable fees from other similar sized jurisdictions. The staff recommended fees are included in the current year budget, with the exception of the Parks and Recreation fee increases.

The estimated additional revenues generated for Planning and Zoning is \$201,000; Building Services is \$203,000; and Fire Review and Inspection Services is \$211,000. Staff recommended approval of the fee schedule to become effective January 1, 2017.

Mayor Ash opened the public hearing.

Jim Purvis; 4206 Hammersmith Drive, commented a substantial portion of the fees were already adopted as they were included in the Fiscal Year 2017 budget. Mr. Purvis suggested the Council postpone the vote to fully discuss the fee increases which were not included in the budget.

Mayor Ash closed the public hearing.

Council Member Travis, Council Member Mullins, and Mayor Ash noted the fees were discussed in August.

Finance Director VanZile commented the fees discussed were not in addition to those included in the budget. The fees in the budget were based on a beginning date of October 1, 2016 and the fees presented in the Resolution are based on a beginning date of January 1, 2017.

Council Member Bates asked of any changes since the August workshop. Finance Director VanZile indicated several fees were decreased for Planning and Zoning and Parks and Recreation. There were no increases in the fees discussed at the workshop.

Council Member Goodgame suggested a separate category for screen enclosures with a solid roof due to the difference in wind load calculations.

Development Services Director Hollerand stated all screen enclosures will be based on square footage.

Council Member Mullins moved to adopt Resolution 2016-40; seconded by Council Member Travis. The motion passed 4 to 1, with Council Member Goodgame opposed.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
November 8, 2016

Item No. 15 – Ordinance No. 2016-44 *Introduction; Huber Self-Storage, Annexation*

City Clerk Ackroyd Howe read Ordinance 2016-44 aloud by title only.

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

Council Member Mullins moved for introduction of Ordinance 2016-44; seconded by Council Member Bates. The motion passed with all members present voting aye.

Item No. 16 – Ordinance No. 2016-45 *Introduction; Huber Self-Storage, Future Land Use Change*

City Clerk Ackroyd Howe read Ordinance 2016-45 aloud by title only.

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.

Council Member Mullins moved for introduction of Ordinance 2016-45; seconded by Council Member Bates. The motion passed with all members present voting aye.

Item No. 17 – Ordinance No. 2016-46 *Introduction; Huber Self-Storage, Rezoning*

City Clerk Ackroyd Howe read Ordinance 2016-46 aloud by title only.

An Ordinance under the Code of Ordinances of the City of Clermont, Lake County, Florida amending the Official Zoning Map of the City of Clermont referred to in Chapter 122 of Ordinance No. 289-C, Code of Ordinances; rezoning the real properties described herein as shown below; providing for severability, effective date, and publication.

Council Member Mullins moved for introduction of Ordinance 2016-46; seconded by Council Member Bates. The motion passed with all members present voting aye.

Item No. 18 – Ordinance No. 2016-47 *Introduction; The Vue, Amend Planned Unit Development Waivers*

City Clerk Ackroyd Howe read Ordinance 2016-47 aloud by title only.

An Ordinance under the Code of Ordinances of the City of Clermont, Lake County, Florida amending the Official Zoning Map of the City of Clermont referred to in Chapter 122 of Ordinance No. 289-C, Code of Ordinances; rezoning the real properties described herein as shown below; providing for severability, effective date, and publication.

City of Clermont
MINUTES
REGULAR COUNCIL MEETING
November 8, 2016

Council Member Mullins moved for introduction of Ordinance 2016-47; seconded by Council Member Bates. The motion passed with all members present voting aye.

ADJOURN: With no further comments, this meeting was adjourned at 9:33pm.

APPROVED:

Gail L. Ash, Mayor

ATTEST:

Tracy Ackroyd Howe, City Clerk



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

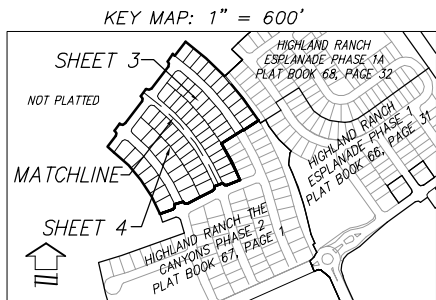
Meeting Date		
Tuesday, December 13, 2016		
Agenda Item Name		
Plat Approval		
Requested Action		
Recommend approval of the Highland Ranch, The Canyons Phase 3 plat.		
Staff Report		
The plat has been reviewed and approved by the City Engineer and contracting engineer.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Plat Final plat Highlands Ranch The Canyons Phase 3_surplat_11x17.pdf		

LOCATED IN SECTIONS 9 AND 16, TOWNSHIP 22 SOUTH, RANGE 26 EAST,
CITY OF CLERMONT, LAKE COUNTY, FLORIDA.

THAT CERTAIN PARCEL OF LAND SITUATED IN SECTIONS 9 AND 16, TOWNSHIP 22 SOUTH, RANGE 26 EAST, CITY OF CLERMONT, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONTAINING: 667,605 SQUARE FEET OR 15.326 ACRES.

1. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 SECTION 16, TOWNSHIP 22 SOUTH, RANGE 26 EAST, AS BEING NORTH 89°53'45" WEST.
2. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
3. LOT CORNERS WILL BE SET IN ACCORDANCE WITH CHAPTER 177.091 (9) FLORIDA STATUTES AND THE CITY OF CLERMONT LAND DEVELOPMENT REGULATIONS.
4. ALL LOT LINES ALONG CURVES ARE RADIAL UNLESS NOTED OTHERWISE. NON-RADIAL LINES ARE NOTED BY (NR).
5. STATE PLANE COORDINATES SHOWN HEREON AND THEIR COMPUTED VALUES SHALL BE SUBORDINATED TO THE MONUMENTS, BEARINGS AND DISTANCES SHOWN ON THIS PLAT.
6. ALL LOTS HAVE A 10 FOOT DRAINAGE AND UTILITY EASEMENT ACROSS THE FRONT LOT LINES, A 5 FOOT DRAINAGE AND UTILITY EASEMENT ACROSS THE SIDE LOT LINES AND A 5 FOOT DRAINAGE AND WALL EASEMENT ACROSS THE REAR LOT LINES UNLESS NOTED OTHERWISE.
7. THIS PLAT IS SUBJECT TO THE INFRASTRUCTURE EASEMENT AGREEMENT RECORDED 11/19/2013 IN OFFICIAL RECORDS BOOK 4405, PAGE 1019.
8. THIS PLAT IS SUBJECT TO THE DECLARATION OF RESTRICTIVE COVENANT AND EASEMENT AGREEMENT RECORDED 11/19/2013 IN OFFICIAL RECORDS BOOK 4405, PAGE 1036.
9. THIS PLAT IS SUBJECT TO THE LIFTSTATION EASEMENT AGREEMENT RECORDED 11/19/2013 IN OFFICIAL RECORDS BOOK 4405, PAGE 1056.
10. THIS PLAT IS SUBJECT TO THE PERPETUAL UTILITY EASEMENT RECORDED 10/10/2014 IN OFFICIAL RECORDS BOOK 4537, PAGE 2092.



± MORE OR LESS
ID IDENTIFICATION
ORR OFFICIAL RECORD BOOK
PIR PLAT BOOK
PG PAGE
COR CERTIFIED CORNER RECORD
DUE DRAINAGE AND UTILITY EASEMENT
G CENTERLINE
□ FOUND 4" CONCRETE MONUMENT (FROM LB 801)
UNLESS NOTED OTHERWISE
⊙ FOUND NAIL & DISK (AS NOTED)
■ SET 4"x4" CONCRETE MONUMENT (FROM LB 801)
PERMANENT REFERENCE MARKER
○ FOUND 3" IRON PIPE (NO ID)
⊙ SET NAIL & DISK (POSS LB 801)
PERMANENT CONTROL POINT
+ CHANGE IN DIRECTION (R/W LINE)
DME DRAINAGE AND WALL EASEMENT
FND FOUND
RP RADIUS POINT

PI POINT OF INTERSECTION
L LENGTH
R RADIUS
Δ DELTA
CB CHORD BEARING
CH CHORD DISTANCE
IP IRON PIPE
PNT POINT OF NON-TANGENCY
PC POINT OF CURVATURE
PCC POINT OF COMPOUND CURVATURE
PRC POINT OF REVERSE CURVATURE
PT POINT OF TANGENCY
RW RIGHT OF WAY
R/R RADIAL
NR/NR NON RADIAL
CM CONCRETE MONUMENT
LB LICENSED BUSINESS
LS LAND SURVEYOR
DE DRAINAGE EASEMENT
(TP) TYPICAL

LINE BREAK

SHEET 1	COVER SHEET, LEGAL DESCRIPTION, NOTES
SHEET 2	VICINITY MAP
SHEET 3 - 4	PLAT DETAILS

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

I, CLERK OF CIRCUIT COURT OF LAKE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE FOREGOING PLAT HIGHLAND RANCH CANYONS PHASE 3 SUBDIVISION AND THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF LAWS FLA. CH. 177. THIS PLAT FILED FOR RECORD THIS _____ DAY OF _____, 2016, AND RECORDED PAGE _____ OF PLAT BOOK _____ IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF LAKE COUNTY, FLORIDA.

CLERK OF THE CIRCUIT COURT, LAKE COUNTY, FLORIDA

KNOWN ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A REGISTERED SURVEYOR AND MAPPER, FULLY LICENSED TO PRACTICE IN THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER HIS DIRECTION AND SUPERVISION, AND THAT THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF SECTION 177, FLORIDA STATUTES.

DEWBERRY - 131 WEST KALEY STREET ORLANDO, FLORIDA 32806
LICENSED BUSINESS NO. 8011

THOMAS R. CAMDEN
FLORIDA LICENSED SURVEYOR AND MAPPER NO. LS 7078

HIGHLAND RANCH
THE CANYONS PHASE 3
DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT TAYLOR MORRISON OF FLORIDA, INC., A FLORIDA CORPORATION, BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION TO THIS PLAT DOES HEREBY DEDICATE THE FOLLOWING FOR THE USES AND PURPOSES THEREIN EXPRESSED, SUBJECT TO THE PLAT NOTES CONTAINED HEREIN.

TO CANYONS AT HIGHLAND RANCH HOMEOWNERS ASSOCIATION, INC.:
TRACT "NN" IS SUBJECT TO PERPETUAL RIGHTS OF INGRESS AND EGRESS
BY ALL LOT OWNERS OF HIGHLAND RANCH, THEIR TENANTS, INVITEES AND
LICENSEES, TOGETHER WITH THOSE PROVIDERS OF SANITATION, POSTAL,
FIRE AND LAW ENFORCEMENT AND EMERGENCY AND MEDICAL SERVICES
AND THEIR VEHICLES AND PERSONNEL, A DRAINAGE AND UTILITY
EASEMENT IS HEREBY GRANTED OVER THOSE AREAS DESIGNATED AS
DRAINAGE AND UTILITY EASEMENTS SHOWN OR NOTED HEREON AND
THOSE AREAS AND WALL EASEMENT IS HEREBY GRANTED OVER THOSE AREAS
DESIGNATED AS DRAINAGE AND WALL EASEMENTS SHOWN OR NOTED
HEREON.

2. TO THE CITY OF CLERMONT:
UTILITY EASEMENTS AND DRAINAGE EASEMENTS SHALL BE DEDICATED TO THE CITY OF CLERMONT, ALONG WITH ALL RESPONSIBILITY OF MAINTENANCE, REPAIR AND REPLACEMENT. ALL STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT ARE HEREBY DEDICATED IN PERPETUITY TO THE CITY OF CLERMONT FOR THE USE AND BENEFIT OF THE PUBLIC FOR PROPER PURPOSES, ALONG WITH ALL RESPONSIBILITY OF MAINTENANCE, REPAIR AND REPLACEMENT. A UTILITY EASEMENT IS HEREBY GRANTED OVER, ACROSS AND UPON TRACT "NN".

IN WITNESS WHEREOF, THE OWNER HAS CAUSED THESE PRESENTS TO BE
SIGNED BY THE OFFICER NAMED BELOW ITS CORPORATE SEAL TO BE
AFFIXED HERETO ON _____, A.D. 2016.

TAYLOR MORRISON OF FLORIDA, INC., A FLORIDA CORPORATION

NAME: BRIAN DALYRMPLE

SIGNED: _____ (CORPORATE SEAL,
TITLE: VICE PRESIDENT

SIGNED AND SEALED IN THE PRESENCE OF:

WITNESS SIGNATURE

PRINTED NAME

WITNESS SIGNATURE

PRINTED NAME

STATE OF FLORIDA, COUNTY OF _____

THIS IS TO CERTIFY, THAT ON 2016, BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGEMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED BRIAN DALYMPLE, AS VICE PRESIDENT OF TAYLOR MORRISON OF FLORIDA, INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION. HE IS PERSONALLY KNOWN BY ME OR PRODUCED

_____, AS IDENTIFICATION AND DID/DID NOT TAKE AN OATH THAT HE/SHE IS THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND SEVERALLY ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS/HER FREE ACT AND DEED AS SUCH OFFICER THERETO DULY AUTHORIZED; THAT THE OFFICIAL SEAL OF SAID CORPORATION IS AFFIXED HERETO; AND THAT SAID DEDICATION IS THE ACT AND DEED OF SAID CORPORATION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON
THE ABOVE DATE.

NOTARY PRINTED NAME

SIGNATURE OF NOTARY MY COMMISSION EXPIRES

PURSUANT TO SECTION 177.081, FLORIDA STATUTES, I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, PART 1, FLORIDA STATUTES, AND FIND THAT SAID PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF THAT CHAPTER; PROVIDED, HOWEVER, THAT MY REVIEW DOES NOT INCLUDE FIELD VERIFICATION OF ANY OF THE COORDINATES, POINTS OR MEASUREMENTS SHOWN ON THIS PLAT.

902 NORTH SINCLAIR AVENUE, TAVARES, FL 32778 (352) 343-8481
LICENSE BUSINESS NO. 7514

FOR THE FIRM:

JENNINGS E. GRIFFIN
PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 4486

THIS IS TO CERTIFY, THAT THIS PLAT WAS REVIEWED IN ACCORDANCE WITH SECTION 177.081, FLORIDA STATUTES AND PRESENTED TO THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA AND APPROVED BY SAID CITY COUNCIL OF CLERMONT FOR RECORD ON THE _____ DAY OF _____, 2016 PROVIDED THAT THIS PLAT

IS RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF
LAKE COUNTY, FLORIDA WITHIN _____

ATTEST: CITY OF CLERMONT

CITY CLERK MAYOR

PRINT NAME _____ PRINT NAME _____

SHEET 1 OF 4



Dewberry

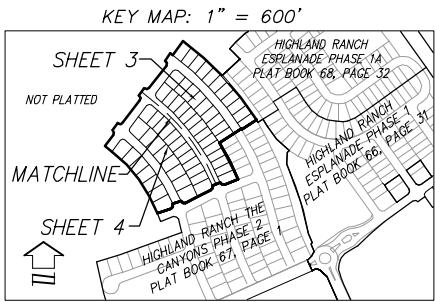
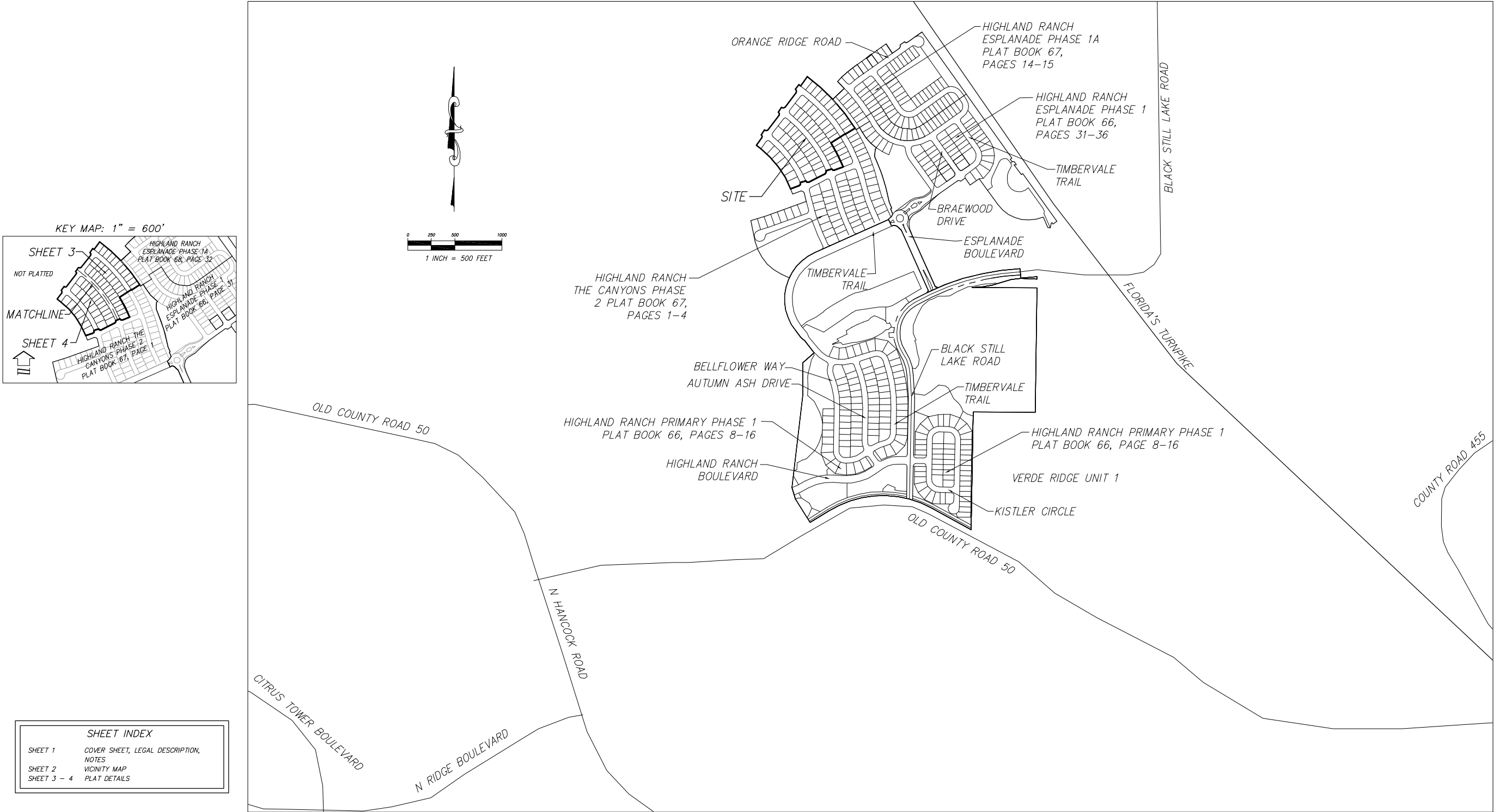
131 WEST KALEY STREET
ORLANDO, FLORIDA 32806
PHONE: 321.354.9826 FAX: 407.648.9104

CERTIFICATE OF AUTHORIZATION No. LB 8011

NOTICE
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THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

HIGHLAND RANCH THE CANYONS PHASE 3
LOCATED IN SECTIONS 9 AND 16, TOWNSHIP 22 SOUTH, RANGE 26 EAST,
CITY OF CLERMONT, LAKE COUNTY, FLORIDA.

PLAT BOOK: PAGE:



SHEET INDEX	
SHEET 1	COVER SHEET, LEGAL DESCRIPTION, NOTES
SHEET 2	VICINITY MAP
SHEET 3 - 4	PLAT DETAILS

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WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. LB 8011

VICINITY MAP
1" = 500'

HIGHLAND RANCH THE CANYONS PHASE 3

LOCATED IN SECTIONS 9 AND 16, TOWNSHIP 22 SOUTH, RANGE 26 EAST,
CITY OF CLERMONT, LAKE COUNTY, FLORIDA.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	711.51'	1801.00	22°38'08"	706.89'	N43°21'33"W
C4	701.70'	1831.00	21°57'27"	697.41'	N43°01'12"W
C5	588.07'	1771.00	19°01'31"	585.37'	N41°33'14"W
C6	40.06'	25.00	91°48'19"	35.91'	S83°01'51"W
C7	38.38'	25.00	87°58'18"	34.72'	S06°51'27"E
C8	739.54'	1529.00	27°42'45"	732.35'	N36°59'14"W
C15	569.87'	1650.00	19°47'19"	567.04'	N41°56'08"W
C17	74.07'	1952.00	02°10'27"	74.06'	N52°54'43"W
C18	68.73'	1952.00	02°01'02"	68.72'	N50°48'58"W
C19	68.73'	1952.00	02°01'02"	68.72'	N48°47'56"W
C20	68.73'	1952.00	02°01'02"	68.72'	N46°46'54"W
C21	68.73'	1952.00	02°01'02"	68.72'	N44°45'51"W
C22	54.37'	1952.00	01°35'45"	54.36'	N42°32'10"W
C23	68.73'	1952.00	02°01'02"	68.72'	N40°43'47"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C24	68.73'	1952.00	02°01'02"	68.72'	N38°42'44"W
C25	68.73'	1952.00	02°01'02"	68.72'	N36°41'42"W
C26	68.73'	1952.00	02°01'02"	68.72'	N34°40'39"W
C27	58.16'	1952.00	01°42'25"	58.15'	N32°48'56"W
C28	52.01'	1831.00	01°37'39"	52.01'	N32°51'19"W
C29	64.47'	1831.00	02°01'02"	64.46'	N34°40'39"W
C30	64.47'	1831.00	02°01'02"	64.46'	N36°41'42"W
C31	64.47'	1831.00	02°01'02"	64.46'	N38°42'44"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C32	64.47'	1831.00	02°01'02"	64.46'	N40°43'47"W
C33	64.47'	1831.00	02°01'02"	64.46'	N42°44'49"W
C34	64.47'	1831.00	02°01'02"	64.46'	N44°45'51"W
C35	64.47'	1831.00	02°01'02"	64.46'	N46°46'54"W
C36	64.47'	1831.00	02°01'02"	64.46'	N48°47'56"W
C37	64.47'	1831.00	02°01'02"	64.46'	N50°48'58"W
C38	69.48'	1831.00	02°10'27"	69.47'	N52°54'43"W
C39	68.56'	1771.00	02°13'05"	68.56'	N49°57'27"W
C40	68.89'	1771.00	02°13'44"	68.89'	N47°44'03"W
C41	68.89'	1771.00	02°13'44"	68.89'	N45°30'19"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C42	68.89'	1771.00	02°13'44"	68.89'	N43°16'35"W
C43	68.89'	1771.00	02°13'44"	68.89'	N41°02'52"W
C44	68.89'	1771.00	02°13'44"	68.89'	N38°49'08"W
C45	58.29'	1771.00	01°53'09"	58.29'	N36°45'42"W
C46	58.29'	1771.00	01°53'09"	58.29'	N34°52'33"W
C47	58.46'	1771.00	01°53'29"	58.46'	N32°59'13"W
C48	54.47'	1650.00	01°53'29"	54.47'	N32°59'13"W
C49	54.31'	1650.00	01°53'09"	54.31'	N34°52'33"W
C50	54.31'	1650.00	01°53'09"	54.31'	N36°45'42"W
C51	64.18'	1650.00	02°13'44"	64.18'	N38°49'08"W
C52	64.18'	1650.00	02°13'44"	64.18'	N41°02'52"W
C53	64.18'	1650.00	02°13'44"	64.18'	N43°16'35"W
C54	64.18'	1650.00	02°13'44"	64.18'	N45°30'19"W
C55	64.18'	1650.00	02°13'44"	64.18'	N47°44'03"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C56	85.86'	1650.00	02°58'53"	85.85'	N50°20'21"W
C57	75.10'	1650.00	02°36'28"	75.09'	N50°31'34"W
C58	58.77'	1650.00	02°02'27"	58.77'	N48°12'06"W
C59	58.77'	1650.00	02°02'27"	58.77'	N46°09'39"W
C60	58.77'	1650.00	02°02'27"	58.77'	N44°07'12"W
C61	58.77'	1650.00	02°02'27"	58.77'	N42°04'45"W
C62	58.77'	1650.00	02°02'27"	58.77'	N40°02'18"W
C63	58.77'	1650.00	02°02'27"	58.77'	N37°59'51"W
C64	58.77'	1650.00	02°02'27"	58.77'	N35°57'24"W
C65	58.77'	1650.00	02°02'27"	58.77'	N33°54'57"W
C66	58.77'	1650.00	02°02'27"	58.77'	N31°52'30"W
C67	58.77'	1650.00	02°02'27"	58.77'	N29°50'02"W
C68	58.77'	1650.00	02°02'27"	58.77'	N27°47'35"W
C69	58.77'	1650.00	02°02'27"	58.77'	N25°45'08"W

PLAT
BOOK:

PAGE:

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C70	74.51'	1650.00	02°35'15"	74.51'	N23°26'17"W
C71	42.72'	1529.00	01°36'04"	42.72'	N23°55'53"W
C72	54.46'	1529.00	02°02'27"	54.46'	N25°45'08"W
C73	54.46'	1529.00	02°02'27"	54.46'	N27°47'35"W
C74	54.46'	1529.00	02°02'27"	54.46'	N29°50'02"W
C75	54.46'	1529.00	02°02'27"	54.46'	N31°52'30"W
C76	54.46'	1529.00	02°02'27"	54.46'	N33°54'57"W
C77	54.46'	1529.00	02°02'27"	54.46'	N35°57'24"W
C78	54.46'	1529.00	02°02'27"	54.46'	N37°59'51"W
C79	54.46'	1529.00	02°02'27"	54.46'	N40°02'18"W
C80	54.46'	1529.00	02°02'27"	54.46'	N42°04'45"W
C81	54.46'	1529.00	02°02'27"	54.46'	N44°07'12"W
C82	54.46'	1529.00	02°02'27"	54.46'	N46°09'39"W
C83	54.46'	1529.00	02°02'27"	54.46'	N48°12'06"W
C84	43.27'	1529.00	01°37'17"	43.27'	N50°01'58"W
C9	702.72'	1469.00	27°24'30"	696.04'	N36°59'05"W
C10	40.22'	25.00	92°10'58"	36.02'	S83°13'11"W

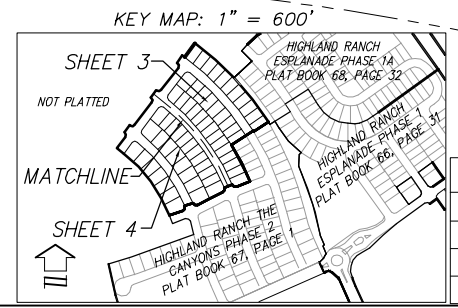
SHEET INDEX	
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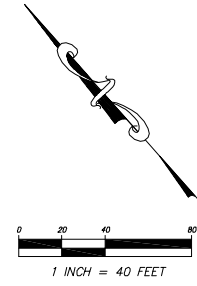
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

Dewberry
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PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. LB 8011

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C147	654.77'	1801.00	020°49'49"	651.17'	N42°27'23"W
C148	56.74'	1801.00	001°48'19"	56.74'	N53°46'27"W



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C142	57.11'	1499.00	002°10'58"	57.11'	N53°57'47"W
C143	776.17'	1499.00	029°40'03"	767.53'	N38°02'17"W
C144	569.87'	1650.00	019°47'19"	567.04'	N41°56'08"W



PLAT	
BOOK:	PAGE:

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C2	833.28'	1499.00	31°51'01"	822.60'	N39°07'46"W
C3	686.66'	1197.00	32°52'03"	677.28'	N39°11'54"W
C9	702.72'	1469.00	27°24'30"	696.04'	N36°59'05"W
C10	40.22'	25.00	92°10'58"	36.02'	S83°31'11"W
C11	38.17'	25.00	87°26'56"	34.57'	S06°36'46"E
C12	593.32'	1227.00	27°42'19"	587.55'	N36°30'04"W
C13	554.51'	1167.00	27°13'28"	549.31'	N36°29'56"W
C14	40.47'	25.00	92°45'38"	36.20'	S83°30'31"W
C16	698.30'	1348.00	29°40'51"	690.52'	N36°45'22"W
C85	56.26'	1469.00	02°11'40"	56.26'	N49°35'30"W
C86	59.02'	1469.00	02°18'07"	59.01'	N47°20'36"W

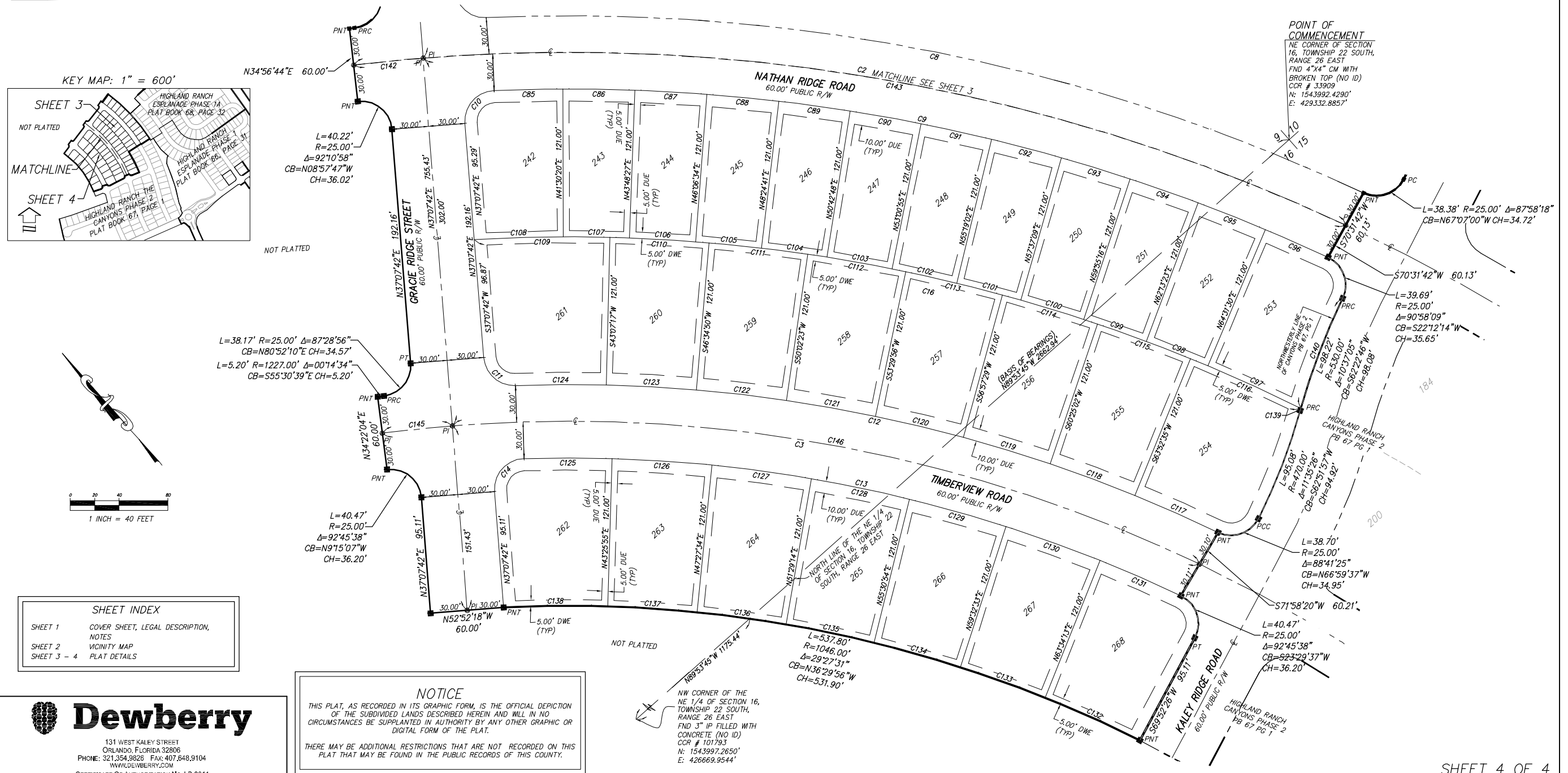
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C87	59.02'	1469.00	02°18'07"	59.01'	N45°02'29"W
C88	59.02'	1469.00	02°18'07"	59.01'	N42°44'22"W
C89	59.02'	1469.00	02°18'07"	59.01'	N40°26'15"W
C90	59.02'	1469.00	02°18'07"	59.01'	N38°08'08"W
C91	59.02'	1469.00	02°18'07"	59.01'	N35°50'02"W
C92	59.02'	1469.00	02°18'07"	59.01'	N33°31'55"W
C93	59.02'	1469.00	02°18'07"	59.01'	N31°13'48"W
C94	59.02'	1469.00	02°18'07"	59.01'	N28°55'41"W
C95	59.02'	1469.00	02°18'07"	59.01'	N26°37'34"W
C96	56.26'	1469.00	02°11'40"	56.26'	N42°22'40"W
C97	83.74'	1,348.00	03°33'34"	83.73'	N23°41'43"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C98	54.16'	1348.00	02°18'07"	54.15'	N26°37'34"W
C99	54.16'	1348.00	02°18'07"	54.15'	N28°55'41"W
C100	54.16'	1348.00	02°18'07"	54.15'	N31°13'48"W
C101	54.16'	1348.00	02°18'07"	54.15'	N33°31'55"W
C102	54.16'	1348.00	02°18'07"	54.15'	N35°50'02"W
C103	54.16'	1348.00	02°18'07"	54.15'	N38°08'08"W
C104	54.16'	1348.00	02°18'07"	54.15'	N40°26'15"W
C105	54.16'	1348.00	02°18'07"	54.15'	N42°44'22"W
C106	54.16'	1348.00	02°18'07"	54.15'	N45°02'29"W
C107	54.16'	1348.00	02°18'07"	54.15'	N47°20'36"W
C108	72.98'	1348.00	03°06'08"	72.97'	N50°02'43"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C109	111.00'	1,348.00	04°43'04"	110.96'	N49°74'15"W
C110	81.38'	1,348.00	03°27'33"	81.37'	N45°08'57"W
C111	81.38'	1,348.00	03°27'33"	81.37'	N41°41'24"W
C112	81.38'	1,348.00	03°27'33"	81.37'	N38°73'51"W
C113	81.38'	1,348.00	03°27'33"	81.37'	N34°46'18"W
C114	81.38'	1,348.00	03°27'33"	81.37'	N31°18'45"W
C115	81.38'	1,348.00	03°27'33"	81.37'	N27°51'12"W
C116	99.00'	1,348.00	04°12'29"	98.98'	N24°01'11"W
C117	74.42'	1,227.00	03°28'31"	74.41'	N24°23'10"W
C118	74.08'	1,227.00	03°27'33"	74.07'	N21°51'12"W
C119	74.08'	1,227.00	03°27'33"	74.07'	N31°18'45"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C120	74.08'	1227.00	03°27'33"	74.07'	N34°46'18"W
C121	74.08'	1227.00	03°27'33"	74.07'	N38°13'51"W
C122	74.08'	1227.00	03°27'33"	74.07'	N41°41'24"W
C123	74.08'	1227.00	03°27'33"	74.07'	N45°08'57"W
C124	74.42'	1227.00	03°28'31"	74.07'	N48°36'59"W
C125	72.17'	1167.00	03°32'36"	72.15'	N48°20'23"W
C126	82.04'	1167.00	04°01'40"	82.02'	N44°33'15"W
C127	82.04'	1167.00	04°01'40"	82.02'	N40°31'36"W
C128	82.04'	1167.00	04°01'40"	82.02'	N36°29'56"W
C129	82.04'	1167.00	04°01'40"	82.02'	N32°28'17"W
C130	82.04'	1167.00	04°01'40"	82.02'	N28°26'37"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C131	72.17"	1167.00	03°32'35"	72.15"	N24°39'30"W
C132	85.08"	1046.00	04°39'36"	85.05"	N24°05'59"W
C133	73.53"	1046.00	04°01'40"	73.51"	N28°26'37"W
C134	73.53"	1046.00	04°01'40"	73.51"	N32°28'17"W
C135	73.53"	1046.00	04°01'40"	73.51"	N36°29'56"W
C136	73.53"	1046.00	04°01'40"	73.51"	N40°31'36"W
C137	73.53"	1046.00	04°01'40"	73.51"	N44°33'15"W
C138	85.08"	1046.00	04°39'36"	85.05"	N48°53'53"W
C139	1.86"	530.00	00°12'06"	1.86"	S57°01'17"W
C140	96.36"	530.00	10°25'00"	96.22"	S62°28'49"W





CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, December 13, 2016		
Agenda Item Name		
Council Meeting Calendar		
Requested Action		
Recommend approval of the meeting calendar.		
Staff Report		
The 2017 meeting calendar includes: a scheduled workshop on the third Tuesday of each month, budget workshops and public hearings, and cancellation of the regularly scheduled second meeting in November and December.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. 2017 Calendar	2017 Council Calendar.pdf	

2017 COUNCIL MEETING CALENDAR

JANUARY	DATE
Regular Council Meeting	Tuesday, January 10, 2017
Workshop	Tuesday, January 17, 2017
Regular Council Meeting	Tuesday, January 24, 2017
FEBRUARY	DATE
Regular Council Meeting	Tuesday, February 14, 2017
Workshop	Tuesday, February 21, 2017
Regular Council Meeting	Tuesday, February 28, 2017
MARCH	DATE
Regular Council Meeting	Tuesday, March 14, 2017
Workshop	Tuesday, March 21, 2017
Regular Council Meeting	Tuesday, March 28, 2017
APRIL	DATE
Regular Council Meeting	Tuesday, April 11, 2017
Workshop	Tuesday, April 18, 2017
Regular Council Meeting	Tuesday, April 25, 2017
MAY	DATE
Regular Council Meeting	Tuesday, May 09, 2017
Workshop	Tuesday, May 16, 2017
Regular Council Meeting	Tuesday, May 23, 2017
JUNE	DATE
Regular Council Meeting	Tuesday, June 13, 2017
Workshop	Tuesday, June 20, 2017
Regular Council Meeting	Tuesday, June 27, 2017
JULY	DATE
Regular Council Meeting	Tuesday, July 11, 2017
Budget Workshop	Tuesday, July 18, 2017
Budget Workshop	Wednesday, July 19, 2017
Regular Council Meeting	Tuesday, July 25, 2017
AUGUST	DATE
Regular Council Meeting	Tuesday, August 08, 2017
Workshop	Tuesday, August 15, 2017
Regular Council Meeting	Tuesday, August 22, 2017
SEPTEMBER	DATE
First Budget Public Hearing	Thursday, September 07, 2017
Regular Council Meeting	Tuesday, September 12, 2017
Workshop	Tuesday, September 19, 2017
Final Budget Public Hearing	Thursday, September 21, 2017
Regular Council Meeting	Tuesday, September 26, 2017
OCTOBER	DATE
Regular Council Meeting	Tuesday, October 10, 2017
Workshop	Tuesday, October 17, 2017
Regular Council Meeting	Tuesday, October 24, 2017

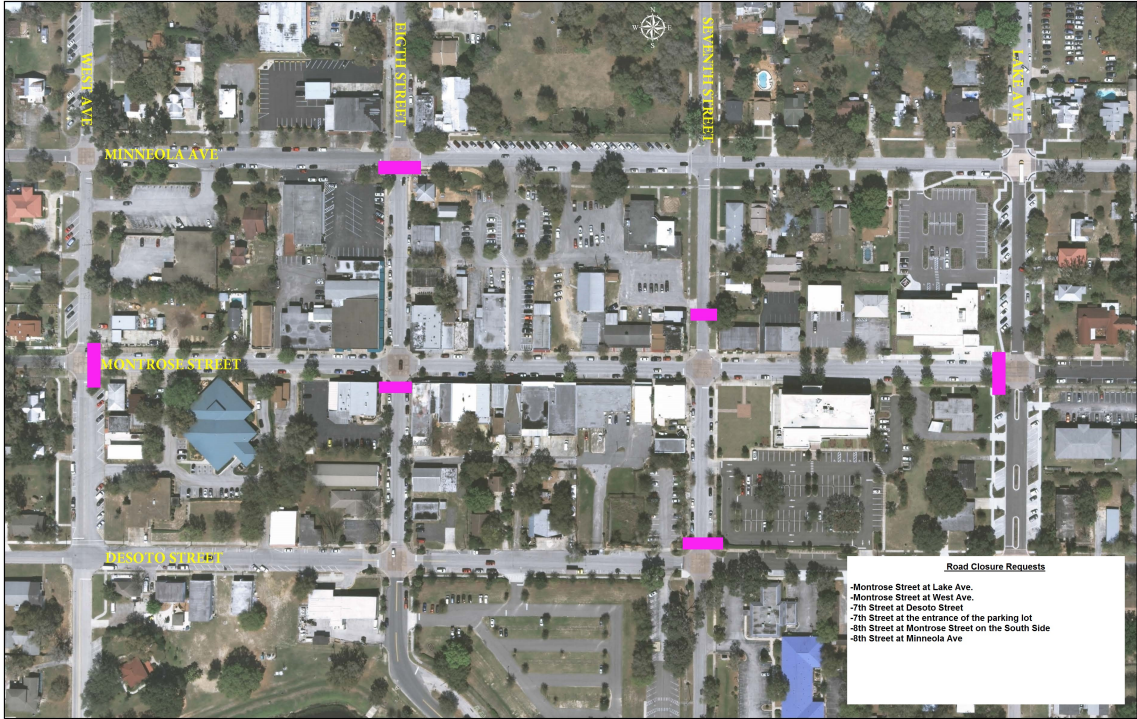
2017 COUNCIL MEETING CALENDAR

NOVEMBER	DATE
Regular Council Meeting	Tuesday, November 14, 2017
Workshop	Tuesday, November 21, 2017
CANCEL Regular Council Meeting	Tuesday, November 28, 2017
DECEMBER	DATE
Regular Council Meeting	Tuesday, December 12, 2017
Workshop	Tuesday, December 19, 2017
CANCEL Regular Council Meeting	Tuesday, December 26, 2017



AGENDA ITEM

Meeting Date						
Tuesday, December 13, 2016						
Agenda Item Name						
Event Request and Road Closure						
Requested Action						
Recommend approval of the Clermont Downtown Partnership to host their annual "Vintage Market & Garden Show"						
Staff Report						
The Parks and Recreation Department supports the Clermont Downtown Partnership's request to host its annual Vintage Market and Garden Show. The event will occur on Saturday March 11, 2017. The Clermont Downtown Partnership is requesting road closures on Saturday March 11 at 7:00 AM through 7:00 PM which would include time for setup and take down for the event. Road Closure requests are to include: -Montrose Street between Lake Ave and West Ave -8th Street between Montrose Street and Minneola Ave -7th Street between Desoto and the entrance to the Previous Elks Lodge Driveway The Clermont Downtown Partnership has agreed to comply with all personnel requirements from the City of Clermont.						
Additional Analysis						
Fiscal Impact Summary						
Fiscal Impact	Fund Number and Description	Available Budget Amount				
Exhibits Attached (copies of original agreements)						
<table border="0"> <tr> <td>1. Vintage Market - Road Closure Map</td> <td>Downtown Clermont -Road Closure Map.jpg</td> </tr> <tr> <td>2. Vintage Market - Application</td> <td>Vintage Market App 2017.pdf</td> </tr> </table>			1. Vintage Market - Road Closure Map	Downtown Clermont -Road Closure Map.jpg	2. Vintage Market - Application	Vintage Market App 2017.pdf
1. Vintage Market - Road Closure Map	Downtown Clermont -Road Closure Map.jpg					
2. Vintage Market - Application	Vintage Market App 2017.pdf					



- Road Closure Requests**
- Montrose Street at Lake Ave.
 - Montrose Street at West Ave.
 - 7th Street at Descolo Street
 - 7th Street at the entrance of the parking lot
 - 8th Street at Montrose Street on the South Side
 - 4th Street at Minneola Ave

~~876~~



APPLICATION FOR SPECIAL EVENTS PERMIT

PLEASE TYPE OR PRINT CLEARLY:

TODAY'S DATE: 11/18/16

Name of Event: Clermont Vintage Market & Garden Show

Name of Organization: Clermont Downtown Partnership

Organization Address: PO Box 120734 Clermont FL 34712

Authorized Representative/Applicant: Erika Shanoff / Ron Smart

Cell Phone #: 908-670-2305 Work Phone #: _____

Email Address: erikastearoom@gmail.com

Secondary Contact Person: Ron Smart

Cell Phone #: 405-204-0839 Work Phone #: 352-247-4640

Description of the Event: vendors in 10x10 canopy tents w/ hand made items, furniture, cottage industry goods, jewelry, food trucks, (petting zoo / hayride), etc.

Expected Number of Attendees: 3500 + 7 hour event = 500 per hour

Event Start Date: MARCH 11, 2017 Initial Setup Start Time: 7 am pm

Event Start Time: 10 AM am pm Event End Date: 2/25/17

Event End Time: 5 PM am pm Breakdown End Time: 7 am pm

Location of Event:

(Please choose A, B, C, or D on MAP 1 or MAP 2): A B C D Map 1 Map 2

Other Location: please see attached PDF of detailed map showing Downtown Area

QUESTIONNAIRE — (please fill out and return with application)

Alcohol Served: Yes ☒ No ☒

If Yes, State Alcoholic Beverage License **REQUIRED** for sale for alcoholic beverages 1-800-375-6975 and approval from the City of Clermont City Manager and Council.

Canopy/Tent Use: Yes ☒ No ☐

If Yes, subject to permits as required by the Building/Fire Safety Division.

Electrical Use: Yes ☒ No ☐

City on landscape bumpouts

If Yes, subject to permits as required by the Building/Fire Safety Division.

Electrical Power Provided with: Generator Temporary Power Drop Property Power

Gas Fueled Equipment: Yes ☒ No ☐

• Fuel Sources:

Propane gas

Natural gas

Diesel Fuel

Gasoline

use

Cooking Equipment Use: Yes ☒ No ☐

temporary food vendors + truck

If Yes, subject to approvals as required by the Florida DBPR, Division of Hotels and Restaurants. Contact number 1-850-487-1395.

• Types:

Fryers

Propane Grills

Charcoal Grills

Concession Trailer

Food Trucks

Rides: Yes ☒ No ☐

If Yes, may require State Inspection 1-850-488-9790.

• Type:

Mechanical

Bounce Houses

Animals

- miniature Horse
- petting farm
- hayride

Pyrotechnic/Fireworks Displays: Yes ☐ No ☒

If Yes, requires separate approval process completed by Company with the Fire Prevention Division. (The release of Sky Lanterns is not permitted under state law.)

Streets to be Closed or Traffic Control: Yes ☒ No ☐

No

see PDF map attached

If Yes, requires separate approval process completed by applicant with the City of Clermont City Manager and Council and must be indicated on site plan.

Fire or Law Enforcement Stand-by Requested: Yes ☐ No ☒

city assigned officer to downtown

If Yes, requires separate approval process completed by applicant with the Clermont Police Department and Clermont Fire Department. (Law enforcement or fire/ems stand-by may be required by the City for certain events/activities and at the applicant's cost.)

Live Television or Radio Broadcast: Yes ☒ No ☐

No

Band, Music or Sound Amplification Devices: Yes ☒ No ☐

Yes

No DJ or Music in Middle of street

If loud sounds are created that require a permit under the City Noise Ordinance, a letter requesting a permit for such activity must accompany this permit application.

Temporary Water or Sewer Connections Requested: Yes ☐ No ☒

Yes

No

If Yes, requires separate approval process completed by the applicant with the Public Works Department.

Banners or Attention Getting Devices: Yes ☒ No ☐

Yes

No

If Yes, Attention Getting Devices and Banners require a separate permit with the Building/Fire Safety Division. Temporary signage is not permitted in right-of-ways.

Banner at 8th & Highway
New Entry Way (when completed)

Please waive all fees associated with this event as described including - Public Works, Police, Fire, and so forth, application fee, ~~also~~ area use, etc.

City of Clermont
Cost Estimator

Name of Event: Clermont Vintage Market & Garden Show

Date: 2/25/17

Event Contact: Erika Shanoff

Cell Phone: 908-670-2305

Refund Payable to: Clermont Downtown Partnership

Refund Mailing Address: PO Box 120734 Clermont FL 34712

City Property	Resident Rate	Non-Resident Rate	Special Instruction	Fee
Event Application	\$10	\$10	Non Refundable	\$10
Area A (Blue)- Highlander Building DEPOSIT	\$250	\$250		
Area A (Blue)-Highlander Building HOURLY FEE	\$70	\$110	Per Hour (2 Hour Minimum)	
Area A (Blue)-Highlander Building DAILY FEE	\$700	\$1100		
Area B (Red)-Park Area DEPOSIT	\$150	\$150		
Area B (Red)-Park Area HOURLY FEE	\$25	\$50	Per Hour (2 Hour Minimum)	
Area B (Red)-Park Area DAILY FEE	\$200	\$300		
Area C (Yellow)-Waterfront Park DEPOSIT	\$350	\$350		
Area C (Yellow)-Waterfront Park HOURLY FEE	\$100	\$190	Per Hour (2 Hour Minimum)	
Area C (Yellow)-Waterfront Park DAILY FEE	\$1000	\$1900		
Area D (Green)- City of Clermont Property DEPOSIT	\$150	\$150		
Area D (Green)- City of Clermont Property HOURLY FEE	\$25	\$50	Per Hour (2 Hour Minimum)	
Area D (Green)-City of Clermont Property DAILY FEE	\$200	\$300		
Additional Fees				
Additional City Staff	\$25	\$25	Per Person Per Hour	
Public Works Event Staff	\$25	\$25	Per Person Per Hour (Minimum 2 Hours)	
Police Officer	\$30	\$30	Per Officer (Minimum 4 Hours)	
Fire/ EMS (Minimum two personnel)	\$60	\$60	(Minimum 4 Hours)	
Fire Boat in the Water	\$100	\$100	Per Hour	
				7% Sales Tax
				Grand Total

PLEASE NOTE: The issuance of a Special Events Permit from the City shall NOT relieve any person from the duty to secure other City, State or County permits or approvals as may be required to include, but not be limited to, Department of Business and Professional Regulation, Health Department, tent permits, fireworks permit, attention getting device permits, business tax receipt, etc. The applicant agrees that no advertising for the event shall occur until this Special Event Permit has been approved. If any information is found to be false, incomplete or misrepresented, such fact is just cause for the immediate revocation of any permit issued. In addition, failure to correct any on-site condition or code violation as identified by the City staff will result in revocation of the permit and/or code enforcement fines.

Indemnification, Insurance and Additional Costs

The applicant and any other persons, organizations, firms or corporations on whose behalf the application is made agree that they will jointly and severally indemnify and hold the City harmless against liability, including court costs and attorney's fees, and attorney's fees on appeal, for any and all claims for damage to property, or injury to or death to persons, arising out of or resulting from the issuance of the permit or the conduct of the Special Event. The applicant may be required to provide insurance, as determined by the Risk Manager. In that case, the City shall be named as an Additional Insured. The applicant also agrees to reimburse the City for all costs due to damage, or use of City resources that are unanticipated but required to support this event.

Erika Shanoff
Applicant's Signature
Erika Shanoff
Printed Name

CDP Board Member
Title
Ron Smart, Exec. Director, CDP
11/18/16

*****FOR CITY DEPARTMENT REVIEW ONLY*****

Department / Division Routing:

- | | | |
|----------------------|---------------------------------|----------------------------------|
| a) Police Department | b) Planning & Zoning Department | c) Public Works Department |
| d) Fire Department | e) Building Department | f) Parks & Recreation Department |

Provide email comments back to City within 7 calendar days of application receipt by the City. Comments need to include a specific denial or approval of the permit and any specific conditions required to be met or listed on the permit.



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, December 13, 2016		
Agenda Item Name		
Event Request and Road Closure		
Requested Action		
Recommend approval of the Clermont Downtown Partnership to host their inaugural "Hula-Icious Mega Food Truck Rally"		
Staff Report		
The Parks and Recreation Department supports the Clermont Downtown Partnership's request to host its inaugural "Hula-Icious Mega Food Truck Rally". The event will occur on Saturday January 21, 2017. The Clermont Downtown Partnership is requesting road closures on Saturday January 21 at 12:00 PM through 9:00 PM which would include time for setup and take down for the event. Road Closures requests are to include: -Montrose Street between Lake Ave and West Ave -8th Street between Montrose Street and Minneola Ave -7th Street between Desoto and the entrance to the Previous Elks Lodge Driveway The Clermont Downtown Partnership has agreed to comply with all personnel requirements from the City of Clermont.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Hula Food Truck Application Special Events Application 01_21_2017_MegaFoodTruck-signed.pdf 2. Hula Food Truck - Road Closure Map Downtown Clermont -Road Closure Map.jpg		



**SPECIAL EVENT
PERMIT
APPLICATION**

APPLICATION PROCESS

General Events - Commercial and/or Non-Profit

All Special Events held on regulated property within the City of Clermont require a Special Events Permit in accordance to Ordinance No. 2015-74. The application process begins when you submit a completed Application for Special Events Permit, all required forms and maps and non-refundable application fee with deposit to the Parks and Recreation Department if the Special Event takes place on City property. If Special Event takes place on private property, the application process begins in the Development Services- Fire Prevention Division located on the first floor of City Hall. Upon receipt of your application, copies are reviewed by affected city departments to assess site availability, quality and goal of the event, compliance with city ordinances, permits required, and an estimated cost of all city fees that will be incurred.

- *The City cannot accept incomplete Special Event Permit Applications.*
- *Special Event Permit Applications may be submitted a **maximum** of 12-months in advance and a **minimum** of 30-calendar days in advance.*
- *Submitting a Special Event Permit Application does not guarantee the space requested is available.*
- *Applicant is not permitted to advertise for the event until a special event permit has been issued.*
- *The Applicant shall pay all estimated fees 14-days prior to the event.*

Non-Profit Requirements

Those events requesting non-profit status must:

- *Show proof of a valid 501(c) 3, 501(c)6 or government agency certification.*
- *Provide a copy of sales tax exemption certificate to be exempt from payment of sales tax.*

City Staffing Requirements

Your event may require minimum city staffing from a variety of departments at certain hourly rates. Your City Representative will assist you in estimating these needs based on the specifics of your event. Required staffing may include:

- *Police*
- *Fire/EMT*
- *Public Works*
- *Parks and Recreation*

Special Event Requirements

Deposits

Damage Deposits shall be required based on the fee schedule of each individual facility. Following each Event City staff will determine if the deposit is returned and/or if additional charges are incurred.

Insurance

A certificate of liability insurance naming the City of Clermont as additional insured is required of all events taking place on City property.

Applicants

- *Comprehensive General Liability Coverage with limits of liability of one million dollars (\$1,000,000) combined single limit showing the City of Clermont as additional insured for that date/event/address.*
- *If you are selling or consuming alcoholic beverages at the event, you must have a liquor license and your liability insurance must include liquor liability of two million dollars (\$2,000,000) combined single limit showing the City of Clermont as additional insured for that date/event/address.*
- *If you will be having a fireworks display or mechanical rides, you will need more than one million dollars (\$1,000,000) liability coverage. It may be in the range of two million to four million dollars (\$2,000,000 - \$4,000,000) depending on the risk as determined by the City of Clermont Legal Department.*

Special Event Requirements – (continued)

Vendors

- *A separate certificate of liability insurance for one million dollars (\$1,000,000) is required of all carnival, amusement, and bounce house companies.*

Applicant must provide proof of insurance from all parties including vendors to the City no later than 14 days prior to your event. All liability requirements are set by the City of Clermont Legal Department and subject to change.

South Lake Trail

- *It is prohibited to drive on the trail at any time. Please make sure all vendors and participants are made aware of this especially when loading in and out.*

FOOD SERVICE REQUIREMENTS

- *A separate certificate of liability insurance for one million dollars (\$1,000,000) is required of all food vendors.*
- *Must comply with all Fire Marshal requirements.*
- *Grease will not be permitted to be thrown out anywhere on the event site unless there are well marked grease receptacles at the Applicants expense.*

ALCOHOLIC BEVERAGE SERVICE REQUIREMENTS

In order to serve alcoholic beverages, the following is required:

- *Valid liquor license*
- *Valid liquor liability insurance*
- *Customer identification method for alcohol distribution*
- *City of Clermont alcohol application*
- *For Special Events on City property all requests must be approved by the City Manager and/or City Council and shall require additional processing time.*

SECURITY REQUIREMENTS

For the safety of participants and volunteers, Police may be necessary for your event. A police officer shall be required at each location where alcoholic beverages are being served and at any location deemed necessary by the City to maintain order and protect persons and property.

Any and all security requirements will be assessed by the City of Clermont Police Department based on the scope of the event. Private Security firms may be used if approved by the City of Clermont Police Department. The cost for providing off-duty police services is charged at a four (4) hour minimum shift per officer.

The City will review Maintenance of Traffic plan, barricade installation and removal. There is a limited number of barricades and the size of your event may determine the need to rent additional barricades from a private, certified barricade company with a valid license to do business in Lake County. All barricaded areas and proposed traffic plans must be clearly marked on your site plan and be approved by the City.

ROAD CLOSURE NOTIFICATION

Any road closures requested must be approved by the City Council and shall require additional processing time. Road closure notification may be required by Applicants to the residents and businesses being affected by the event. All road closures must be clearly marked on your site plan.

TRASH AND DUMPSTERS

Arrangements for dumpsters and the number required will be determined by the review process by the City. Prearranged dumpsters may be required with specific location, drop off and pick up dates and size. This will be at the Applicants expense.

GREASE RECEPTACLES

Grease receptacles may be obtained from a number of private firms. Please contact them directly and confirm they are properly licensed to provide this service in the City of Clermont. This will be at the Applicants expense. Verification is required.

TOILET FACILITIES

Portable toilets may be required for an event at applicant's expense, depending on the estimated attendance and availability of public facilities. Portable toilets are provided by a number of private firms. Please contact them directly and confirm they are properly licensed to provide this service in the City of Clermont. If necessary, the number required will be determined by the City. Verification is required.

EVENT CLEANUP

The City of Clermont Public Works Department will determine staffing requirements for event clean up. Applicant shall pay all charges.

FIRE SAFETY/EMS COVERAGE

If any event occurs within the City limits, the Fire Department must approve the site plan to assure adequate fire and emergency access as prescribed by the fire code. Applicant is responsible for all charges.

SITE PLANS

As with any event in the City of Clermont, all site plans must be reviewed and approved by affected City departments (i.e.: Public Works, Police Department, Fire Department, etc.) and may require communication with Lake County departments.

PERMITS AND LICENSES

A final Special Event Permit will be issued upon completion of the Special Event Application process. All permits and licenses relating to events in the City of Clermont will be applicable.

ELECTRICAL POWER

Existing electrical power shall be used where available. Access to electrical power for events may require permits and a licensed electrical contractor which will be determined by the City and paid for by the Applicant.

TENTS

In order to avoid damage to irrigation or other buried systems, the number and placement of tents must be indicated on the site plan. The City of Clermont Public Works Department will mark out lines in the areas that must be avoided by placement of tents. Any damages caused by tent placement will be charged to the Applicant. A Tent Permit is required when any Tent exceeds 900 square feet.

SIGNS

The installation, location and other criteria is prohibited under sign ordinance 1028 of the City code. Any signage requests must be submitted, for approval, at time of application with site map, install dates, removal dates, size of signage, and visual proof of sign.

MEETING

A Special Event meeting may be required with City Departments.

CHANGES

Any changes made to the Special Event Application after the final approval process will result in additional fees for processing costs.

Documents to be included with signed/completed application: Please check appropriate boxes below and return with signed application, questionnaire and cost estimator.

1. Questionnaire

2. Cost Estimator

3. Site Plan *(Maximum Size of 8 ½" X 11" including the following information):*

Location of food vendor area(s)	Location of generators
Canopy/Tent Locations w/ sizes	Location of temp power drop
Fuel storage/dispensing areas	Rides w/ descriptions
Emergency Access Route for EMS & Fire	Identify any fences/gates around event
Location of vendor booths & games	Stage locations
Residential trailers for crews (carnivals)	Table, chair, and equipment layout
Cable covers for electrical lines & hoses are in path of egress for patrons	Distances of structures, roadways, that cooking equipment, canopies, etc.
Location of hazards on property such as ditches, canals, lakes, construction, etc.	Traffic routing, road closures, separation of parking area from event
Location of fire extinguishers & other required life safety equipment	City facilities or equipment to be utilized
Description of sound amplification facilities or equipment to be utilized	Location and description of banners or signage (not permitted in ROW)
Location and description of Attention Getting Devices (Balloons, etc.)	Location of portable restrooms

4. Insurance Liability - Certificate of Insurance naming the City of Clermont as an additional insured.

5. Alcohol Permit - *(if applicable)*

6. Sign Requirements - *(if applicable)*

7. Road Closure locations - *(if applicable)*

8. Course Map - *(if applicable)*

9. Application Fee / Deposit Fee

Goal of 40 Food Trucks in Historic Downtown Clermont for possibly Central FL's largest food truck rally. The inaugural event consisted of 28 food trucks - short of our goal of 40.
FOOD TRUCKS IN HISTORIC DOWNTOWN CLERMONT. TARGETING 40 FOOD TRUCKS



APPLICATION FOR SPECIAL EVENTS PERMIT

PLEASE TYPE OR PRINT CLEARLY:

TODAY'S DATE: November 15, 2016

Name of Event: HULA-ICIOUS MEGA FOOD TRUCK RALLY

Name of Organization: CLERMONT DOWNTOWN PARTNERSHIP INC

Organization Address: P.O. BOX 120970, CLERMONT, FL 34712-0734

Authorized Representative/Applicant: RON SMART, EXECUTIVE DIRECTOR

Cell Phone #: 405-204-0839 Work Phone #: 352-247-4640

Email Address: INFO@CLERMONTDOWNTOWNPARTNERSHIP.COM

Secondary Contact Person: CLAIRE VACCARO, VACCARO PHOTO RESTORATION, 732-B W. MONTROSE

Cell Phone #: 407-718-3199 Work Phone #: SAME

Description of the Event: Possibly the largest Food Truck event in Central FL as our goal is 40 Food Trucks on the streets in Historic Downtown Clermont. Held on a Saturday in mid-January, the layout is such to draw crowds of 'foodies' from near City Hall to near West Avenue and from Montrose to Desoto on 7th and from Montrose to Minneola Street on 8th, thus encompassing the majority of Downtown's unique shops, eateries and services businesses. A few street musicians will be strategically placed to provide entertainment while a "BEST OF SHOW" contest will be judged by celebrities with an eye on creating a news-worthy media event (soft news/human interest/entertainment) for Historic Downtown Clermont.

Expected Number of Attendees: 500 p/hour; 3,000 over the 6 to 7 hr event

Event Start Date: 01 / 21 / 2016 Initial Setup Start Time: 12 noon am pm X

Event Start Time: 1:00pm am X pm Event End Date: 01 / 21 / 2016

Event End Time: 8:00pm am X pm Breakdown End Time: am 9pm

Location of Event:

(Please choose A, B, C, or D on MAP 1 or MAP 2): A B C D Map 1 Map 2

Other Location: See map of Historic Downtown Clermont

QUESTIONNAIRE – (please fill out and return with application)

Alcohol Served: Yes ☐ No ☒ **No vendors will be brought in to serve alcohol**

If Yes, State Alcoholic Beverage License REQUIRED for sale for alcoholic beverages 1-800-375-6975 and approval from the City of Clermont City Manager and Council.

Canopy/Tent Use: Yes ☒ No ☐ **No food vendors will serve from tents; however, we may have vendors/sponsors in 10 x 10 canopy pop-up tents such as arts, crafts, service providers, candles, scents, wearables, etc.**

If Yes, subject to permits as required by the Building/Fire Safety Division.

Electrical Use: Yes ☒ No ☐ **Most food trucks will utilize quiet generators tho some may use electrical.**

If Yes, subject to permits as required by the Building/Fire Safety Division.

Electrical Power Provided with: ☒ Generator ☐ Temporary Power Drop ☒ Property Power (possibly)

Gas Fueled Equipment: Yes ☒ No ☐

- Fuel Sources: ☒ Propane gas ☐ Natural gas ☐ Diesel Fuel ☒ Gasoline Gas tanks as standard equmnt on Trucks

Cooking Equipment Use: Yes ☒ No ☐

If Yes, subject to approvals as required by the Florida DBPR, Division of Hotels and Restaurants. Contact number 1-850-487-1395.

- Types: ☒ Fryers ☒ Propane Grills ☐ Charcoal Grills ☐ Concession Trailer ☒ Food Trucks
see note at Food Truck Types vary inside trucks from fryers to propane grills, etc.

Rides: Yes ☐ No ☒ **X no rides**

If Yes, may require State inspection 1-850-488-9790.

- Type: ☐ Mechanical ☒ Bounce Houses ☐ Animals ☐ Considering Bounce House, Slide.

Pyrotechnic/Fireworks Displays: Yes ☐ No ☒

If Yes, requires separate approval process completed by Company with the Fire Prevention Division. (The release of Sky Lanterns is not permitted under state law.)

Streets to be Closed or Traffic Control: Yes ☒ No ☐ Please see attached map

If Yes, requires separate approval process completed by applicant with the City of Clermont City Manager and Council and must be indicated on site plan.

Fire or Law Enforcement Stand-by Requested: Yes ☐ No ☒ Unless required by City

If Yes, requires separate approval process completed by applicant with the Clermont Police Department and Clermont Fire Department. (Law enforcement or fire/ems stand-by may be required by the City for certain events/activities and at the applicant's cost.)

Live Television or Radio Broadcast: Yes ☐ No ☒ We will invite press coverage; at this time we do not have a "remote broadcast" set nor in the budget

Band, Music or Sound Amplification Devices: Yes ☒ No ☐ Musicians scattered throughout event on the street.

If loud sounds are created that require a permit under the City Noise Ordinance, a letter requesting a permit for such activity must accompany this permit application. We do not plan to feature any loud music.

Temporary Water or Sewer Connections Requested: Yes ☐ No ☒

If Yes, requires separate approval process completed by the applicant with the Public Works Department.

Banners or Attention Getting Devices: Yes ☒ No ☐ 2 banners, each 4 ft x 8 ft, at Hwy 50 & 8th Street

If Yes, Attention Getting Devices and Banners require a separate permit with the Building/Fire Safety Division. Temporary signage is not permitted in right-of-ways.

DUMPSTER: In June 2016 for the inaugural MEGA FOOD TRUCK event, the CDP was required to bring in a 20-yard dumpster. This item has been listed in our event budget for January 21, 2017. Please advise if the City of Clermont has graciously decided to sponsor the dumpster. Thank you!

City of Clermont Cost Estimator

Name of Event:

Date:

Event Contact:

Cell Phone:

Refund Payable to:

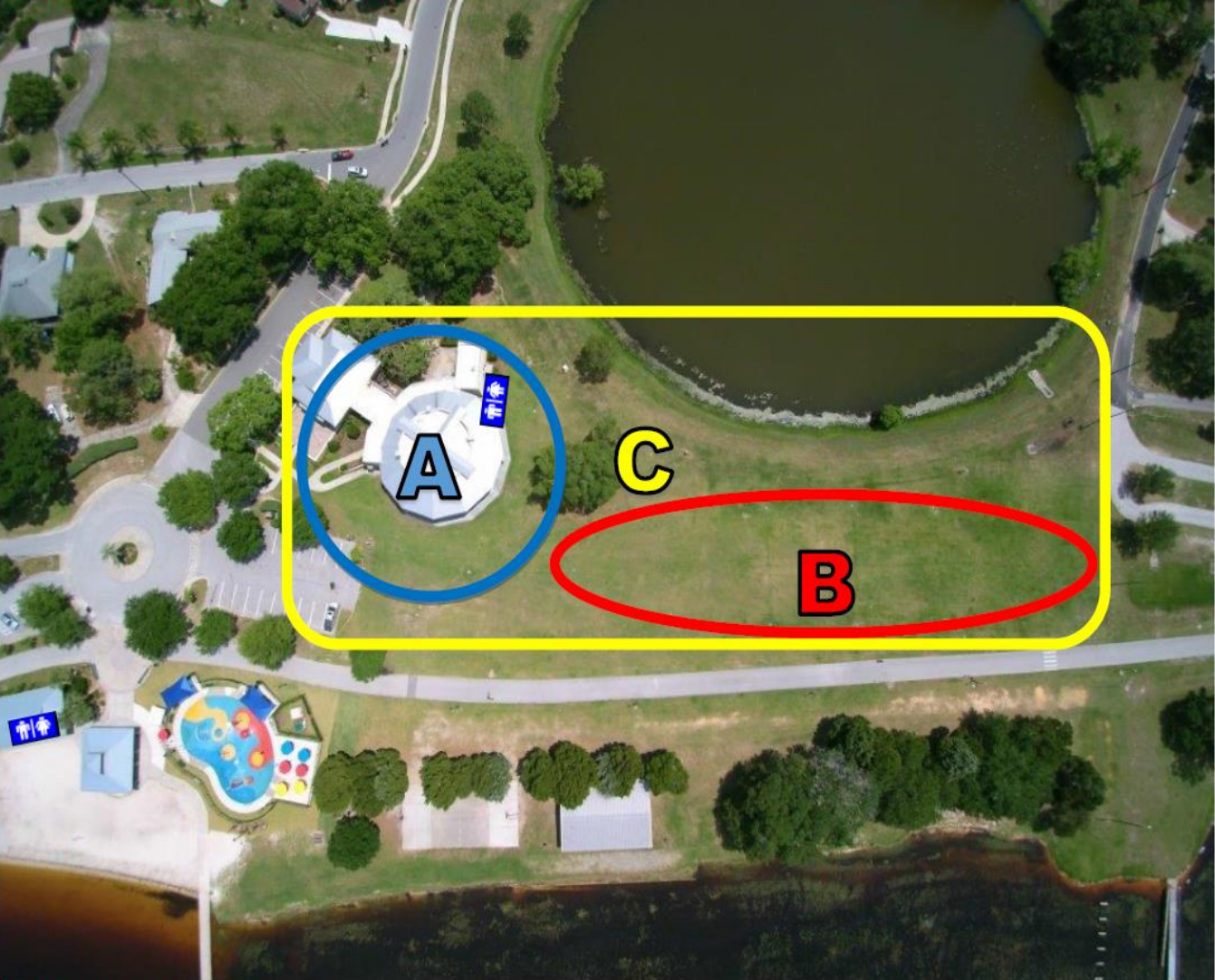
Refund Mailing Address:

City Property	Resident Rate	Non-Resident Rate	Special Instruction	Fee
Event Application	\$10	\$10	Non Refundable	\$10
Area A (Blue)- Highlander Building DEPOSIT	\$250	\$250		
Area A (Blue)-Highlander Building HOURLY FEE	\$70	\$110	Per Hour (2 Hour Minimum)	
Area A (Blue)-Highlander Building DAILY FEE	\$700	\$1100		
Area B (Red)-Park Area DEPOSIT	\$150	\$150		
Area B (Red)-Park Area HOURLY FEE	\$25	\$50	Per Hour (2 Hour Minimum)	
Area B (Red)-Park Area DAILY FEE	\$200	\$300		
Area C (Yellow)-Waterfront Park DEPOSIT	\$350	\$350		
Area C (Yellow)-Waterfront Park HOURLY FEE	\$100	\$190	Per Hour (2 Hour Minimum)	
Area C (Yellow)-Waterfront Park DAILY FEE	\$1000	\$1900		
Area D (Green)- City of Clermont Property DEPOSIT	\$150	\$150		
Area D (Green)- City of Clermont Property HOURLY FEE	\$25	\$50	Per Hour (2 Hour Minimum)	
Area D (Green)-City of Clermont Property DAILY FEE	\$200	\$300		
Additional Fees				
Additional City Staff	\$25	\$25	Per Person Per Hour	
Public Works Event Staff	\$25	\$25	Per Person Per Hour (Minimum 2 Hours)	
Police Officer	\$30	\$30	Per Officer (Minimum 4 Hours)	
Fire/ EMS (Minimum two personnel)	\$60	\$60	(Minimum 4 Hours)	
Fire Boat in the Water	\$100	\$100	Per Hour	
7% Sales Tax				.70
Grand Total				10.70

Special Event Permit Application Guidelines

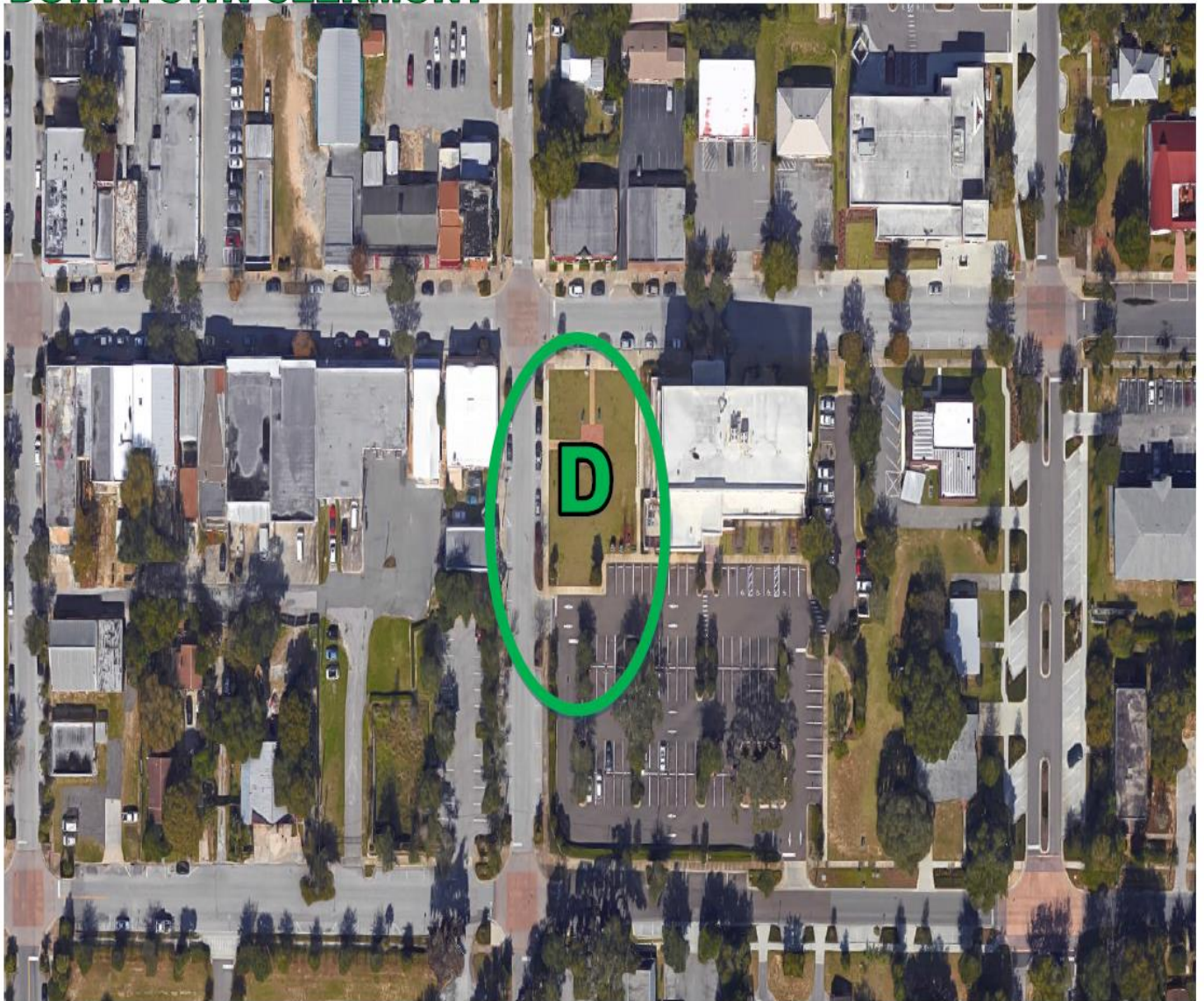
- a. Following submittal of a Special Event Permit Application the application is sent to all departments for review and comments.
- b. A meeting may be scheduled with the Applicant within approximately 10 business days of application submittal.
- c. During the meeting all impacted departments will have an opportunity to ask questions and notify applicant of any additional services required.
- d. Applicant must then submit all required items.
- e. Once all requirements have been met, Applicant will be able to come to the either the Parks and Recreation Department or City Hall to sign approved permit.
- f. The length of time from submittal to approved permit will be determined by how quickly the applicant can supply required items.

WATERFRONT PARK



MAP 1

DOWNTOWN CLERMONT



MAP 2

PLEASE NOTE: The issuance of a Special Events Permit from the City shall NOT relieve any person from the duty to secure other City, State or County permits or approvals as may be required to include, but not be limited to, Department of Business and Professional Regulation, Health Department, tent permits, fireworks permit, attention getting device permits, business tax receipt, etc. The applicant agrees that no advertising for the event shall occur until this Special Event Permit has been approved. If any information is found to be false, incomplete or misrepresented, such fact is just cause for the immediate revocation of any permit issued. In addition, failure to correct any on-site condition or code violation as identified by the City staff will result in revocation of the permit and/or code enforcement fines.

Indemnification, Insurance and Additional Costs

The applicant and any other persons, organizations, firms or corporations on whose behalf the application is made agree that they will jointly and severally indemnify and hold the City harmless against liability, including court costs and attorney's fees, and attorney's fees on appeal, for any and all claims for damage to property, or injury to or death to persons, arising out of or resulting from the issuance of the permit or the conduct of the Special Event. The applicant may be required to provide insurance, as determined by the Risk Manager. In that case, the City shall be named as an Additional Insured. The applicant also agrees to reimburse the City for all costs due to damage, or use of City resources that are unanticipated but required to support this event.

Ronald E Smart

Executive Director, Clermont Downtown Partnership Inc

Applicant's Signature

Title

Ronald E. Smart

November 15, 2016

Printed Name

*******FOR CITY DEPARTMENT REVIEW ONLY*******

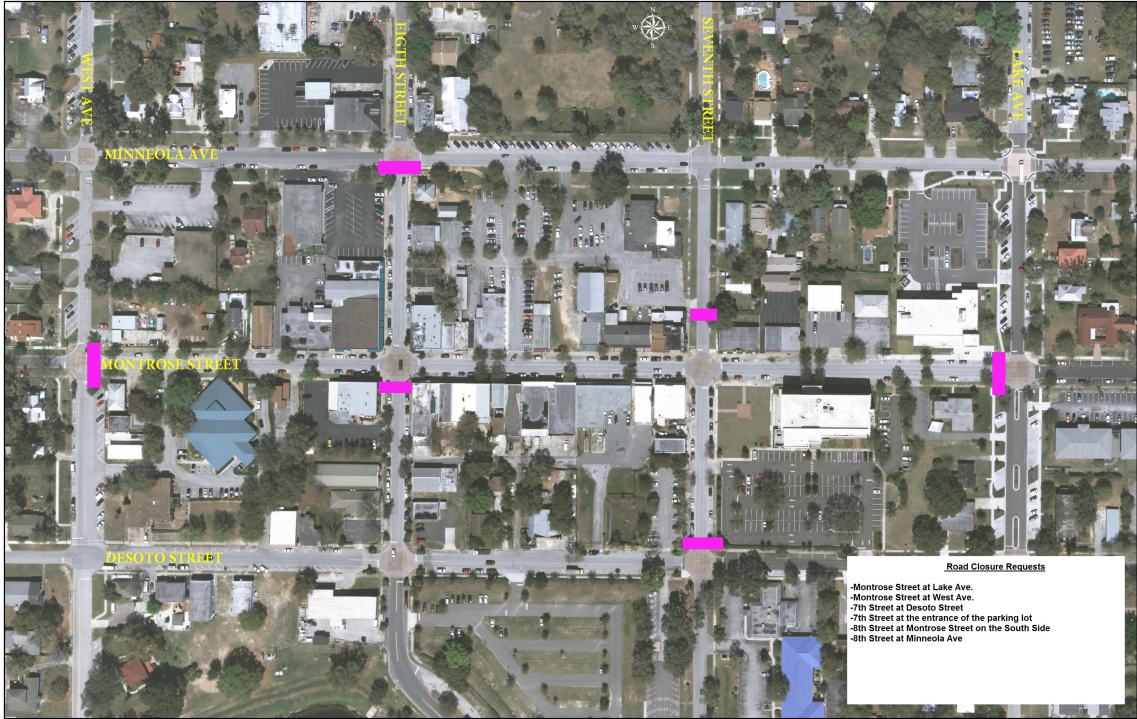
Department / Division Routing:

a) Police Department
d) Fire Department

b) Planning & Zoning Department
e) Building Department

c) Public Works Department
f) Parks & Recreation Department

Provide email comments back to City within 7 calendar days of application receipt by the City. Comments need to include a specific denial or approval of the permit and any specific conditions required to be met or listed on the permit.



- Road Closure Requests**
- Montrose Street at Lake Ave.
 - Montrose Street at West Ave.
 - 7th Street at Descolo Street
 - 7th Street at the entrance of the parking lot
 - 8th Street at Montrose Street on the South Side
 - 4th Street at Minneola Ave



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date											
Tuesday, December 13, 2016											
Agenda Item Name											
Code Enforcement Lien Settlement											
Requested Action											
Recommend approval of lien settlement agreement.											
Staff Report											
This request is to consider a lien settlement for a bank-owned property at 210 and 214 Second Street. This property has had longstanding code enforcement violations stemming from unlicensed and unpermitted alterations to the primary structure and to a garage, which has subsequently been demolished. The City, in working with Bank of Camden, and now Apex Bank, has considered proposals to correct the violations in exchange for some reduction in the fine, which is now approximately \$102,250. The City has recently negotiated an acceptable agreement that would reduce the fine to \$10,000 but would ensure that the remaining structure is demolished. Upon Council approval, and after payment has been made and the terms of the agreement are satisfied, the lien would be released from the property.											
Additional Analysis											
Fiscal Impact Summary											
Fiscal Impact	Fund Number and Description	Available Budget Amount									
Exhibits Attached (copies of original agreements)											
<table><tr><td>1.</td><td>City Attorney Memo</td><td>Gray _Apex_ Bank of Camden lien.pdf</td></tr><tr><td>2.</td><td>Location Map</td><td>Apex Bank - Bank of Camden 210 Second St map.pdf</td></tr><tr><td>3.</td><td>Current Photo</td><td>Photos.docx</td></tr></table>			1.	City Attorney Memo	Gray _Apex_ Bank of Camden lien.pdf	2.	Location Map	Apex Bank - Bank of Camden 210 Second St map.pdf	3.	Current Photo	Photos.docx
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3.	Current Photo	Photos.docx									

DE BEAUBIEN, KNIGHT, SIMMONS, MANTZARIS & NEAL, LLP

ATTORNEYS AND COUNSELORS AT LAW

A LIMITED LIABILITY PARTNERSHIP INCLUDING PROFESSIONAL ASSOCIATIONS

Post Office Box 87

332 North Magnolia Avenue

Orlando, Florida 32802-0087

(407) 422-2454

Telefax (407) 992-3541

Writer's e-Mail: dfm14@dbksmn.com

MEMORANDUM

TO : Darren Gray, City Manager

FROM : Daniel F. Mantzaris, City Attorney

DATE : December 6, 2016

RE : Code Enforcement Lien Settlement
Property Owner: Apex Bank a/s/o Bank of Camden
Property Location: 210/214 2nd Street

In 2013 the City initiated a code enforcement case related to the above-referenced property for violations related to the condition of the main residential structure and an accessory/garage structure on the property. The violations existed from the action of the prior owner whose interest was foreclosed by Bank of Camden. By Order dated November 22, 2013, the Code Enforcement Board found that code violations existed on the property and ordered that the violations be corrected by December 3, 2013 or a fine would accrue. Thereafter the Bank of Camden appealed the Board's Order, the violations were not corrected and a fine accrued.

In July of 2015, the Code Enforcement Board approved a stipulation in the matter whereby the Respondent agreed to dismiss the pending appeal, demolish the accessory/garage structure and pay to the City \$5,000 in exchange for a reduction of the accrued fine. The Respondent further agreed to correct the violations related to the main residential structure by November 1, 2015 or incur a fine of \$250 per day thereafter. The Respondent demolished the accessory structure and paid \$5,000 but failed to timely correct the remaining violations. As a result, fine accrued and a lien has been imposed, which, as of the date of this memo, has accrued to \$100,000.

Recently Apex Bank acquired Bank of Camden's interest in the property and the City was contacted by representatives of Apex Bank. The next step to address the matter is to proceed with the foreclosure of the lien with the goal of the City acquiring ownership of the property. According to the City's Building Official, the remaining structure on the property is in significant disrepair and would require a substantial investment to correct the violations. As a

Memorandum to Darren Gray
December 6, 2016
Page 2

result, Code Enforcement Staff and our office discussed a resolution of the matter with the Respondent. As you are aware, staff's primary goal in these matters is to work toward a quick and final correction of the code violations and recover a reasonable amount in exchange for a release of the lien. Based on our discussions, the Respondent has agreed to, and Barbara Hollerand and I recommend, the following settlement for consideration and approval of the City Council:

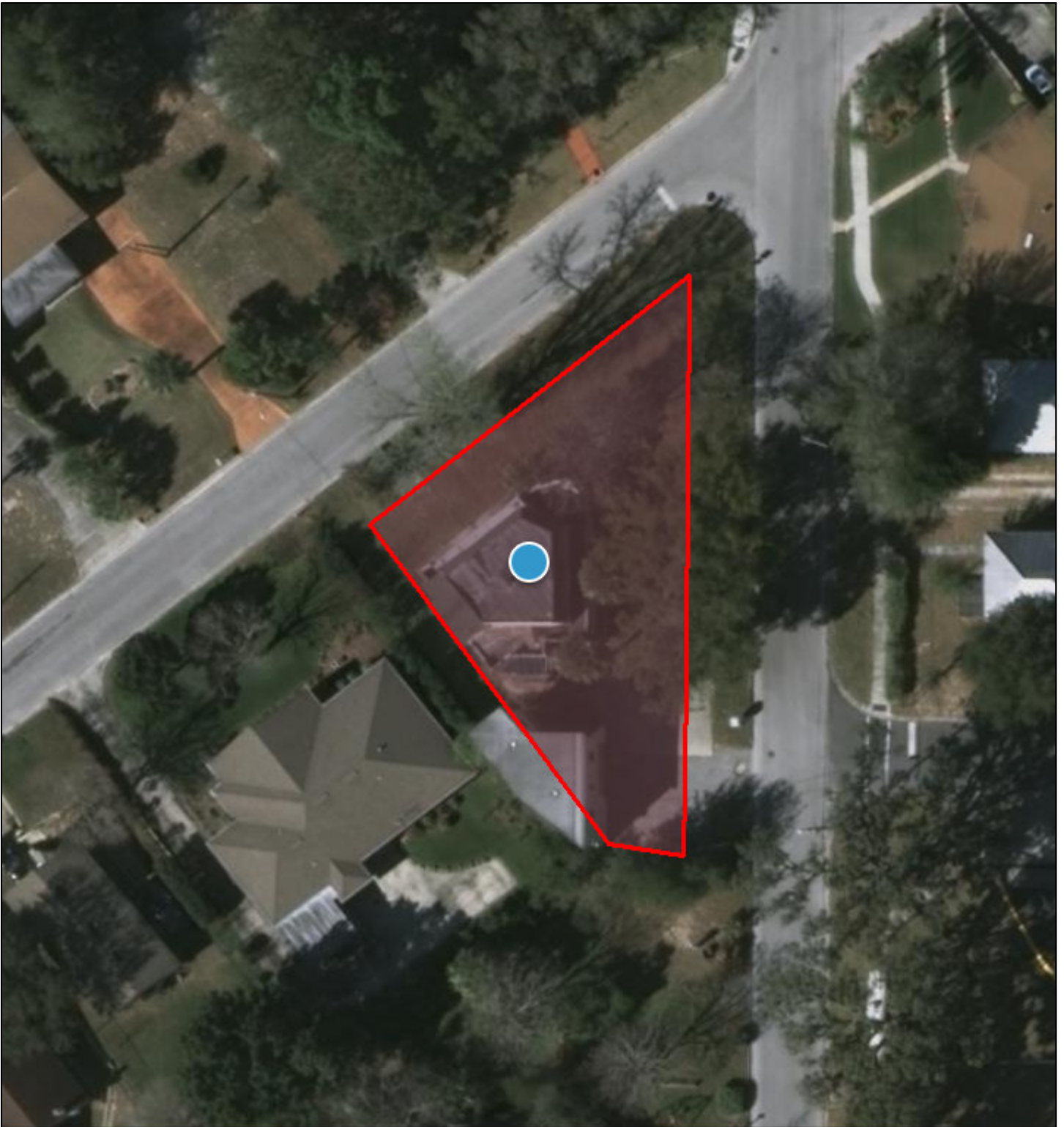
1. Respondent shall obtain the appropriate demolition permit and demolish the remaining structure on the property within thirty (30) days of the approval of this settlement by the City Council;
2. Respondent shall pay to the City, \$10,000 within thirty (30) days of the approval of this settlement by the City Council;
3. If the structure is timely demolished and the above-amount is timely paid, then the City will satisfy the code enforcement lien; and
4. If the structure is not demolished and/or the amount is not paid, the lien will remain and the City will pursue foreclosure on the lien.

As you are aware the condition of the subject property has been a significant problem for the neighbors. Part of the reason for the problem was that the residential structure on the property had been used as a multi-family unit. The proposed resolution will ensure that the remaining structure is demolished, the property is vacant and undeveloped and that any redevelopment will be in accordance with the current City Codes. As a result, we recommend that the Council approve the terms of the settlement set forth above and that it authorize the City manager to execute a formal settlement agreement with the Respondent.

If you have any questions, please do not hesitate to contact me.

cc: Barbara Hollerand

Apex Bank - Bank of Camden 210 & 214 Second Street



December 6, 2016

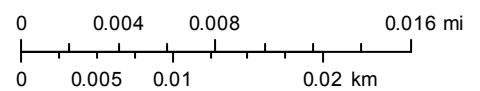


Override 1



Override 1

1:500



210 & 214 Second Street









CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, December 13, 2016		
Agenda Item Name		
Interlocal Agreement		
Requested Action		
Recommend to approve the interlocal agreement with Lake County for the relocation of the City's water main on Johns Lake Road and for the City to pay for the costs associated with the relocation of the water main in the amount of \$177,000.00.		
Staff Report		
Environmental Services is requesting approval of the interlocal agreement with Lake County for the Johns Lake Road water main relocation. Lake County is widening Johns Lake Road which requires the City to relocate it's water main on this road. Lake County has included the infrastructure relocation in their bid for construction of the road.		
Additional Analysis		
Fiscal Impact Summary		
The requested approval amount of \$177,000.00 for the Johns Lake Road water main relocation is included in the approved FY16/17 budget.		
Fiscal Impact	Fund Number and Description	Available Budget Amount
\$177,000.00	41533-66307 Capital Outlay - Water Systems	\$400,000.00
Exhibits Attached (copies of original agreements)		
1. Interlocal Agreement City of Clermont_infrastructure agr_11.16.16.pdf		

**INTERLOCAL AGREEMENT BETWEEN
LAKE COUNTY, FLORIDA AND
THE CITY OF CLERMONT, FLORIDA FOR
JOHNS LAKE ROAD INFRASTRUCTURE AGREEMENT**

THIS IS AN INTERLOCAL AGREEMENT by and between Lake County, Florida, a political subdivision of the State of Florida, hereinafter the “County,” and the City of Clermont, a municipal corporation organized under the laws of the State of Florida, hereinafter the “City,” for the installation of City’s water and sewer lines along the proposed Johns Lake Road Project and to transfer jurisdiction of a portion of Johns Lake Road.

WHEREAS, Section 163.01, Florida Statutes, provides that local governments may enter into interlocal agreements to make the most efficient use of their powers by enabling them to cooperate with other localities on a basis of mutual advantage; and

WHEREAS, pursuant to Section 335.0415, Florida Statutes, public roads may be transferred between jurisdictions by mutual agreement of the affected governmental entities; and

WHEREAS, the County is preparing to bid the Johns Lake Road widening construction project, which runs from Hancock Road West to Lost Lake Elementary School, hereinafter the “Road Project,” more particularly described in **Exhibit A**, attached hereto and incorporated herein by reference; and

WHEREAS, it is in both the County and City’s best interest to transfer the jurisdiction and maintenance responsibilities associated with a portion of Johns Lake Road from the County to the City; and

WHEREAS, the City has requested certain improvements be made to a portion of Johns Lake Road from US Highway 27 to the western limit of the Road Project to facilitate the transfer in the City’s jurisdiction, hereinafter the “Micro-surface Project,” more particularly described in **Exhibit B**, attached hereto and incorporated herein by reference; and

WHEREAS, the County and City have coordinated on the Road Project and the Micro-surface Project, including the relocation and installation of City water lines; and

WHEREAS, the City is required to relocate the City’s utilities, at its expense, in order to facilitate the construction of the Road Project; and

WHEREAS, the parties have determined that it would be more efficient for the City to install its water and sewer lines, as described in **Exhibit A**, hereinafter referred to as the “Utility Project”, in conjunction with the Road Project.

NOW, THEREFORE, IN CONSIDERATION of the mutual terms, understandings, conditions, premises, and covenants hereinafter set forth, and intending to be legally bound, the parties hereby agree as follows:

1. **Recitals.** The foregoing recitals are true and correct and incorporated herein by reference.

2. **County Obligations.**

A. The parties agree that the County shall include the work required for the Utility Project in its bid for the Road Project. The estimated cost of the Road Project is **\$1,322,905.00**. The County shall comply with all applicable provisions of the Florida Statutes regarding the bidding of construction services, including Section 255.0525, Florida Statutes, and Section 255.20, Florida Statutes. Upon receipt of the bids, the County shall provide copies to the City for the City’s review and the City shall then have ten (10) days to notify the County if the City elects to abandon the Utility Project. If the City elects to move forward with the Utility Project through the County contract, the construction contract shall be awarded to the bidder who submits the lowest combined bid for both the Road Project and the Utility Project. If the City decides to abandon the Utility Project, the County has the right to award the Road Project to the lowest bidder for the Road Project and the City will be responsible to bid and contract for its utility relocations under its own contracting procedures.

B. In the event that the City moves forward under the County contract, the County shall be solely responsible for construction of both the Utility Project and the Road Project. The County Road Project plans are in accordance with the plans prepared by Griffey Engineering Inc., signed and sealed by the Donald A. Griffey, P.E., and dated April 13, 2016, hereinafter the “Griffey Plans.” The Griffey Plans have also incorporated the City Water Design for the Utility Project. The City shall be responsible for the inspection of the Utility Project. The final plans and specifications will be provided by the City to the County for the Utility Project and upon approval of the City and County shall be incorporated by reference and become a material part of this Agreement.

C. Once a contract is awarded to the selected contractor, the County shall not permit any changes to be made to the Utility Project unless the City agrees to assume all costs

associated with the changes, including pre-paying to the County any additional costs to be incurred based upon the impact the changes have on the Utility Project, and to the Road Project, if any.

D. Separate from the Road Project, the County shall undertake the Micro-surface Project at an estimated cost of **\$160,000.00**. The parties agree that the Micro-surface Project shall not take place in the right of way of Citrus Tower Boulevard or within the right of way of US Highway 27, as those segments will not be transferred to the City. County shall comply with all applicable provisions of the Florida Statutes regarding the bidding of construction services, including Section 255.0525, Florida Statutes, and Section 255.20, Florida Statutes. County intends to utilize its existing on-call contract for crack sealing, micro-surfacing, and striping. County shall be solely responsible for the construction of the Micro-surfacing Project. County will provide the plans, process any change orders, and manage the day to day project inspection.

3. City Obligations. The City shall provide Final Plans, permits, inspection, as-builts, certifications to Florida Department of Environmental Protection (FDEP) and other permitting agencies if required for the utility work, and final approval of the water line project construction. The City shall provide funding to the County to cover all costs associated with the Utility Project. The Utility Project is estimated to cost **\$177,000.00** and a Cost Estimate is attached hereto and incorporated herein by reference as **Exhibit C**. The City shall remit to the County the estimated cost within thirty (30) days of the full execution of this Agreement. If the bids for the Utility Project exceed the estimate, the City shall remit the remainder of the funding to the County within twenty (20) days of the date the County issues the Notice of Intent to Award to the selected contractor. Upon final completion and acceptance of the Utility Project, the County shall send a final invoice to the City for any outstanding amounts due and owing. If the Utility Project is completed under budget, the County shall refund the City the appropriate amount within twenty (20) days of final acceptance by the County of the Utility Project.

4. Ownership and Maintenance of Completed Project. The parties agree that nothing herein shall be construed as placing any ownership or maintenance responsibilities upon the County for the Utility Project. At all times during construction of the Utility Project, the City shall take ownership and maintenance responsibility for the utility infrastructure associated therewith.

In accordance with Section 335.0415, Florida Statutes, the County and City agree that upon acceptance of the improvements of the Road Project and the Utility Project by the County

and the payment of the sum(s) described above by the City to the County, the City shall take ownership, operation and maintenance responsibility for that portion of Johns Lake Road from Hancock Road West to Lost Lake Elementary School, including all utility infrastructure, stormwater and drainage systems associated therewith.

Separate from the Road Project, upon completion of the Micro-surface Project and notification of the project's acceptance by the County to the City, the City shall take ownership and maintenance responsibility of Johns Lake Road from US Highway 27 to the western limit of the Road Project.

The parties agree that upon completion of both the Road Project and the Micro-surface Project, the City shall take ultimate ownership and maintenance responsibility of Johns Lake Road from US Highway 27 to Hancock Road, not including the right of way of Citrus Tower Boulevard or the right of way of US Highway 27.

5. Termination and Term. Either party shall have the right to terminate this Interlocal Agreement with out without cause with thirty (30) days written notice to the other party so long as the construction of the Utility Project has not commenced. Once the Construction Contract has been awarded by the County to the selected contractor and/or construction commences, whichever occurs first, this Agreement cannot be terminated unless mutually agreed upon in writing by the parties. This Agreement shall remain in force until completion of the Road Project, Micro-surface Project and Utility Project and payment of all sums due hereunder.

6. Modifications. Unless otherwise specified herein, no modification, amendment, or alteration of the terms or conditions contained herein shall be effective unless contained in a written document executed by the parties hereto, with the same formality and of equal dignity herewith.

7. Notices.

A. All notices, demands, or other writings required to be given or made or sent in this Agreement, or which may be given or made or sent, by either party to the other, shall be deemed to have been fully given or made or sent when in writing and addressed as follows:

COUNTY
County Manager
P.O. Box 7800
Tavares, Florida 32778

CITY
Darren Gray, City Manager
685 West Montrose Street
Clermont, Florida 34711

cc. County Engineer
350 N. Sinclair Ave.
Tavares, Florida 32778

cc. Environmental Services Director
3335 Hancock Road
Clermont, Florida 34711

B. All notices required, or which may be given hereunder, shall be considered properly given if (1) personally delivered, (2) sent by certified United States mail, return receipt requested, or (3) sent by Federal Express or other equivalent overnight letter delivery company.

C. The effective date of such notices shall be the date personally delivered, or if sent by certified mail, the date the notice was signed for, or if sent by overnight letter delivery company, the date the notice was delivered by the overnight letter delivery company.

D. Parties may designate other parties or addresses to which notice shall be sent by notifying, in writing, the other party in a manner designated for the filing of notice hereunder.

8. Entire Agreement. This document embodies the entire agreement between the parties. It may not be modified or terminated except as provided herein.

9. Severability. If any provision of this Agreement is found by a court of competent jurisdiction to be invalid, it shall be considered deleted here from, and shall not invalidate the remaining provisions.

10. Effective Date. This Agreement shall become effective upon the date the last party hereto executes it.

11. Assignment. Neither party may assign this Agreement s without the express, prior, and written consent of the other party.

{The remainder of this page intentionally left blank}

IN WITNESS WHEREOF, the parties hereto have made and executed this Interlocal Agreement on the respective dates under each signature: Lake County, through its Board of County Commissioners, signing by and through its Chairman, authorized to execute same by Board action, and by the City of Clermont, Florida, through its City Council, signing by its Mayor, authorized to execute the same by action of the City.

ATTEST:

LAKE COUNTY, FLORIDA through its
BOARD OF COUNTY COMMISSIONERS

Neil Kelly, Clerk
of the Board of County
Commissioners of Lake
County, Florida

Chairman

This ____ of _____, 2016.

Approved as to form and legality:

Melanie Marsh, County Attorney

Interlocal Agreement between Lake County and the City of Clermont for Johns Lake Road Infrastructure Agreement

CITY OF CLERMONT, FLORIDA

Gail L. Ash, Mayor

This ____ day of _____, 2016.

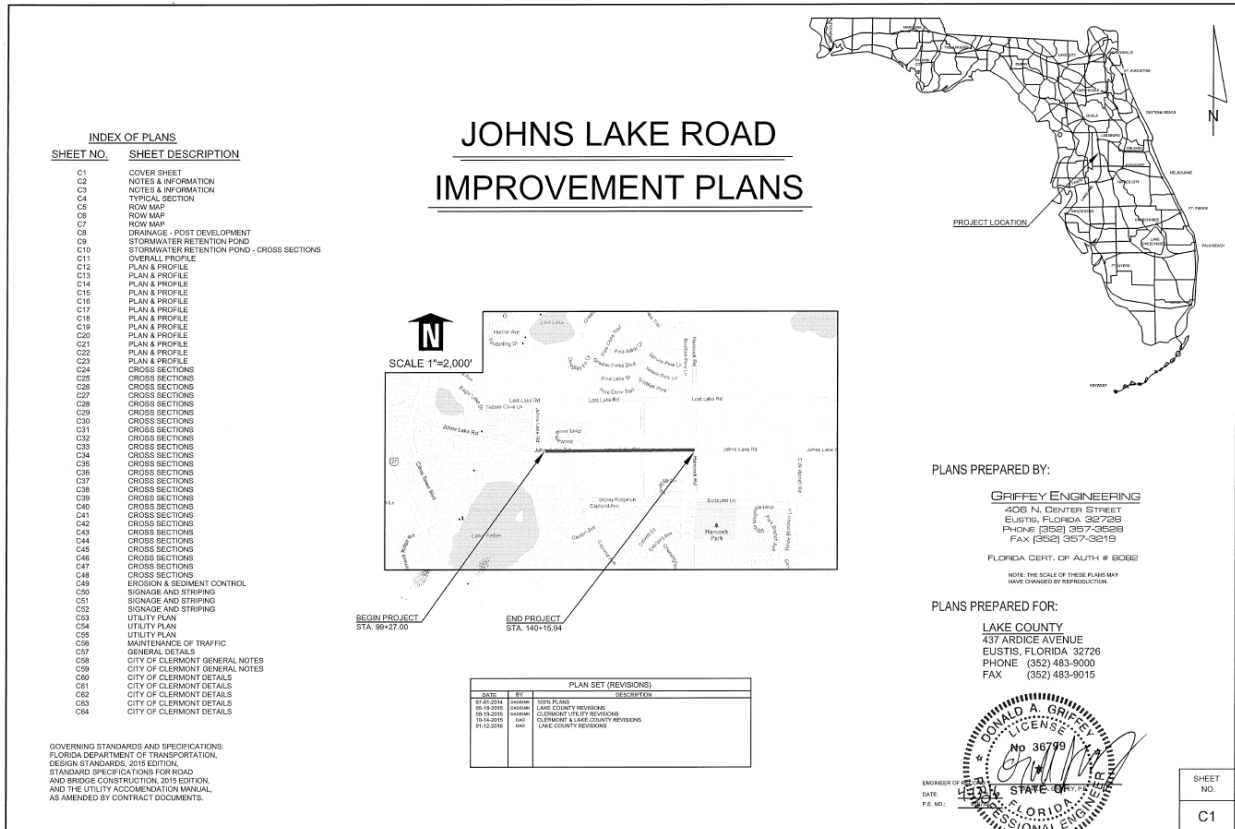
ATTEST:

Tracy Ackroyd, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

EXHIBIT A ROAD PROJECT AND UTILITY PROJECT



Plans Prepared by Griffey Engineering for Lake County and the City of Clermont Signed and Sealed April 13, 2016

**Roadway: Sheets C1 to C 52 and Sheet C56
Clermont Utility: Sheets C53 to C55 and C58 to C64**

EXHIBIT B
Micro-Surface Project



EXHIBIT C
COST ESTIMATE
Clermont Utility Work

JOHN'S LAKE ROAD WATER MAIN RELOCATION COST ESTIMATE

PAY ITEM DESCRIPTION	UNIT	QNTY	UNIT COST	COST
MOBILIZATION	LS	1	\$3,500.00	\$3,500.00
LAYOUT & AS-BUILTS	LS	1	\$2,000.00	\$2,000.00
6" WET TAP	EA	1	\$3,000.00	\$3,000.00
8" WET TAP	LF	1	\$3,500.00	\$3,500.00
8" WATER MAIN	LF	3,500	\$20.00	\$70,000.00
8" GATE VALVES	EA	9	\$1,700.00	\$15,300.00
8" FITTINGS	LS	1	\$7,500.00	\$7,500.00
FIRE HYDRANT ASSEMBLIES	EA	8	\$4,000.00	\$32,000.00
AIR RELEASE VALVES & VAULTS	EA	2	\$4,000.00	\$8,000.00
JUMPER ASSEMBLIES	EA	1	\$1,500.00	\$1,500.00
BLOW-OFF ASSEMBLIES	EA	1	\$1,300.00	\$1,300.00
WATER SERVICES	EA	17	\$500.00	\$8,500.00
TESTING	LS	1	\$3,200.00	\$3,200.00
CUT, CAP, & REMOVE EXISTING WM	LF	2,950	\$6.00	\$17,700.00
			TOTAL	\$177,000.00



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, December 13, 2016		
Agenda Item Name		
Resolution No. 2016-49		
Requested Action		
Recommend to approve Resolution No. 2016-49		
Staff Report		
Resolution No. 2016-49 is proposed to amend the City's FY 2017 budget. The amendments are necessary to formally amend the budget for the council actions since October 1, 2016 and to carry forward unexpended FY 2016 funds.		
Additional Analysis		
Fiscal Impact Summary		
Total decrease to fund balance for all funds - \$6,127,105		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Resolution No. 2016-49 Resolution No 2016-49 - 12-5-16.docx		

CITY OF CLERMONT
RESOLUTION NO. 2016-49

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
CLERMONT, LAKE COUNTY, FLORIDA, AUTHORIZING BUDGET
AMENDMENTS FOR THE CITY OF CLERMONT FOR FISCAL YEAR
2016-2017**

WHEREAS, it is hereby found and determined by the City Council of the City of Clermont, Lake County, Florida, that the following budget amendments are necessary for the Fiscal Year October 1, 2016 to September 30, 2017:

GENERAL FUND

- | | |
|---|-----------|
| 1. Increase Salaries (10515-12100) | \$ 14,792 |
| Increase FICA (10515-12220) | \$ 1,234 |
| Decrease Pension (10515-12240) | \$ 2,566 |
| Increase Group Insurance (10515-12300) | \$ 5,195 |
| Increase Life Insurance (10515-12305) | \$ 47 |
| Increase EAP (10515-12315) | \$ 12 |
| Increase Minor Equipment (10515-55204) | \$ 2,200 |
| Increase Subscriptions and Dues (10515-55400) | \$ 350 |
| Increase Training (10515-55401) | \$ 500 |
| To amend the Development Services Department budget for the reclassification of the CRA/Mobility Director position to a Senior Planner. | |
| 2. Increase Repair and Maintenance – City Hall (10519-54621) | \$ 18,375 |
| To amend the Other General Government budget for the carryforward of unexpended FY 2016 funds for the installation of ADA doors at City Hall. | |
| 3. Increase Uniforms (10522-55203) | \$ 18,472 |
| To amend the Fire Department budget for the carryforward of unexpended FY 2016 funds. | |
| 4. Increase Capital Outlay – Buildings (10522-66201-22801) | \$ 4,947 |
| Increase Reimbursements (10366-36650) | \$ 2,473 |
| To amend the Fire Department budget for the installation of a canopy at Station No. 4 and partial reimbursement from Lake County. | |
| 5. Increase Professional Services – General (10542-53100-72106) | \$ 2,000 |
| Increase Minor Equipment (10542-55204) | \$ 9,695 |
| To amend the Public Works Department budget for the carryforward of unexpended FY 2016 funds. | |

CITY OF CLERMONT
RESOLUTION NO. 2016-49

6. Increase Contract Services – Cleaning (10519-53402)	\$	28,928
Increase Contract Services – Cleaning (10542-53402)	\$	44,000
Increase Contract Services – Cleaning (10542-53402-72100)	\$	2,300
Increase Contract Services – Cleaning (10542-53402-72107)	\$	16,000
Increase Contract Services – Cleaning (10542-53402-72904)	\$	6,000
Increase Contract Services – Cleaning (10542-53402-72905)	\$	500
Increase Contract Services – Cleaning (10542-53402-72906)	\$	4,000
Increase Contract Services – Cleaning (10542-53402-72907)	\$	5,000
Decrease Contract Services – Cleaning (10549-53402)	\$	500
Increase Contract Services – Cleaning (10549-53402-19100)	\$	8,500
Increase Contract Services – Cleaning (10549-53402-72117)	\$	7,500
Increase Contract Services – Cleaning (10549-53402-72903)	\$	4,000
Increase Contract Services – Cleaning (10573-53402)	\$	7,880
To amend the Other General Government and Public Works Department budgets for the cleaning services contracts approved by the City Council on September 27, 2016.		
7. Decrease Salaries (10559-12100)	\$	23,717
Decrease FICA (10559-12220)	\$	1,684
Decrease Pension (10559-12240)	\$	2,372
Decrease Group Insurance (10559-12300)	\$	4,016
Decrease Life Insurance (10559-12305)	\$	75
Decrease EAP (10559-12315)	\$	4
To amend the Economic Development Department budget for a change in the cost allocation of the Economic Development Director position.		
8. Increase Contributions – General (10574-88201)	\$	15,000
To amend the Parks and Recreation Department budget for a Sommer Sports contribution, as approved by the City Council on October 25, 2016.		
9. Increase Contract Services – Cleaning (10575-53402)	\$	55,863
To amend the Parks and Recreation Department budget for the cleaning services contract for the Arts and Recreation Center, as approved by the City Council on October 25, 2016.		
10. Decrease Fund Balance (10559-59900)		
Total General Fund Adjustments	\$	245,883

CITY OF CLERMONT
RESOLUTION NO. 2016-49

BUILDING SERVICE FUND

1. Increase Capital Outlay – Vehicles (11524-66400) \$ 35,000
To amend the Development Services Department budget for the carryforward of unexpended FY 2016 funds.
2. Decrease Fund Balance (11599-59900) \$ 35,000
Total Building Service Fund Adjustments.

INFRASTRUCTURE SALES TAX FUND

1. Increase Capital Outlay – Land (12572-66101) \$ 200,000
To amend the Parks and Recreation Department budget for the purchase of property adjacent to Lake Minneola from CSX Transportation, as approved by the City Council on October 25, 2016.
2. Increase Transfer to Capital Projects Fund (12581-99114-95104) \$ 96,800
To amend the budget to reflect a change in the funding of the Downtown Restrooms.
3. Decrease Fund Balance (12599-59900) \$ 296,800
Total Infrastructure Sales Tax Fund Adjustments.

FIRE IMPACT FEES FUND

1. Increase Capital Outlay – Land (16522-66101) \$ 35,000
To amend the Fire Department budget for the purchase of property adjacent to Fire Station No. 1, as approved by the City Council on October 25, 2016.
2. Decrease Fund Balance (16599-59900) \$ 35,000
Total Fire Impact Fees Fund Adjustments.

CITY OF CLERMONT
RESOLUTION NO. 2016-49

CAPITAL PROJECTS FUND

1. Increase Capital Outlay – Eighth Street Entryway (32559-66300-95103) \$ 124,000
Increase Transfer from CRA Fund (32381-38121-95103) \$ 124,000
To amend the Economic Development Department budget for the increased cost of the Eighth Street Entryway Sign, as approved by the City Council on November 8, 2016.
2. Increase Transfer from Infrastructure Fund (32381-38104-95104) \$ 96,800
Decrease Transfer from CRA Fund (32381-38121-95104) \$ 96,800
To amend the Capital Projects Fund budget to reflect a change in the funding of the Downtown Restrooms.
3. Increase Capital Outlay – Montrose Street (32559-66300-95110) \$ 62,982
Increase Transfer from CRA Fund (32381-38121-95110) \$ 62,982
To amend the Economic Development Department budget for the carryforward of unexpended FY 2016 funds.

WATER FUND

1. Increase Capital Outlay – 12” Water Main (41533-66307-33106) \$ 1,830,433
Increase Capital Outlay – Lower Florida Aquifer (41533-66307-33112) \$ 1,858,928
Increase Capital Outlay – Software (41533-66404) \$ 93,189
To amend the Water Fund budget for the carryforward of unexpended FY 2016 funds.
2. Decrease Fund Balance (41599-59900)
Total Water Fund Adjustments. \$ 3,782,550

SEWER FUND

1. Increase Professional Services – General (42535-53100) \$ 43,703
Increase Capital Outlay – Construction Improvements (42535-66305-35103) \$ 226,830
Increase Capital Outlay – Manhole Lining (42535-66305-35108) \$ 43,030
Increase Capital Outlay – Software (42535-66404) \$ 99,299
To amend the Sewer Fund budget for the carryforward of unexpended FY 2016 funds.
2. Decrease Fund Balance (42599-59900)
Total Sewer Fund Adjustments. \$ 412,862

CITY OF CLERMONT
RESOLUTION NO. 2016-49

WATER IMPACT FEES FUND

1. Increase Capital Outlay – East Water Loop (43533-66307-33111) \$ 600,000
To amend the Water Impact Fees Fund budget for the carryforward of unexpended FY 2016 funds.
2. Decrease Fund Balance (43599-59900) \$ 600,000
Total Water Impact Fee Fund Adjustments.

SEWER IMPACT FEES FUND

1. Increase Capital Outlay – Reclaimed Expansion (44535-66323-36101) \$ 536,865
To amend the Sewer Impact Fees Fund budget for the carryforward of unexpended FY 2016 funds.
2. Decrease Fund Balance (44599-59900) \$ 536,865
Total Sewer Impact Fee Fund Adjustments.

STORMWATER FUND

1. Increase Capital Outlay – Drew and East (45538-66306-38112) \$ 165,823
To amend the Environmental Services Department budget for the Drew and East Avenue Stormwater Project, as approved by the City Council on November 8, 2016.
2. Decrease Fund Balance (45599-59900) \$ 165,823
Total Stormwater Fund Adjustments.

CRA FUND

1. Decrease Salaries (60552-12100) \$ 56,018
Decrease FICA (60552-12220) \$ 4,024
Decrease Pension (60552-12240) \$ 5,602
Decrease Group Insurance (60552-12300) \$ 8,032
Decrease Life Insurance (60552-12305) \$ 176
Decrease EAP (60552-12315) \$ 8
To amend the Economic Development Department budget for a change in the cost allocation of the Economic Development Director position.
2. Increase Transfer to Capital Projects Fund (60581-99114-95103) \$ 124,000
To amend the budget for the increased cost of the Eighth Street Entryway Sign, as approved by the City Council on November 8, 2016.

CITY OF CLERMONT
RESOLUTION NO. 2016-49

- | | | |
|---|----|--------|
| 3. Decrease Transfer to Capital Projects Fund (60581-99114-95104) | \$ | 96,800 |
| To amend the budget to reflect a change in the funding of the Downtown Restrooms. | | |
| 4. Increase Transfer to Capital Projects Fund (60581-99114-95110) | \$ | 62,982 |
| To amend the Economic Development Department budget for the carryforward of unexpended FY 2016 funds. | | |
| 5. Decrease Fund Balance (60599-59900) | | |
| Total CRA Fund Adjustments. | \$ | 16,322 |

Net Decrease to Fund Balance – All Funds	\$	6,127,105
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CITY OF CLERMONT
RESOLUTION NO. 2016-49

NOW, THEREFORE, BE IT RESOLVED, that the above said budget amendments of the City of Clermont for the Fiscal Year 2016-2017 are hereby adopted.

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



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date			
Tuesday, December 13, 2016			
Agenda Item Name			
Ordinance No. 2016-29 <i>Withdrawn</i> <i>Extreme Groves</i>			
Requested Action			
Staff Report			
The applicant has withdrawn the comprehensive plan amendment application.			
Additional Analysis			
Fiscal Impact Summary			
Fiscal Impact	Fund Number and Description	Available Budget Amount	
Exhibits Attached (copies of original agreements)			
1.	Ordinance	CPA ORD 2016-29.doc	
2.	Withdraw letter	1527 Extreme Groves withdrawl letter 9-13-16.pdf	
3.	Legal ad	CPA Ad Extreme Grove Amendment UPDATED.docx	

CITY OF CLERMONT
ORDINANCE No. 2016-29

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

The north ½ of the northeast ¼ of Section 1, Township 23 South, Range 26 east, Lake County Florida, less and except that part thereof lying within the plat of Prominent Pointe, recorded in Plat Book 41, Pages 74 and 75, Public Records of Lake County, Florida & less from the northwest corner of the northeast ¼ run south 89-46-07 east 25 feet for Point of Beginning, continue south 89-46-07 east 346.91 feet, south 0-27-22 west 627.84 feet, north 89-46-07 west 346.91 feet, north 0-27-22 east 627.84 feet to Point of Beginning.

CITY OF CLERMONT
ORDINANCE No. 2016-29

Containing 66.44 acres more or less, and being subject to any easements, rights-of-way or restrictions of record.

**CHANGE IN FUTURE LAND USE CLASSIFICATION
FROM LAKE COUNTY – RURAL
TO CITY OF CLERMONT LOW DENSITY RESIDENTIAL**

Section 2.

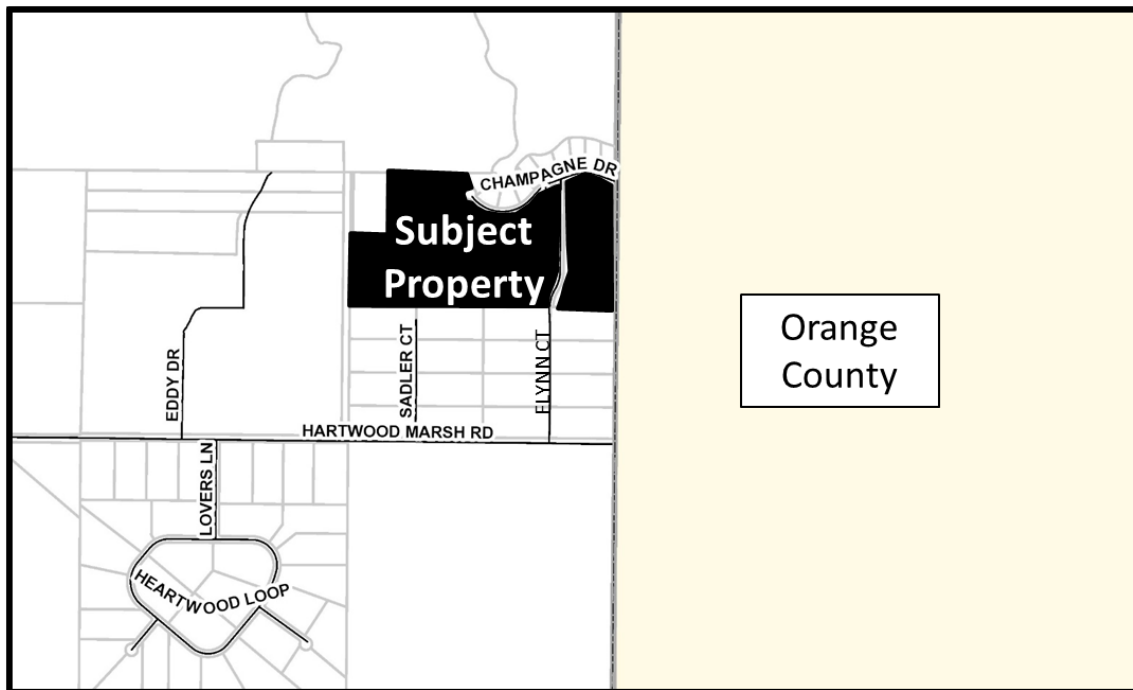
If any portion of this Ordinance is declared invalid, the invalidated portion shall be severed from the remainder of the Ordinance, and the remainder of the Ordinance shall continue in full force and effect as if enacted without the invalidated portion, except in cases where such continued validity of 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. 2016-29

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

September 13, 2016

Ms. Barbara Hollerand
Development Services Director
City of Clermont
685 W. Montrose St.
Clermont, FL 34711

Re: Extreme Groves Property
Alternate Key 3502027
Ord. 2016-29

Job. 1527

Ms. Hollerand,

On behalf of our client, Meritage Homes LLC and also Extreme Groves Investments LLC (land owner) we have decided to withdraw our application to; annex, amend the city future land use map and rezone the property. Please remove this item from any further consideration by the city of Clermont.

Sincerely,



Thomas Daly
President

cc: Jeff Porter, Meritage Homes
Alex Howell, Extreme Groves LLC
Cecelia Bonifay, Ackerman
Scott Boyd, Orange County District Commissioner, District 1
Chad Moorhead, Madden Moorhead and Stokes

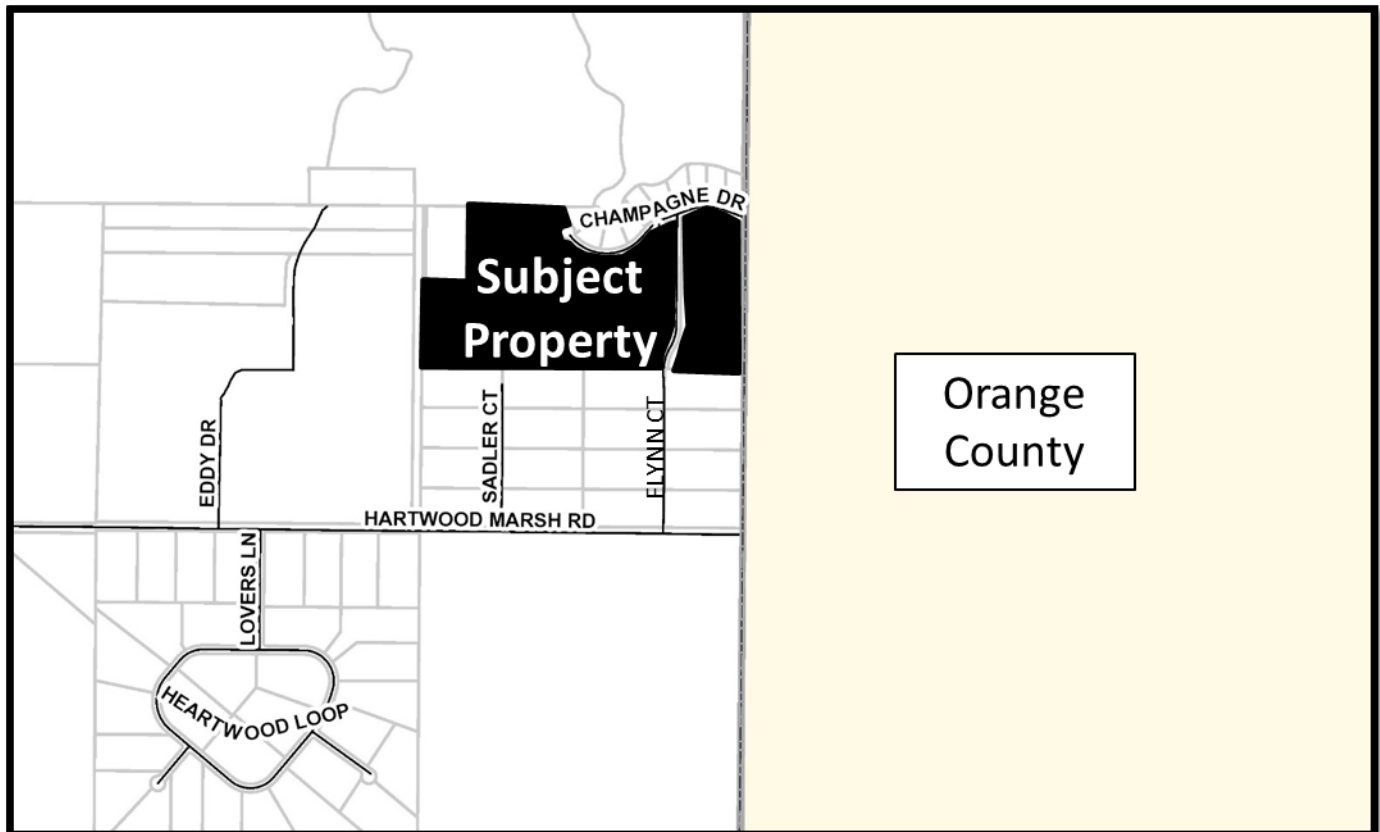


CITY OF CLERMONT

NOTICE OF PROPOSED AMENDMENT TO COMPREHENSIVE PLAN ORDINANCE NO. 2016-29

The City of Clermont will hold public hearings Monday, September 12, 2016 at 6:30 p.m. before the Planning and Zoning Commission and Tuesday, September 27, 2016 at 6:30 p.m. before the City Council to consider transmittal 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 Lake County Rural to Low Density Residential.

The City of Clermont will hold public hearings on Tuesday, December 13, 2016 (final reading of the ordinance) beginning at 6:30 p.m. before the City Council to consider the adoption of the proposed change to the City's Future Land Use Map.



***Location: South of Champagne Dr., West of Orange County Line,
and North of Hartwood Marsh Road
Extreme Groves Amendment +/- 66 acres
Alternate Key 3502027***

Ordinance #2016-29:

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
September 2 and November 29, 2016



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date	
Tuesday, December 13, 2016	
Agenda Item Name	
Ordinance No. 2016-47 <i>Final</i> <i>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 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 center-line 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.

At the November 1, 2016 Planning and Zoning Commission meeting, Commissioner Tony Hubbard moved to recommend denial of the rezoning; seconded by Commissioner Judy Proli. The vote was unanimous to recommend denial.

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. | P&Z Minutes | P&Z minutes.pdf |
| 5. | Application | REZ Nov. application.pdf |
| 6. | 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
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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
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7. The project may have elevation changes of up to 15 feet in height over the project site through the use of cut and fill. These changes will be submitted to the City Engineer at the time of final engineering.
8. Retaining wall heights up to 13 feet in height are allowed to deal with the extreme grades on the site.
9. Parking space dimensions shall be allowed at a minimum 9 feet wide by 18 feet deep for 30 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:

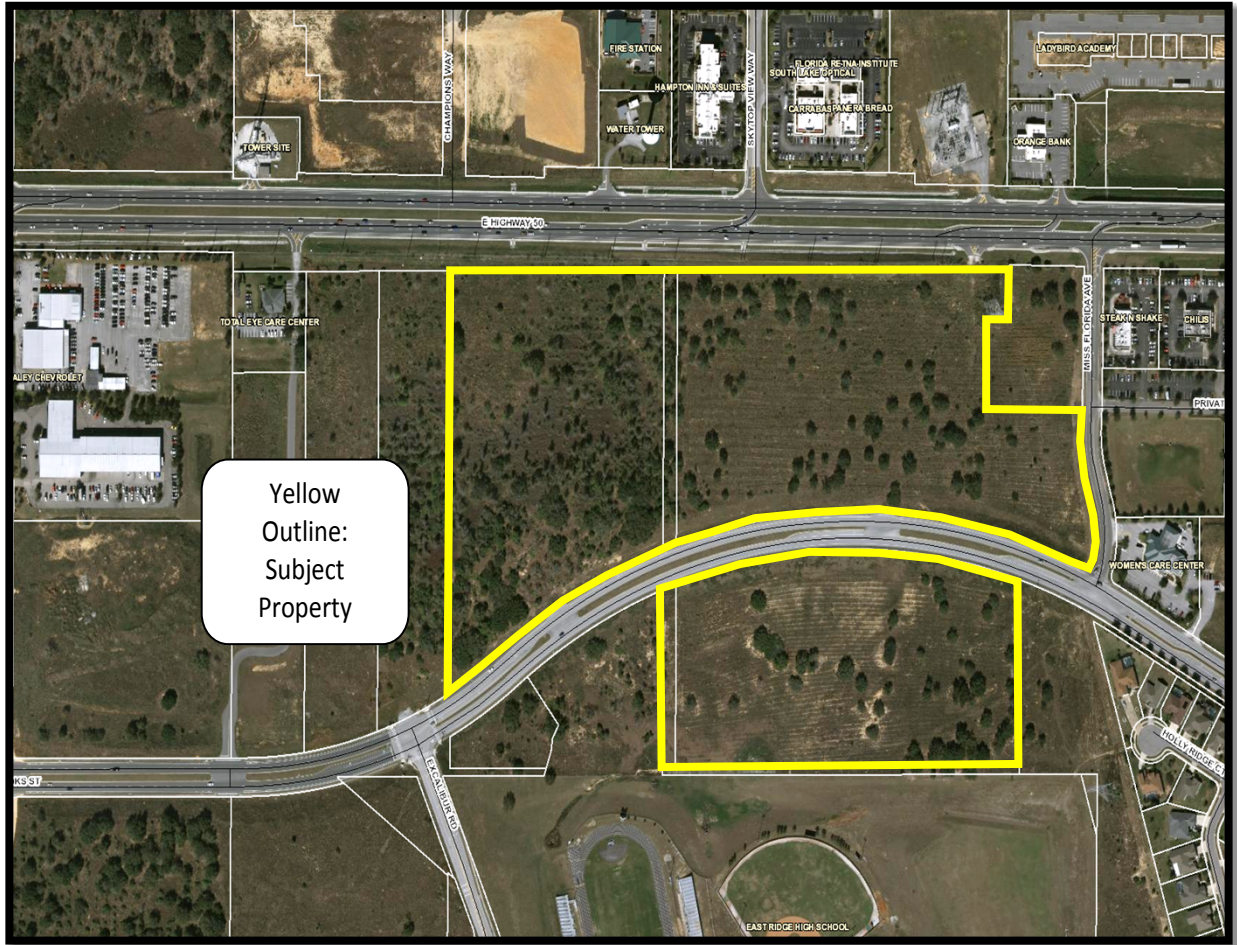
Should any Section or part of this Section be declared invalid by any court of competent jurisdiction, such adjudications shall not apply to or affect any other provision of this Ordinance, except to the extent that the entire Section or part of the Section may be inseparable in meaning and effect from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

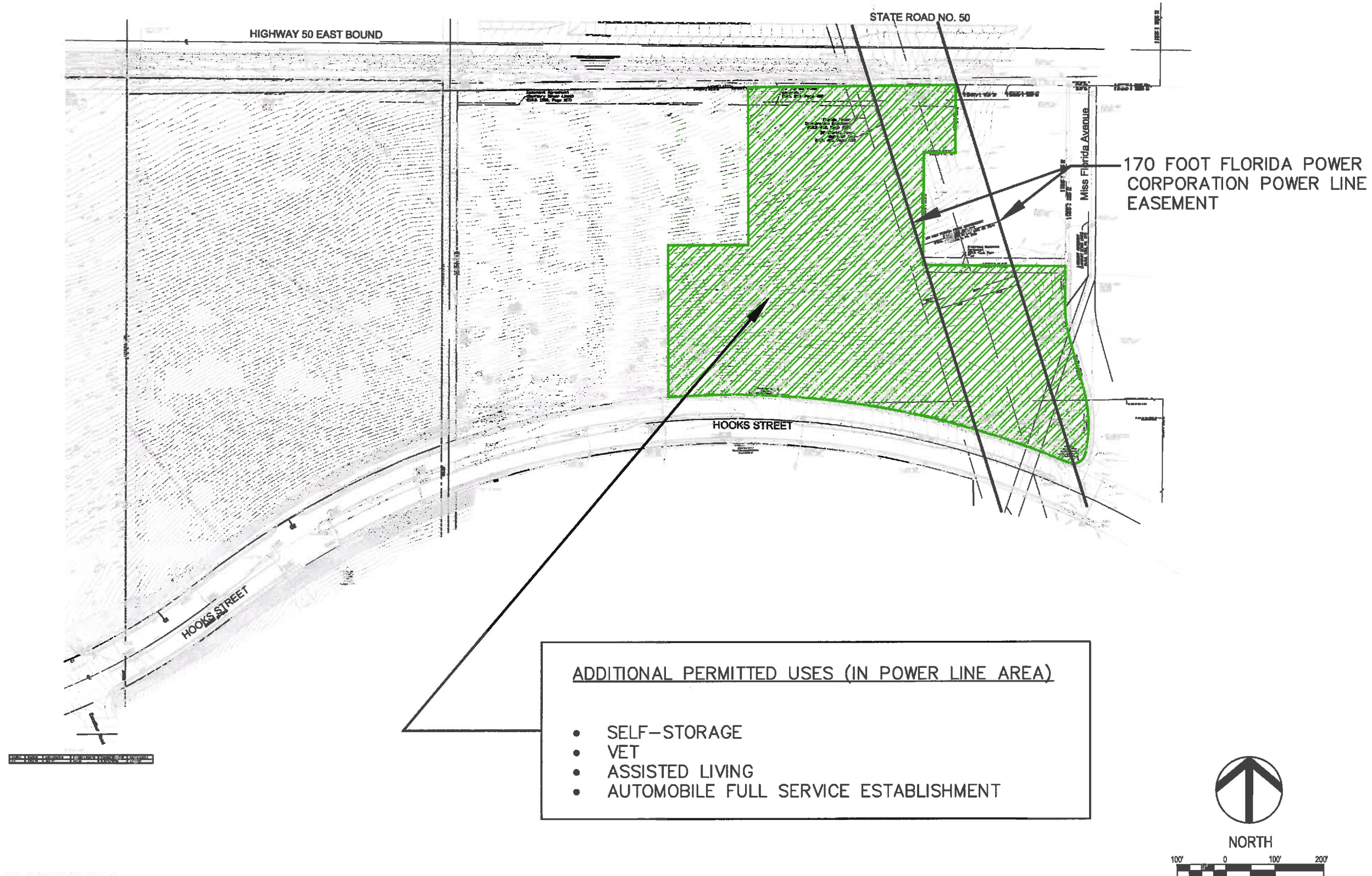
ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

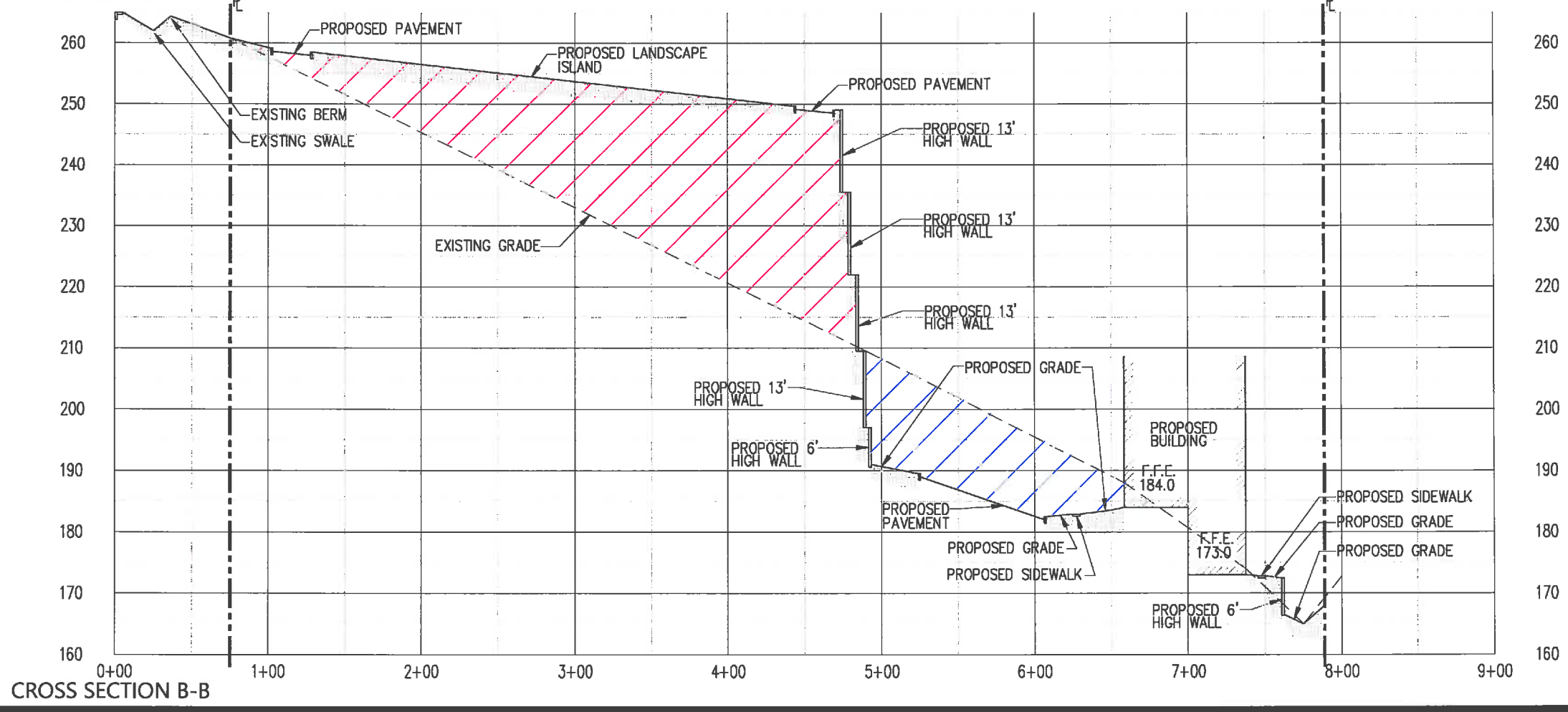
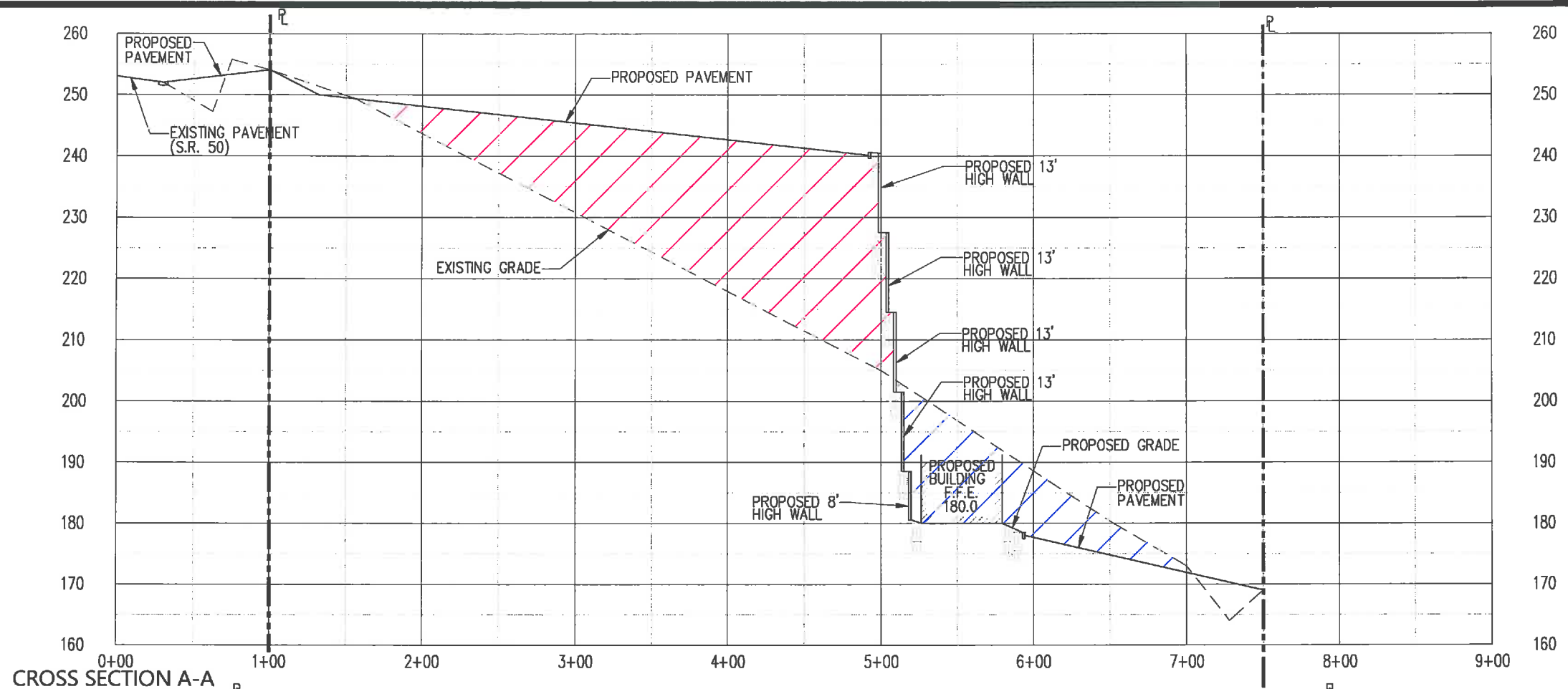
ADDITIONAL PERMITTED USES (ONLY IN POWER LINE AREA)



LOCATION OF ADDITIONAL PERMITTED USES

REVISION	DATE	REVISION	DATE

CUP-5
PROJECT
TOPOGRAPHY
PROJECT NO.: 2015.196



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 845, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.



-Site Benchmark Information-

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

Schedule BII Exceptions

- Recorded as an *entry* by the City of Portland. Judgment in favor of Florida Power Corporation (Case File No. 74744) filed 7/19, 1987 (a Civil Order-Bole) Page 95.
29. *Assessment to Florida Electric Power Corporation* - Florida corporation recorded in *Shawmutes Book 7, Page 285*. (Assessment filed within 30 days of the right of way line as they were required by statute 1925A)
30. *Assessment for right of way easement* in *Deed Book 123, Page 134*. (An *in-lieu* of the fee section line easement, *not* patented due to a *retention* of the *physical* right of way. 1867)
31. *Assessment to Florida Power Corporation* recorded in *Deed Book 126, Page 428*. (Reflects the Subject Property - *Dupont*) *None*
32. *Assessment to Florida Power Corporation* recorded in *Official Records Book 418, Page 632*. (Reflects the Subject Property - *Dupont*) *None*
33. *Assessment to Florida Power Corporation* recorded in *Official Records Book 613, Page 663*. (Reflects the Subject Property - *Dupont*) *None*
34. *Assessment to Florida Power Corporation* recorded in *Official Records Book 613, Page 663*. (Reflects the Subject Property - *Dupont*) *None*
35. *Assessment Agreement between Hayward K. Knapp, trustee and City of Cleveland* recorded in *Official Records Book 1385, Page 127*. (Reflects the Subject Property - *Dupont*) *None*
36. *Drainage and Topography* (includes) *Assessment Agreement between Hayward K. Knapp, Trustee and Wynn & Wallace Land Development* recorded in *Official Records Book 367, Page 296*. (Assessment between Hayward K. Knapp, Trustee and Wynn & Wallace Land Development. 7/19/77, *Wynn & Wallace* did not *own* the Subject Property - *Dupont*) *None*
37. *Drainage and Topography* (includes) *Assessment Agreement between Hayward K. Knapp, Trustee and Wynn & Wallace Land Development* recorded in *Official Records Book 367, Page 296*. (Assessment between Hayward K. Knapp, Trustee and Wynn & Wallace Land Development. 7/19/77, *Wynn & Wallace* did not *own* the Subject Property - *Dupont*) *None*
38. *National Assessment Agreement* by and between *Hayward K. Knapp, Trustee and Alvin S. Bland, Trustee* recorded in *Official Records Book 613, Page 398*. (Reflects the Subject Property - *Arroyo from New Florida*) *None*
39. *Utility and Drainage Assessment Agreement* by and between *Hayward K. Knapp, Trustee and Alvin S. Bland, Trustee*, recorded April 17, 1915, in *Official Records Book 643, Page 398*. (Reflects the Subject Property - *Arroyo from New Florida*) *None*
40. *Temporary Construction Agreement* and *Temporary Final Easement* by *Hayward K. Knapp, Trustee, in favor of Alvin S. Bland, Trustee*, recorded April 17, 1915, in *Official Records Book 643, Page 398*. (Reflects the Subject Property - *Arroyo from New Florida*) *None*

~~Not in~~

*Hurry to Based upon the Legal Description Supplied by Buyer.

*Mortgage Portfolios Held by MORT are Not "retired" for Capex, Overlays and/or Hazmat.

*Mortgage Portfolios Held by MORT are Not "Retired" for Capex, Overlays and/or Hazmat.

*Hazardous Waste Abatement Issues, As Assumed and Based upon the Use Disclosed with a "NOT".

*Mortgage Term is "NOT" to be used as recommended Property Lines.

*Where Capex is "NOT" Indicated, Buyer is Responsible for:

- *Hazard Overlays, Underground Mining and/or Factors have "NOT" been Inspected Under "NOT" or otherwise noted.
- *Hazardous Waste Abatement Issues, As Assumed and Based upon the Use Disclosed with a "NOT".

*Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Herein shall be Construed to Give the Surveyor any Liability for any Use of these Documents for any Purpose Not Intended Herein.

*Hazard Zone Determination Based on Aerial Data Generated by County, and is Subject to Change by the County. This Determination is Not to be Used by Third Parties for any Purpose other than the INTENDED Use by MOH when given to this Surveying Company at the time of Endorsement.

*This Survey is Not to be Used for any Purpose other than the INTENDED Use by MOH when given to this Surveying Company at the time of Endorsement.

*This Survey is Not to be Used for any Purpose other than the INTENDED Use by MOH when given to this Surveying Company at the time of Endorsement.

*NO LIABILITY for the Accuracy of this Determination.

-Legend-

- [illegible]



Fixed Zone: X Community Number: 12089C Permit: 0-DE 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, PGM LB 7623
Signed: 09-07-15

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

Revisions			
Scale: 1"= 60'		Approved By:	Drawn By: GLG
Field Date: 09/30/16		PKI	Reviewed By: PKI
Boundary Survey Certified To:			
Lawrence, Donald, Chatter, Marsha, & Reed, P.A.			
Fidelity National The Insurance Company			
CADD File: Y:\06-04-09\new\06-21622-00-00002.dwg			File Number: IS-23822

**City of Clermont
MINUTES
PLANNING AND ZONING COMMISSION
NOVEMBER 1, 2016**

Page 7

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

**City of Clermont
MINUTES
PLANNING AND ZONING COMMISSION
NOVEMBER 1, 2016**

Page 8

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

**City of Clermont
MINUTES
PLANNING AND ZONING COMMISSION
NOVEMBER 1, 2016**

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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.



**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: _____

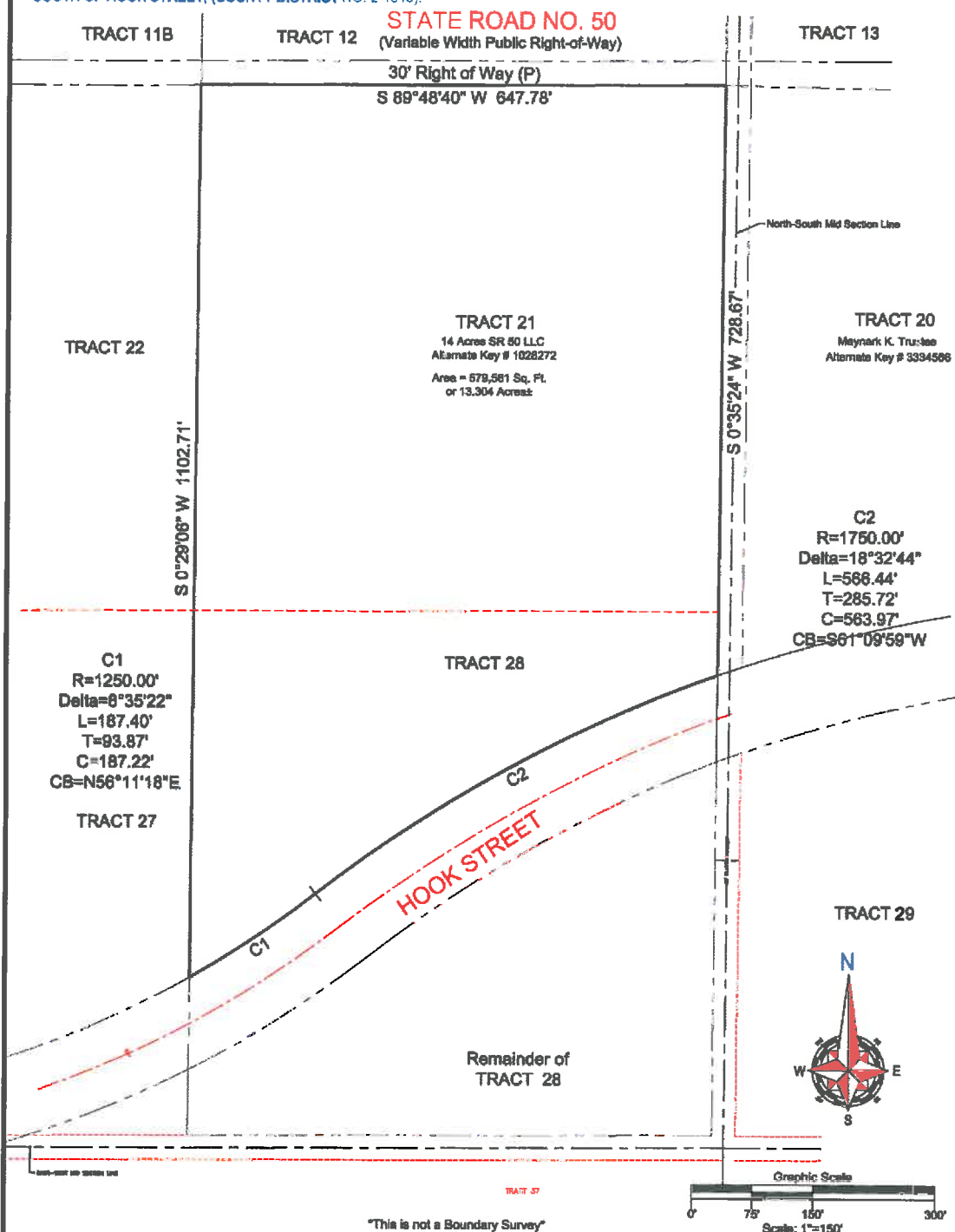
00643298v1

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

Legal Description:

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

Sketch of Description



"This is not a Boundary Survey"

Field Date: N/A		Date Completed: 3/15/16																																							
Drawn By: GLG		File Number: IS-23822																																							
Legend: <table border="0"> <tr> <td>C - Calculated</td> <td>PC - Point of Curvature</td> </tr> <tr> <td>CB - Centerline</td> <td>PI - Point of Intersection</td> </tr> <tr> <td>CM - Concrete Monument</td> <td>P.O.B. - Point of Beginning</td> </tr> <tr> <td>Conc. - Concrete</td> <td>P.O.L. - Point on Line</td> </tr> <tr> <td>D - Description</td> <td>PP - Power Pole</td> </tr> <tr> <td>DE - Drainage Easement</td> <td>PRM - Permanent Reference Monument</td> </tr> <tr> <td>Serv. - Easement</td> <td>PT - Point of Tangency</td> </tr> <tr> <td>F.E.M.A. - Federal Emergency Management Agency</td> <td>R - Radius</td> </tr> <tr> <td>PFE - Finished Floor Elevation</td> <td>Rel. - Radial</td> </tr> <tr> <td>Fed. - Federal</td> <td>R&C - Rubber & Cap</td> </tr> <tr> <td>L - Line</td> <td>Rec. - Recovered</td> </tr> <tr> <td>M - Measured</td> <td>Rd. - Road</td> </tr> <tr> <td>NRL - Nail & Dist.</td> <td>Rel. - Set 1/2" Rubber & Cap "LS 7623"</td> </tr> <tr> <td>P - Non-Physical</td> <td>Typ. - Typical</td> </tr> <tr> <td>ORR - Official Records Book</td> <td>UE - Utility Easement</td> </tr> <tr> <td>P.B. - Plat Book</td> <td>W - Water</td> </tr> <tr> <td>-C- - Wood Fence</td> <td>W.M. - Water Meter</td> </tr> <tr> <td></td> <td>W.M. - Delta (Central Angle)</td> </tr> <tr> <td></td> <td>-O- - Chain Link Fence</td> </tr> </table>				C - Calculated	PC - Point of Curvature	CB - Centerline	PI - Point of Intersection	CM - Concrete Monument	P.O.B. - Point of Beginning	Conc. - Concrete	P.O.L. - Point on Line	D - Description	PP - Power Pole	DE - Drainage Easement	PRM - Permanent Reference Monument	Serv. - Easement	PT - Point of Tangency	F.E.M.A. - Federal Emergency Management Agency	R - Radius	PFE - Finished Floor Elevation	Rel. - Radial	Fed. - Federal	R&C - Rubber & Cap	L - Line	Rec. - Recovered	M - Measured	Rd. - Road	NRL - Nail & Dist.	Rel. - Set 1/2" Rubber & Cap "LS 7623"	P - Non-Physical	Typ. - Typical	ORR - Official Records Book	UE - Utility Easement	P.B. - Plat Book	W - Water	-C- - Wood Fence	W.M. - Water Meter		W.M. - Delta (Central Angle)		-O- - Chain Link Fence
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	-O- - Chain Link Fence																																								
Notes: >Sketch is Based upon the Legal Description Supplied by Client. >Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Mistake. >Subject to any Easements and/or Restrictions of Record. >Bearing Basis shown 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. >Roof Overhangs, Underground Utilities and/or Foulers have NOT been located UNLESS otherwise noted. >Septic Tanks and/or Drainedfield locations are approximate and MUST be verified by appropriate Utility Location Companies. >Use of This Survey for Purposes other than Intended, Without Written Verification, Will be of the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be Constructed to give ANY Rights or Benefits to Anyone Other than those Certified. >Flood Zone Determination Shown Hereon is Given as a Courtesy, and is Subject to Final Approval by F.E.M.A. This Determination may be affected by Flood Factors and/or other Information NEITHER known by NCR given to this Surveying Company at the time of this Easement or Ireland & Associates Surveying Inc. and the signing surveyor assume NO Liability for the Accuracy of this Determination.																																									
I hereby Certify that the Sketch of the above Described Property is True and Correct to the best of my Knowledge and Belief as of the Date Shown, Based on Information furnished to me as Noted and Consistent with the Standards of Practice for Land Surveying in the State of Florida in accordance with Chapter 33-17.052, Florida Administrative Code, Pursuant to Section 472.007 Florida Statutes. <i>Patrick K. Ireland</i> FOR THE FIRM Patrick K. Ireland, Surveyor License # 86637, L.S. 7623 This Survey is Intended for the Use of Said Certified Parties. This Survey NOT VALID UNLESS SIGNED and Embossed with Surveyor's Seal. Ireland & Associates Surveying, Inc. 1301 S. International Parkway Suite 2001 Lake Mary, Florida 32746 www.Irelandsurveying.com Office-407.678.3366 Fax-407.320.8165																																									

LEGAL NOTICE

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 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, 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



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, December 13, 2016		
Agenda Item Name		
Ordinance No. 2016-44 <i>Final</i> <i>Huber Self-Storage</i>		
Requested Action		
Recommend approval of Ordinance 2016-44.		
Staff Report		
The applicant, The Huber Group, LLC, is requesting voluntary annexation of the subject property. The property is located west of US 27 and north of Caspian Lane. The city limits are across the US 27 right-of-way to the east. This is considered adjacent under Chapter 171 of the Florida Statutes for annexation. The property was previously used for citrus production and is currently vacant. The property is approximately 6.89 acres in size and is in the City's sewer service area. Water to the site will be provided by the private utility provider in this service area. The property is located within the ISBA and the JPA. The applicant wishes to receive services from the City in order to develop the property into a self-storage facility with a commercial out-parcel. This request is being heard concurrently with requests for a small-scale comprehensive plan amendment, rezoning, variance, and a conditional use permit to allow for the self-storage and the commercial out-parcel. The related request for a comprehensive plan amendment would change the future land use from Lake County's Urban Low to the City's Industrial designation. The rezoning request is to change the zoning from Urban Estate (currently Planned Commercial District in Lake County) to the City's C-2 General Commercial zoning classification. The City is able to provide services and the property is adjacent to the city limits. Therefore, staff recommends approval of the annexation.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Ordinance	ANN ORD 2016-44.doc	
2. Annexation Map	Huber Annex Map.pdf	
3. Application	ANN application.pdf	
4. Legal ad	ANN Huber legal ad.docx	

CITY OF CLERMONT
ORDINANCE No. 2016-44

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, PROVIDING FOR THE ANNEXATION OF A CERTAIN PARCEL OF LAND CONTIGUOUS TO THE PRESENT CITY BOUNDARIES; PROVIDING FOR AN EFFECTIVE DATE, SEVERABILITY, RECORDING, AND PUBLICATION.

WHEREAS, the City Council of the City of Clermont, Lake County, Florida has received a Petition for Annexation of a parcel of land contiguous to the present corporate limits under Section 171.044, Florida Statutes; and

WHEREAS, the City Council of the City of Clermont, Lake County, Florida, has determined that it is in the best interest of the City and of the property herein sought to be annexed that the City annex the following described property; and

WHEREAS, the City Council has determined that the area sought to be annexed is contiguous to the City and is in need of the services which the City can offer and the City has determined that such area sought to be annexed will be substantially benefited by annexation; and

WHEREAS, the City Council has determined that all requirements of Section 171.044, Florida Statutes, have been met.

SECTION 1.

NOW, THEREFORE, BE IT ORDAINED, under the provisions of Florida Statute Chapter 171 and the General and Special Laws of the State of Florida; that the City of Clermont, Lake County, Florida, does hereby annex to and make part of its corporate boundaries; the following described property contiguous to the present City boundary, to-wit:

Legal Description

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 +/-

SECTION 2.

That the aforescribed property shall be and hereby is made part and parcel of the City of Clermont, Lake County, Florida, and that said property shall be subject to all of the laws, ordinances, and provisions pertaining to the City of Clermont.

CITY OF CLERMONT
ORDINANCE No. 2016-44

SECTION 3.

All property aforescribed shall henceforth be subject to ad valorem taxation by the City of Clermont, Lake County, Florida and any other general or special taxes or assessments.

SECTION 4.

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

SECTION 5.

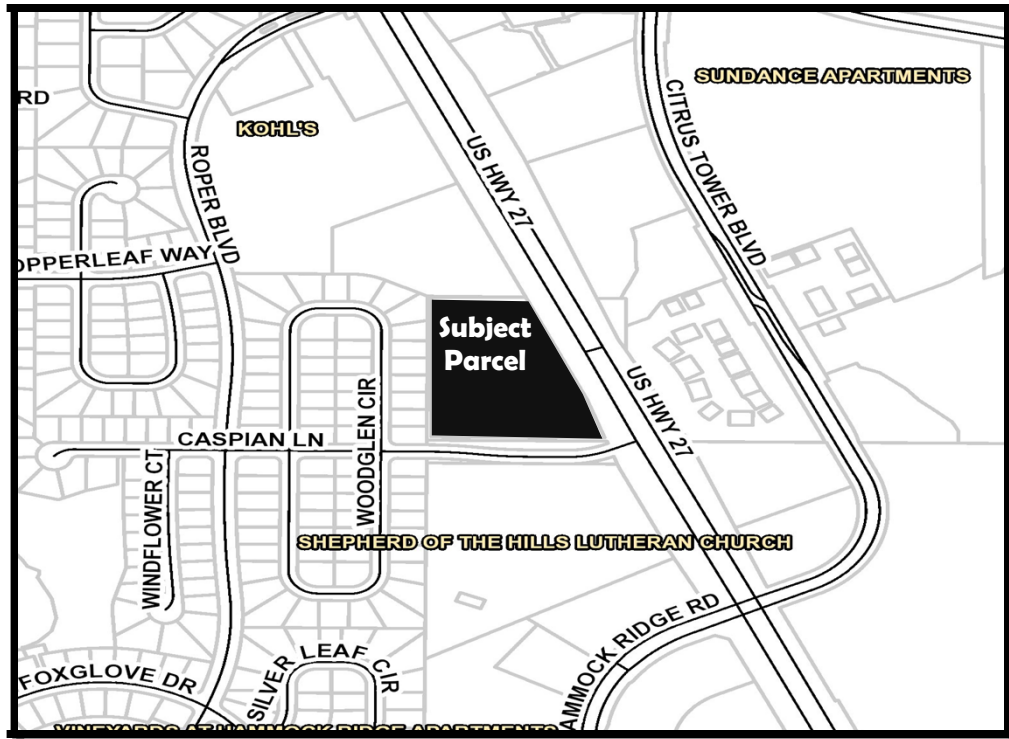
This Ordinance shall be recorded in the Public Records of Lake County, Florida.

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. 2016-44

Location map:



CITY OF CLERMONT
ORDINANCE No. 2016-44

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

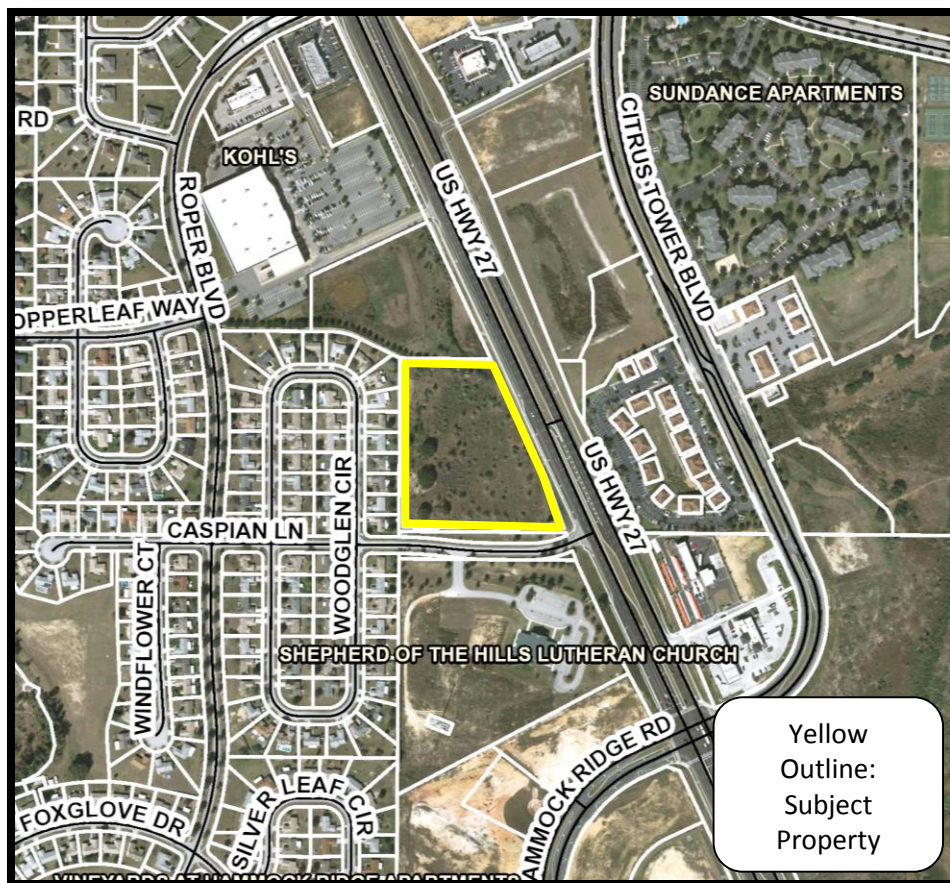
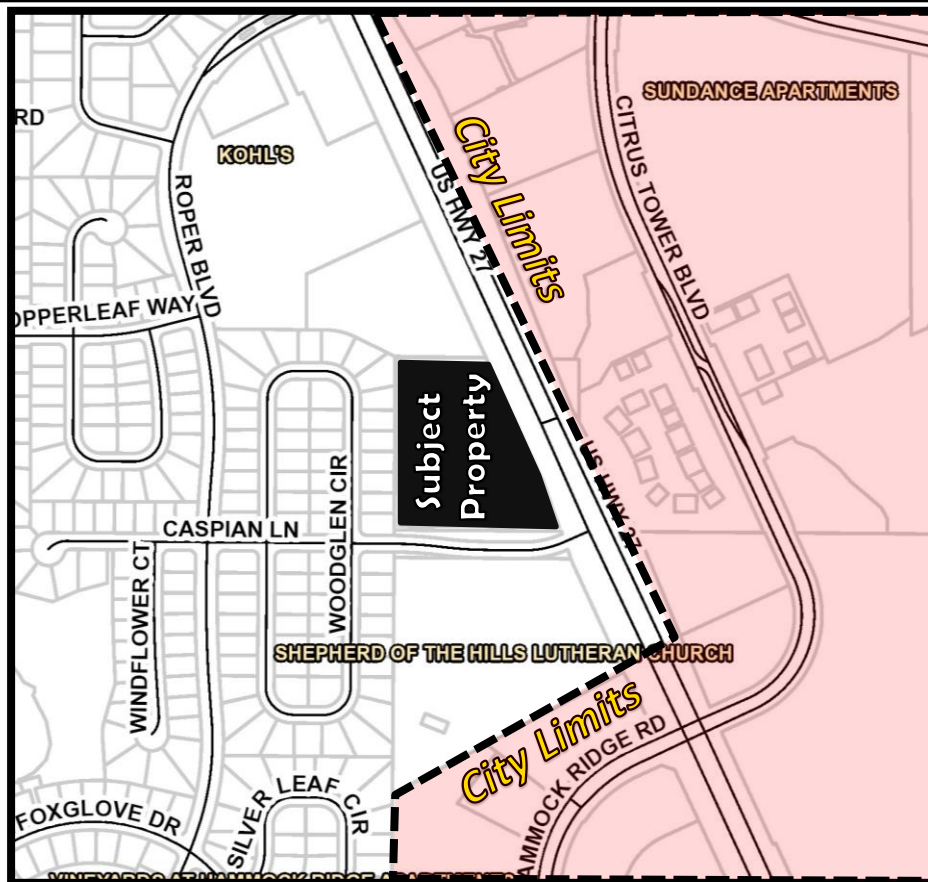
ATTEST:

Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

Exhibit - Location Map - Huber Self Storage





APPLICATION & PETITION

DATE: Sep 23, 2016

FEE: \$50.⁰⁰

Please type or print – use black pen/ink only.

PROJECT NAME (if applicable): Huber Self Storage

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

Address: P.O. Box 730

City: Windermere State: FL Zip: 34786

Phone: 407.909.0600 Fax: 407.909.9336

Applicant is: Owner: ☐ Agent: ☒ Purchaser: ☐ Lessee: ☐ Optionee: ☐

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: ???

AGENT NAME (Affidavit required): Mike Hale, P.E. (Engineer)

Address: 80 Spring Vista Drive

City: DeBary State: FL Zip: 32713

Phone: 386.753.0558 Fax: 386.753.0778

E-Mail: mhale@teds-fl.com

Property address and/or general location: Northwest corner of US Hwy 27 and Caspian Lane (address not yet issued), Lake County Tax Parcel 09-22-26-1400-061-00000 and directly across US 27, Parcel No. 09-22-26-140506100001

Area of property: 7.155 +/- acres, and/or +/- sq. ft.

The property is PRESENTLY used for: Vacant (undeveloped)

The property is PROPOSED to be used for: Future development, currently anticipated to include a self storage facility and commercial outparcel for west parcel.



Existing Lake County Land Use* : Urban Low Density

Existing Lake County Zoning* : Planned Commercial District (CP)

*** NOTE: All property annexed into the City of Clermont is automatically zoned Urban Estate Residential (UE) Zoning District. A separate application for a Land Use Plan Amendment & Rezoning is required. Applicable fees shall apply.**

Number of existing structures on the property and their present use: N/A (vacant)

State the reason or basis for this request: To support future development, currently anticipated to include a self storage facility and commercial outparcel for west parcel.

EXACT LEGAL DESCRIPTION as shown on the Tax Receipt or Warrant Deed.
(attach copy).

Section 32, Township 22 S, Range 26 E

Tract 61, Section 32, Township 22 South, Range 26 East, according to the Map showing property of Lake Highlands Company, recorded in Plat Book 3, page 24, Public Records of Lake County, FL, LESS right of way for State Highway.

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



 **LEONARD H. BAIRD, JR.**
Commission # FF 228869
Expires September 12, 2010
Bonded thru Troy Fair Insurance 800-399-7018



Existing Lake County Land Use* : Urban Low Density

Existing Lake County Zoning* : Planned Commercial District (CP)

*** NOTE: All property annexed into the City of Clermont is automatically zoned Urban Estate Residential (UE) Zoning District. A separate application for a Land Use Plan Amendment & Rezoning is required. Applicable fees shall apply.**

Number of existing structures on the property and their present use: N/A (vacant)

State the reason or basis for this request: To support future development, currently anticipated to include a self storage facility and commercial outparcel

EXACT LEGAL DESCRIPTION as shown on the Tax Receipt or Warrant Deed.
(attach copy).

Section 32, Township 22 S, Range 26 E

Tract 61, Section 32, Township 22 South, Range 26 East, according to the Map showing property of Lake Highlands Company, recorded in Plat Book 3, page 24, Public Records of Lake County, FL, LESS right of way for State Highway.

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



**PETITION OF LANDOWNER(S) FOR ANNEXATION
OF CERTAIN PROPERTY TO THE CITY OF CLERMONT**

WE, the undersigned landowner(s) pursuant to the provisions of Chapter 59-1497 (Senate Bill No. 912), Laws of Florida, Regular Session 1959, entitled

AN ACT TO AMEND CHAPTER 9820, LAWS OF FLORIDA, SPECIAL ACT OF 1923, AS AMENDED, BEING THE CHARTER OF THE CITY OF CLERMONT, FLORIDA, TO PROVIDE ENABLING LEGISLATION FOR THE FUTURE ANNEXATION OF CONTIGUOUS TERRITORY BY PETITION AND CONSENT OF THE LANDOWNER(S) IN THE AREA SOUGHT TO BE ANNEXED: PROVIDING THAT SAID PROVISIONS SHALL BE CUMULATIVE: PROVIDING THAT THE PROPERTY ANNEXED SHALL BE LIABLE FOR ITS PROPORTIONATE SHARE OF THE EXISTING AND FUTURE INDEBTEDNESS OF SAID CITY, AND PROVIDING THAT SUCH ANNEXED TERRITORY SHALL BE SUBJECT TO ALL LAWS AND ORDINANCES OF SAID CITY AS IF ALL OF SUCH TERRITORY HAD BEEN A PART OF THE CITY OF CLERMONT AT THE TIME OF THE PASSAGE AND APPROVAL OF SAID LAWS AND ORDINANCES, AND FIXING EFFECTIVE DATE,

hereby petition that the hereinafter described real estate be annexed to, and become a part of the city limits of the City of Clermont, a municipal corporation in Lake County, Florida, created and existing pursuant to Chapter 9820, Laws of Florida, Special Acts of 1923, and amendatory and supplementary acts thereto, and we, jointly and severally, consent to such annexation of such area to said City of Clermont and upon annexation sought by this petition, all of the property, real and personal, within such area, and the inhabitants thereof, shall be subject to the government, jurisdiction, powers, franchises, duties and privileges of said City of Clermont, Florida and the said property shall be liable, proportionally, for all the present outstanding and existing, as well as future, indebtedness of the said City of Clermont; that all of the ordinances of the City of Clermont and all laws heretofore passed by the Legislature of the State of Florida, relating to and which now or hereafter constitute its Charter shall apply to have the same force and effect in such territory as may be annexed under the provisions hereof as if all of such territory had been part of the City of Clermont at the time of the passage and approval of said laws and ordinances.

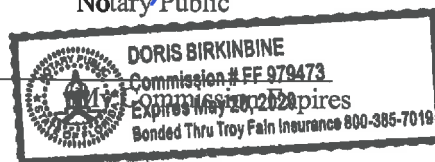
IN WITNESS WHEREOF, we, the undersigned landowners, as petitioners, have hereunto set our hands and seals as of the 26th day of September, 2016.

Legal description of the property: (Type, print in black ink, or attach a copy of the warranty deed or current tax receipt).

Donald M. H.
Landowner (Petitioner)

9/26/16
Date

Doris Birkinbine
Notary Public



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

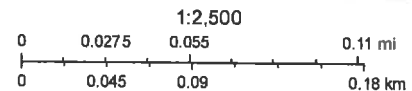
That part of Tract 61 lying easterly of Highway 27, Section 32, Township 22 South, Range 26 East, Lake Highlands Company, according to the plat thereof as recorded in Plat Book 3, Page 24, of the public records of Lake County, Florida, less right of way for road.

Parcel 092226140006100000



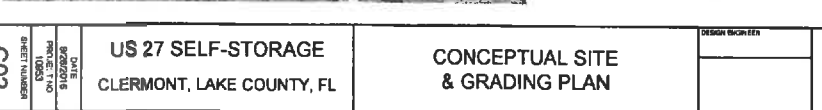
August 15, 2016

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



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

Lake County Board of County Commissioners

[illegible]

LEGAL NOTICE

The City Council of the City of Clermont will consider the enactment of the following proposed Ordinance at the regularly scheduled meeting to be held Tuesday, December 13, 2016 at 6:30 P.M. at City Hall located at 685 West Montrose Street. All interested parties will be given an opportunity to express their views on this matter.

ORDINANCE NO. 2016-44

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, PROVIDING FOR THE ANNEXATION OF A CERTAIN PARCEL OF LAND CONTIGUOUS TO THE PRESENT CITY BOUNDARIES; PROVIDING FOR AN EFFECTIVE DATE; SEVERABILITY; RECORDING, AND PUBLICATION.

LOCATION:

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 +/-

See Map Below

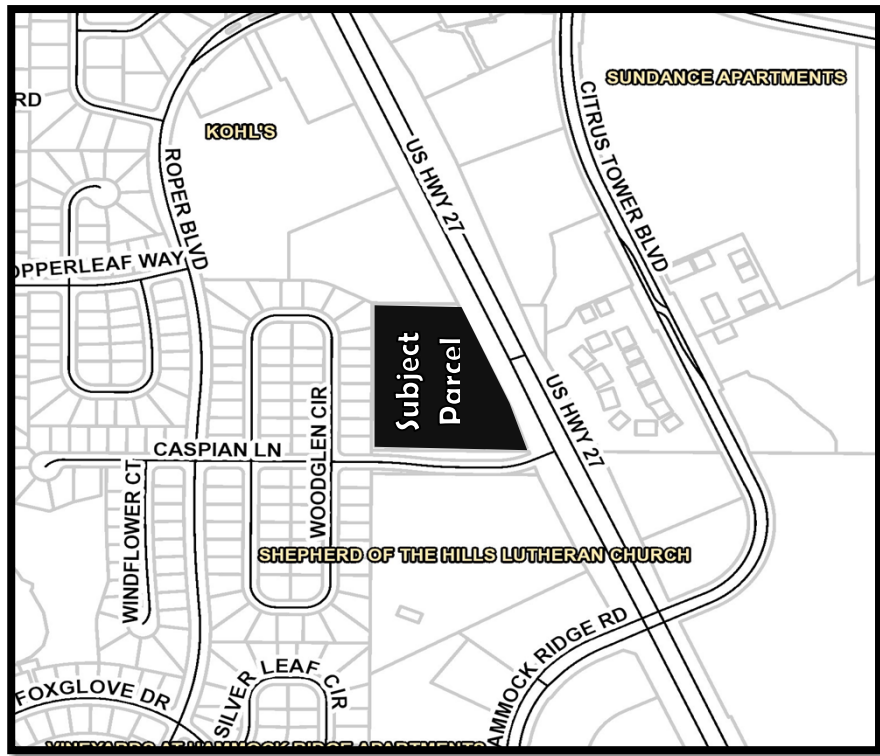
This ordinance is available for public inspection in the office of the City Clerk, 685 W. Montrose Street, Monday through Friday between the hours of 8:00 A.M. and 5:00 P.M.

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

Tracy Ackroyd Howe, MMC

City Clerk
Daily Commercial
November 22 & 29, 2016

Location Map:





CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date		
Tuesday, December 13, 2016		
Agenda Item Name		
Ordinance No. 2016-45 <i>Final</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 out-parcel. 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. <i>At the November 1, 2016 Planning and Zoning Commission meeting, Commissioner Tony Hubbard moved to recommend approval of the comprehensive plan amendment; Commissioner Herb Smith seconded. The vote was unanimous to recommend approval of the comprehensive plan amendment.</i>		
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.	P&Z Minutes	P&Z minutes.pdf
5.	Application	CPA appliation.pdf
6.	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.

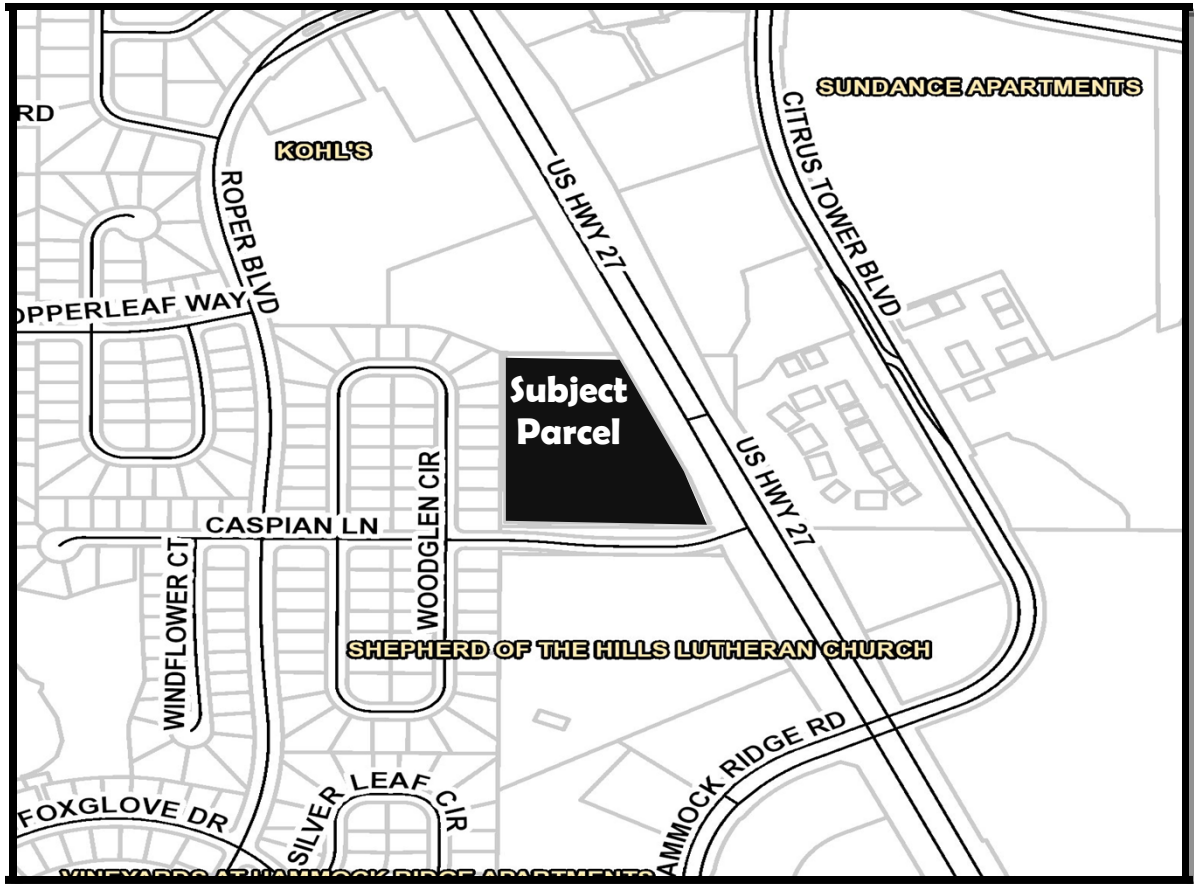
All ordinances or parts of ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

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

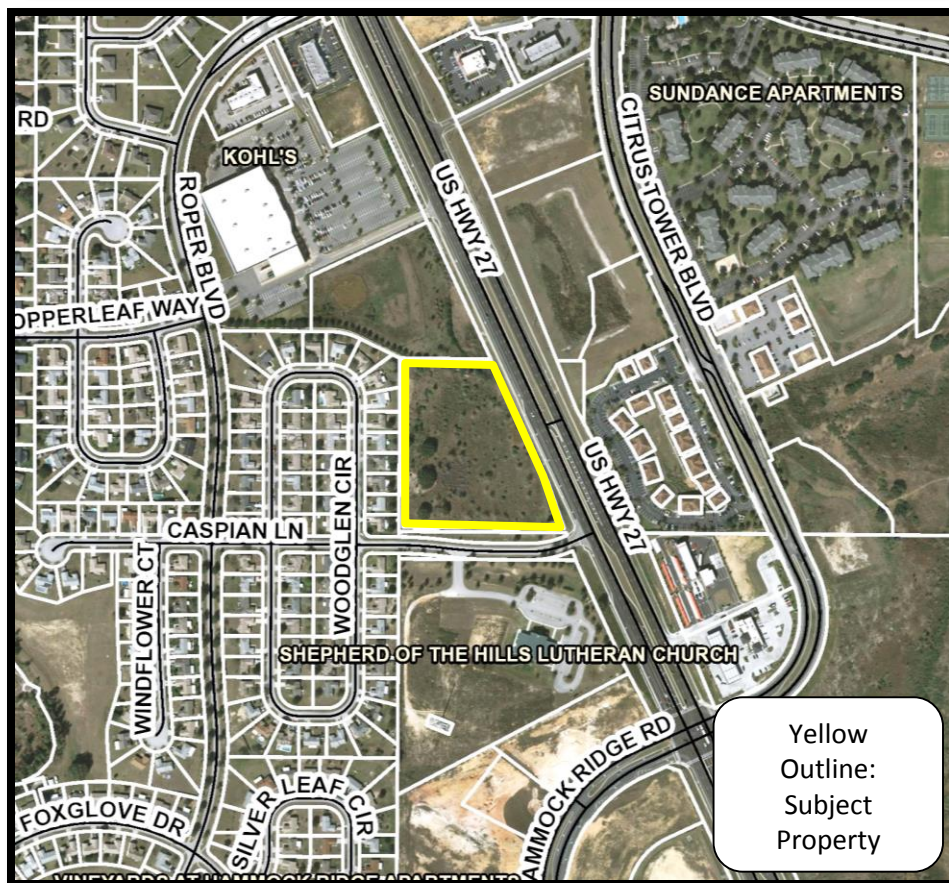
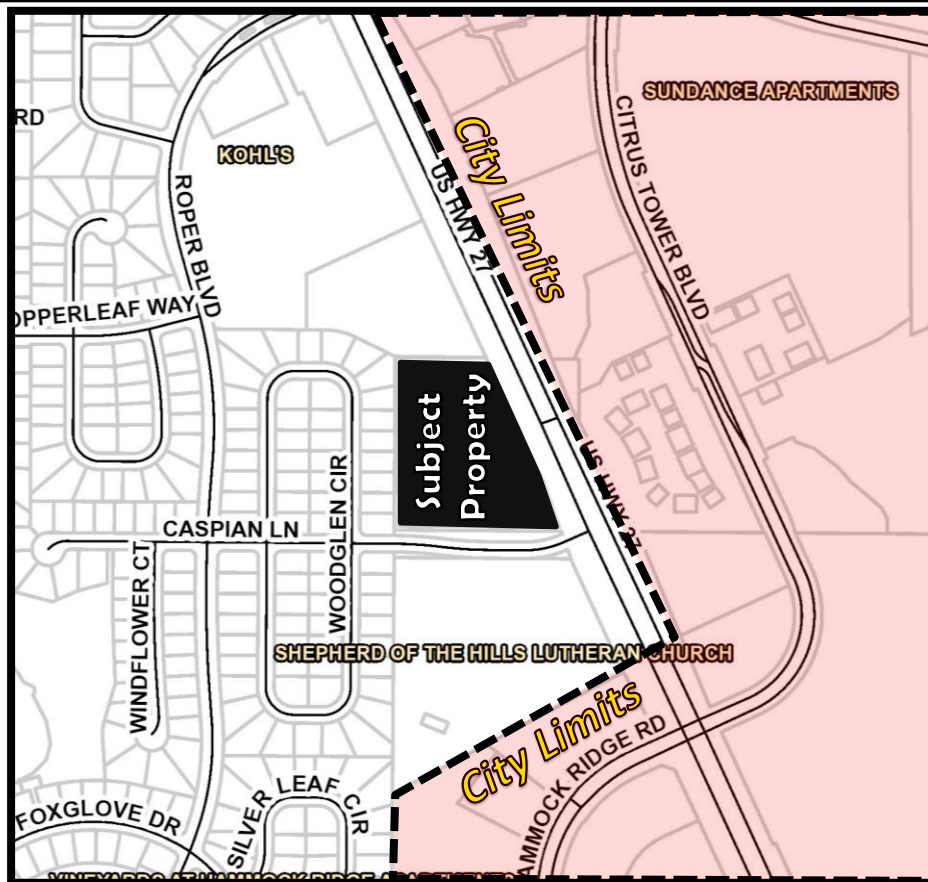


Exhibit – Future Land Use Map - Huber Self Storage

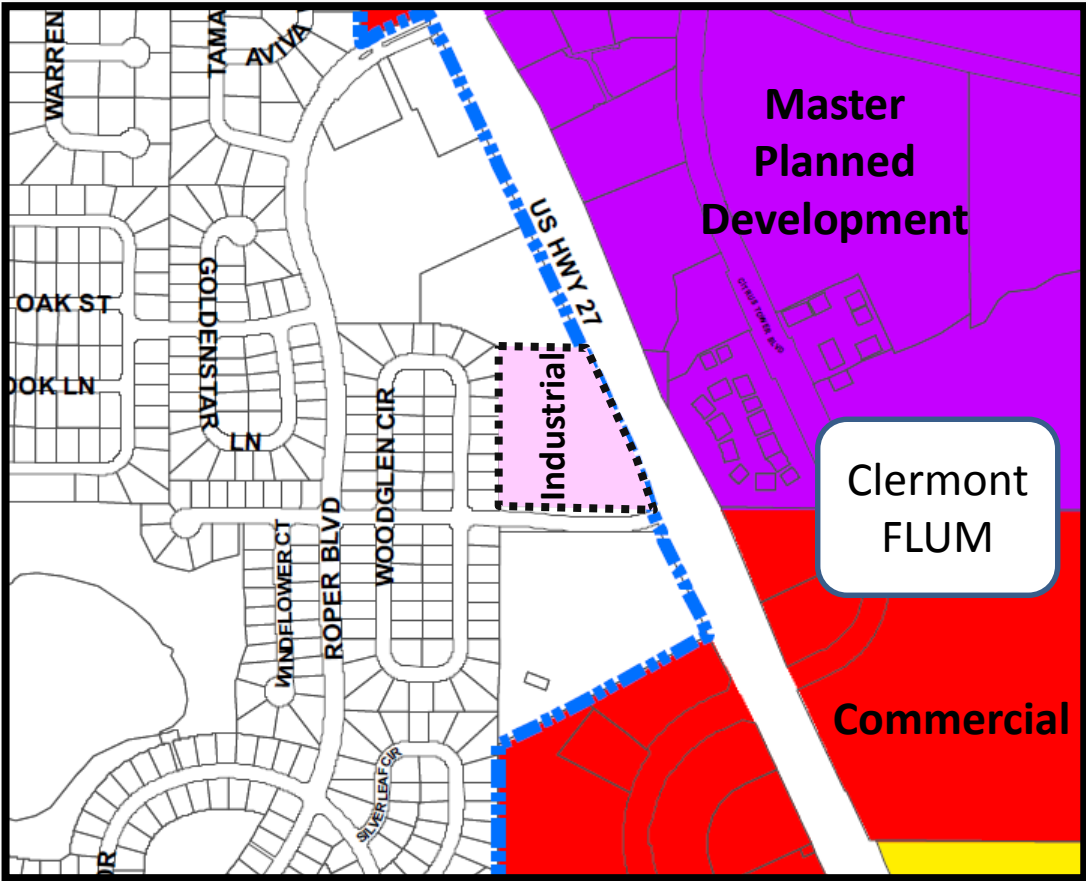
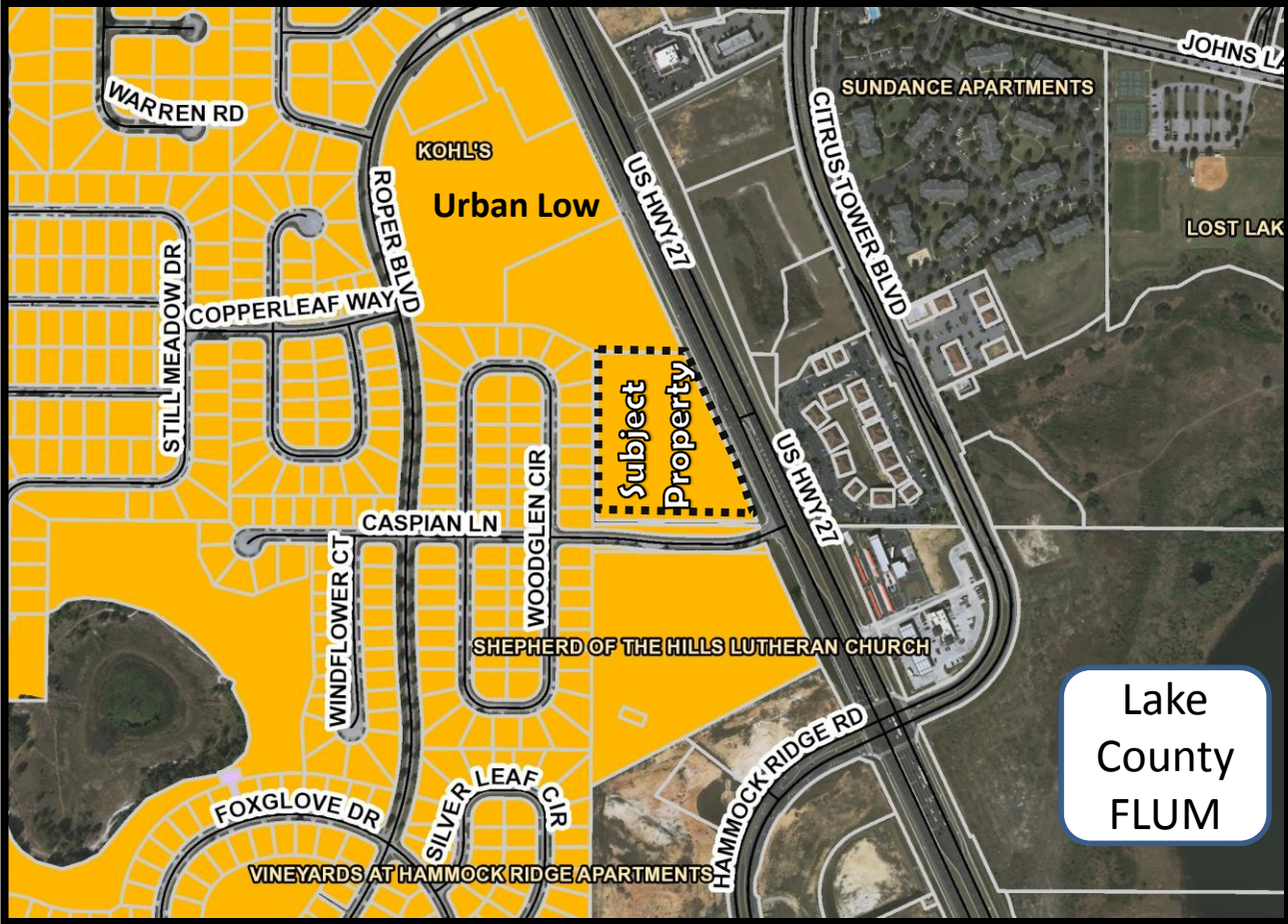
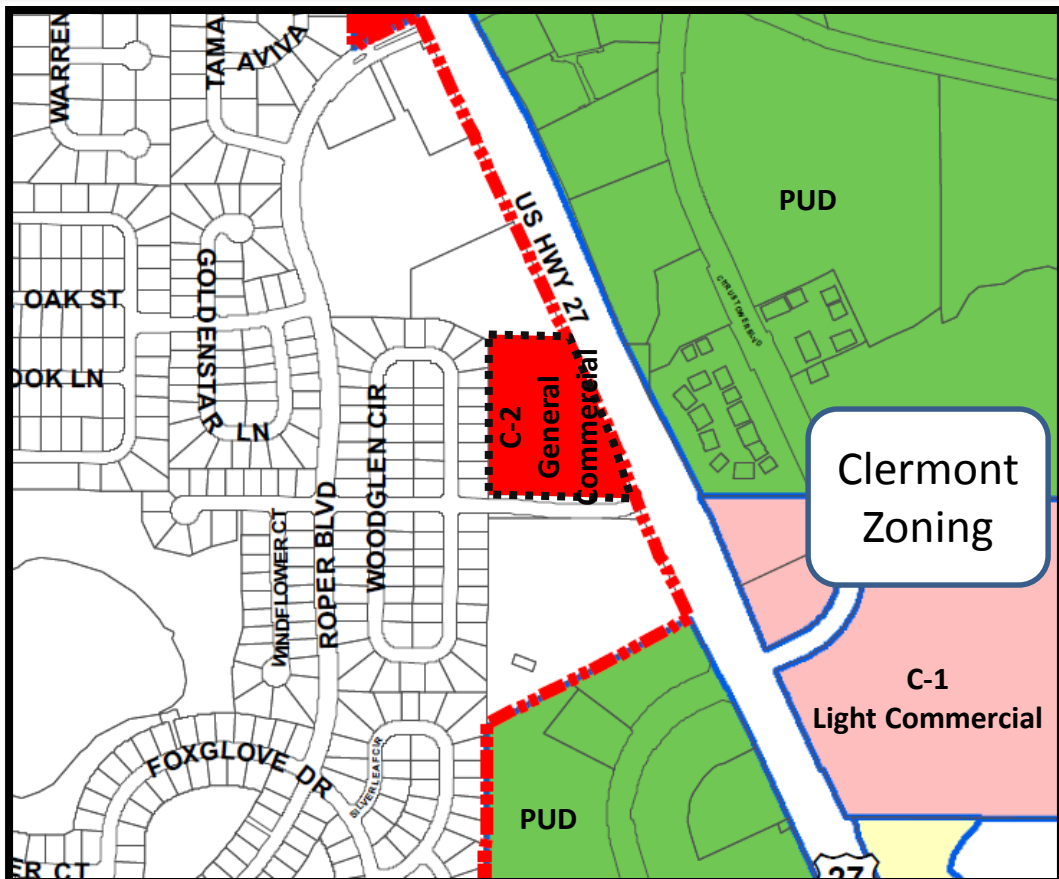
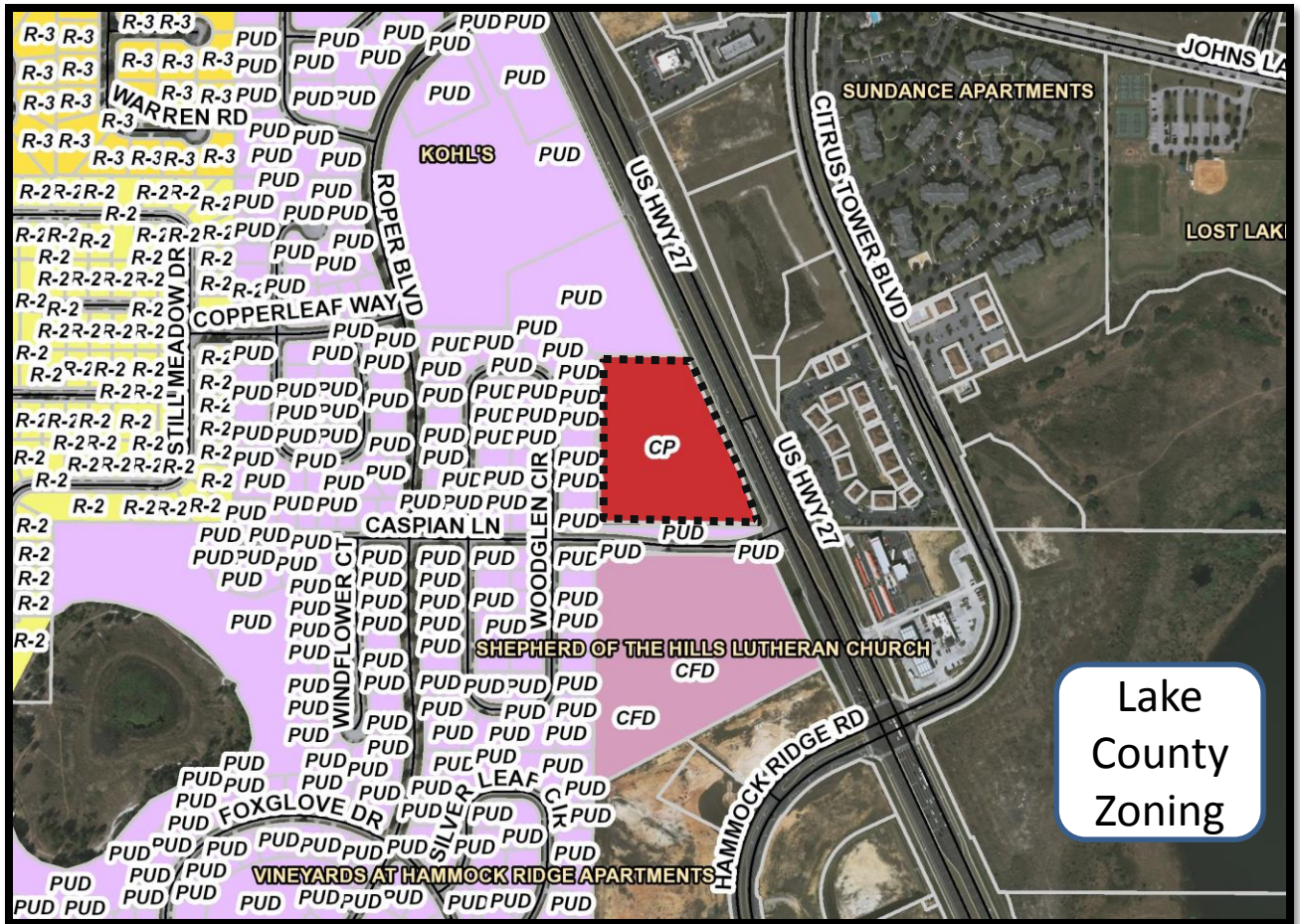
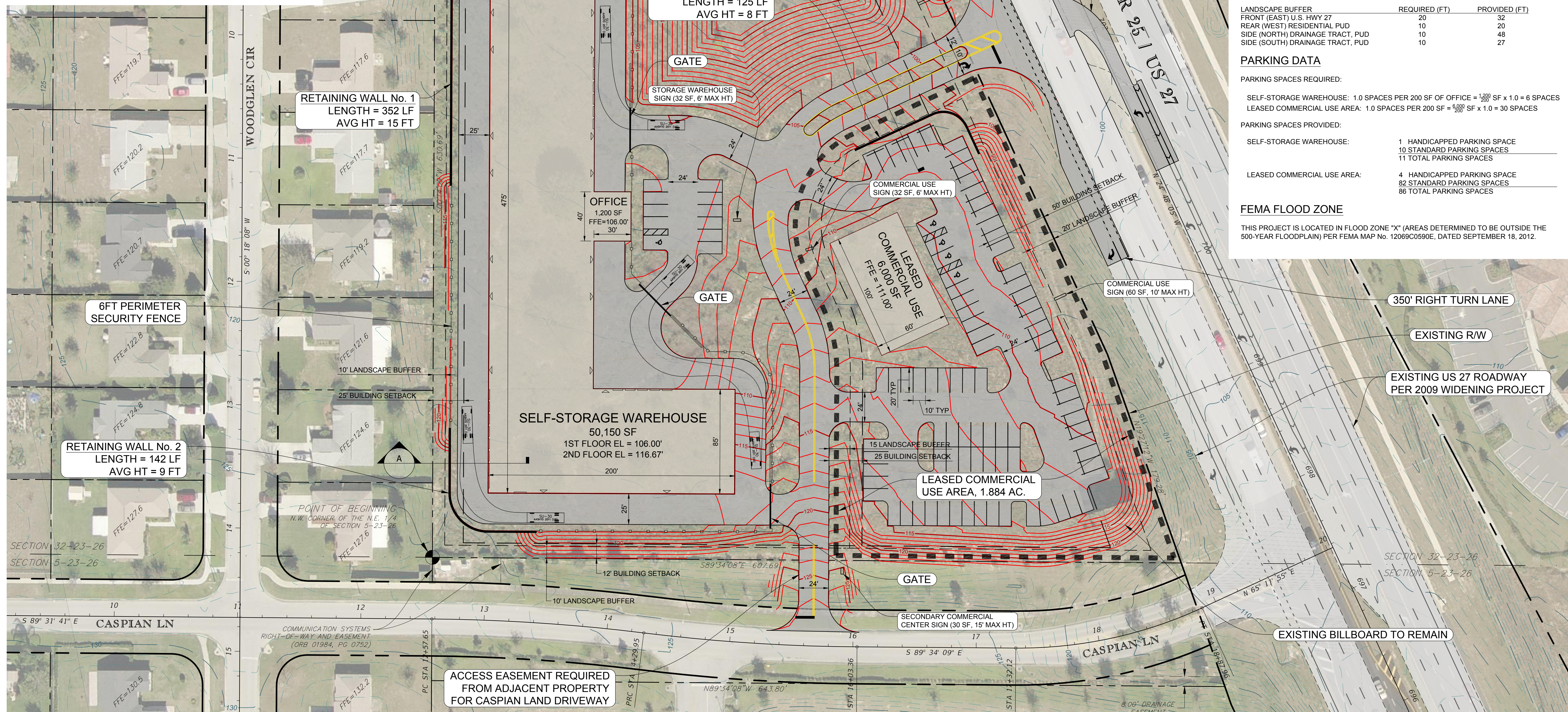


Exhibit – Zoning Map - Huber Self Storage



ESTIMATED 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

<u>BUILDING SETBACK</u>	<u>REQUIRED (FT)</u>	<u>PROVIDED (FT)</u>
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

<u>LANDSCAPE BUFFER</u>	<u>REQUIRED (FT)</u>	<u>PROVIDED (FT)</u>
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 Fax: 386.755.0778 DeBary, FL 32713 CERTIFICATE OF AUTHORIZATION NO. 27992	No.	REVISIONS	BY	DATE

**City of Clermont
MINUTES
PLANNING AND ZONING COMMISSION
NOVEMBER 1, 2016**

Page 4

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 approval 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:

**City of Clermont
MINUTES
PLANNING AND ZONING COMMISSION
NOVEMBER 1, 2016**

Page 5

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

**City of Clermont
MINUTES
PLANNING AND ZONING COMMISSION
NOVEMBER 1, 2016**

Page 6

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.

**City of Clermont
MINUTES
PLANNING AND ZONING COMMISSION
NOVEMBER 1, 2016**

Page 7

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



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)

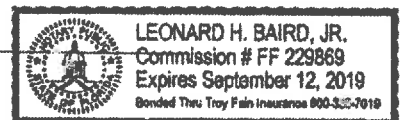
X [Signature]
Affiant - Applicant Name (signature)

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

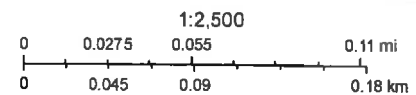
That part of Tract 61 lying easterly of Highway 27, Section 32, Township 22 South, Range 26 East, Lake Highlands Company, according to the plat thereof as recorded in Plat Book 3, Page 24, of the public records of Lake County, Florida, less right of way for road.

Parcel 092226140006100000

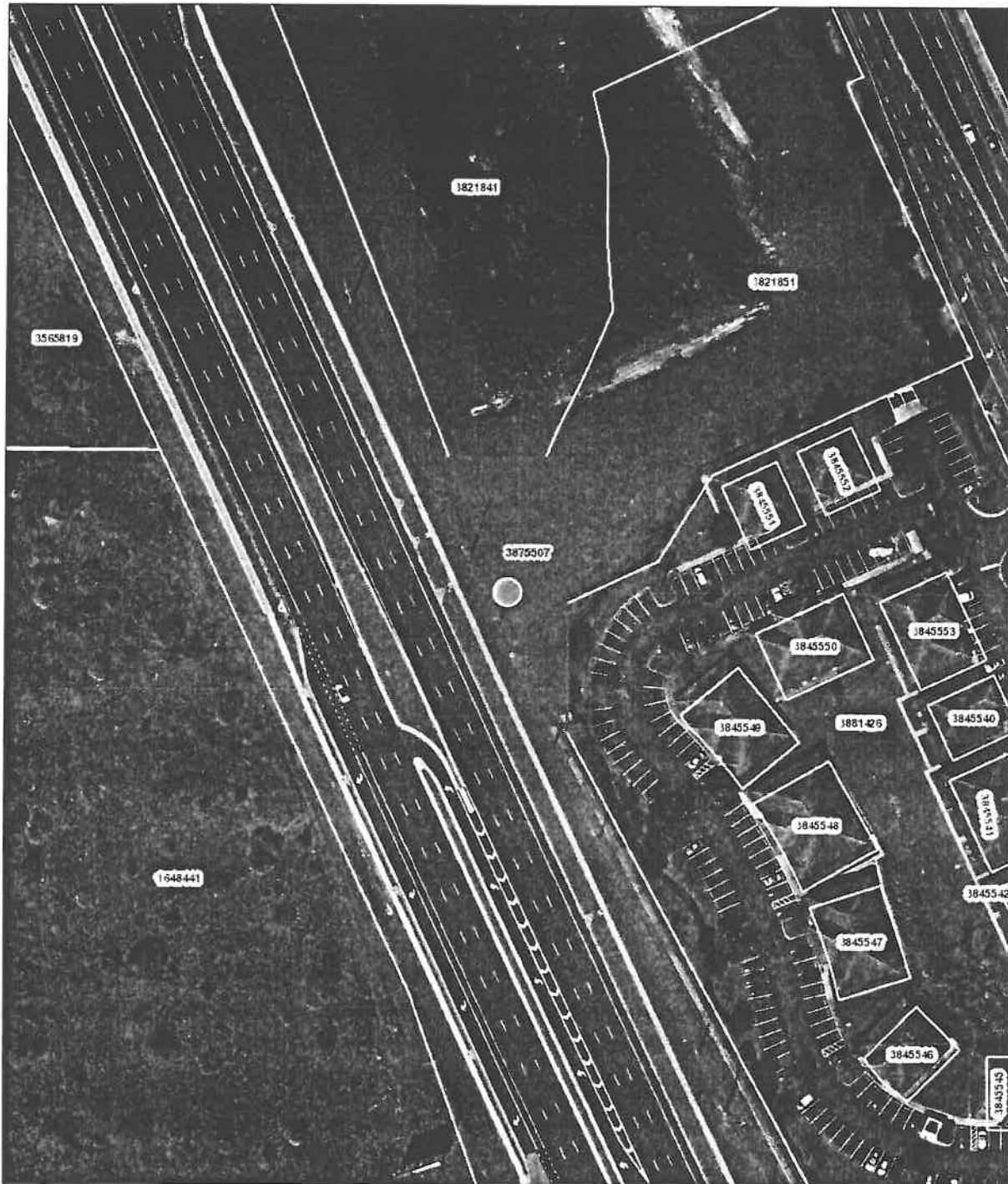


August 15, 2016

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

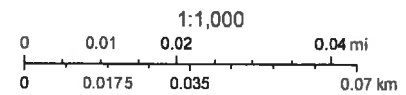


3875507



September 22, 2016

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



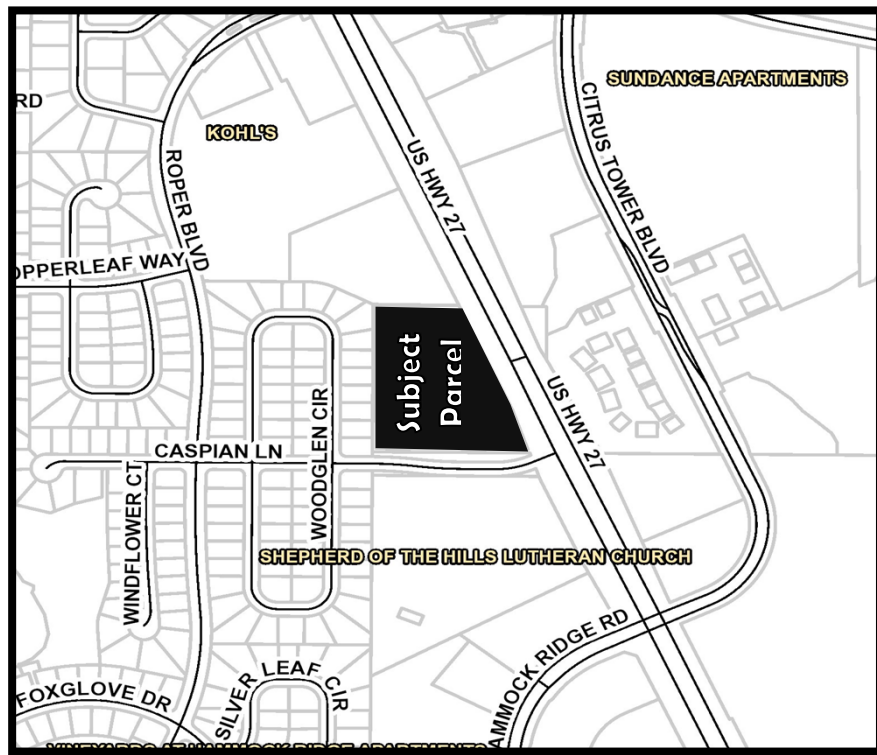
CITY OF CLERMONT

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, December 13, 2016		
Agenda Item Name		
Ordinance No. 2016-46 <i>Final</i> <i>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 out-parcel. 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 out-parcel 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. <i>At the November 1, 2016 Planning and Zoning Commission meeting, Commissioner Tony Hubbard moved to recommend approval of the rezoning; seconded by Commissioner Herb Smith. The vote was unanimous to recommend approval.</i>		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount

Exhibits Attached (copies of original agreements)

- | | | |
|----|-------------|--------------------------------|
| 1. | Ordinance | REZ ORD 2016-46.doc |
| 2. | Maps | Huber Maps.pdf |
| 3. | Site Plan | HUBER CONCEPTUAL SITE PLAN.pdf |
| 4. | P&Z Minutes | P&Z minutes.pdf |
| 5. | Application | REZ application.pdf |
| 6. | 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:

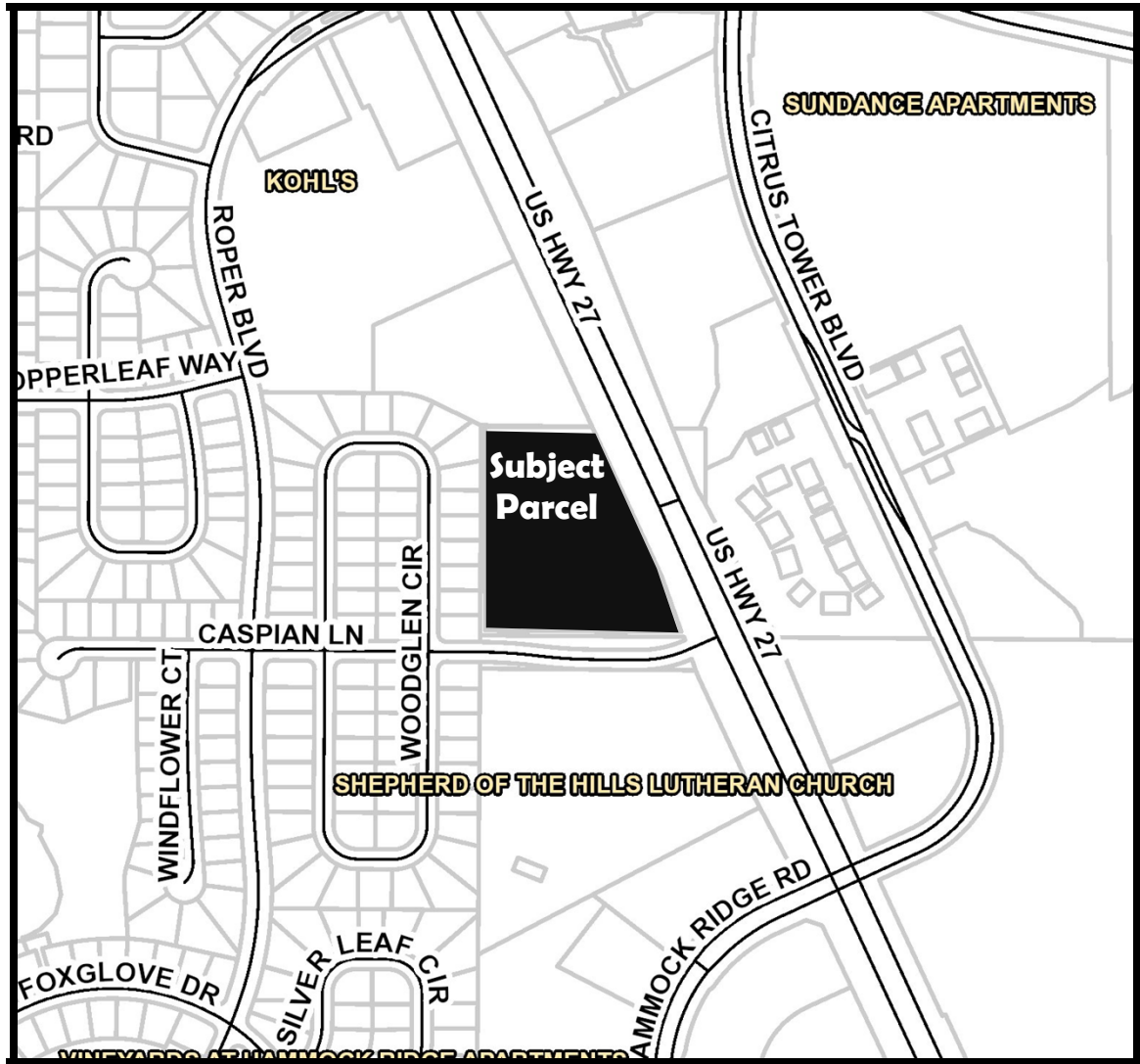
Should any Section or part of this Section be declared invalid by any court of competent jurisdiction, such adjudications shall not apply to or affect any other provision of this Ordinance, except to the extent that the entire Section or part of the Section may be inseparable in meaning and effect from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

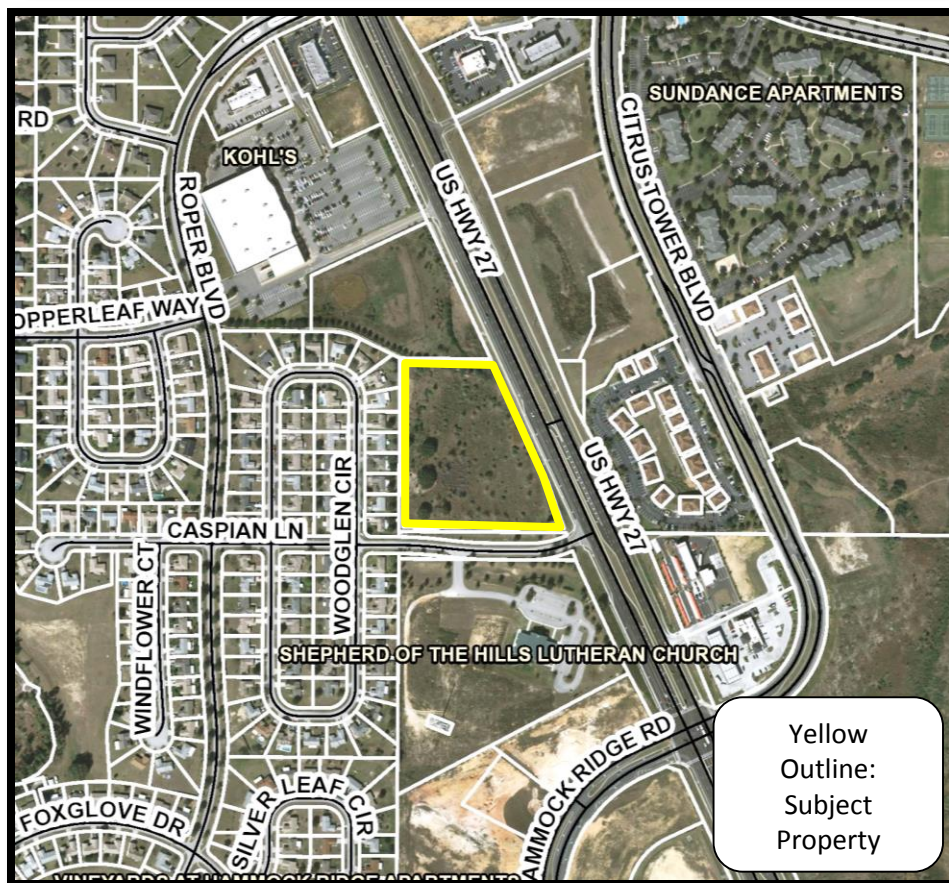
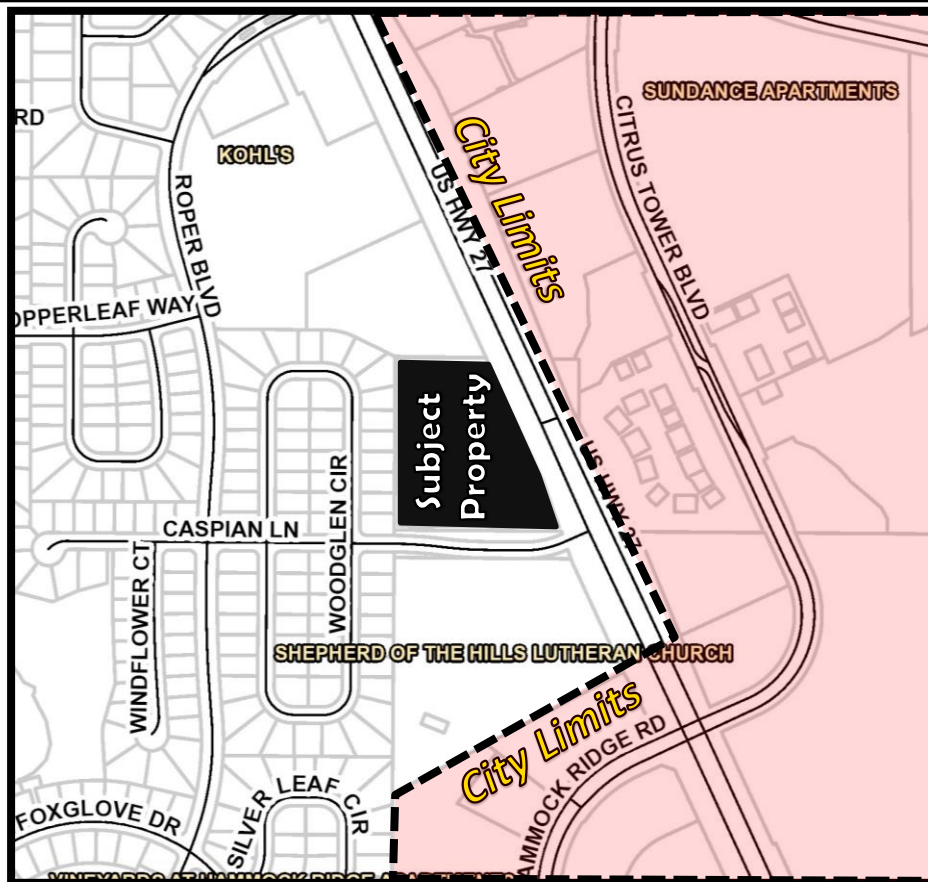


Exhibit – Future Land Use Map - Huber Self Storage

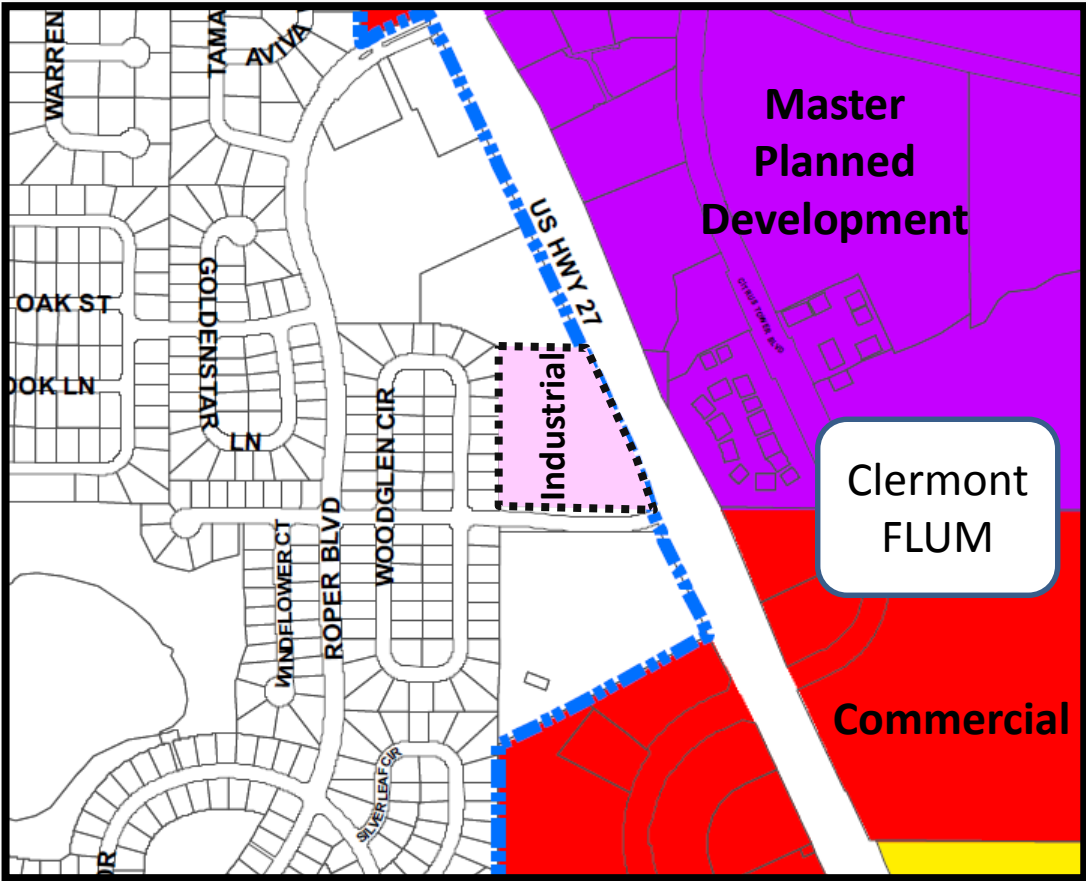
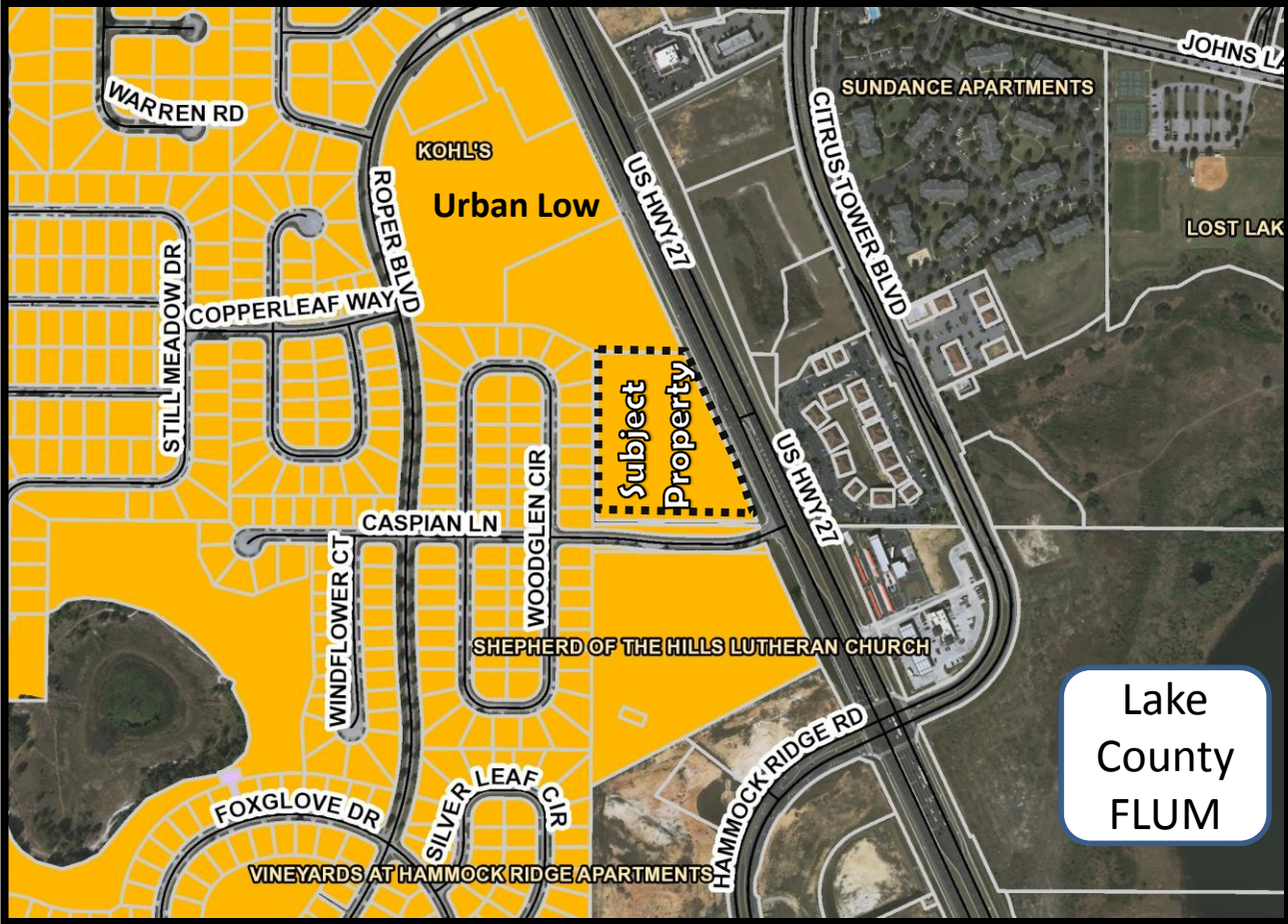
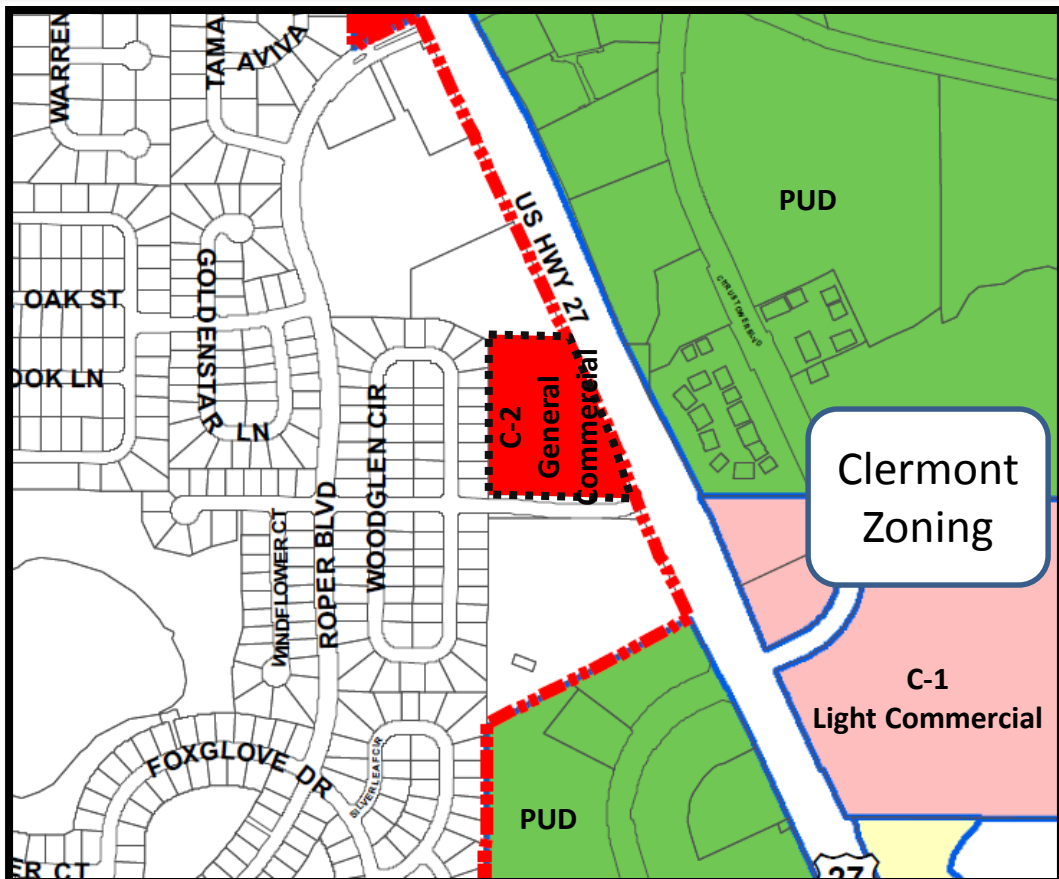
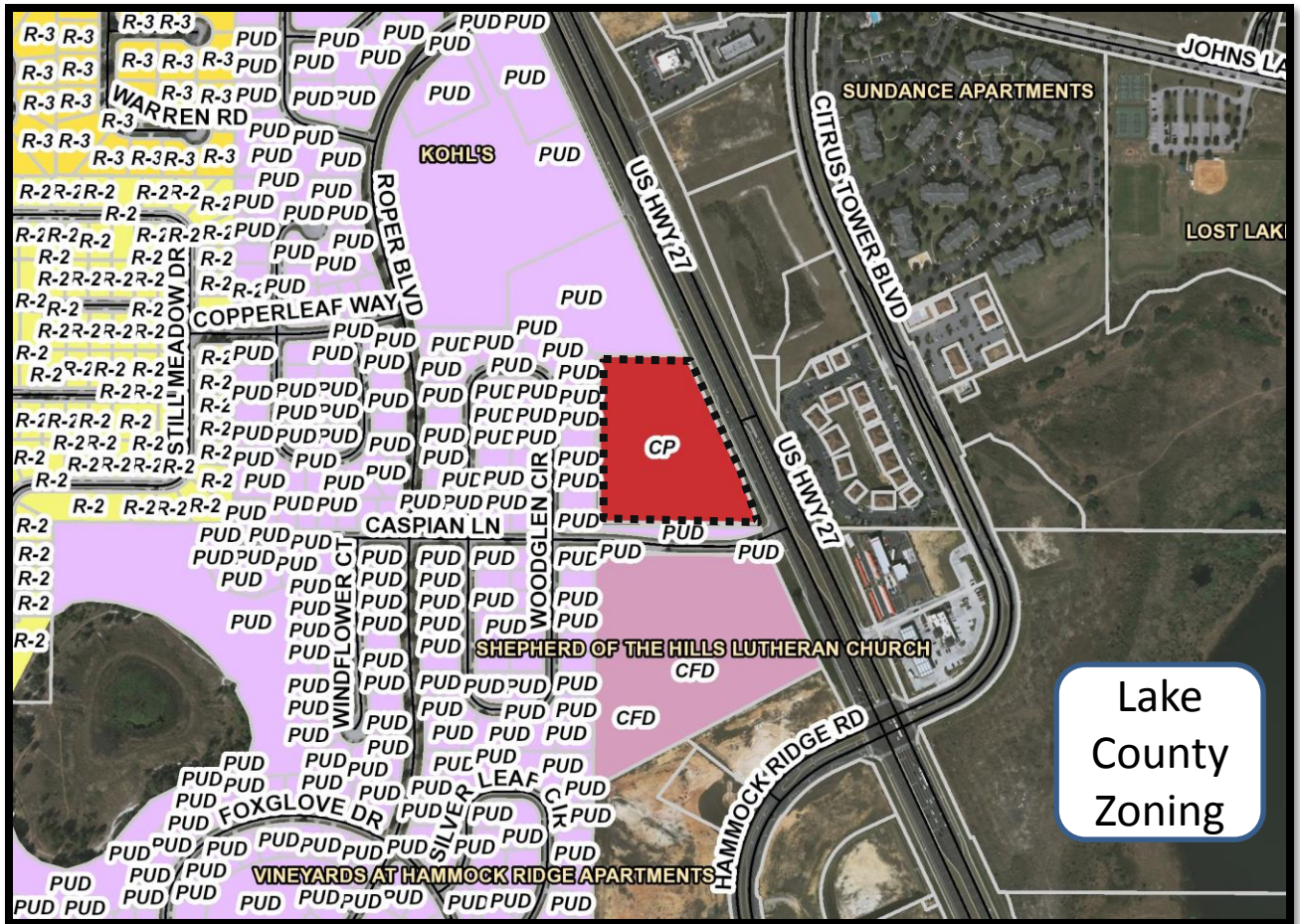
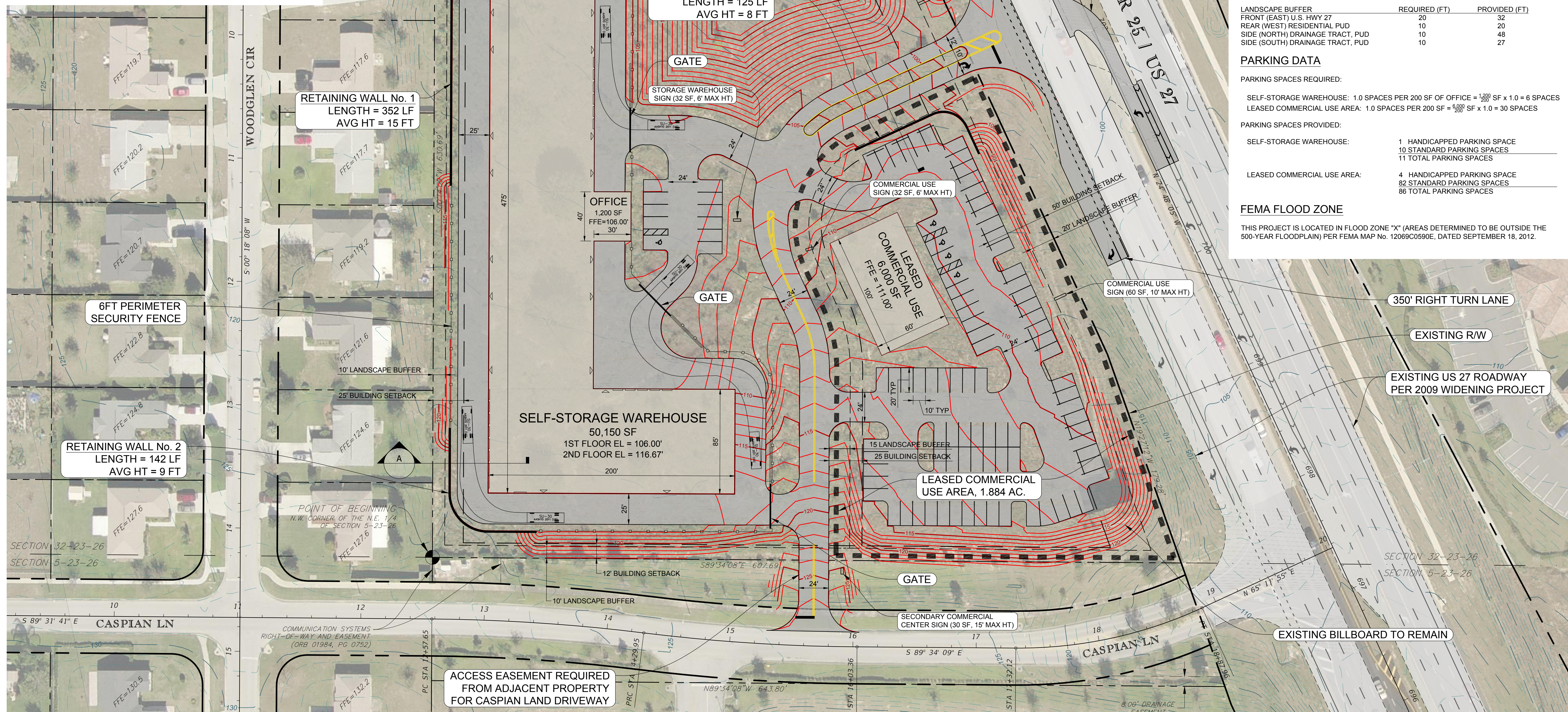


Exhibit – Zoning Map - Huber Self Storage



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
MINUTES
PLANNING AND ZONING COMMISSION
NOVEMBER 1, 2016**

Page 4

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 approval 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:

**City of Clermont
MINUTES
PLANNING AND ZONING COMMISSION
NOVEMBER 1, 2016**

Page 5

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

**City of Clermont
MINUTES
PLANNING AND ZONING COMMISSION
NOVEMBER 1, 2016**

Page 6

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.

**City of Clermont
MINUTES
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NOVEMBER 1, 2016**

Page 7

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



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.

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

Override 1

Tax Parcels Alternate Key

Tax Parcels

 Surrounding Counties

1:1,000

[illegible][illegible]

No	REVISIONS	DATE

US 27 SELF-STORAGE
CLERMONT, LAKE COUNTY, FL

CONCEPTUAL SITE
& GRADING PLAN

DESIGN ENGINEER	 TRAFFIC ENGINEERING & SURVEYING INC. Phone: (612) 313-1100 40 Spring Lake Drive Fox Lake, IL 60121 CERTIFICATE NO. 27-45 TRNG-1 (TRNG No. 27-45)

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, December 13, 2016		
Agenda Item Name		
Resolution No. 2016-45 <i>Huber Self-Storage</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 out-parcel. 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 out-parcel 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. <i>At the November 1, 2016 Planning and Zoning Commission meeting, Commissioner Tony Hubbard moved to recommend approval of the comprehensive plan amendment; seconded by Commissioner Herb Smith. The vote was unanimous to recommend approval.</i>		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount

Exhibits Attached (copies of original agreements)			
1.	Resolution	CUP RES 2016-45.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.	P&Z Minutes	P&Z minutes.pdf	
6.	Application	CUP application.pdf	
7.	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.

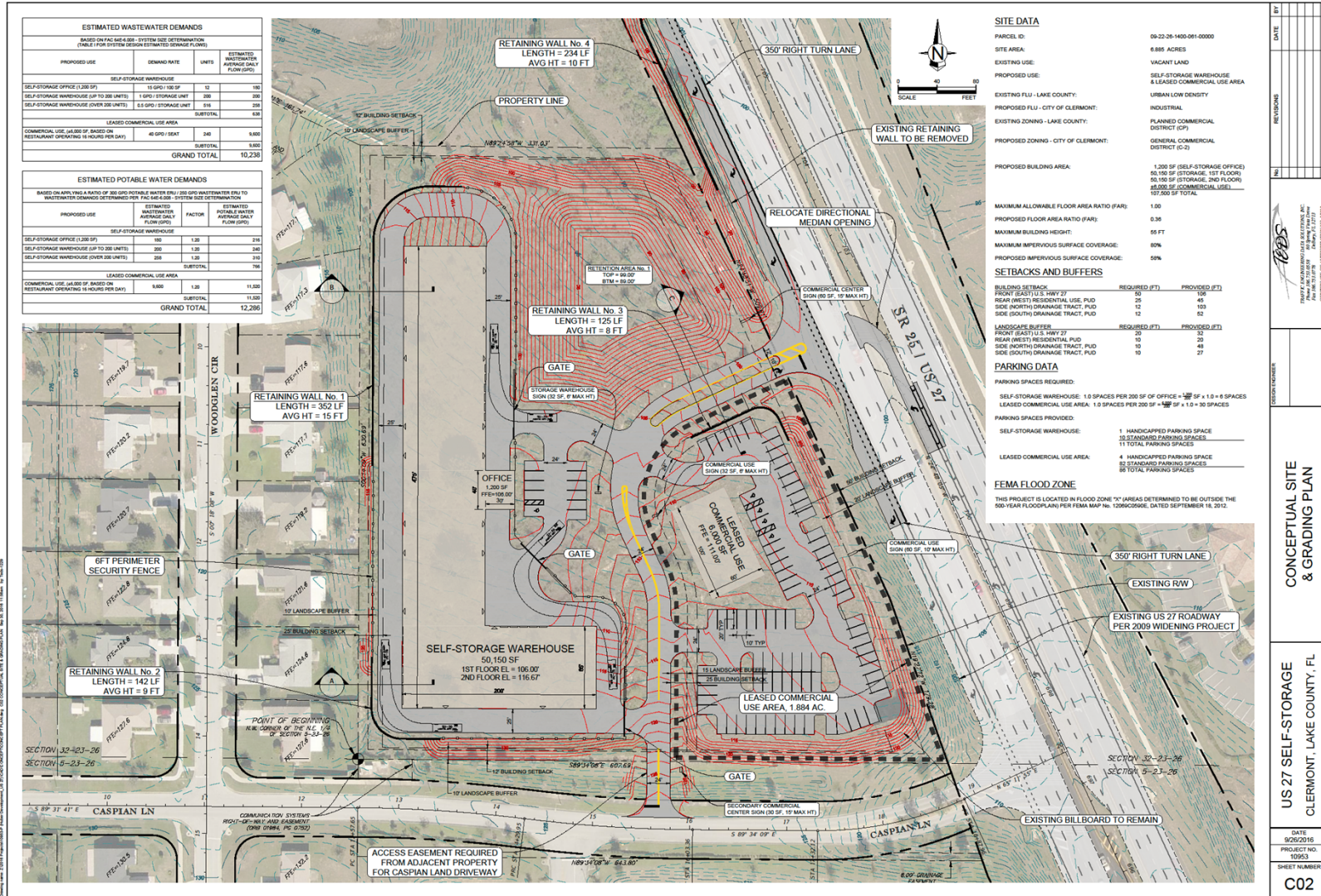
Section 2 – Land Use

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

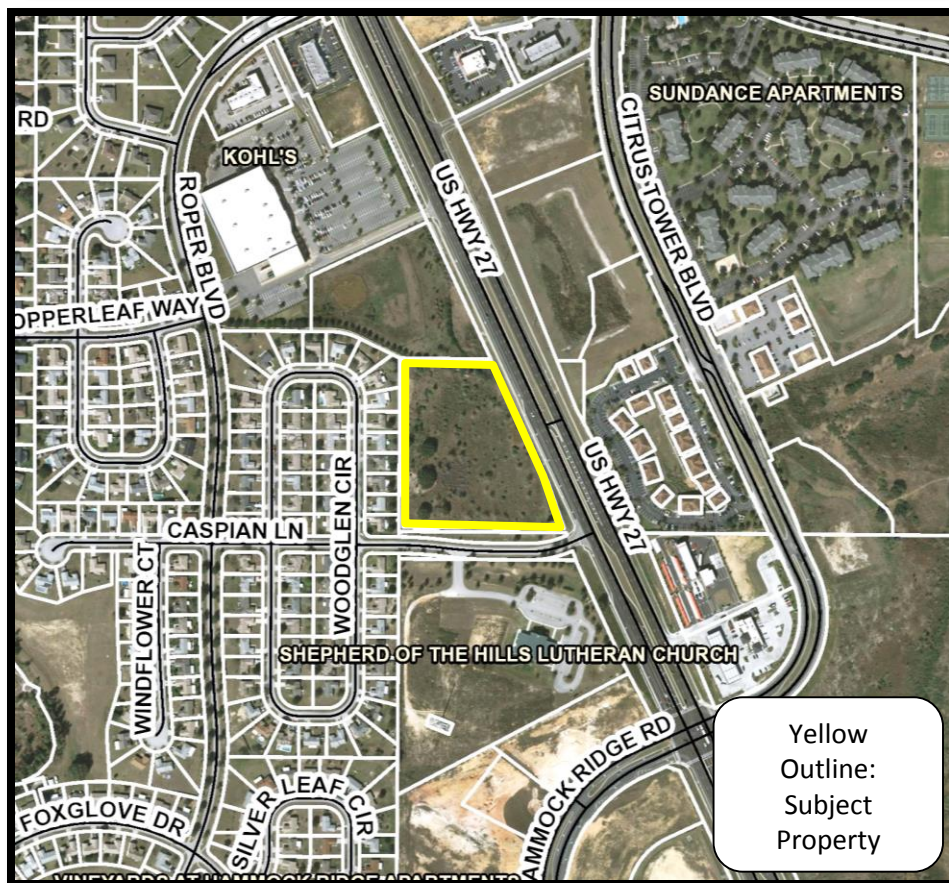
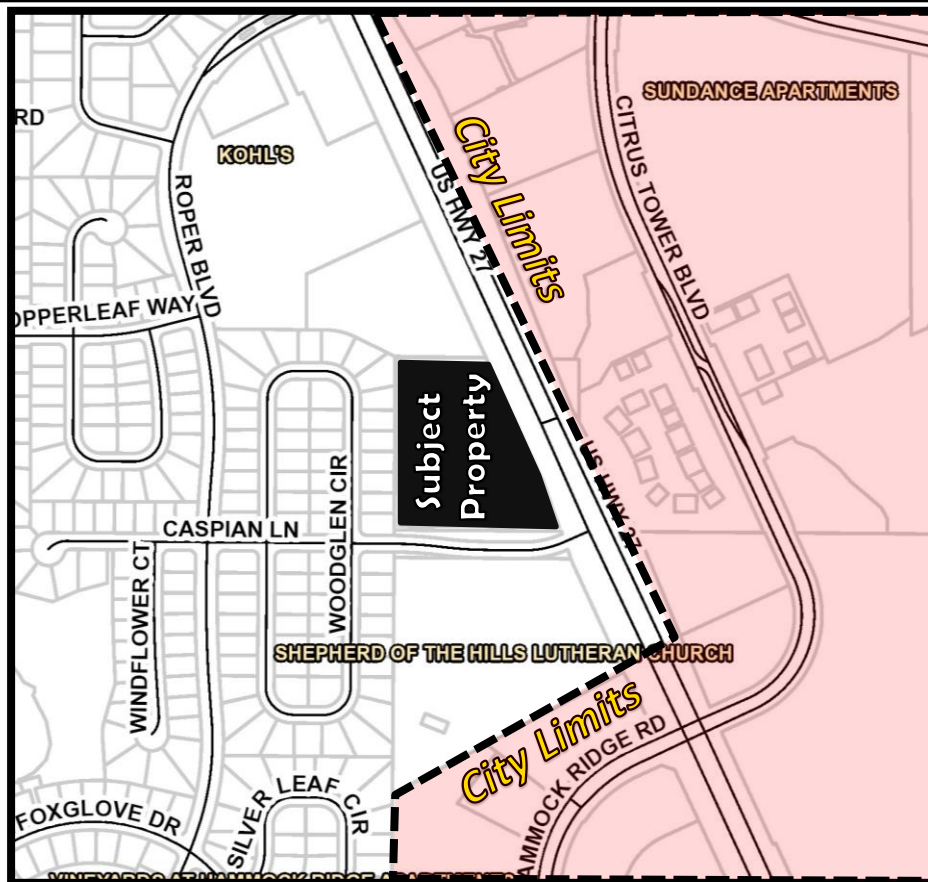


Exhibit – Future Land Use Map - Huber Self Storage

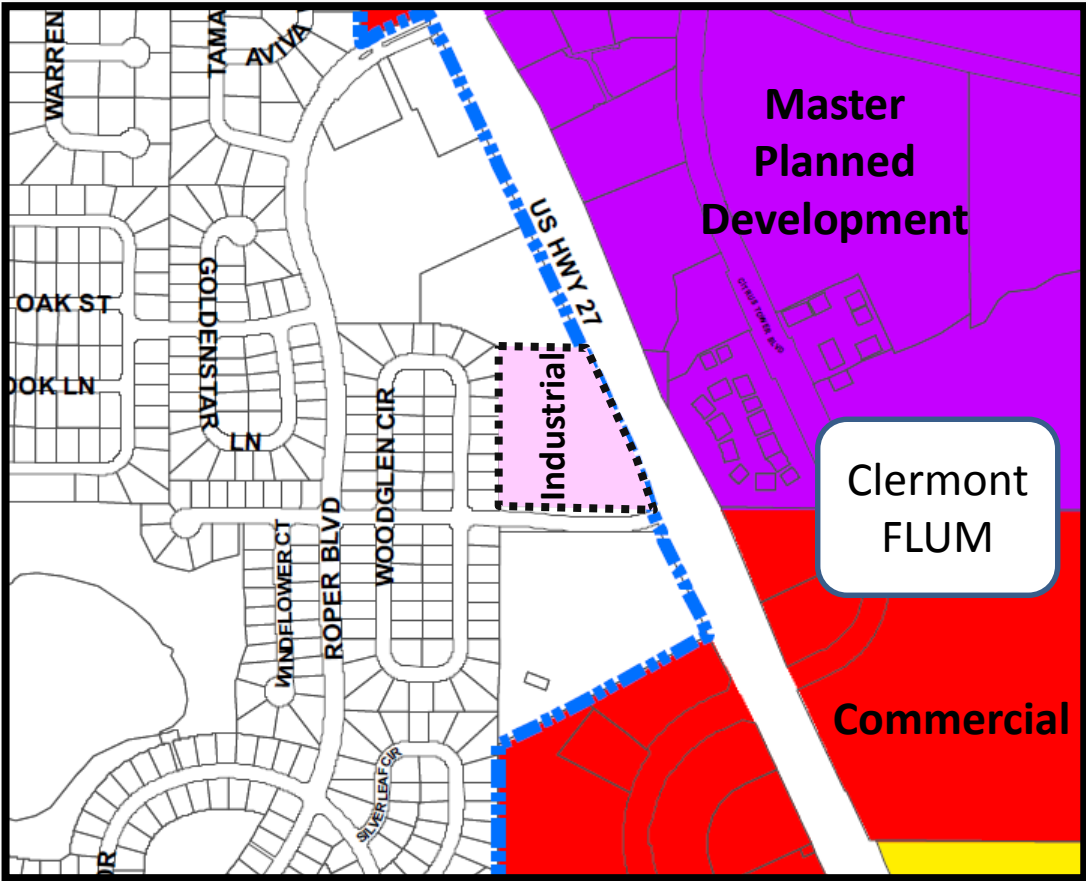
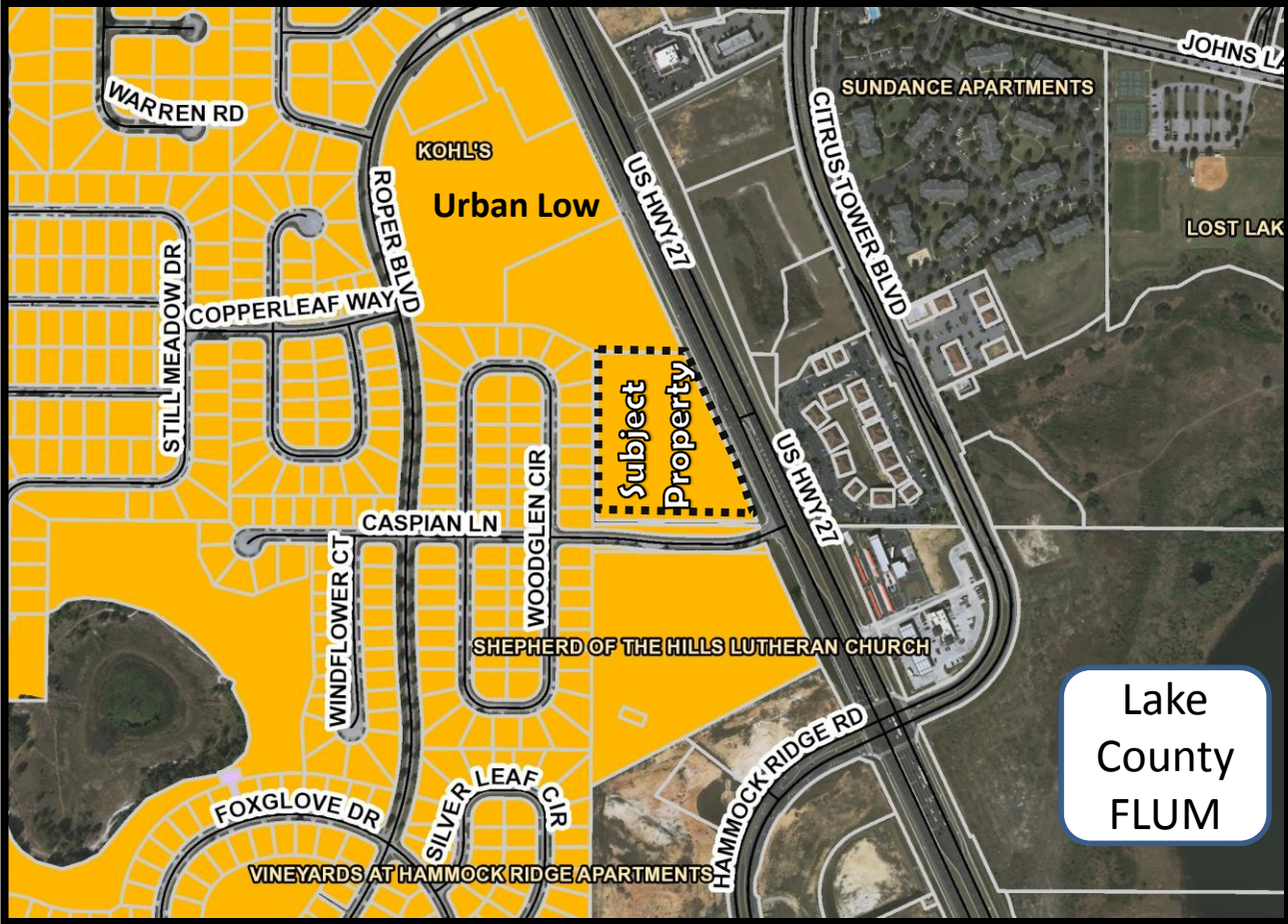
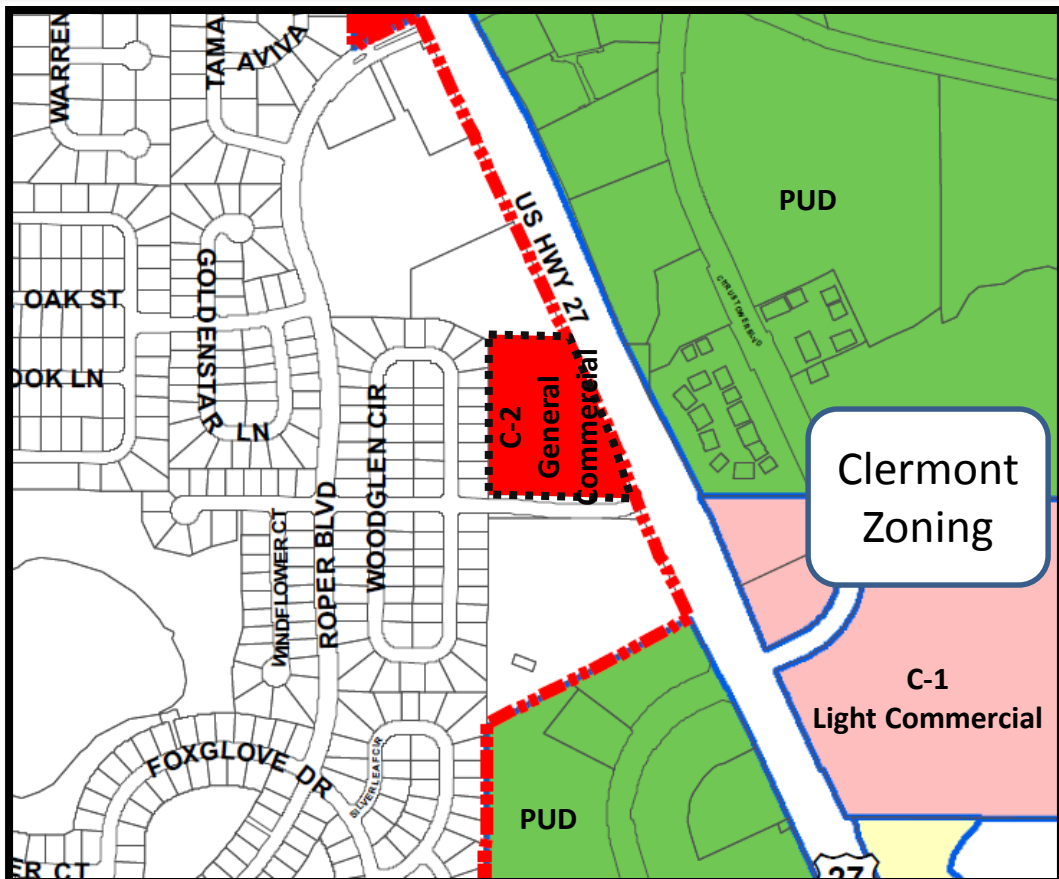
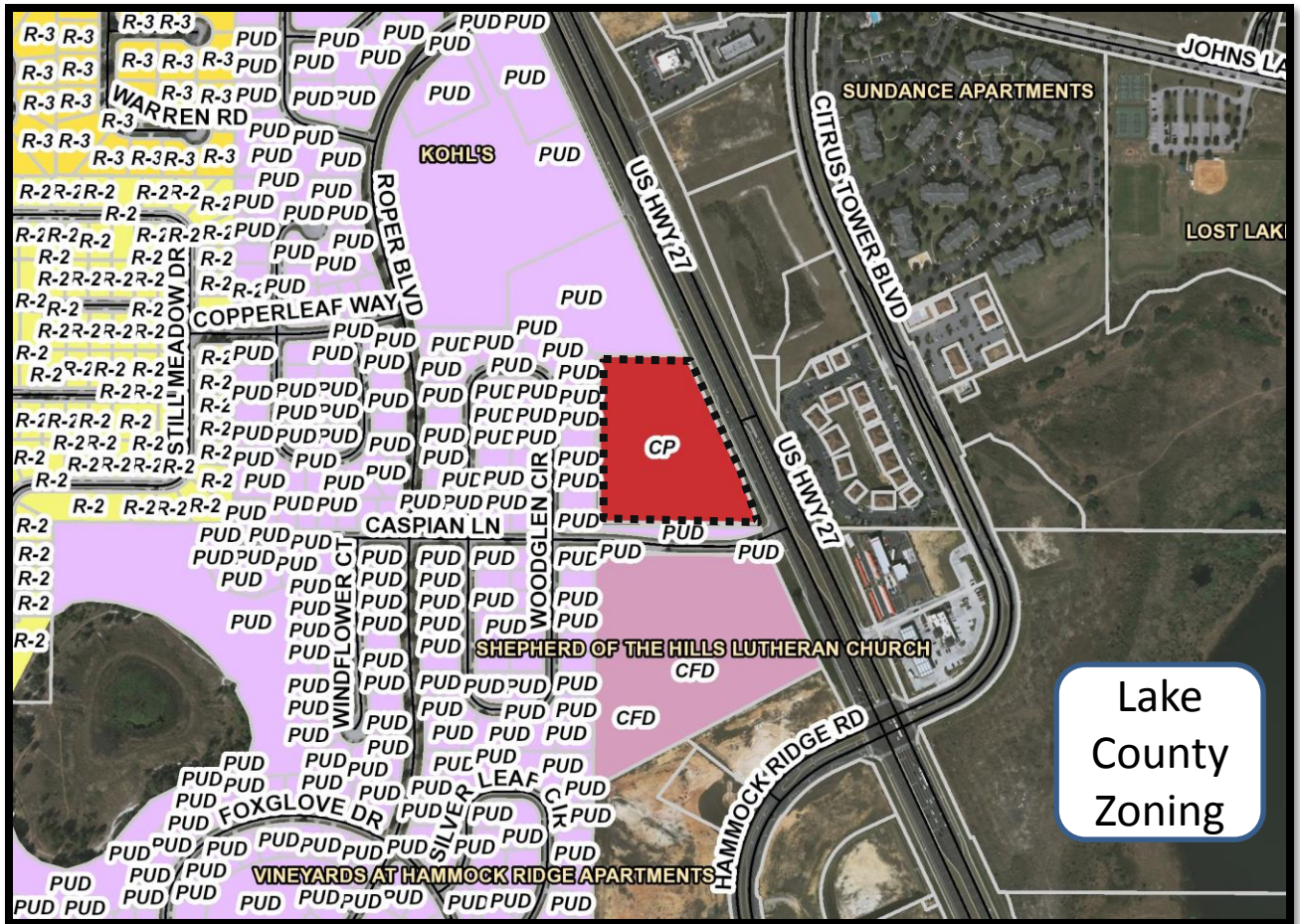
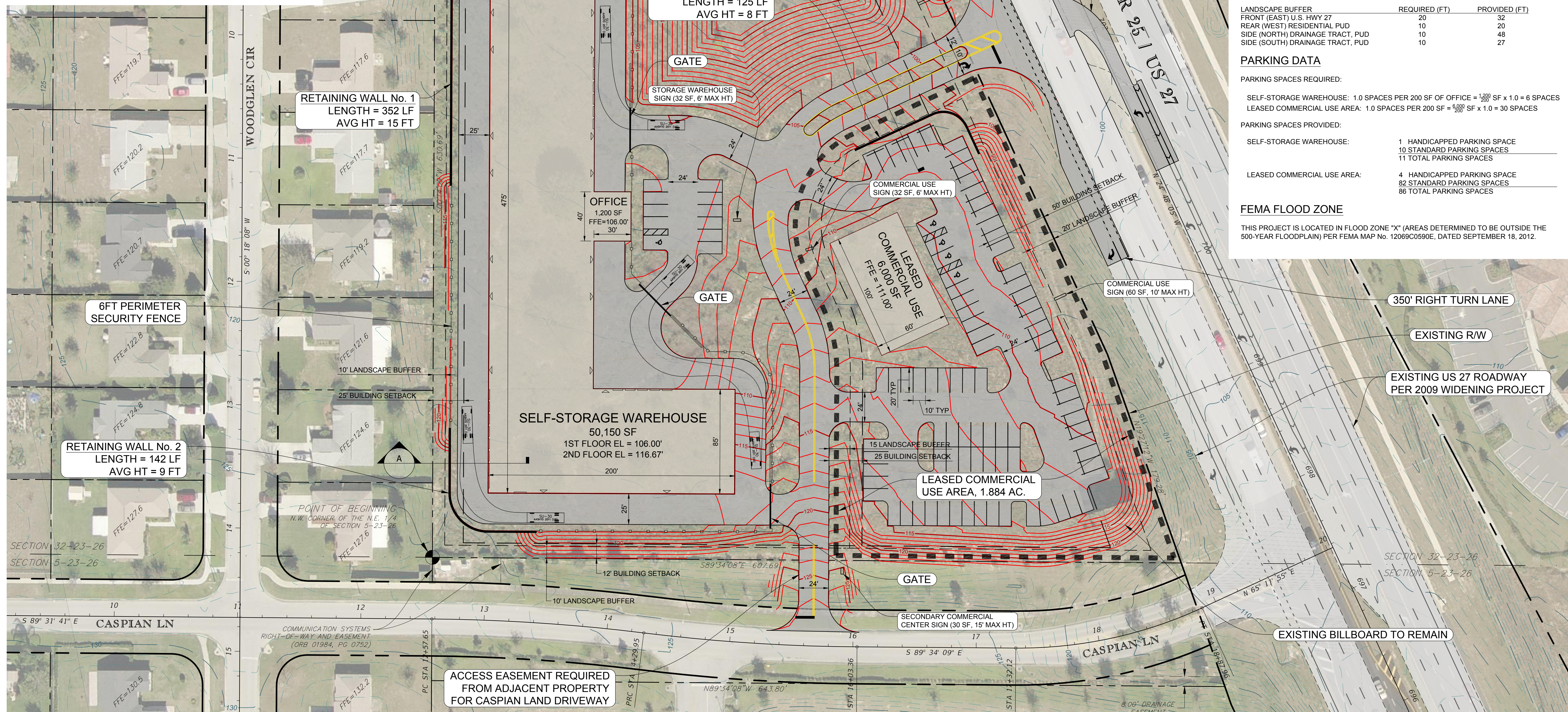


Exhibit – Zoning Map - Huber Self Storage



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:

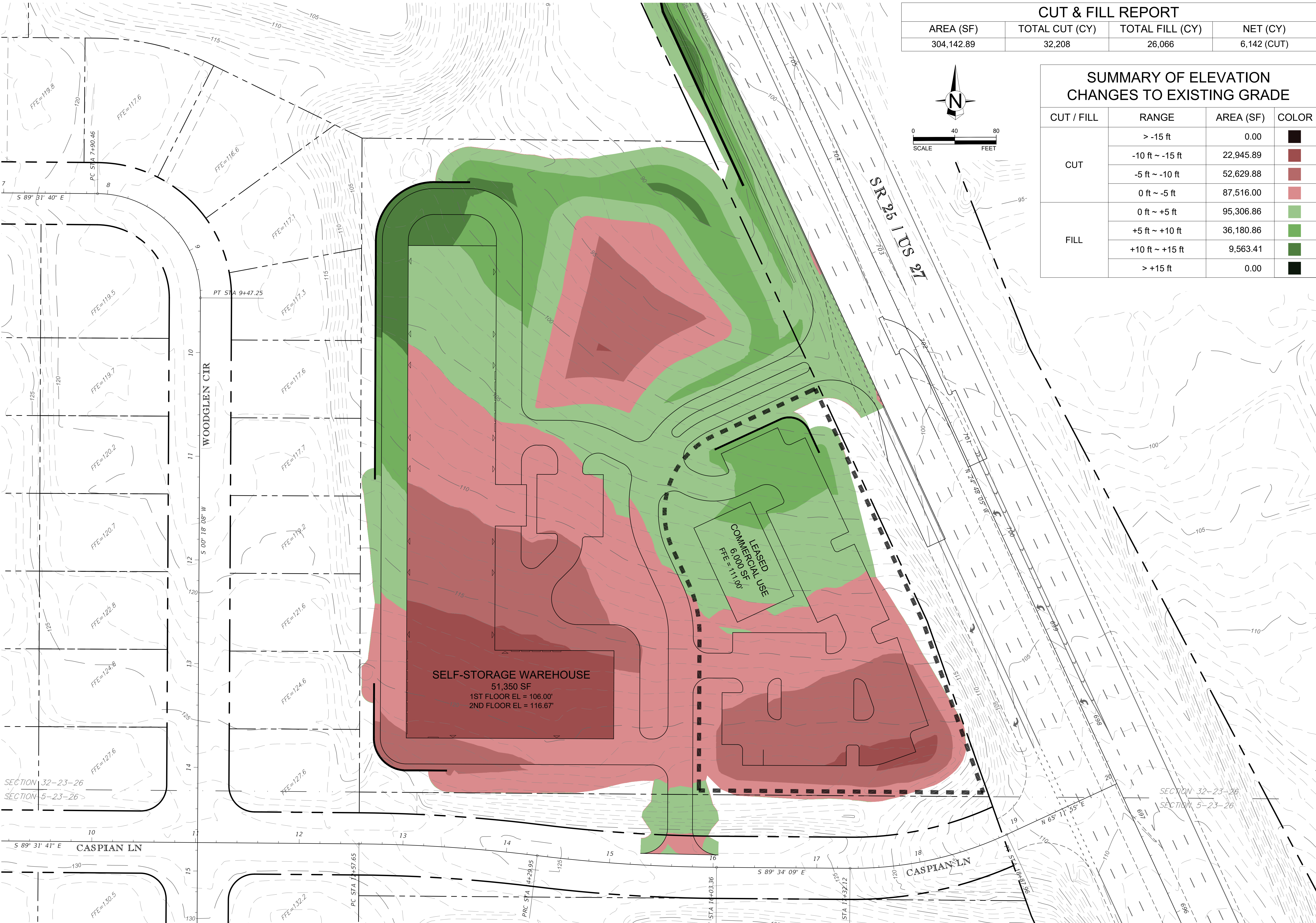
SELF-STORAGE WAREHOUSE:	1 HANDICAPPED PARKING SPACE
	10 STANDARD PARKING SPACES
	11 TOTAL PARKING SPACES
LEASED COMMERCIAL USE AREA:	4 HANDICAPPED PARKING SPACE
	82 STANDARD PARKING SPACES
	86 TOTAL PARKING SPACES

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 Deltona, FL 32713 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



DESIGN ENGINEER:

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

CONCEPTUAL CUT & FILL EXHIBIT

US 27 SELF-STORAGE
CLERMONT, LAKE COUNTY, FL

DATE
9/26/2016

PROJECT NO.
10953

SHEET NUMBER
C03

REVISIONS

No.	DATE	BY

**City of Clermont
MINUTES
PLANNING AND ZONING COMMISSION
NOVEMBER 1, 2016**

Page 4

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 approval 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:

**City of Clermont
MINUTES
PLANNING AND ZONING COMMISSION
NOVEMBER 1, 2016**

Page 5

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

**City of Clermont
MINUTES
PLANNING AND ZONING COMMISSION
NOVEMBER 1, 2016**

Page 6

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.

**City of Clermont
MINUTES
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NOVEMBER 1, 2016**

Page 7

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



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.

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 *****

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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

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.

This is an aerial map of a residential and commercial area in Jacksonville, Florida. The map shows a grid of streets with numerous address labels. Key features include:

- Streets:** US HWY 27, CITRUS TOWER BLVD, HAMMOCK RIDGE RD, CASPIAN LN, WOODGLEN CIR, ROYAL BLVD, and NEYARDS AT HAMMOCK RIDGE APARTMENTS.
- Buildings and Landmarks:**
 - SUNDANCE APARTMENTS** (top right)
 - GARY GILCHRIST GOLF ACADEMY** (center right)
 - PEDIATRIC DENTISTRY** (center right)
 - SOUTH LAKE MEDICINE** (center right)
 - PRESIDENTIAL CAR WASH** (bottom right)
 - RACE TRACK** (bottom right)
 - SHEPHERD OF THE HILLS LUTHERAN CHURCH** (bottom center)
 - NEYARDS AT HAMMOCK RIDGE APARTMENTS** (bottom center)
- Address Labels:** Numerous individual addresses are labeled throughout the map, including 12305, 12306, 12307, 12308, 12309, 12310, 12311, 12312, 12313, 12314, 12315, 12316, 12317, 12318, 12319, 12320, 12321, 12322, 12323, 12324, 12325, 12326, 12327, 12328, 12329, 12330, 12331, 12332, 12333, 12334, 12335, 12336, 12337, 12338, 12339, 12340, 12341, 12342, 12343, 12344, 12345, 12346, 12347, 12348, 12349, 12350, 12351, 12352, 12353, 12354, 12355, 12356, 12357, 12358, 12359, 12360, 12361, 12362, 12363, 12364, 12365, 12366, 12367, 12368, 12369, 12370, 12371, 12372, 12373, 12374, 12375, 12376, 12377, 12378, 12379, 12380, 12381, 12382, 12383, 12384, 12385, 12386, 12387, 12388, 12389, 12390, 12391, 12392, 12393, 12394, 12395, 12396, 12397, 12398, 12399, 12400, 12401, 12402, 12403, 12404, 12405, 12406, 12407, 12408, 12409, 12410, 12411, 12412, 12413, 12414, 12415, 12416, 12417, 12418, 12419, 12420, 12421, 12422, 12423, 12424, 12425, 12426, 12427, 12428, 12429, 12430, 12431, 12432, 12433, 12434, 12435, 12436, 12437, 12438, 12439, 12440, 12441, 12442, 12443, 12444, 12445, 12446, 12447, 12448, 12449, 12450, 12451, 12452, 12453, 12454, 12455, 12456, 12457, 12458, 12459, 12460, 12461, 12462, 12463, 12464, 12465, 12466, 12467, 12468, 12469, 12470, 12471, 12472, 12473, 12474, 12475, 12476, 12477, 12478, 12479, 12480, 12481, 12482, 12483, 12484, 12485, 12486, 12487, 12488, 12489, 12490, 12491, 12492, 12493, 12494, 12495, 12496, 12497, 12498, 12499, 12500, 12501, 12502, 12503, 12504, 12505, 12506, 12507, 12508, 12509, 12510, 12511, 12512, 12513, 12514, 12515, 12516, 12517, 12518, 12519, 12520, 12521, 12522, 12523, 12524, 12525, 12526, 12527, 12528, 12529, 12530, 12531, 12532, 12533, 12534, 12535, 12536, 12537, 12538, 12539, 12540, 12541, 12542, 12543, 12544, 12545, 12546, 12547, 12548, 12549, 12550, 12551, 12552, 12553, 12554, 12555, 12556, 12557, 12558, 12559, 12560, 12561, 12562, 12563, 12564, 12565, 12566, 12567, 12568, 12569, 12570, 12571, 12572, 12573, 12574, 12575, 12576, 12577, 12578, 12579, 12580, 12581, 12582, 12583, 12584, 12585, 12586, 12587, 12588, 12589, 12590, 12591, 12592, 12593, 12594, 12595, 12596, 12597, 12598, 12599, 12600, 12601, 12602, 12603, 12604, 12605, 12606, 12607, 12608, 12609, 12610, 12611, 12612, 12613, 12614, 12615, 12616, 12617, 12618, 12619, 12620, 12621, 12622, 12623, 12624, 12625, 12626, 12627, 12628, 12629, 12630, 12631, 12632, 12633, 12634, 12635, 12636, 12637, 12638, 12639, 12640, 12641, 12642, 12643, 12644, 12645, 12646, 12647, 12648, 12649, 12650, 12651, 12652, 12653, 12654, 12655, 12656, 12657, 12658, 12659, 12660, 12661, 12662, 12663, 12664, 12665, 12666, 12667, 12668, 12669, 12670, 12671, 12672, 12673, 12674, 12675, 12676, 12677, 12678, 12679, 12680, 12681, 12682, 12683, 12684, 12685, 12686, 12687, 12688, 12689, 12690, 12691, 12692, 12693, 12694, 12695, 12696, 12697, 12698, 12699, 12700, 12701, 12702, 12703, 12704, 12705, 12706, 12707, 12708, 12709, 12710, 12711, 12712, 12713, 12714, 12715, 12716, 12717, 12718, 12719, 12720, 12721, 12722, 12723, 12724, 12725, 12726, 12727, 12728, 12729, 12730, 12731, 12732, 12733, 12734, 12735, 12736, 12737, 12738, 12739, 12740, 12741, 12742, 12743, 12744, 12745, 12746, 12747, 12748, 12749, 12750, 12751, 12752, 12753, 12754, 12755, 12756, 12757, 12758, 12759, 12760, 12761, 12762, 12763, 12764, 12765, 12766, 12767, 12768, 12769, 12770, 12771, 12772, 12773, 12774, 12775, 12776, 12777, 12778, 12779, 12780, 12781, 12782, 12783, 12784, 12785, 12786, 12787, 12788, 12789, 12790, 12791, 12792, 12793, 12794, 12795, 12796, 12797, 12798, 12799, 12800, 12801, 12802, 12803, 12804, 12805, 12806, 12807, 12808, 12809, 12810, 12811, 12812, 12813, 12814, 12815, 12816, 12817, 12818, 12819, 12820, 12821, 12822, 12823, 12824, 12825, 12826, 12827, 12828, 12829, 12830, 12831, 12832, 12833, 12834, 12835, 12836, 12837, 1

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

WOODMONT CIRCLE

CAMPBELL AVENUE

SAN JOSE AVENUE

PROJECT LOCATION (PARCEL TWO)

PROJECT LOCATION (PARCEL ONE)

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

SHEET LIST	
SHEET NUMBER	SHEET TITLE
C01	C01 - 3R
C02	C02 - REPTUAL SITE & GRADING PLAN
C03	C03 - REPTUAL SITE & FILL EXHIBIT
C04	C04 - REPTUAL SITE SECTION

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

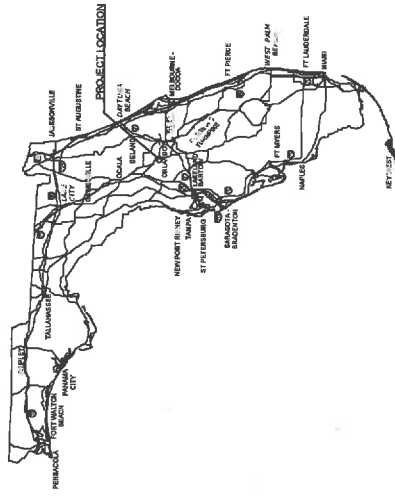
APPLICANT / DEVELOPER:
THE HUBER GROUP, LLC
P.O. BOX 730
WINDERMERE, FL 34786
PH: (407) 909-0600
CONTACT: JAMES FOX
EMAIL: DHUBER@CFLR.COM

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

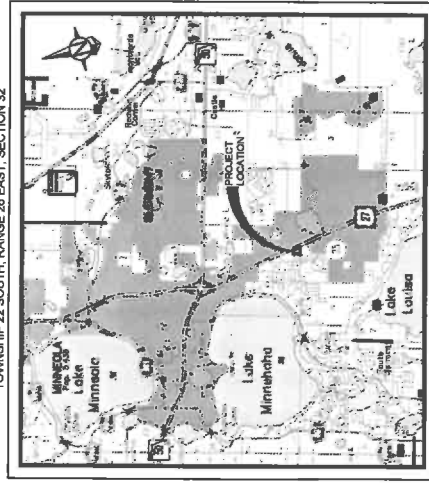
FEMA FLOOD MAP
SCALE: 1" = 1000'

PREPARED BY:

TRUBERT, JERRY OF FLORIDA SOLUTIONS, INC.
Phone: 306.533.0550 2200 Long Island Drive
Fax: 306.533.0779 Lakeland, FL 33713
E-Mail: JERRY@FLORIDASOLUTIONS.COM 273903



TOWNSHIP 22 SOUTH, RANGE 26 EAST, SECTION 32



VICINITY MAP
SCALE: 1" = 1 MILE

1. FCN DESCRIPTION

2007 2008

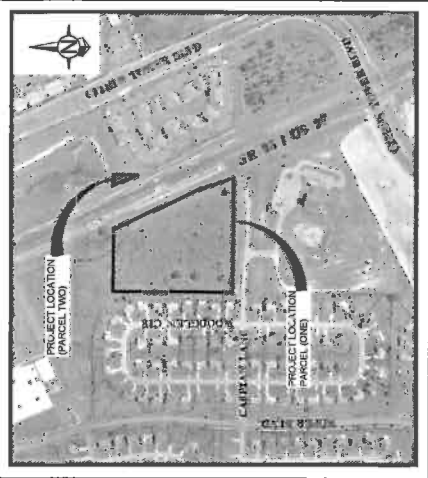
PARCEL ONE
THAT PART OF TRACT 61 LYING WESTERLY OF HIGHWAY 27, SECTION 32, TOWNSHIP 22
SOUTH, RANGE 28 EAST, LAKE HIGHLAND COMPANY, ACCORDING TO THE PLAT THEREOF
AS RECORDED IN PLAT BOOK 3, PAGE 24, OF THE PUBLIC RECORDS OF LAKE COUNTY,
FLORIDA, LESS RIGHT OF WAY FOR ROAD.

PARCEZ TMO

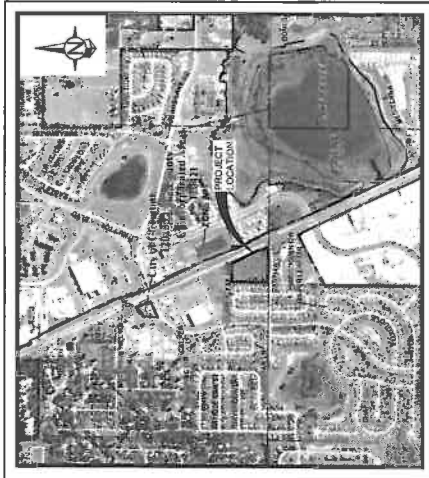
PARCEL TWO
THAT PART OF TRACT 61 LYING EASTERLY OF HIGHWAY 27, SECTION 32, TOWNSHIP 22
SOUTH, RANGE 28 EAST, LAKE HIGHLANDS COMPANY, ACCORDING TO THE PLAT THEREOF
AS RECORDED IN PLAT BOOK 3, PAGE 24, OF THE PUBLIC RECORDS OF LAKE COUNTY,
FLORIDA, LESS RIGHT OF WAY FOR ROAD.

PROJECT DESCRIPTION:

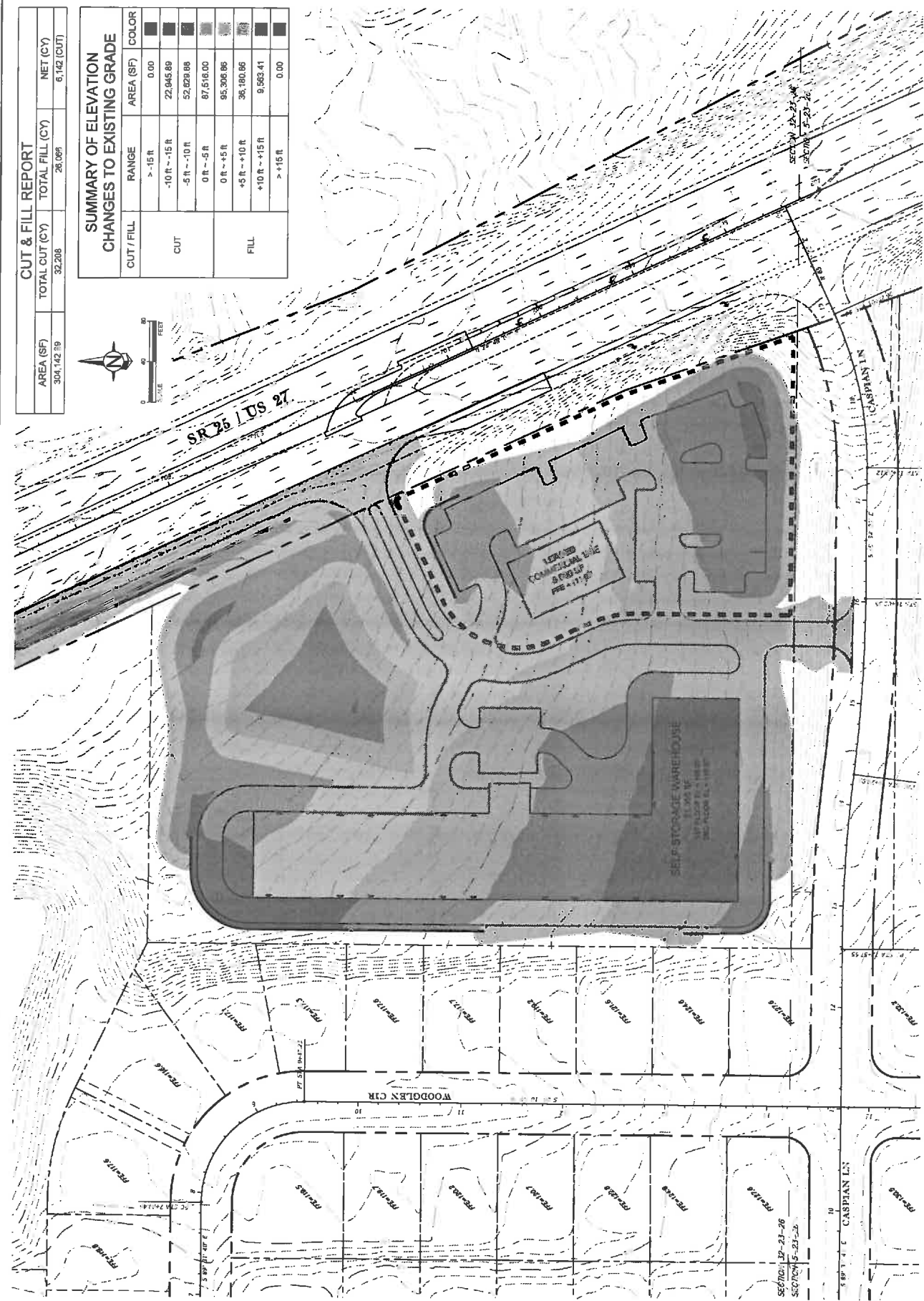
PROJECT DESCRIPTION. THIS PROJECT PROPOSES TO DEVELOP A NEW TWO-STORY SELF STORAGE FACILITY ON THE PARENT PROPERTY, WHICH IS 6.885 ACRES OF VACANT PROPERTY, WITH ±100,300 SF OF SELF-STORAGE AND ±1,200 SF OF OFFICE. IN ADDITION, THE PROJECT PROPOSED TO RESERVE ±1,884 ACRES OF THE PARENT PROPERTY AS COMMERCIAL LEASE AREA, WHICH IS ANTICIPATED TO HOST A ±8,000 SF OF COMMERCIAL USE.

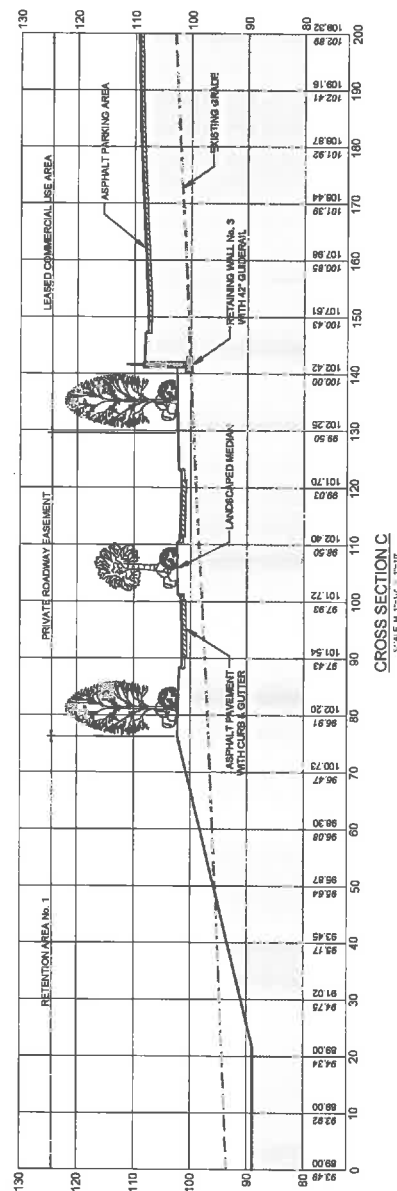


AERIAL MAP
SCALE: 1" = 300'



FEMA FLOOD MAP
SCALE: 1" = 1000'





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, December 13, 2016	
Agenda Item Name	
Variance Request <i>Huber Self-Storage</i>	
Requested Action	
Recommend denial of variance requests.	
Staff Report	
The applicant, The Huber Group, LLC, is requesting five variances in order to develop the subject property. The applicant wishes to develop the property for a self-storage facility with an outparcel to be used for commercial C-2 uses. The property is currently under consideration for annexation. The property is approximately 6.89 acres. The variance requests to the land development code (LDC) are: 1. To allow for a grading cut and fill up to 16 feet instead of 15 feet as required by Section 194-195(d)(4) 2. To allow for a 16-foot-high retaining wall rather than the maximum 6-foot-high wall as required in Section 194-195(d)(5) 3. To allow for the continuation of a prohibited existing off-site sign (billboard) Section 102-8(19) 4. To allow for the absence of a landscape buffer along internal property lines as required in Section 118-37(d)(1) 5. To allow fencing up to 8 feet in height instead of the maximum 6 feet in height Section 122-343(c)(2) The applicant has indicated that the existing elevations make it challenging to develop the site for the desired uses. The applicant is requesting a cut and fill variance of 16 feet, instead of the 15 feet allowed by code for commercial projects. The applicant would also like to construct a 16-foot-high retaining wall to deal with the elevation changes and to help balance the elevation transition onsite. An existing billboard is located on the property, and the applicant requests that the billboard be allowed to remain upon annexation. The applicant is requesting a variance to the landscaping along the internal property line between the self-storage parcel and the commercial out-parcel. The applicant intends to landscape the perimeter of the entire project but wants to eliminate the landscape buffer between the two parcels. In providing for security for the self-storage facility, the applicant is requesting an 8-foot-tall fence instead of a 6-foot-tall fence. The applicant has cited security concerns that warrant the taller fence. Section 86-174 of the LDC requires a positive finding on eight items in order to grant a variance, and staff believes that three of the eight do not meet these findings. Therefore, staff recommends denial of the variance requests.	
Additional Analysis	
Fiscal Impact Summary	

Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Review Criteria	Huber Review Criteria.docx	
2. Site Location	Huber Annex Map.pdf	
3. Cut and Fill Exhibit	HUBER CONCEPTUAL CUT FILL EXHIBIT.pdf	
4. Conceptual Site Plan	HUBER CONCEPTUAL SITE PLAN.pdf	
5. Application	VAR application.pdf	
6. Legal ad	VAR Legal AD Huber.docx	

Huber Self-Storage Variance

The requirements for a variance are as follows:

“Sec. 86-174, Review Criteria and Finding. When reviewing an application for a variance, the board of zoning adjustment shall not vary the requirements of any provision of this land development code unless it makes a positive finding, based on substantial competent evidence, on each of the following:”

There are eight items that the applicant is required to respond to. Staff’s comments, based on the eight requirements for a positive finding as they relate to this request, are as follows:

FINDINGS:

- (1) Special conditions and circumstances exist which are peculiar to the land, structure or building involved, and which are not applicable to other lands, structures or buildings in the same zoning district;
Applicant response: The terrain falls approximately 30’ over a six-acre site, requiring extensive grading and walls. The landscape buffer between the two (potential) parcels is unnecessary, and the 8’ fence is needed for security. The billboard already exists on site.

Staff comments: The elevation changes on the site are common throughout Clermont. Landscape buffering between the sites is required, as it is in a majority of other developed parcels within the City.

Negative finding

- (2) The condition giving rise to the requested variance has not been created by any person presently having an interest in the property;
Applicant response: Ms. Seidle did not create the hills, nor did the applicant. Criminals create the need for the 8’ fence. The billboard existed previously on site.

Staff comments: The applicant does have an interest in the property and is requesting the variances in order to develop the site, according to their plan.

Negative finding

- (3) Literal interpretation and enforcement of the land development code regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the land development code, and would work unnecessary and undue hardship on the applicant;
Applicant response: Other land similarly situated have been given grading, landscaping and wall variances, when it is shown that the variances are the minimum required for good development of the property. The 8’ fence is needed for security. The billboard is previously existing.

Staff comments: The owner is not prohibited from developing the site. The proposed site plan with the size of the buildings and the location of the buildings has necessitated the variance requests.

Negative finding

- (4) The variance request is not based exclusively upon a desire to reduce the cost of developing the site or otherwise economically founded;
Applicant response: Both grading and walls are expensive, and the applicant tries very hard to minimize them so as not to incur unnecessary development costs.

Staff comments: No evidence of decreased costs due to the variance requests except possibly for the omission of the landscape buffer between the parcels.

Positive finding

- (5) The variance, if granted, is the minimum variance necessary to make possible the reasonable use of the land, building or structure;

Applicant response: The west line is “balanced” between being an interior wall (neighbors higher) on the south, trending downward to become an exterior wall (neighbors lower) on the north end. The balance is between grading more (less walls) and building higher walls (less grading).

Staff comments: The applicant’s request for the variances seems to be the minimum necessary to make the reasonable use of the site for the proposed development. Staff would request the removal of the billboard since it is a non-conforming use within the City.

Positive finding

- (6) Granting of the variance request will not confer on the applicant any special privilege that is denied by the land development code to other lands, buildings or structures in the same zoning district;

Applicant response: As noted, other land similarly situated have been given grading, landscaping and wall variances, when it is shown that the variances are the minimum required for good development of the property.

Staff comments: The City Council has granted similar variance requests in the past.

Positive finding

- (7) The proposed variance will not substantially diminish property value in, or alter the essential character of the area surrounding the site; and

Applicant response: Most development along US 27 has walls higher than our request, and substantially more grading in excess of 15’. Property values and community character are protected by this request.

Staff comments: The proposed variances do not seem to substantially diminish property values or alter the essential character of the area.

Positive finding

- (8) The granting of the variance will be in harmony with the general intent and purpose of this land development code, and will not be injurious to the surrounding properties or detrimental to the public welfare.

Applicant response: See response to (7) above. Further, the intent of the code is protected by allowing only the minimum variance needed, and substantial landscaping and architectural requirements.

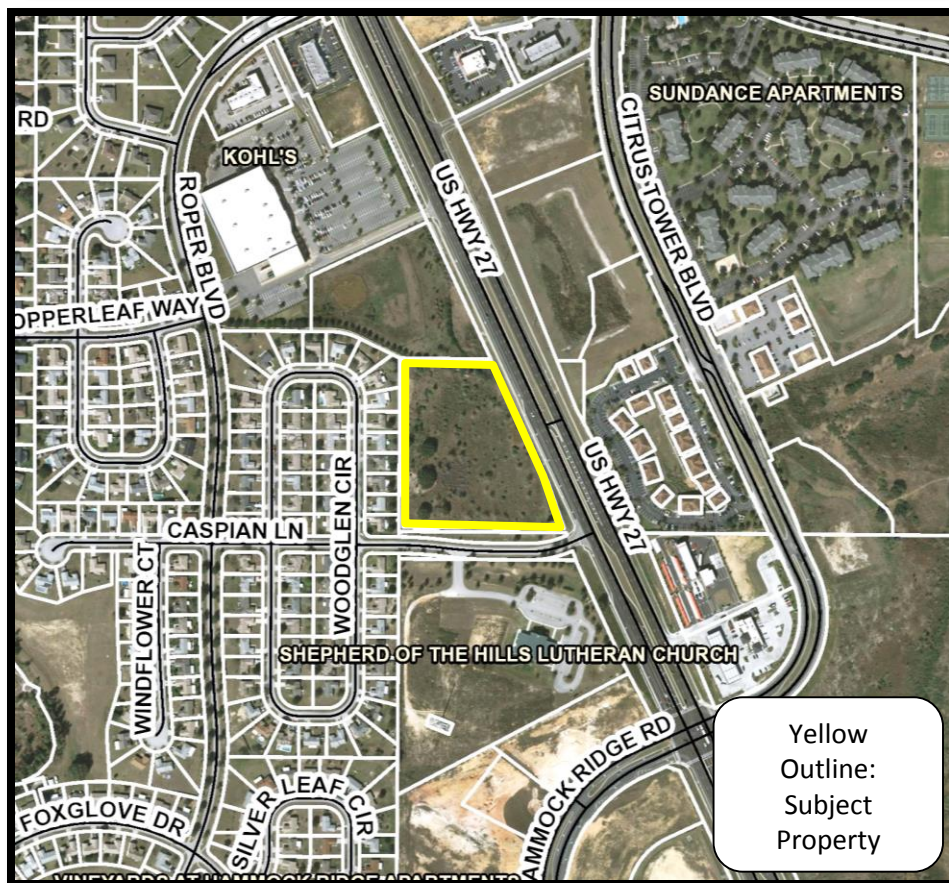
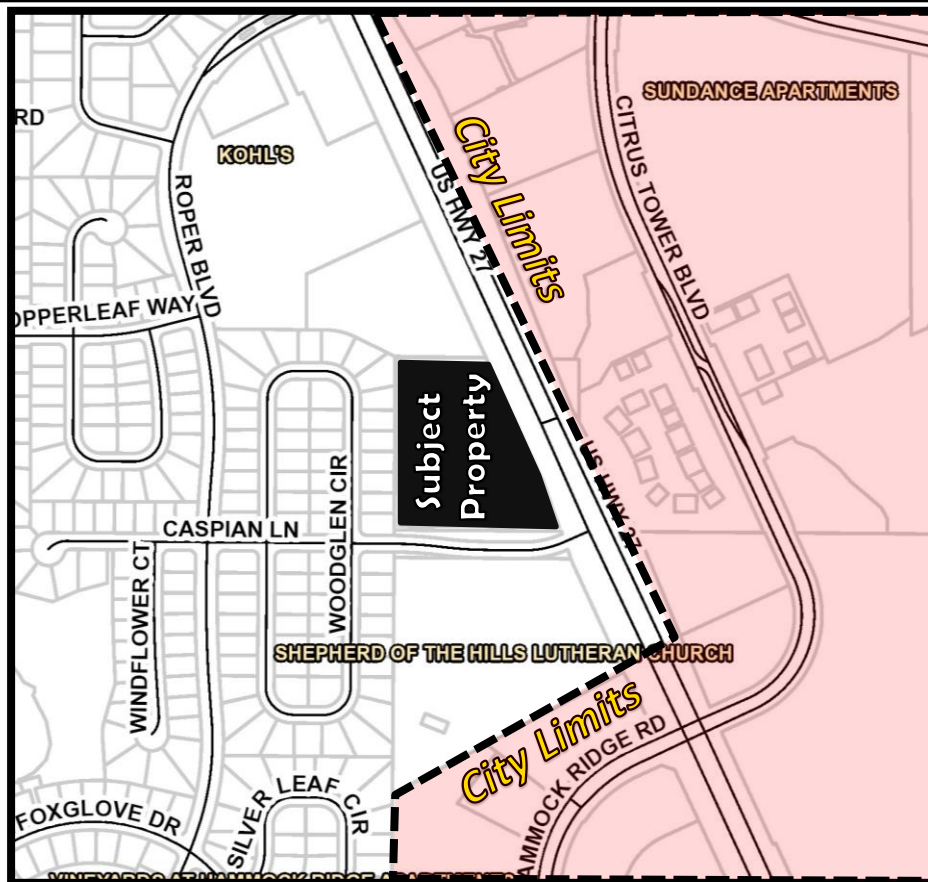
Staff comments: Staff feels that granting the variances will not be injurious to the surrounding properties or detrimental to the public welfare.

Positive finding

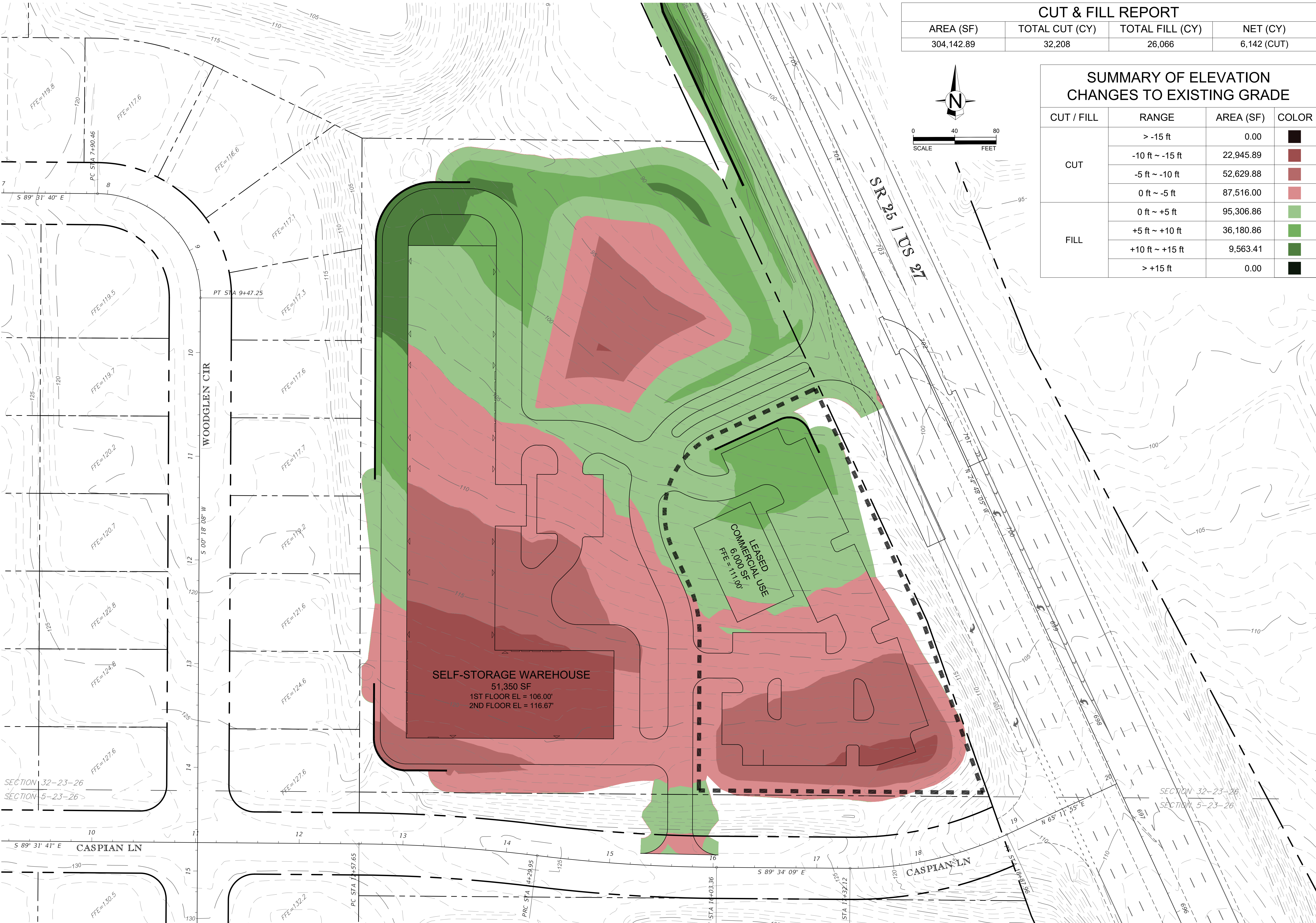
STAFF RECOMMENDATION:

Section 86-174 of the LDC requires a positive finding on eight items in order to grant a variance, and staff believes that **three** of the eight do not meet these findings. Therefore, staff recommends **denial** of the variance requests by the applicant to the Clermont Land Development Code.

Exhibit - Location Map - Huber Self Storage



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



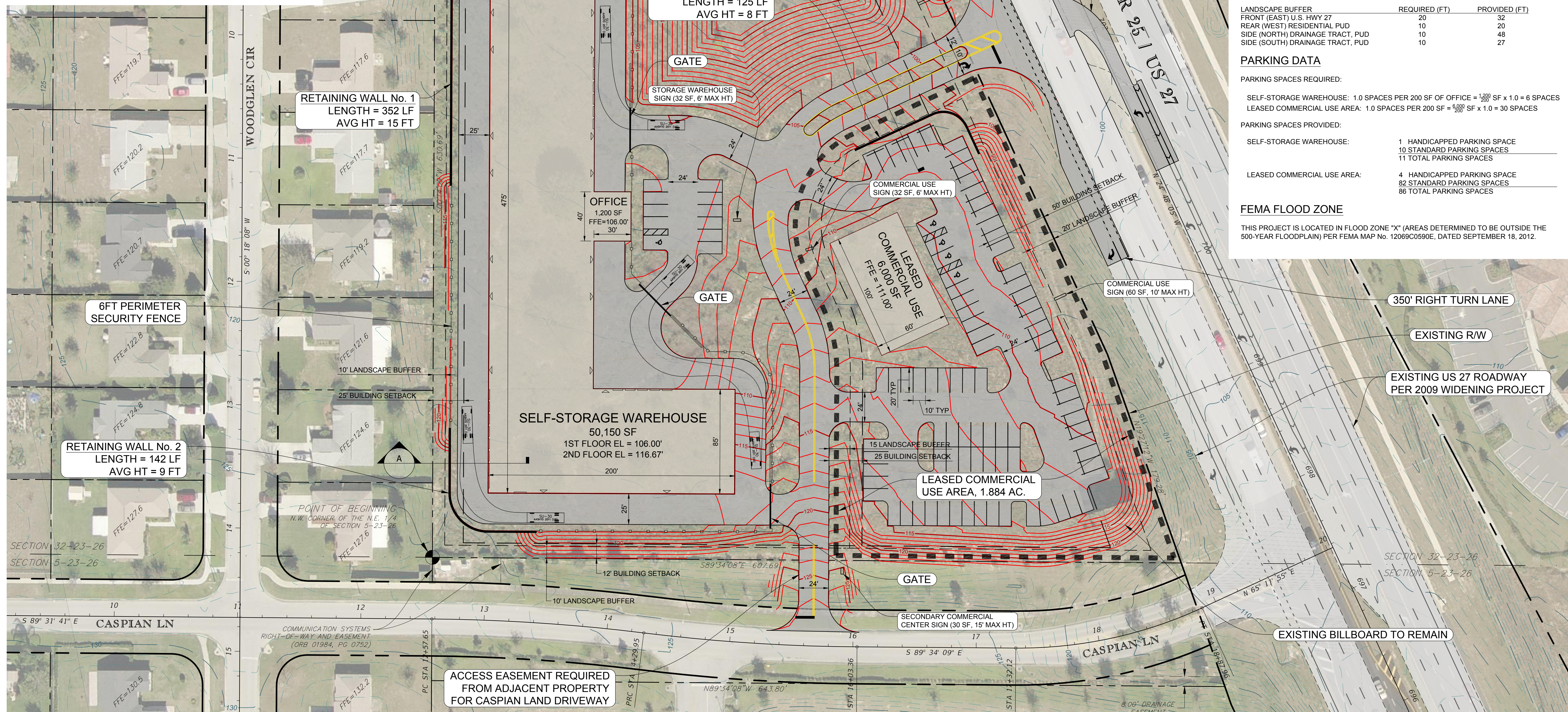
REVISIONS		DATE	BY
No.			

TRAFFIC ENGINEERING DATA SOLUTIONS, INC.
Phone 386.753.0558 80 Spring Vista Drive
Fax 386.753.0778 Deltona, FL 32713
CERTIFICATE OF AUTHORIZATION NO. 27392

DESIGN ENGINEER:	CONCEPTUAL CUT & FILL EXHIBIT	US 27 SELF-STORAGE CLERMONT, LAKE COUNTY, FL

DATE	PROJECT NO.	SHEET NUMBER
9/26/2016	10953	C03

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



CITY OF CLERMONT
VARIANCE
Application

DATE: September 26, 2016

FEE: \$200.⁰⁰

PROJECT NAME (if applicable): Huber Self Storage

APPLICANT: James Fox, The Huber Group, LLC

CONTACT PERSON: James Fox

Address: P. O. Box 730

City: Windermere State: FL Zip: 34786

Phone: 407.909.0600 Fax: 407.909.9936

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: 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

VARIANCE

Application

Page 2

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

City Zoning Ordinance (Land Development Code Section) from which you are requesting relief: Section 94-195(d)(4) and (5) - Grading in excess of 15' and walls in excess of 6'. Existing billboard to remain - 102-8(19). Eliminate landscape buffer between parcels - 118-37(d)(1). 8' fence-122-343(c)(2)

What are you proposing to do that would require a variance and why? Grading over 15' over a small area of the site, and building walls over 6' on portions of the site; elimination of landscape buffer between storage parcel and outparcel; existing billboard to remain on site. 8' tall security fence.

How does the Code create a hardship? The hilly terrain at the site prevents full utilization of the site without grading more than 15' over a small area of the site, eliminating 'interior' buffer, and walls over 6' on portions of the site. 8' high fence for security.

*** * * * The following justifications must be completed * * * *
for any variance requested:**

Variance requested – subject and code section: 94-195(4) and (5); 102-8(19); 118-37(d)(1); 122-343(c)(2).

Sec. 86-174. Review criteria and findings.

When reviewing an application for a variance, the City Council shall not vary the requirements of any provision of this land development code unless it makes a positive finding, based on substantial competent evidence, on each of the following:

- (1) Special conditions and circumstances exist which are peculiar to the land, structure or building involved, and which are not applicable to other lands, structures or buildings in the same zoning district;

The terrain falls approximately 30' over a six-acre site, requiring extensive grading and walls. The landscape buffer between the two (potential) parcels is unnecessary, and the 8' fence is needed for security. The billboard already exists on site.

- (2) The condition giving rise to the requested variance has not been created by any person presently having an interest in the property;

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CITY OF CLERMONT
VARIANCE
Application
Page 3

3) Literal interpretation and enforcement of the land development code regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the land development code, and would work unnecessary and undue hardship on the applicant;

Other land similarly situated have been given grading, landscaping and wall variances, when it is shown that the variances are the minimum required for good development of the property. The 8' fence is needed for security. The billboard is previously existing.

(4) The variance request is not based exclusively upon a desire to reduce the cost of developing the site or otherwise economically founded;

Both grading and walls are expensive, and the applicant tries very hard to minimize them so as not to incur unnecessary development costs.

(5) The variance, if granted, is the minimum variance necessary to make possible the reasonable use of the land, building or structure;

The west line is "balanced" between being an interior wall (neighbors higher) on the south, trending downward to become an exterior wall (neighbors lower) on the north end. The balance is between grading more (less walls) and building higher walls (less grading).

(6) Granting of the variance request will not confer on the applicant any special privilege that is denied by the land development code to other lands, buildings or structures in the same zoning district;

As noted, other land similarly situated have been given grading, landscaping and wall variances, when it is shown that the variances are the minimum required for good development of the property.

(7) The proposed variance will not substantially diminish property value in, or alter the essential character of, the area surrounding the site; and

Most development along US 27 has walls higher than our request, and substantially more grading in excess of 15'. Property values and community character are protected by this request.



CITY OF CLERMONT

VARIANCE

Application

Page 4

(8) The granting of the variance will be in harmony with the general intent and purpose of this land development code, and will not be injurious to the surrounding properties or detrimental to the public welfare.

See Response to (7) above. Further, the intent of the code is protected by allowing only the minimum variance needed, and substantial landscaping and architectural requirements.

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 IN PROCESSING AND WILL NOT BE SCHEDULED UNTIL SUCH CORRECTIONS ARE MADE. APPLICATION FOR VARIANCE DOES NOT GUARANTEE APPROVAL. THE APPLICANT MUST BE PRESENT AT ANY MEETINGS TO JUSTIFY AND SUPPORT THE REQUEST.

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
VARIANCE
Application
Page 4

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Donald M. Huber, Manager
Applicant Name (print)

X Donald M. Huber
Applicant Name (signature)

Tracy Seidle, Manager
Owner Name (print)

X _____
Owner Name (signature)

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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

TAX PARCELS: 09-22-26-1400-061-00000
09-22-26-1405-061-00001

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SCALE: 1" = 300'

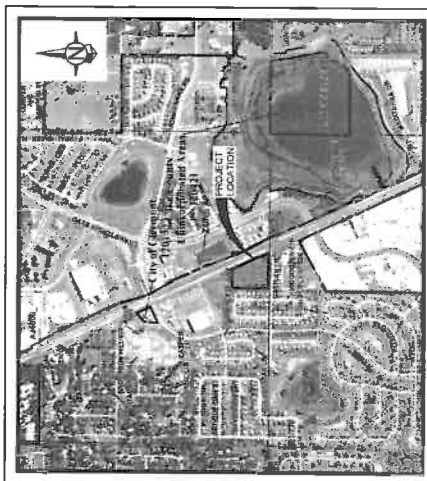
SHEET LIST	
SHEET NUMBER	SHEET TITLE
001	COVER
002	1. SITE SURVEYAL SITE & GRAVING PLAN
003	2. GENERAL CUT & FILL EXHIBIT
004	3. IMPROVED LAY OUT SECTION 171

CIVIL ENGINEER:
TRAFFIC ENGINEERING DATA SOLUTIONS, INC.
80 S PRING VISTA DRIVE
DEBARY, FL 32713
PH: (386) 753-0656
CONTACT: MIKAL REED HALE, P.E.
EMAIL: MJHALE@EDS-FL.COM

APPLICANT / DEVELOPER:
THE HUBER GROUP, LLC
P.O. BOX 730
WINDERMERE, FL 34785
PH: (407) 908-0600
CONTACT: JAMES FOX
EMAIL: DHUBER@GFLRR.COM

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

FEMA FLOOD MAP
SCALE: 1" = 1000'



LEGAL DESCRIPTION

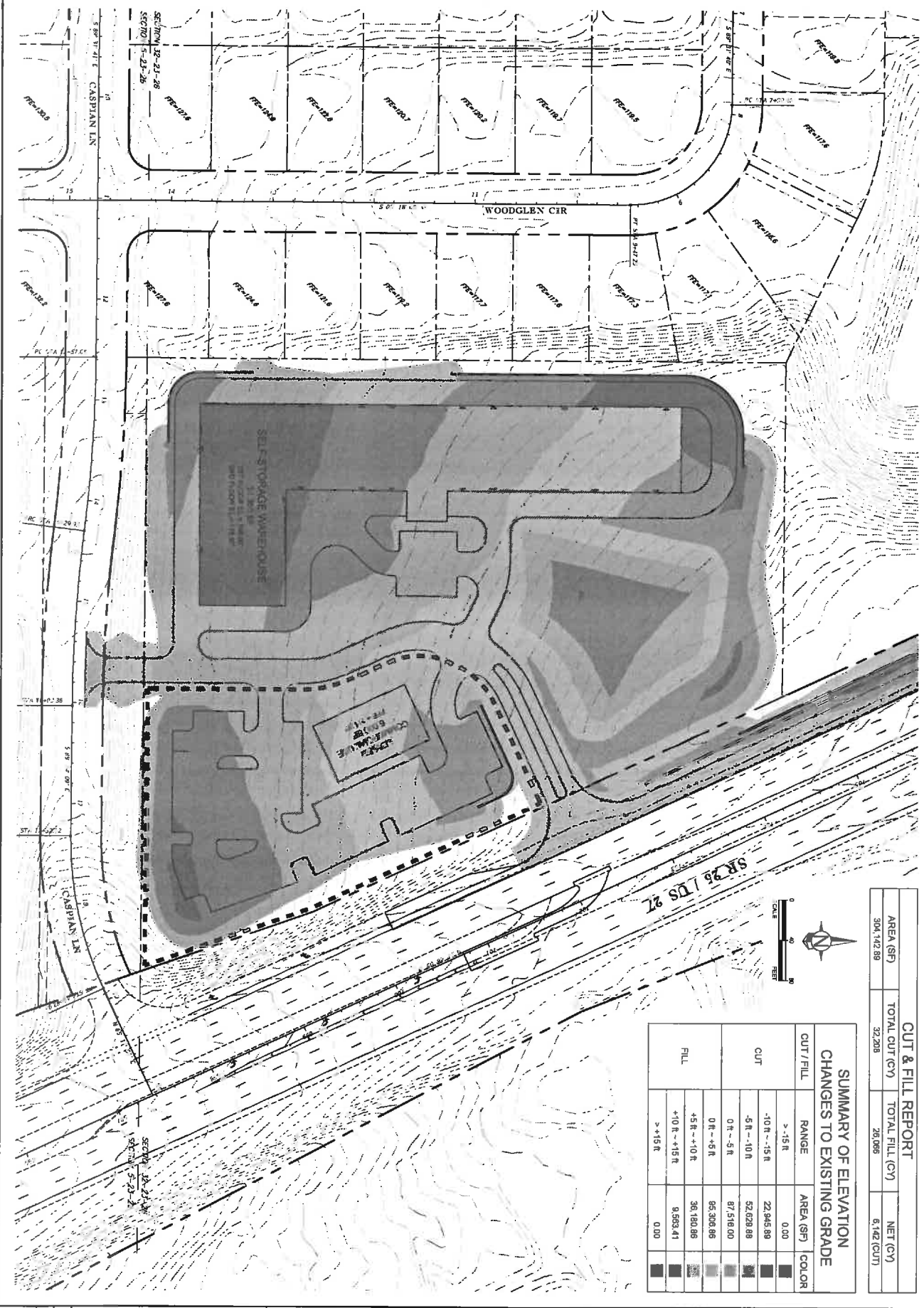
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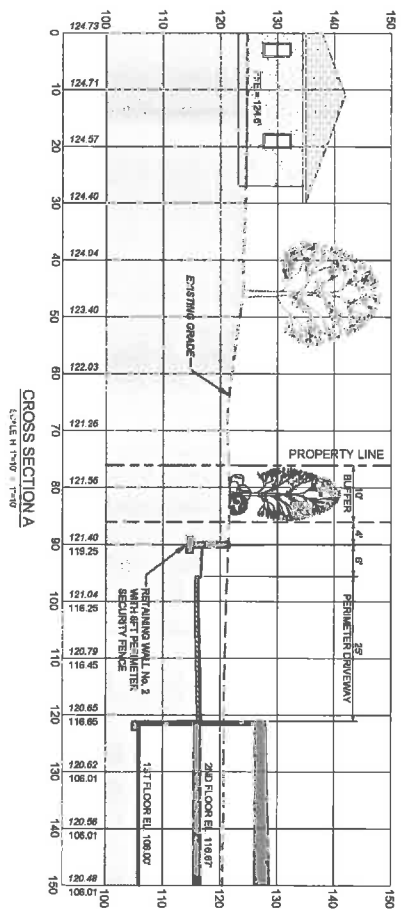
PREPARED BY:

Phone 301.733.0339 6750 Ingalls Drive
P.O. 386, 733.0778 Seabury, FL 32573



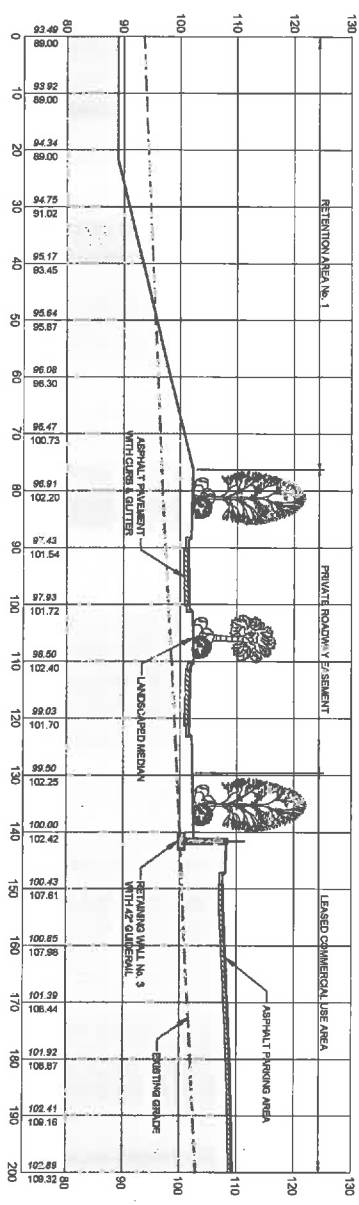
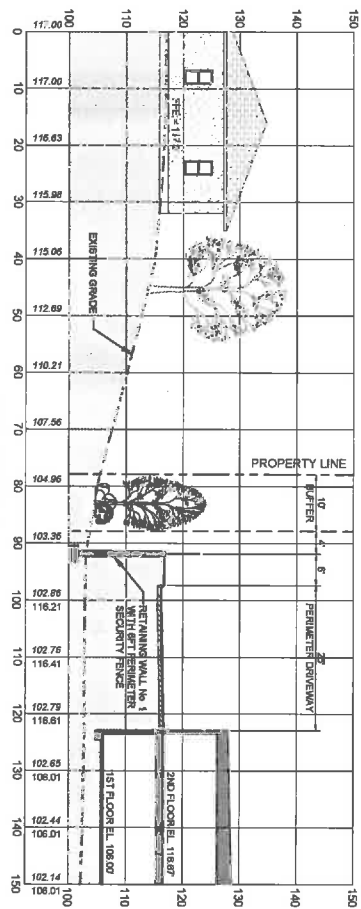
CUT & FILL REPORT			
AREA (SF)	TOTAL CUT (CY)	TOTAL FILL (CY)	NET (CY)
304,142.88	32,208	28,066	6,142 (CUT)

SUMMARY OF ELEVATION CHANGES TO EXISTING GRADE			
CUT / FILL	RANGE	AREA (SF)	COLOR
CUT	> +15 ft	0.00	
	+10 ft - +15 ft	22,945.89	
	+5 ft - +10 ft	52,628.88	
	0 ft - +5 ft	87,516.00	
FILL	0 ft - +5 ft	85,300.86	
	+5 ft - +10 ft	36,180.86	
	+10 ft - +15 ft	9,563.41	
	> +15 ft	0.00	



NOTES

THE PLANNING AND ELEVATIONS SHOWN ON THESE PLANS ARE CONCEPTUAL ONLY. ANY CHANGES WILL BE THE RESULT OF FUTURE DEVELOPER ENGINEERING DESIGN.



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

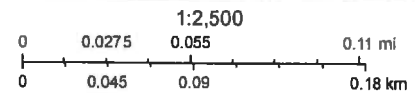
That part of Tract 61 lying easterly of Highway 27, Section 32, Township 22 South, Range 26 East, Lake Highlands Company, according to the plat thereof as recorded in Plat Book 3, Page 24, of the public records of Lake County, Florida, less right of way for road.

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



Override 1

Tax Parcels Alternate Key

Tax Parcels

Surrounding Counties

1:1,000

477	10
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LEGAL NOTICE

Notice is hereby given that the City Council of the City of Clermont will consider a request for the following variances: (1) to allow for a grading cut and fill up to 16 feet instead of 15 feet as required in Section 194-195(d)(4), (2) to allow for a 16 foot high retaining wall rather than the maximum 6 foot high wall as required in Section 194-195(d)(5), (3) to allow for the continuation of a prohibited existing off-site sign (billboard) Section 102-8(19), (4) to allow for the absence of a landscape buffer along internal property lines as required in Section 118-37(d)(1), and (5) to allow fencing up to 8 feet in height instead of the maximum 6 feet in height Section 122-343(c)(2) at the following location:

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 West Montrose Street, Clermont, FL 34711.

This request will be heard by the City Council at a public hearing to be held on Tuesday, December 13, 2016 at 6:30 P.M. in the Clermont 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
December 6, 2016



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date	
Tuesday, December 13, 2016	
Agenda Item Name	
Ordinance No. 2016-38 <i>Introduction</i> <i>South Lake Medical Arts Center</i>	
Requested Action	
Recommend introduction and transmittal 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 No. 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 reduces 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, 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 Residential/Office.

At the November 1, 2016 Planning and Zoning Commission meeting, Commissioner Judy Proli moved to recommend denial of the comprehensive plan amendment; Commissioner Tony Hubbard seconded. The vote was 3-1 to recommend denial of the comprehensive plan amendment, with Commissioner Herb Smith opposing.

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. | Minutes | P&Z minutes.pdf |
| 5. | Application | CPA Application.pdf |
| 6. | 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.

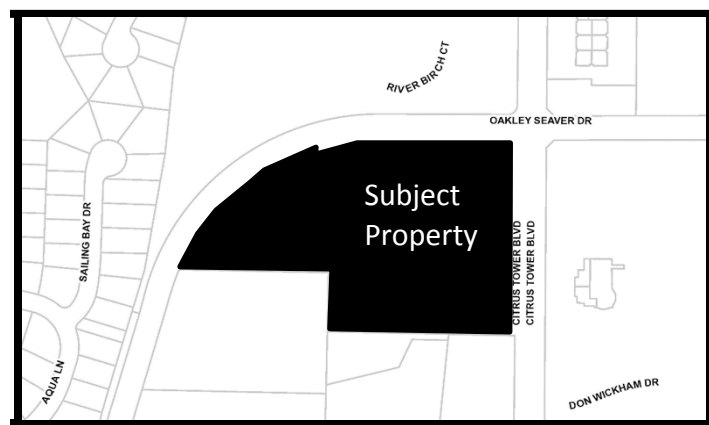
If any portion of this Ordinance is declared invalid, the invalidated portion shall be severed from the remainder of the Ordinance, and the remainder of the Ordinance shall continue in full force and effect as if enacted without the invalidated portion, except in cases where such continued validity of 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

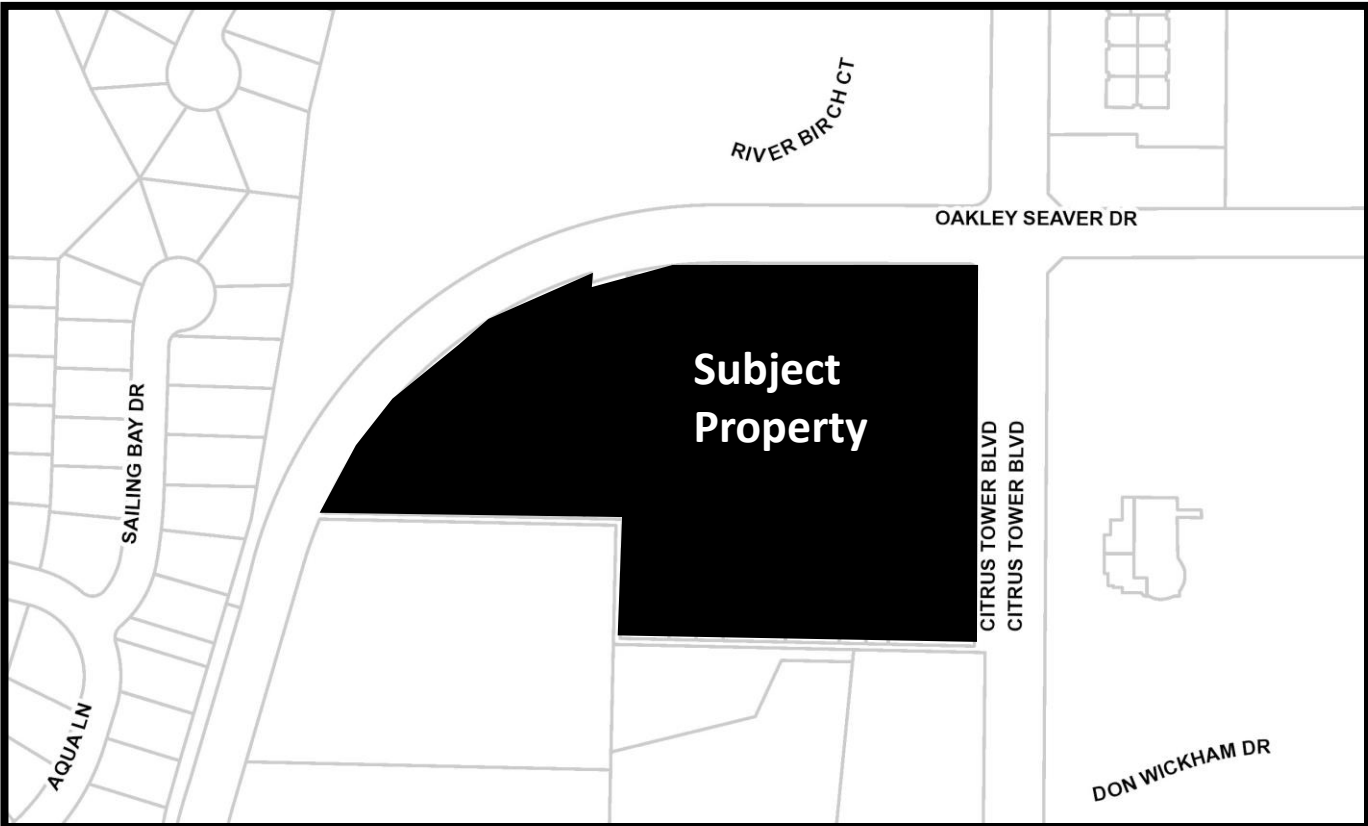
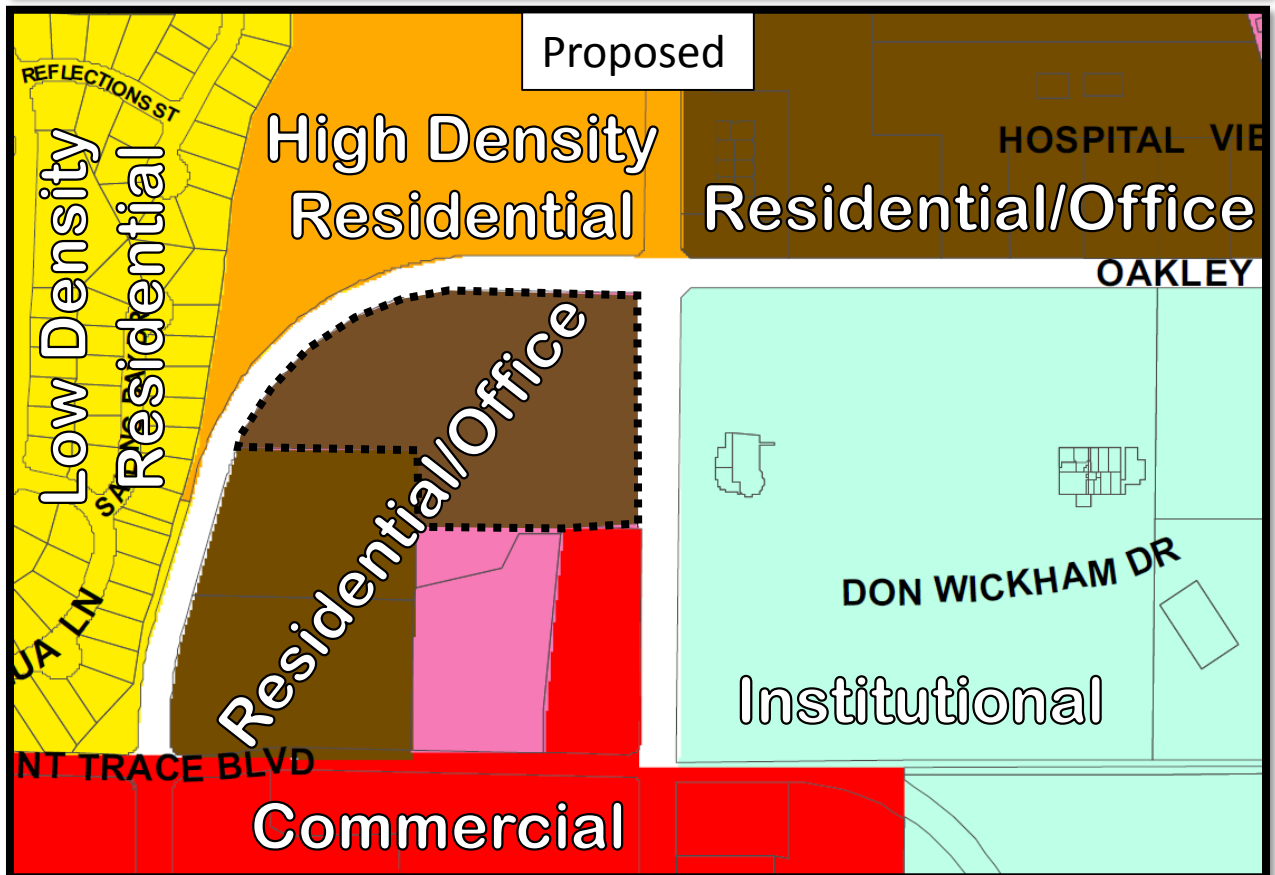
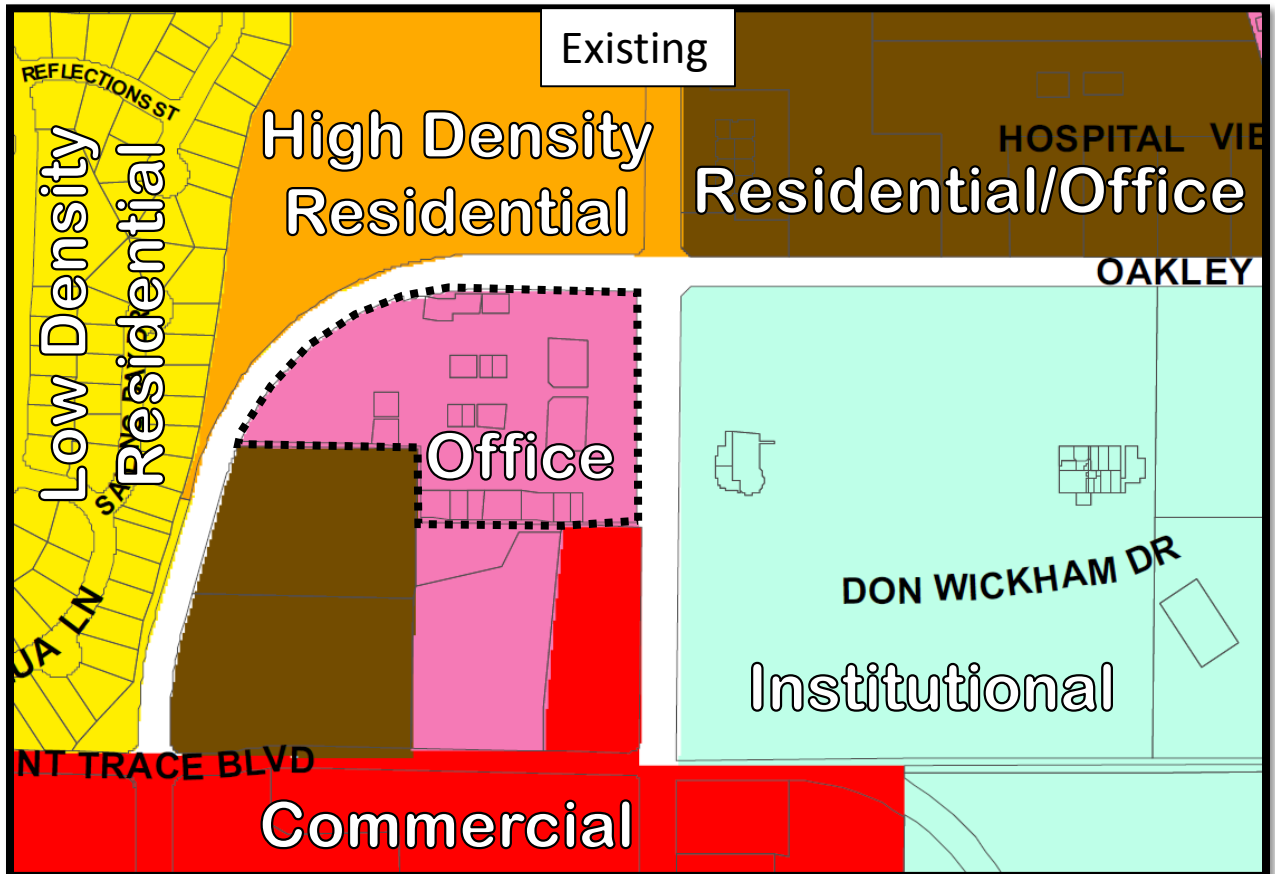


Exhibit – Future Land Use Map
South Lake Medical Arts







PROPOSED SOUTH LAKE APARTMENTS SITE PLAN
CLERMONT FLORIDA

**City of Clermont
MINUTES
PLANNING AND ZONING COMMISSION
NOVEMBER 1, 2016**

Page 1

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

**City of Clermont
MINUTES
PLANNING AND ZONING COMMISSION
NOVEMBER 1, 2016**

Page 2

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.

**City of Clermont
MINUTES
PLANNING AND ZONING COMMISSION
NOVEMBER 1, 2016**

Page 3

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.

**City of Clermont
MINUTES
PLANNING AND ZONING COMMISSION
NOVEMBER 1, 2016**

Page 4

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:



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:

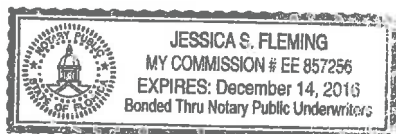
1. That he (she) affirms and certifies that he (she) understands and will comply with all ordinances, regulations and policies of Lake County, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his (her) knowledge and belief, and further, that this application 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.

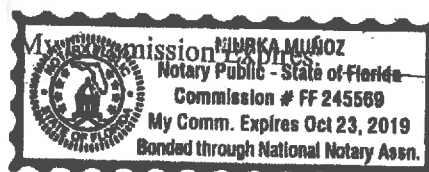
Jan Hendrickx as
Affiant - Applicant Name (print)
Manager, Belgian Capital Fund, LLC

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
Briarwood@DenhamEng.com
www.DenhamEng.com

Inland Atlantic Development Corporation
1500 Central Expressway
Suite 200
Altamonte Springs, FL 32714
Tel: 407-553-8148

SLMAC Multi-Family
Clermont, FL

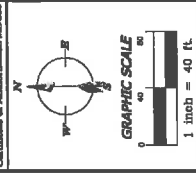
Conceptual Plans

Dimension Plan

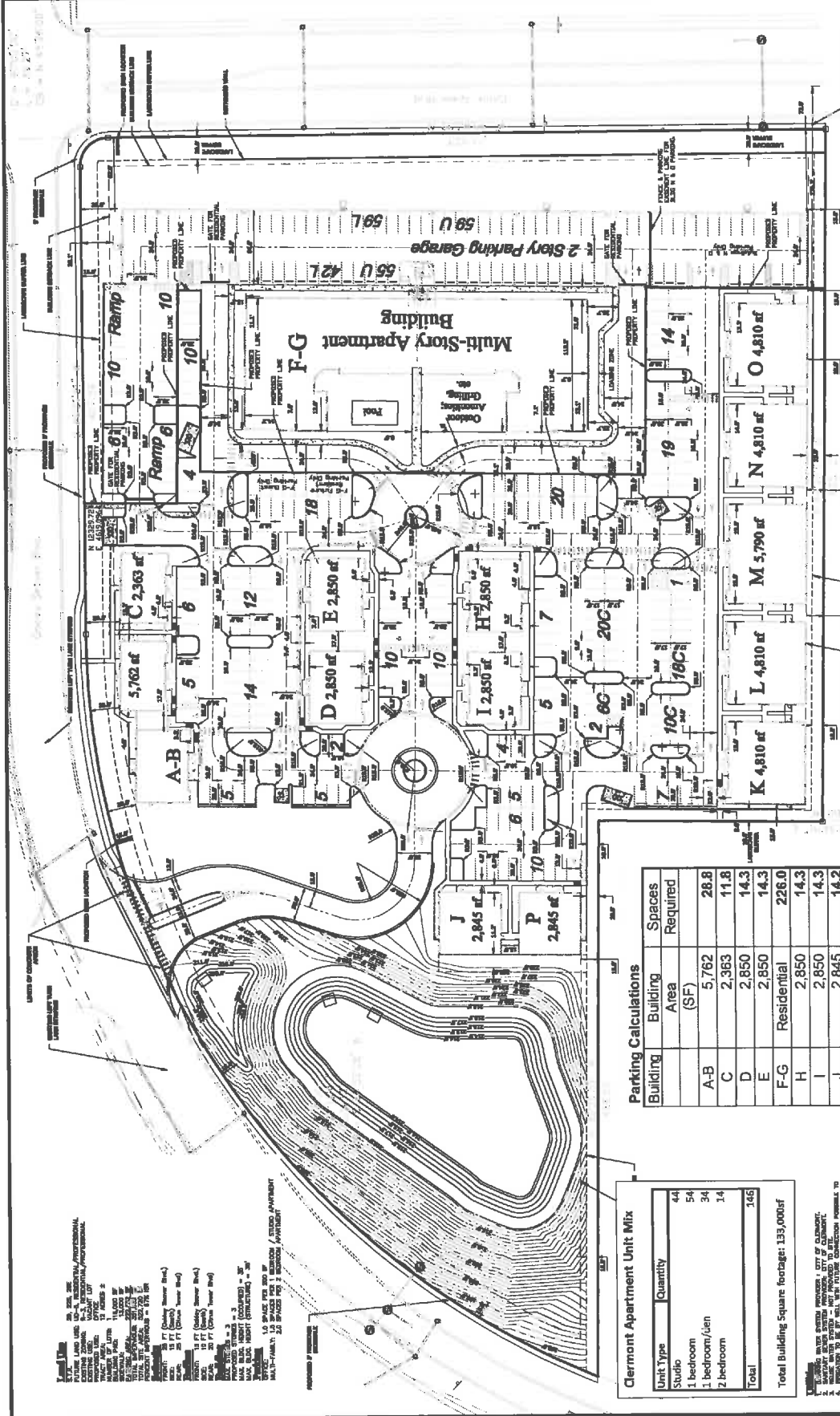
Revisions	
NO.	DATE
1	10/1/17
2	10/1/17
3	10/1/17
4	10/1/17
5	10/1/17
6	10/1/17
7	10/1/17
8	10/1/17
9	10/1/17
10	10/1/17

Prepared by: [Name]
Checked by: [Name]
Reviewed by: [Name]

2. Denham Engineering, LLC
Date: 10/1/17
Project: [Name]
Scale: 1/4" = 1'-0"



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	14.3
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

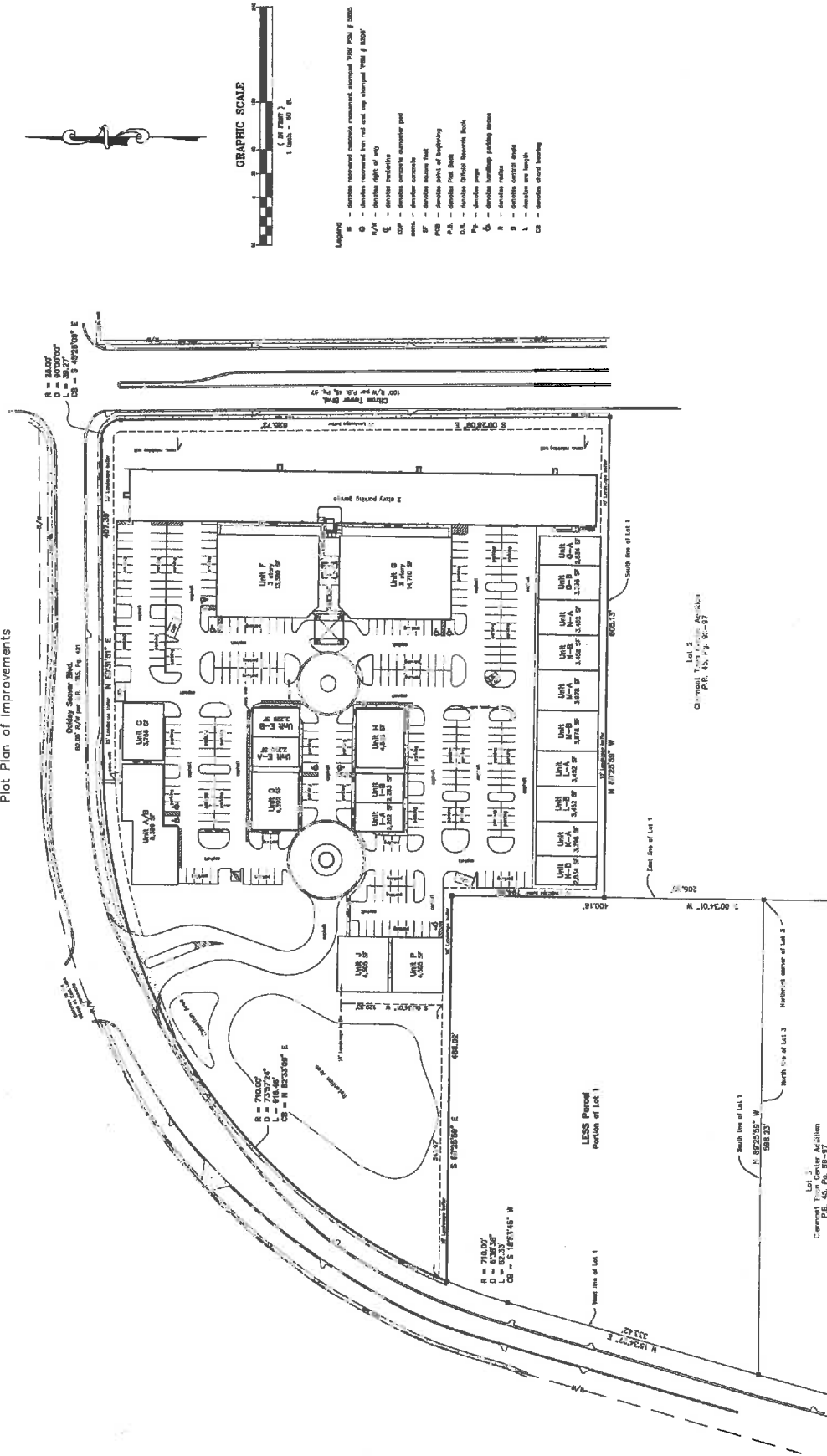
Clermont Apartment Unit Mix	
Unit Type	Quantity
Studio	44
1 bedroom	54
1 bedroom/1 den	34
2 bedroom	14
Total	146
Total Building Square Footage: 133,000sf	

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



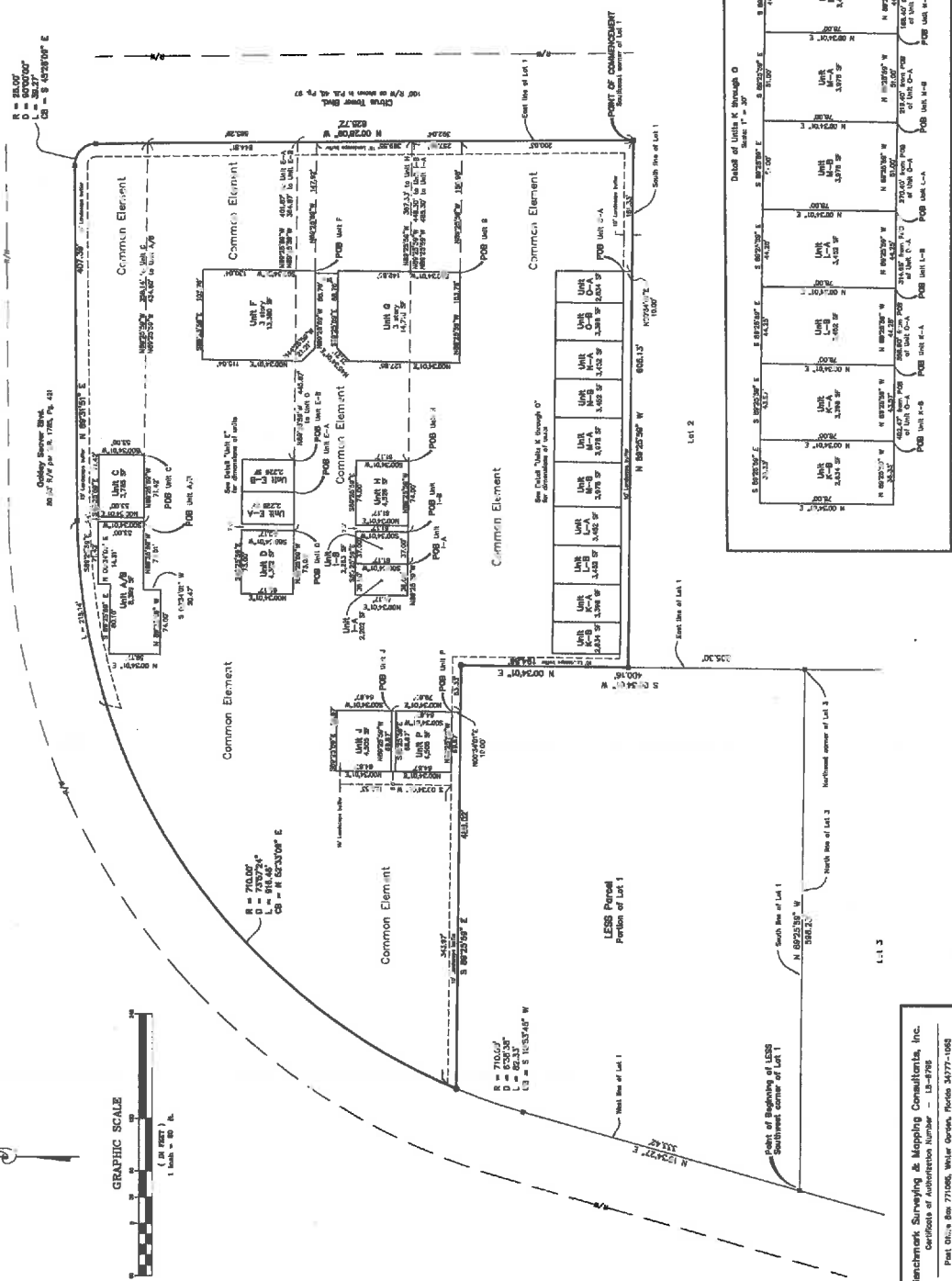
Benchmark Surveying & Mapping Consultants, Inc.
 Certificate of Authorization Number - LB-8798

 Post Office Box 771068, Winter Garden, Florida 34777-1068
 687 West Hunt Street, Winter Garden, Florida 34767
 (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

- Legend**
- - denotes vertical curve (curvature) change point (PVI) of 2000
 - - denotes horizontal line and step changed (PVI) of 2000
 - R/A - denotes right of way
 - C - denotes centerline
 - CD - denotes centerline change point
 - sum - denotes sum
 - SP - denotes station point
 - FS - denotes finish point of beginning
 - P.S. - denotes Point of Beginning
 - C.L. - denotes Centerline
 - Py - denotes point
 - R - denotes radius
 - D - denotes double angle
 - L - denotes arc length
 - CD - denotes chord bearing



Benchmark Surveying & Mapping Consultants, Inc.
 Certificate of Registration Number - 13-4795
 827 West Palm Street, Suite 200, Fort Lauderdale, Florida 33304
 (407) 551-8181 Fax (407) 551-8184

**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

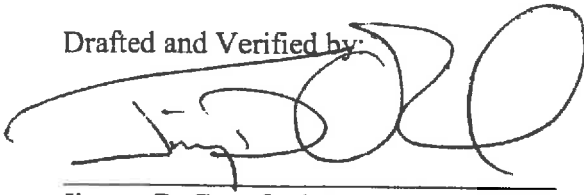
8th Ed. ITE Trip Generation:

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

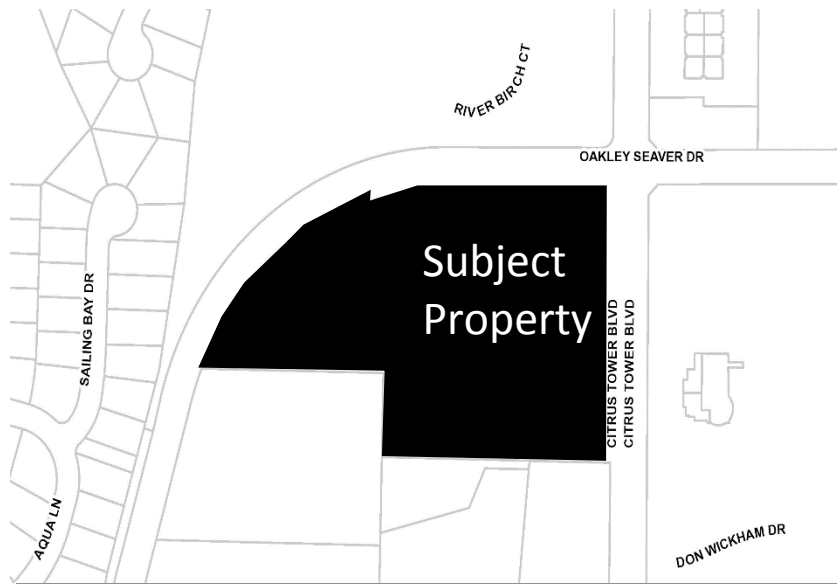
Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$661,950	\$606,787	\$606,787	5.30510	\$3,219.07
LAKE COUNTY MSTU AMBULANCE	\$661,950	\$606,787	\$606,787	0.46290	\$280.88
SCHOOL BOARD STATE	\$661,950	\$661,950	\$661,950	5.69700	\$3,771.13
SCHOOL 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, December 13, 2016		
Agenda Item Name		
Resolution No. 2016-42 <i>South Lake Medical Arts Center</i>		
Requested Action		
Recommend approval of Resolution 2016-42.		
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 No. 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 50,300 square feet along with the 144 multifamily units. <i>At the November 1, 2016 Planning and Zoning Commission meeting, Commissioner Judy Proli moved to recommend denial of the conditional use permit; Commissioner Tony Hubbard seconded. The vote was 3-1 to recommend denial of the conditional use permit, with Commissioner Herb Smith opposing.</i>		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Resolution CUP RES 2016-42.docx		
2. Location Map Location Map.docx		

3.	Site plan	Site plan.pdf
4.	Minutes	P&Z minutes.pdf
5.	Application	CUP Application.pdf
6.	Legal ad	CUP Dec. 13 legal Ad.docx

**CITY OF CLERMONT
RESOLUTION NO. 2016-42**

**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 denial 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. 2016-42

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 Development Services 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 Marshal 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. 2016-42

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. 2016-42

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. 2016-42

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. 2016-42

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:

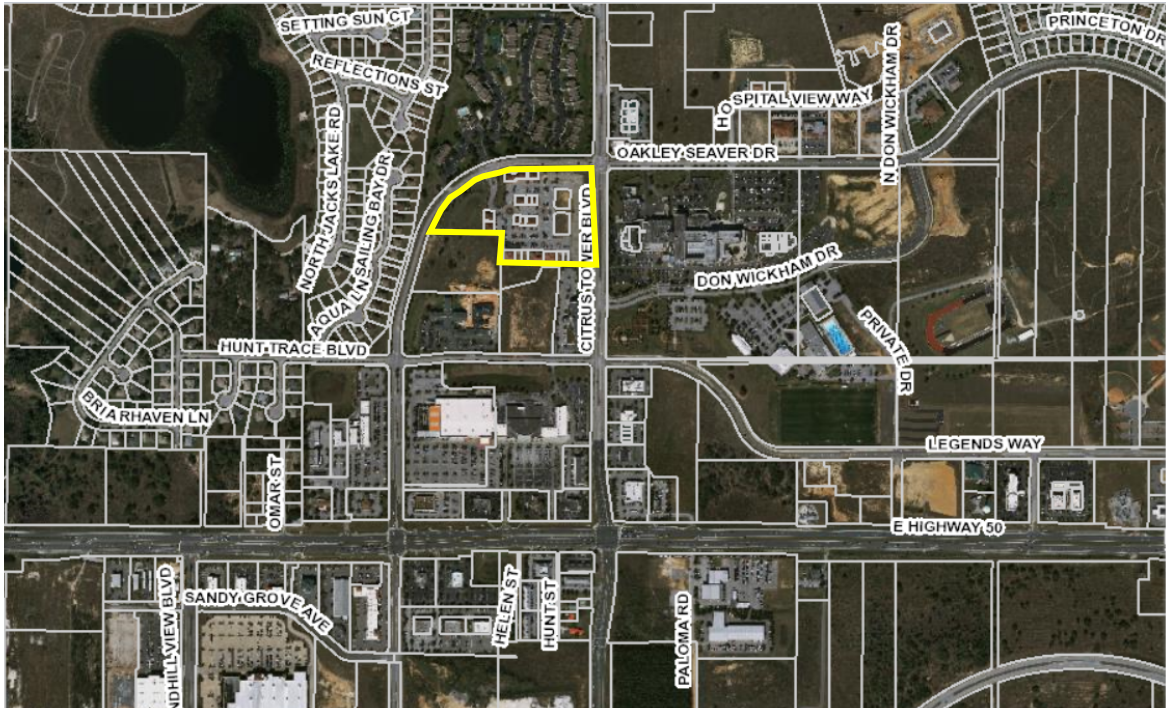
Tracy Ackroyd Howe, City Clerk

Approved as to form and legality:

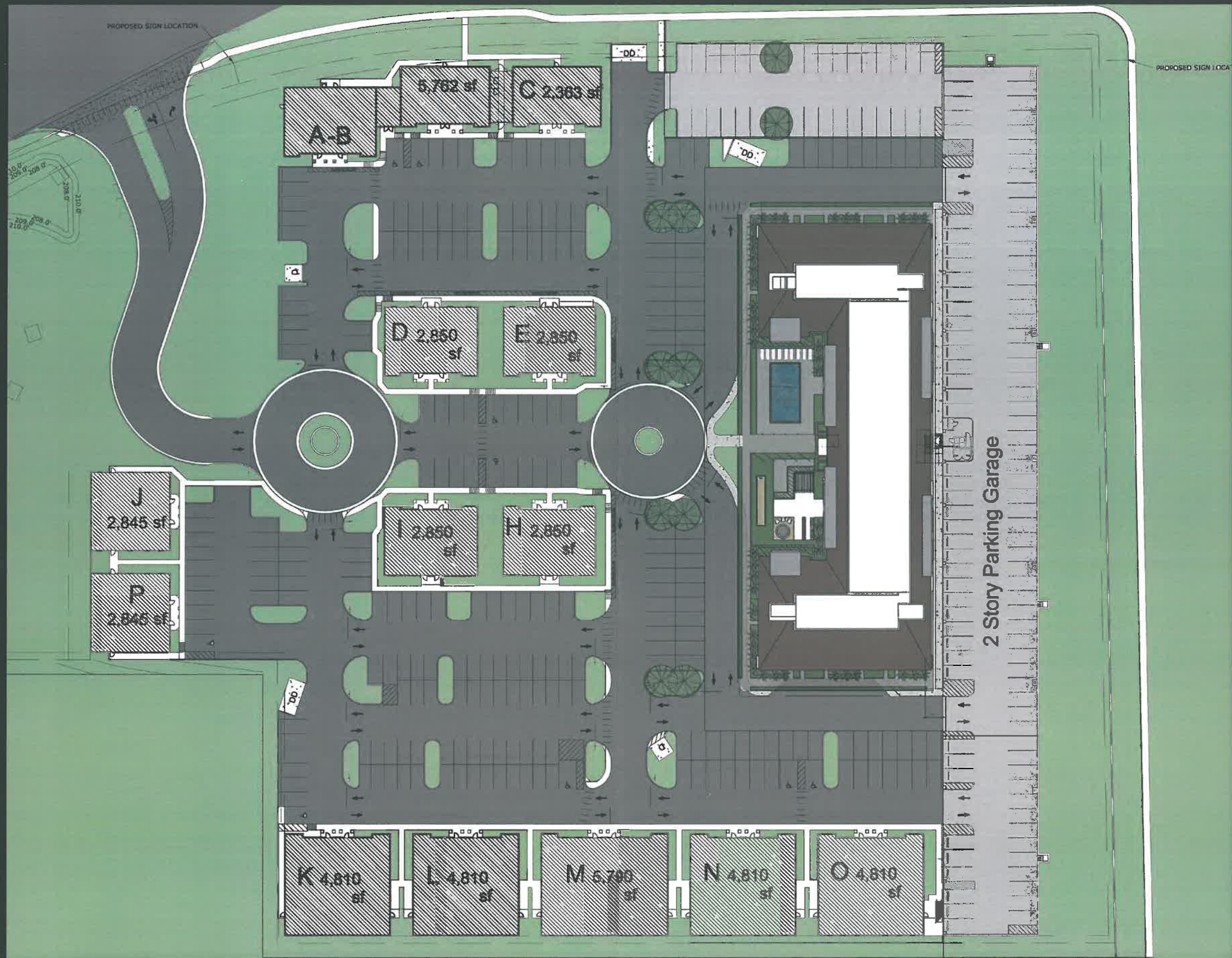
Daniel F. Mantzaris, City Attorney

Location Map:

South Lake Medical Arts Center







PROPOSED SOUTH LAKE APARTMENTS SITE PLAN
CLERMONT FLORIDA

**City of Clermont
MINUTES
PLANNING AND ZONING COMMISSION
NOVEMBER 1, 2016**

Page 1

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

**City of Clermont
MINUTES
PLANNING AND ZONING COMMISSION
NOVEMBER 1, 2016**

Page 2

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.

**City of Clermont
MINUTES
PLANNING AND ZONING COMMISSION
NOVEMBER 1, 2016**

Page 3

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.

**City of Clermont
MINUTES
PLANNING AND ZONING COMMISSION
NOVEMBER 1, 2016**

Page 4

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:



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.



Denham Engineering, LLC
Civil Engineering
407-217-5487
Clermont: 352-989-1915
Briar@DenhamENG.com
www.DenhamENG.com

Inland Atlantic Development Corporation
15150 NW 22nd Avenue
Miami, FL 33187
Tel: 305-453-8748

SLMAC Multi-Family
Clermont, FL

Conceptual Plans

Dimension Plan

Revisions	
1	Initial
2	Revised
3	Revised
4	Revised
5	Revised
6	Revised
7	Revised
8	Revised
9	Revised
10	Revised

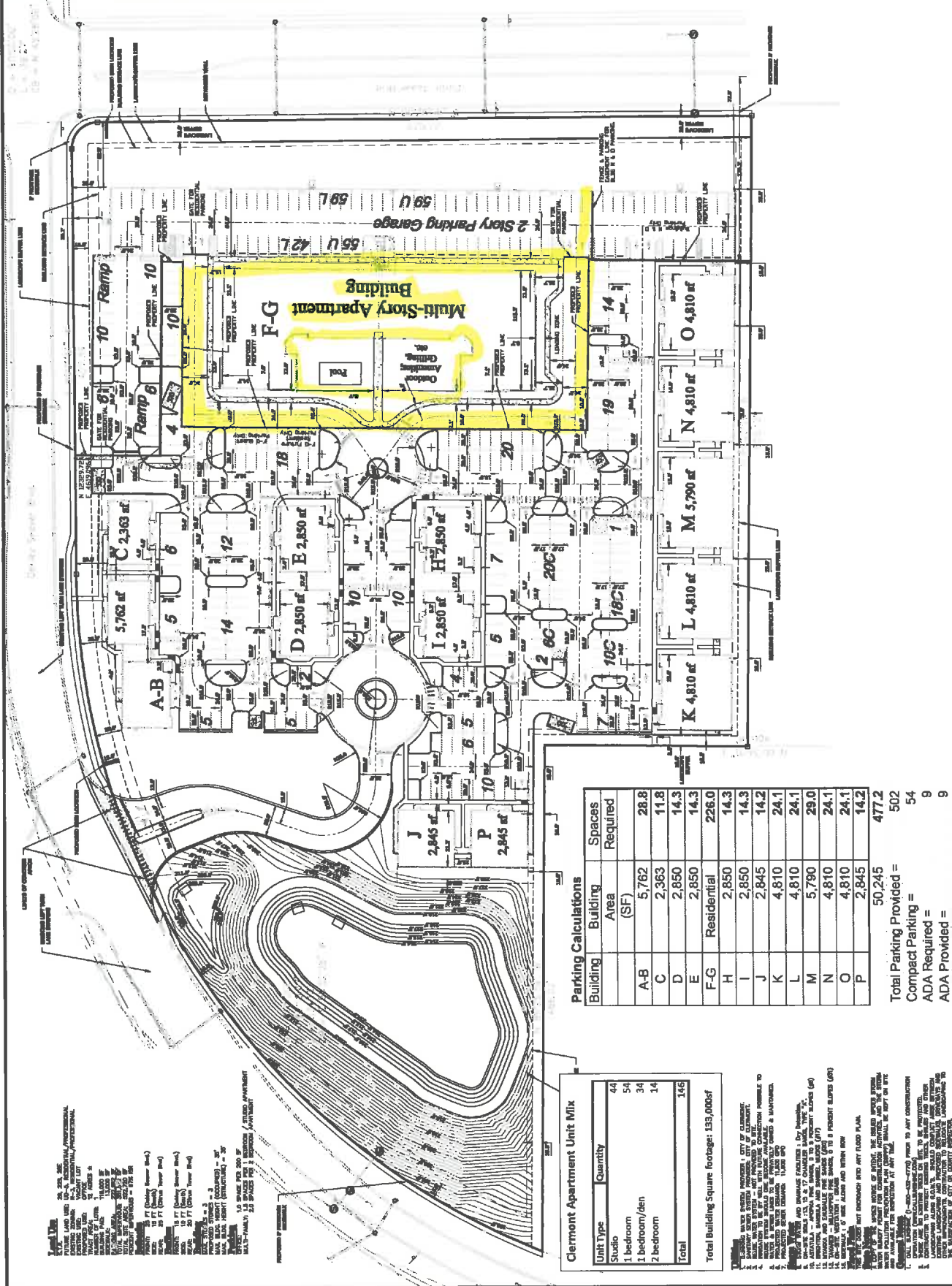
Prepared with AutoCAD
Reviewed and Approved: [Signature]

J. Brian Denham, P.E.
Date: 05-07-19
Project: 19-0000000000
Customer: Inland Atlantic Development Corporation



GRAPHIC SCALE
1 inch = 40 ft.

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 Building Area		50,245
Total Building Spaces		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	56
1 bedroom/den	34
2 bedroom	14
Total	146

Total Building Square Footage: 133,000sf

NOTES:
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CITY OF CLERMONT, FLORIDA, STANDARD SPECIFICATIONS FOR CONSTRUCTION, AND THE CITY OF CLERMONT, FLORIDA, STANDARD SPECIFICATIONS FOR CONSTRUCTION, AND THE CITY OF CLERMONT, FLORIDA, STANDARD SPECIFICATIONS FOR CONSTRUCTION.
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**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

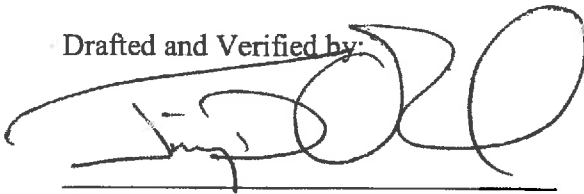
8th Ed. ITE Trip Generation:

6.59 Trips per Unit

146 units = **962 Trips per Day**

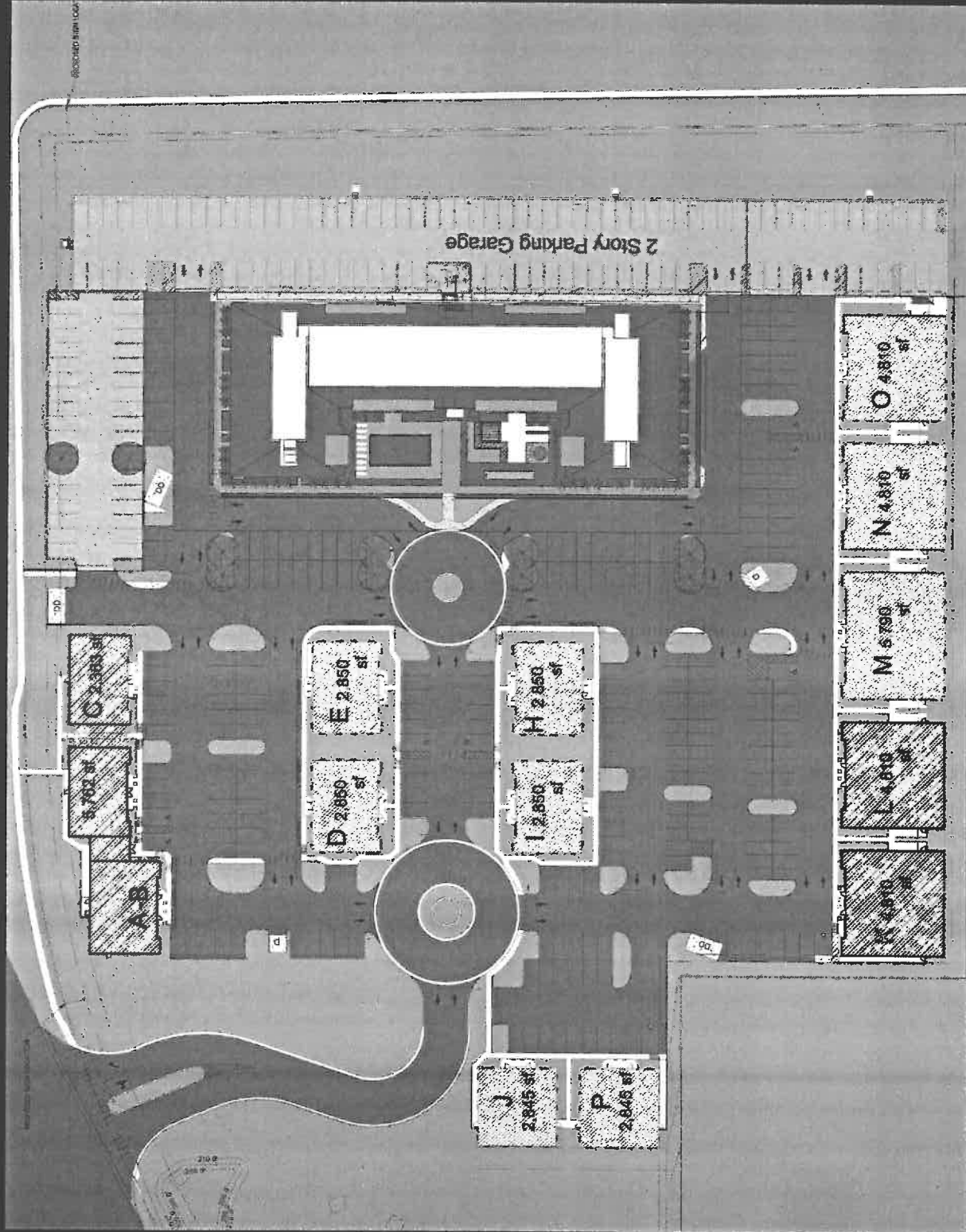
- **ALL TRAFFIC GENERATION NUMBERS TAKEN FROM 8TH EDITION, INTERNATIONAL TRAFFIC ENGINEERS (ITE) MANUAL, ADOPTED AND USED BY LAKE COUNTY AND THE FLORIDA DEPARTMENT OF TRANSPORTATION**

Drafted and Verified by:

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

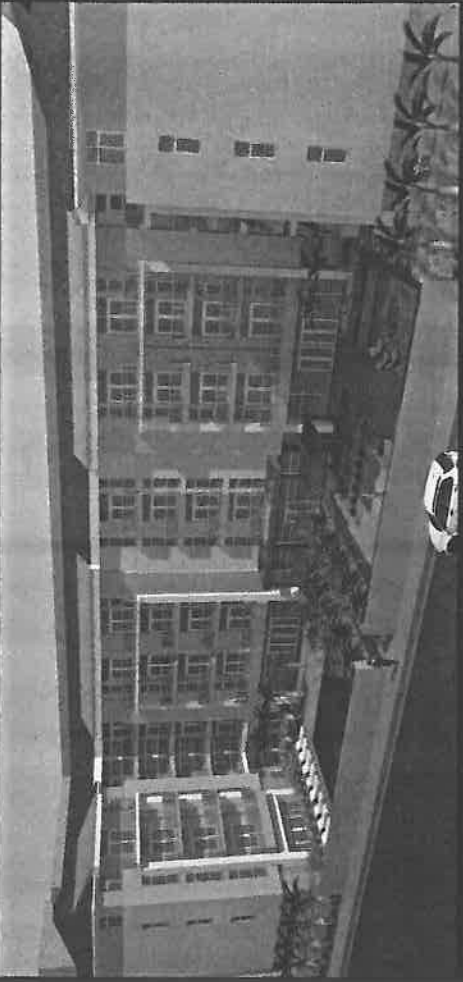
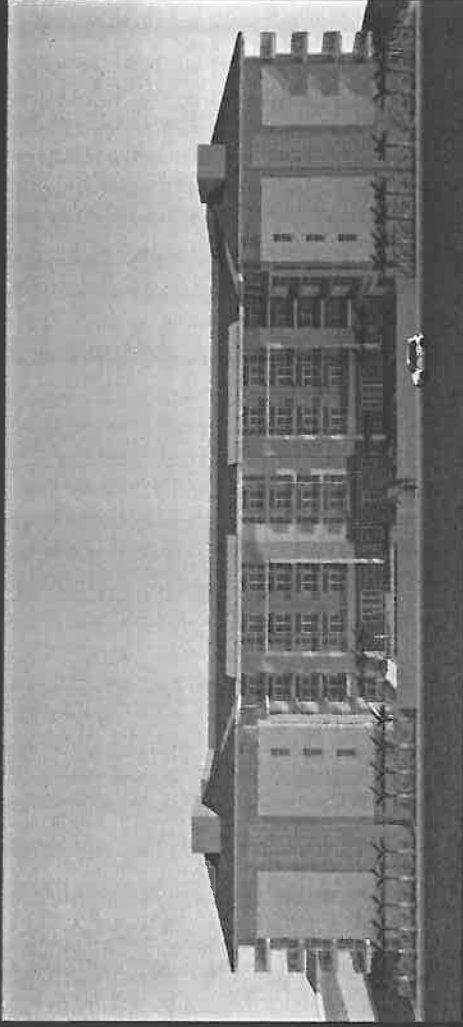
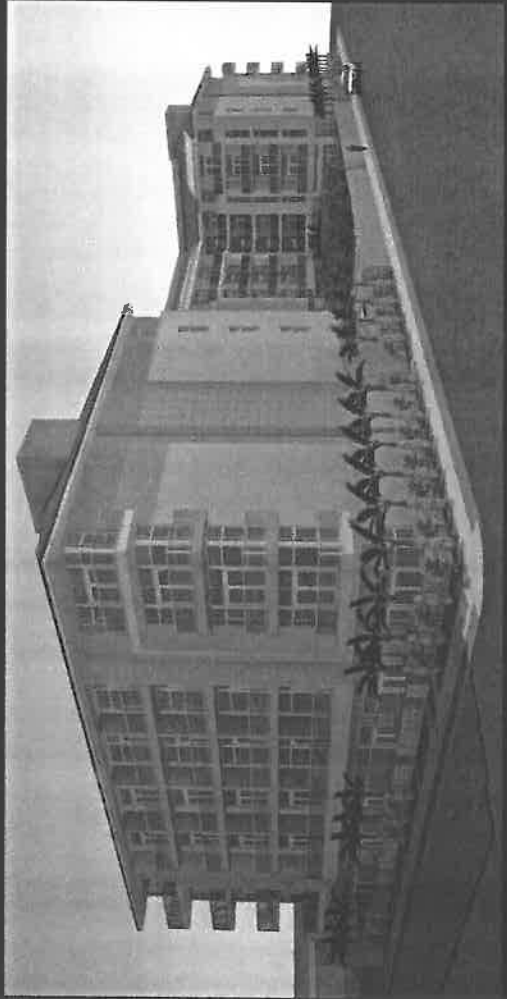
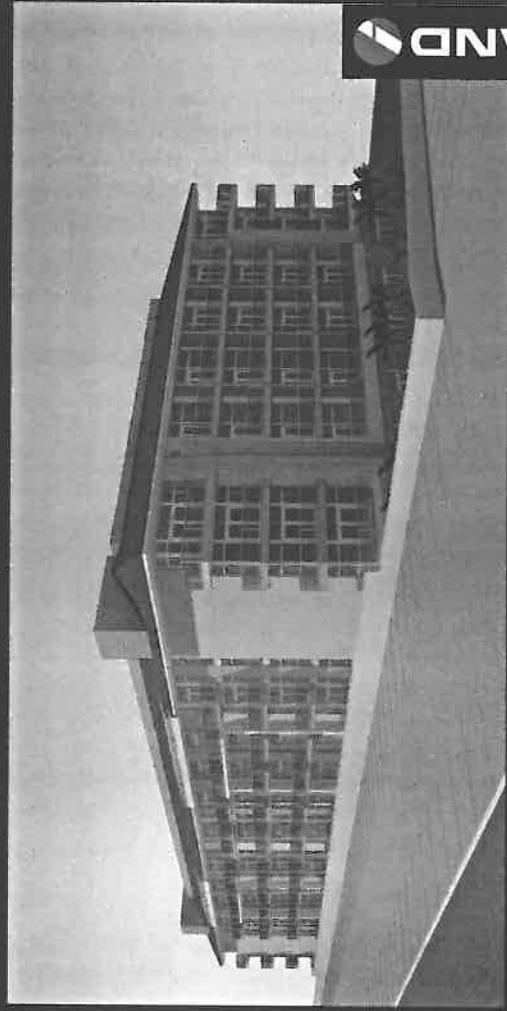
Jimmy D. Crawford, Esq.

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

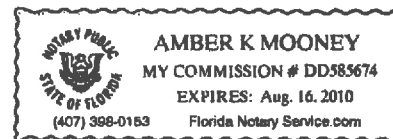
11-20-06
Date

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, So. 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

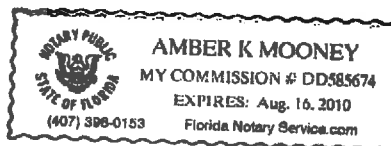
November, 2006, by JOHN SCHMID
(name of person acknowledging)

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.

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

The meeting 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
December 6, 2016

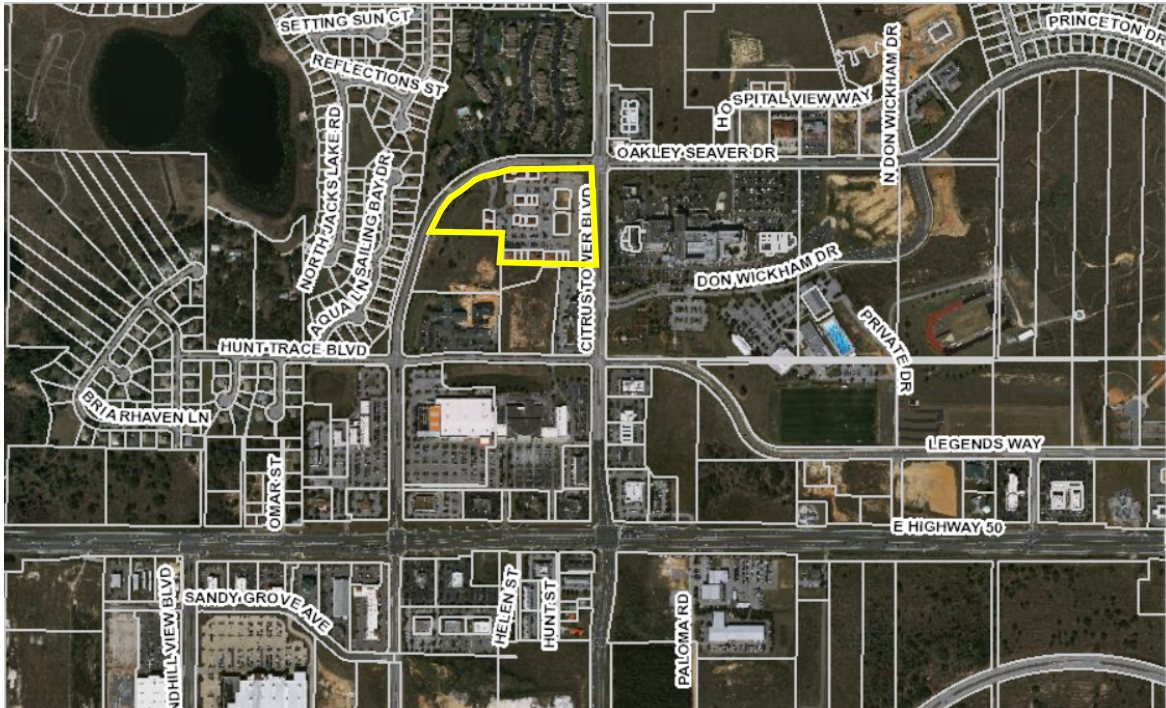


AGENDA ITEM

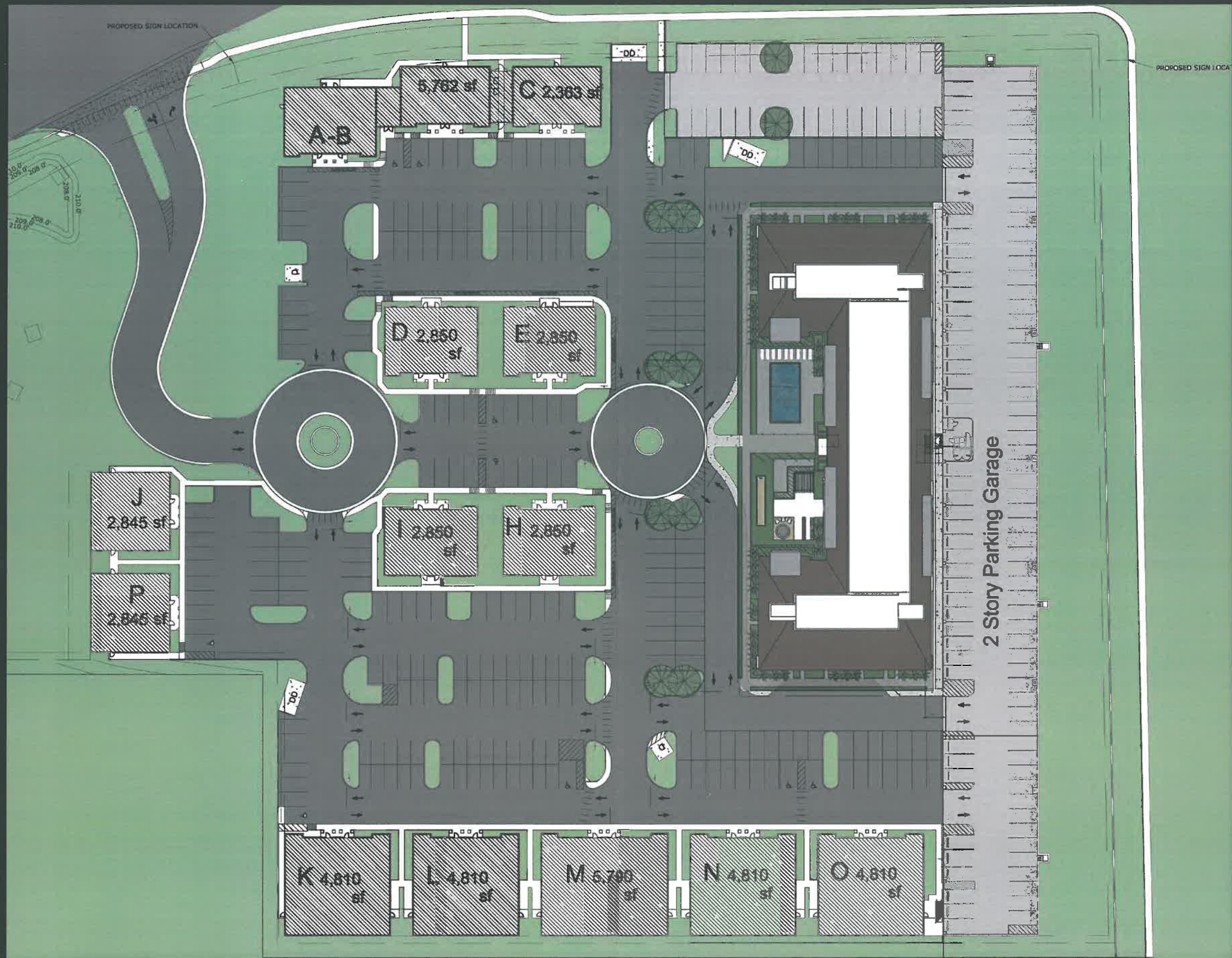
Meeting Date		
Tuesday, December 13, 2016		
Agenda Item Name		
Variance Request <i>South Lake Medical Arts Center</i>		
Requested Action		
Recommend denial of the variance request.		
Staff Report		
The applicant is requesting a variance to allow for a building height increase from 45 feet to 70 feet, or 25 feet over the maximum allowed per the land development code (LDC). The variance request is for a proposed 144-unit multifamily building to be located at the southwest corner of Citrus Tower Boulevard and Oakley Seaver Drive. The proposed building will be located adjacent to the existing parking garage within the South Lake Medical Arts Center. Section 86-174 of the LDC requires a positive finding on eight items in order to grant a variance, and staff believes that two of the eight do not meet these findings. Therefore, staff recommends denial of the variance request.		
Additional Analysis		
Fiscal Impact Summary		
Fiscal Impact	Fund Number and Description	Available Budget Amount
Exhibits Attached (copies of original agreements)		
1. Location Map	Location Map.docx	
2. Site plan	Site plan.pdf	
3. Application	VAR The Loft application.pdf	
4. Review Criteria	Variance Exhibit 2.docx	
5. Legal ad	VAR Legal AD SL Medical Arts.docx	

Location Map:

South Lake Medical Arts Center







PROPOSED SOUTH LAKE APARTMENTS SITE PLAN
CLERMONT FLORIDA



CITY OF CLERMONT
VARIANCE
Application

DATE: 9-19-16

FEE: \$200.⁰⁰

PROJECT NAME (if applicable): 3 The Lofts @ South Lake

APPLICANT: Jimmy D. Crawford

CONTACT PERSON: _____

Address: 1201 West Hwy 50

City: Clermont State: FL Zip: 34711

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

E-Mail: jimmy@ Crawford@magellan.com

OWNER: Belgian Capital Fund, LLC

Address: 1135 Kane Concourse, 3rd Floor

City: Bay Harbor Islands State: FL Zip: 33154

Phone: (305) 405-9628 Fax: -

Address of Subject Property: N/A

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

Legal Description (include copy of survey): see attached

Land Use (City verification required): Office

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



CITY OF CLERMONT

VARIANCE

Application

Page 2

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

City Zoning Ordinance (Land Development Code Section) from which you are requesting relief:

122-185(4) - Height of Building

What are you proposing to do that would require a variance and why? Total Height

69.4' - approx. 54' above parking garage - to
construct a five-story, urban, interior hallway, secured
apartment building.

How does the Code create a hardship?

Height limits were adopted
prior to improved fire and emergency services equipment. Also,
use to our East (Hospital) is taller/higher than our requested use.

***** The following justifications must be completed *****
for any variance requested:

Variance requested – subject and code section: 122-185(4) height

Sec. 86-174. Review criteria and findings.

When reviewing an application for a variance, the City Council shall not vary the requirements of any provision of this land development code unless it makes a positive finding, based on substantial competent evidence, on each of the following:

(1) Special conditions and circumstances exist which are peculiar to the land, structure or building involved, and which are not applicable to other lands, structures or buildings in the same zoning district;

- Building adjacent is higher (hospital) - Also
building will be accessed from second story parking
garage, which is existing.

(2) The condition giving rise to the requested variance has not been created by any person presently having an interest in the property;

Parking garage was built by others, as was hospital.



CITY OF CLERMONT
VARIANCE
Application
Page 3

3) Literal interpretation and enforcement of the land development code regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the land development code, and would work unnecessary and undue hardship on the applicant;

-Taller building already exists next door.

(4) The variance request is not based exclusively upon a desire to reduce the cost of developing the site or otherwise economically founded;

The type of urban, secured apartment building is expensive to build - but is needed in the area.

(5) The variance, if granted, is the minimum variance necessary to make possible the reasonable use of the land, building or structure;

-roof lines/slopes are the minimum needed.

(6) Granting of the variance request will not confer on the applicant any special privilege that is denied by the land development code to other lands, buildings or structures in the same zoning district;

Others, including our neighbors, have been granted similar variances.

(7) The proposed variance will not substantially diminish property value in, or alter the essential character of, the area surrounding the site; and

The building will be an architecturally significant asset to the area, and will not diminish property values.



CITY OF CLERMONT

VARIANCE

Application

Page 4

(8) The granting of the variance will be in harmony with the general intent and purpose of this land development code, and will not be injurious to the surrounding properties or detrimental to the public welfare.

The public welfare and the community will benefit from this building, which satisfies a pressing need in an area surrounding employment. The intent of the code is met by the parking garage access and the City's increased fire-fighting equipment.

Jimmy Crawford
Applicant Name (print)

X [Signature]
Applicant Name (signature)

Jan Hendricks, Mgr.
Owner Name (print)
Belgian Capital Fund, LLC

X [Signature]
Owner Name (signature)

***** NOTICE *****

IF THIS APPLICATION IS SUBMITTED INCOMPLETE OR INACCURATE, IT WILL BE SUBJECT TO A DELAY IN PROCESSING AND WILL NOT BE SCHEDULED UNTIL SUCH CORRECTIONS ARE MADE. APPLICATION FOR VARIANCE DOES NOT GUARANTEE APPROVAL. THE APPLICANT MUST BE PRESENT AT ANY MEETINGS TO JUSTIFY AND SUPPORT THE REQUEST.

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

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 Certified Millage Rate:	18.6521
		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	5.11800	\$2,824.75
LAKE COUNTY MSTU AMBULANCE	\$602,100	\$551,925	\$551,925	0.46290	\$255.49
SCHOOL BOARD STATE	\$602,100	\$602,100	\$602,100	4.62700	\$2,785.92

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 Certified Millage Rate:	18.6521
		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

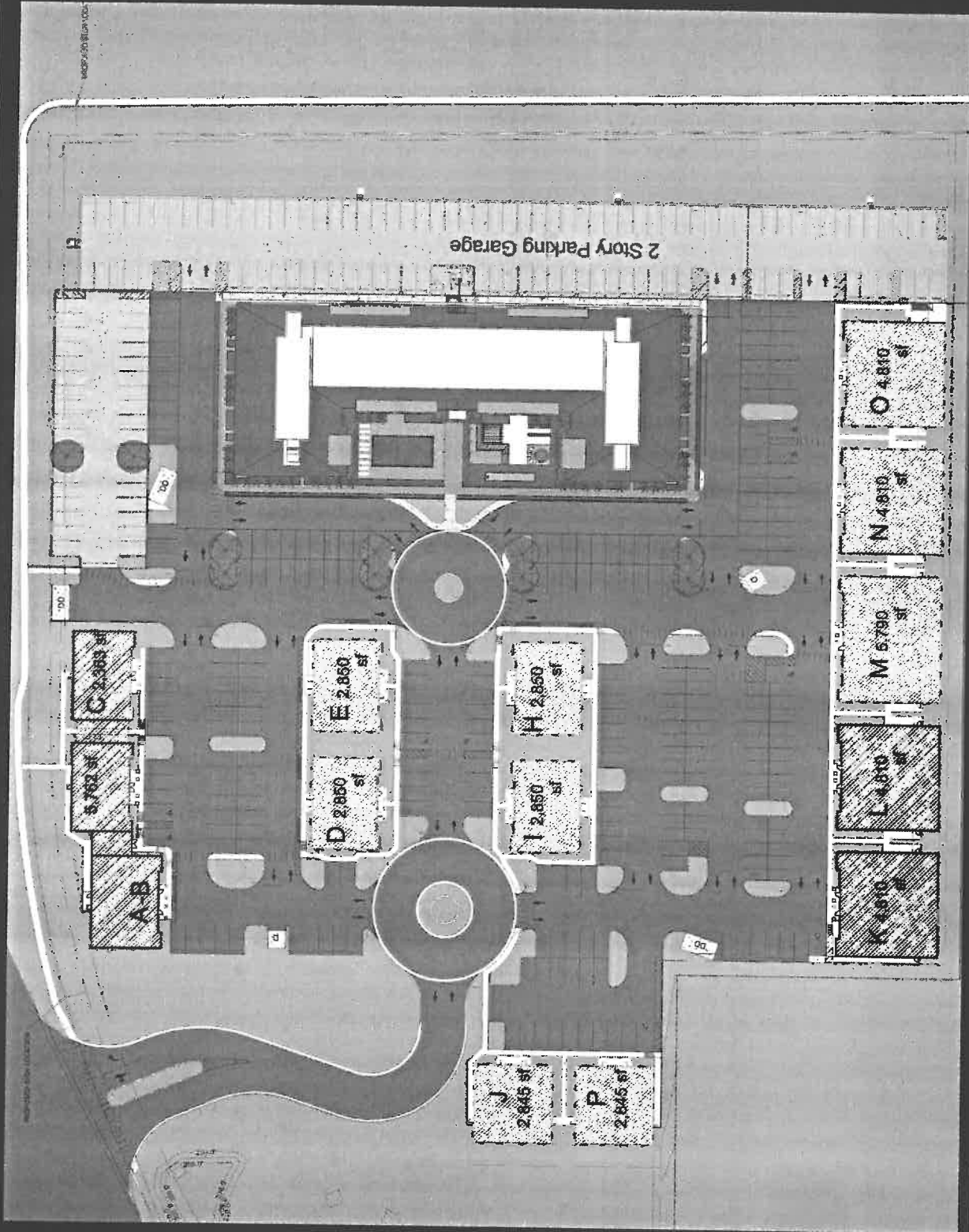
There is no improvement information to display.

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	5.11800	\$3,105.54
LAKE COUNTY MSTU AMBULANCE	\$661,950	\$606,787	\$606,787	0.46290	\$280.88



PROPOSED SOUTH LAKE APARTMENTS SITE PLAN
CLERMONT FLORIDA

PROPOSED SOUTH LAKE APARTMENTS
CLERMONT FLORIDA

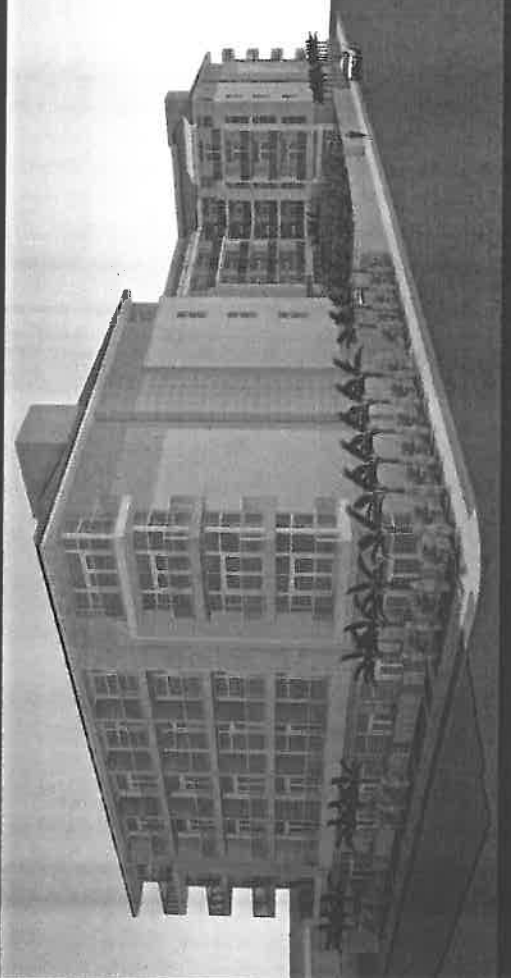
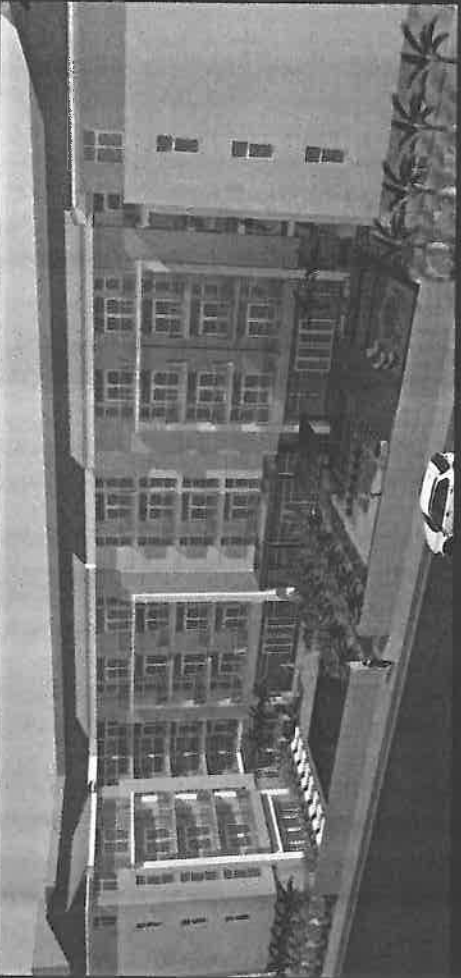
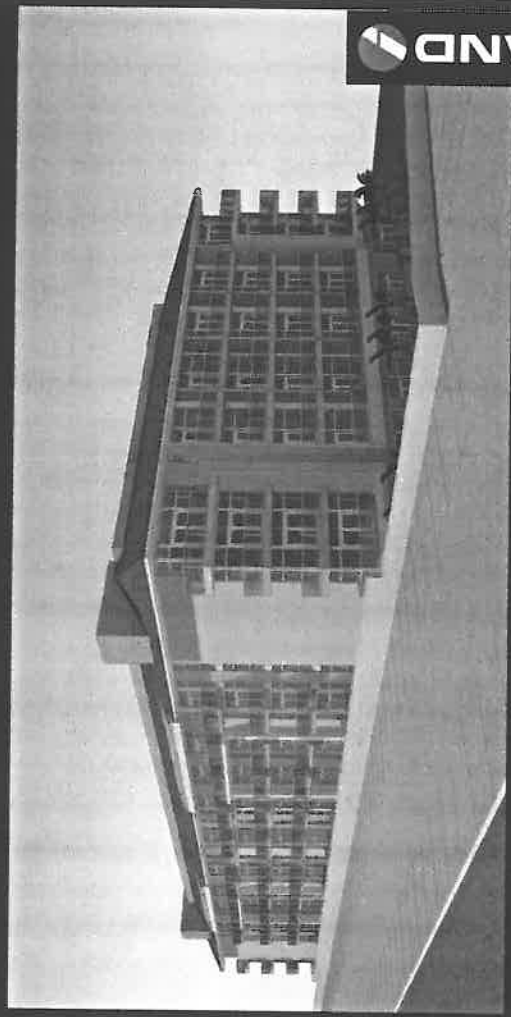
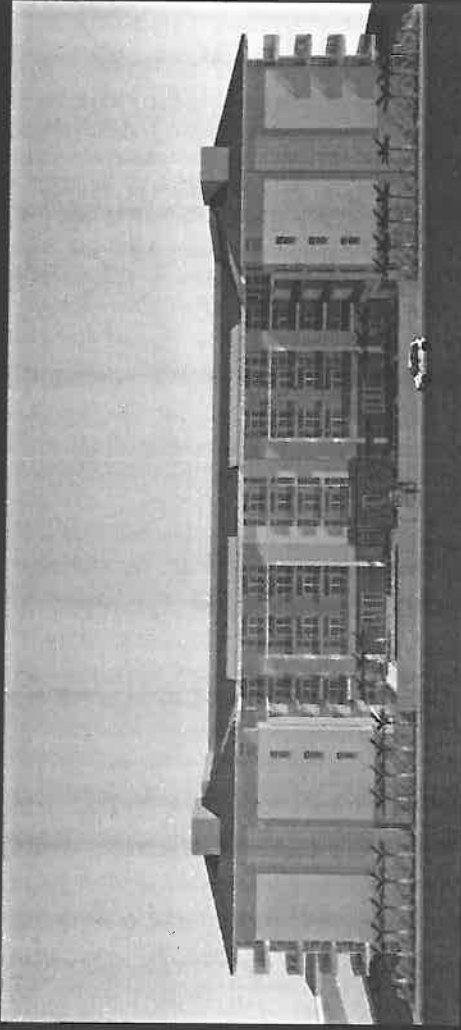


Exhibit 2

The requirements for a variance are as follows:

“Sec. 86-174, Review Criteria and Finding. When reviewing an application for a variance, the board of zoning adjustment shall not vary the requirements of any provision of this land development code unless it makes a positive finding, based on substantial competent evidence, on each of the following:”

There are eight items that the applicant is required to respond to. Staff’s comments, based on the eight requirements for a positive finding as they relate to this request, are as follows:

FINDINGS:

- (1) Special conditions and circumstances exist which are peculiar to the land, structure or building involved, and which are not applicable to other lands, structures or buildings in the same zoning district;
Applicant response: Total height 69.4’ – appr. 54’ above parking garage to construct a five story, urban, interior hallway, secured apartment building.

Staff comments: Staff agrees that special conditions or circumstances are demonstrated in the development of this parcel. Previous projects with challenging site characteristics have received variances for building height

Positive finding

- (2) The condition giving rise to the requested variance has not been created by any person presently having an interest in the property;
Applicant response: Parking garage was built by others, as well as hospital.

Staff comments: Staff agrees that the current owner or applicant did not create the site’s characteristics and parcel configuration. However, the applicant does have an interest in the property and the variances are being requested due to their proposed development of the site.

Negative finding

- (3) Literal interpretation and enforcement of the land development code regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the land development code, and would work unnecessary and undue hardship on the applicant;
Applicant response: Taller building already exists next door.

Staff comments: The adjacent property (South Lake Hospital) was developed under a previous LDR code. Staff does not feel an undue hardship has been placed on the current applicant in this situation.

Negative finding

- (4) The variance request is not based exclusively upon a desire to reduce the cost of developing the site or otherwise economically founded;
Applicant response: The type of urban secured apartment building is expensive to build, but is needed in the area.

Staff comments: No evidence of decreased costs due to the variance request.

Positive finding

- (5) The variance, if granted, is the minimum variance necessary to make possible the reasonable use of the land, building or structure;

Applicant response: *Roof lines/slopes are the minimum needed.*

Staff comments: *The applicant is trying to maximize the potential use of the site by requesting the variances.*

Positive finding

- (6) Granting of the variance request will not confer on the applicant any special privilege that is denied by the land development code to other lands, buildings or structures in the same zoning district;

Applicant response: *Others including our neighbors have been granted similar variances.*

Staff comments: *The City Council has granted similar variance requests in the past for an increase in building height.*

Positive finding

- (7) The proposed variance will not substantially diminish property value in, or alter the essential character of the area surrounding the site; and

Applicant response: *The building will be an architecturally significant asset the area, and will not diminish property values.*

Staff comments: *The proposed variance does not seem to substantially diminish property values or alter the essential character of the area. The proposed development fits the character of the surrounding community and is compatible with the adjacent uses.*

Positive finding

- (8) The granting of the variance will be in harmony with the general intent and purpose of this land development code, and will not be injurious to the surrounding properties or detrimental to the public welfare.

Applicant response: *The public welfare and the community will benefit from this building, which satisfies a pressing need in an area surrounding employment. The intent of the code is met by the parking garage access and the citys increased firefighting equipment.*

Staff comments: *Staff feels that the proposed project will be in harmony with the general intent and purpose of the land development code.*

Positive finding

STAFF RECOMMENDATION:

Section 86-174 of the LDC requires a positive finding on eight items in order to grant a variance, and staff believes that **two** of the eight that do not meet these findings. Therefore, staff recommends denial of the variance requests by the applicant to the Clermont Land Development Code.

LEGAL NOTICE

Notice is hereby given that the City Council of the City of Clermont will consider a request for the following variance: to allow a maximum building height of 70 feet, rather than 45 feet as required by Section 122-185 of the Land Development Code; 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 West Montrose Street, Clermont, FL 34711.

This request will be heard by the City Council at a public hearing to be held on Tuesday, December 13, 2016 at 6:30 P.M. in the Clermont 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
December 6, 2016



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date	
Tuesday, December 13, 2016	
Agenda Item Name	
Ordinance No. 2016-40 <i>Transmittal Density Amendment</i>	
Requested Action	
Recommend introduction and transmittal of Ordinance 2016-40.	
Staff Report	
This agenda item, originally scheduled to be heard by the City Council on Oct. 25, 2016, was tabled to Dec. 13, 2016 to allow for a workshop discussion. This administrative request for a proposed comprehensive plan amendment would increase the residential density of the Downtown Mixed Use future land use classification from a maximum of 12 units/acre to up to 40 units/acre. This is the transmittal phase of the proposed comprehensive plan amendment; the adoption of the amendment would follow in late February or early March 2017. On Mar. 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 units/acre. 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 units/acre, 25 units/acre, and 40 units/acre. It was noted that the existing 12 units/acre has done very little to attract investment through redevelopment in downtown and a need to increase it was evident. The jump to 40 units/acre may lead to new development, but addressing the associated parking onsite may be challenging, but not impossible to do. The study recommended the 25 units/acre 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 units/acre up to 80 units/acre. The higher-density allocations were usually constrained by parking requirements, maximum height, minimum square footage, or some other limiting factor. On Dec. 1, 2016, the City Council held a workshop on proposed changes to densities in the Downtown Mixed Use/Central Business District area. After a PowerPoint presentation by consultant Richard Levey of Levey Consulting, the Council took public comment from neighbors and business leaders. An alternative proposal was	

discussed that would increase the base density to 25 units/acre, but also allow a density bonus of up to a maximum 40 units/acre. Additionally, staff recommended that changes to the City's land development regulations be made in early 2017 to further define criteria for higher-density residential downtown.

Staff believes that a density of up to 40 units/acre, 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 units/acre. The 40 units/acre will provide developers with an opportunity to work within the parameters of the land development code. The 40 units/acre 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 units/acre.

At the October 4, 2016 Planning and Zoning Commission meeting, Commissioner Cuqui Whitehead moved to recommend approval of the comprehensive plan amendment; seconded by Commissioner Carlos Solis. The vote was unanimous to recommend approval.

Additional Analysis

Fiscal Impact Summary

Fiscal Impact

Fund Number and Description

Available Budget Amount

Exhibits Attached (copies of original agreements)

- | | | |
|----|---------------------|--|
| 1. | Ordinance | Density Ord. 2016-40.doc |
| 2. | Exhibit A | Exhibit A - Future Land Use Element 2016 Density change.docx |
| 3. | Downtown MU Map | Downtown_MU_Boundary.pdf |
| 4. | Downtown MU FLU Map | Downtown MU FLUM.pdf |
| 5. | Minutes | P&Z Minutes.pdf |
| 6. | Legal ad | Density Legal ad.doc |

CITY OF CLERMONT
ORDINANCE No. 2016-40

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

WHEREAS, the Comprehensive Plan of the City of Clermont was adopted by the City of Clermont on August 13, 1991, in accordance with the Local Government Planning and Land Development Regulations Act of 1985, Chapter 163, Part II, Florida Statutes; and

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

WHEREAS, the Planning and Zoning Commission, acting as the Local Planning Agency, held a public hearing October 4, 2016 and made recommendations to the City Council for amendments to the plan; and

WHEREAS, the City Council of the City of Clermont held public hearings December 13, 2016 and January 24, 2017 on the proposed amendments to the plan in light of written comments, proposals and objections from the general public;

NOW, THEREFORE, BE IT ORDAINED and enacted by the City Council of the City of Clermont, Florida that:

Section 1.

After public hearings held by the City of Clermont Local Planning Agency and the Clermont City Council, the Future Land Use Element is hereby amended as shown in Exhibit A.

Section 2.

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

CITY OF CLERMONT
ORDINANCE No. 2016-40

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. 2016-40

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



CITY OF CLERMONT
COMPREHENSIVE PLAN

CHAPTER I
FUTURE LAND USE ELEMENT

Adopted June 23, 2009
Amended December 13, 2016

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CHAPTER I FUTURE LAND USE

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

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

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

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

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

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

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

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

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

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

Future Land Use Categories	Maximum Density/Intensity (per gross acre)
Conservation	Not Developable
Parks	N/A
Public Facilities/Institutional	0.25 FAR
Residential	
Low-Density	3 units per acre
Medium-Density	8 units per acre
High-Density	12 units per acre
Office	1.0 FAR
Mixed-Use	
Residential/Office	12 units per acre/0.25 FAR
Master Planned Development	12 units per acre/0.25 FAR
Downtown Mixed-Use	12 units per acre 40 units per acre/3.0 FAR
Commercial	12 units per acre/0.25 FAR
Industrial	1.0 FAR

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Objective 1.7: Mixed-Use Land Use Categories. The mixed-use categories are established to accommodate a mixture of residential, office and commercial uses as single uses on separate parcels or as a mix of uses within a single development. The maximum density for residential uses shall be 12 units per acre, **except in the Downtown Mixed-Use Category, that may permit up to 40 units per acre. however, densities higher than eight units per acre in the Residential/Office Category shall require a conditional use permit. or a Planned Unit Development (PUD) zoning.** Other uses allowed include supportive accessory uses, churches and schools as conditional uses, minor public utilities (i.e., telephone switching stations, lift stations, drainage infrastructure, and similar facilities), parks and open space, municipal facilities and other civic and cultural uses subject to standards and performance criteria set forth in this plan and in the land development regulations.

Policy 1.7.1: Residential/Office. The residential/office category is intended to provide for a mixture of predominantly residential uses, while allowing for professional offices that are consistent with the general character of the adjacent residential uses. Based on current land use trends, the City estimates that the mix of uses in the residential/office category will be 65 percent residential and 35 percent non-residential. The maximum intensity for office development shall be 0.25 FAR. The FAR shall not be applied to the residential portion of a mixed-use development.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- active or passive recreation sites;
- landscaped buffers;

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

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

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

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

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

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

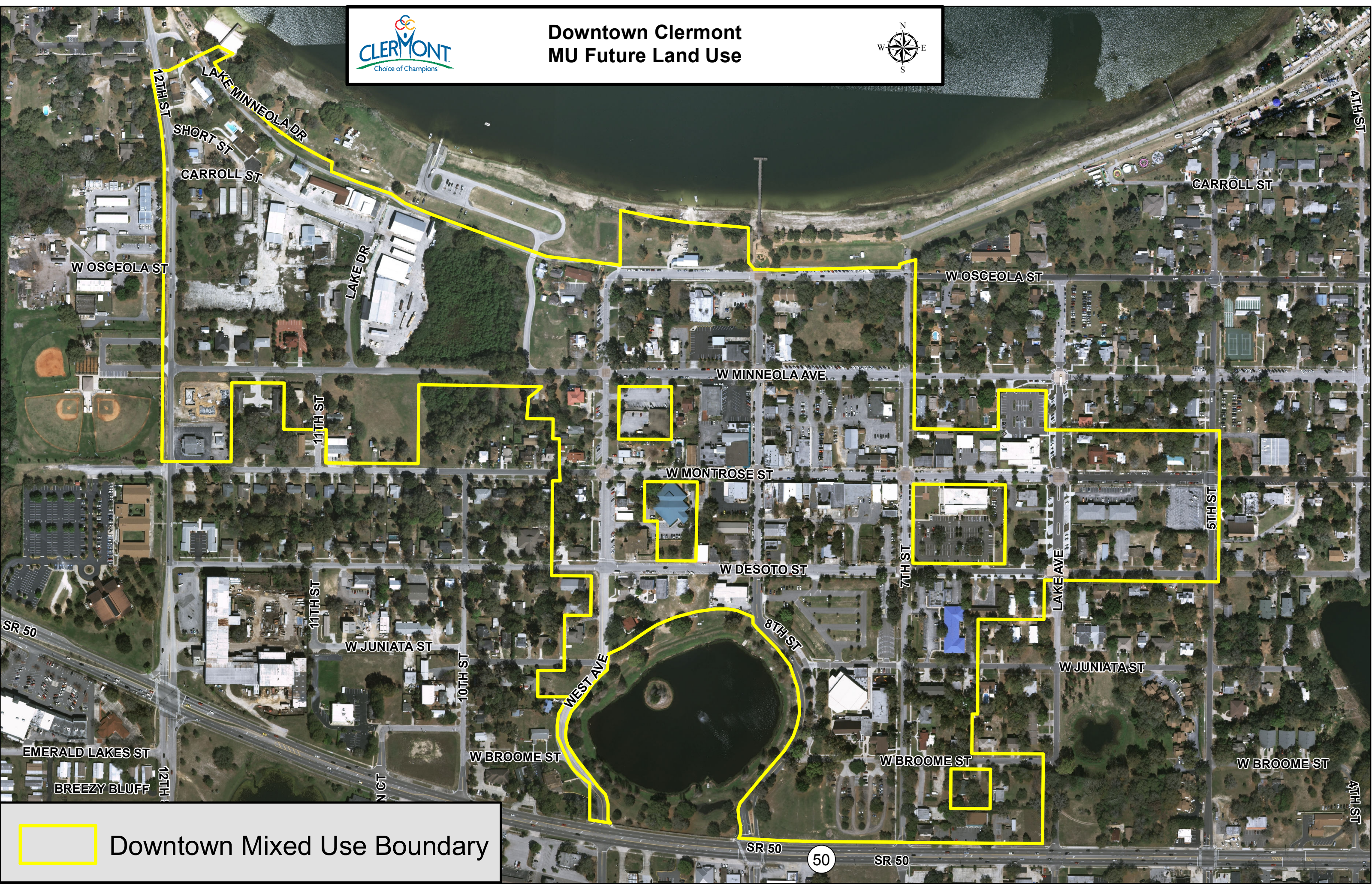
- Public elementary schools shall be sited primarily in residential areas that include housing types and densities to meet the school's enrollment capacity with students who are predominately within walking distance of the school.
- Public middle and high schools may be sited in areas with a mix of land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

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

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



Downtown Clermont MU Future Land Use

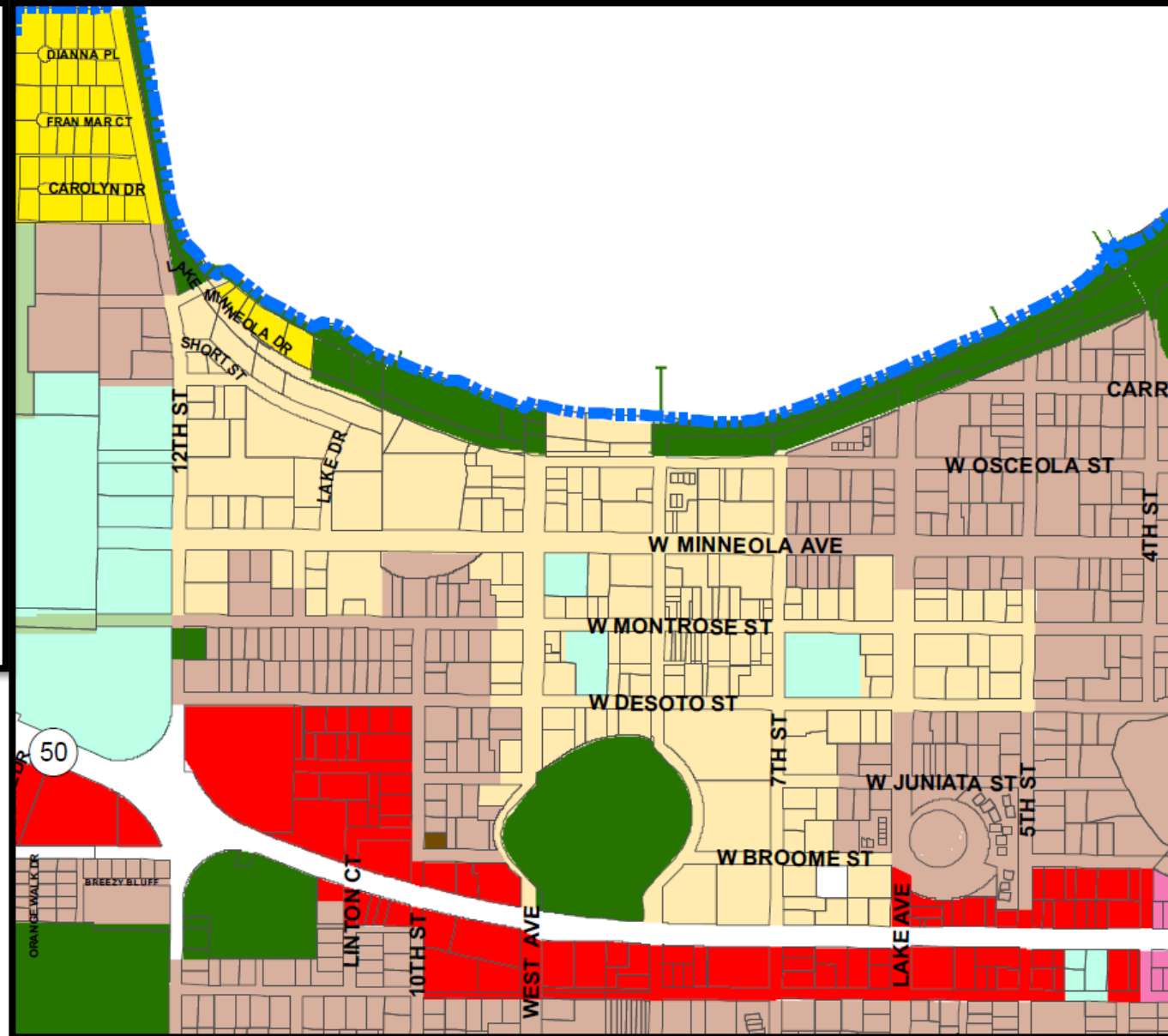


 Downtown Mixed Use Boundary

Future Land Use Map - Downtown Mixed Use Category – Density Text Change

Legend

-  City Limits
-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Residential/Office
-  Office
-  Downtown MU
-  Commercial
-  Conservation
-  Industrial
-  Master Planned Development
-  Parks
-  Public Fac/Institutional



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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.

**City of Clermont
MINUTES
PLANNING AND ZONING COMMISSION
OCTOBER 4, 2016**

Page 5

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

NOTICE OF PROPOSED AMENDMENT TO COMPREHENSIVE PLAN ORDINANCE NO. 2016-40

The City of Clermont will hold public hearings on Tuesday, October 4, 2016 at 6:30 pm before the Planning and Zoning Commission and on Tuesday, October 25, 2016 at 6:30 pm before the City Council (transmittal hearings), and on Tuesday, December 13, 2016 at 6:30 pm before the City Council (final adoption hearing) to consider proposed changes to the Future Land Use Element of the City's adopted comprehensive plan.

Ordinance #2016-40:

An ordinance of the City Council of the City of Clermont, Lake County, Florida, amending the Comprehensive Plan for the City of Clermont, Florida, pursuant to the local government Comprehensive Planning Act, Chapter 163, Part II, Florida Statutes by adopting a text amendment to the Future Land Use Element of the Comprehensive Plan to amend the maximum density for the Downtown Mixed Use future land use category; setting forth the authority for adoption of the Comprehensive Plan Amendment; setting forth the purpose and intent of the Comprehensive Plan Amendment; establishing the legal status of the Comprehensive Plan Amendment; providing for severability, conflict and an effective date.

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

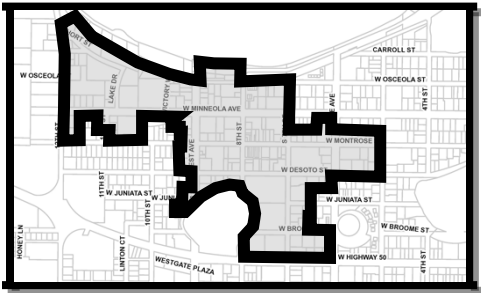
The proposed amendment may be inspected at the City's Development Services Department (first floor, City Hall) between 8 am and 5 pm. Monday-Friday.

Please be advised that under state law, any person deciding to appeal a decision made at the public hearing will need a record of the proceedings and may need to ensure a verbatim record is made. Persons with disabilities who need assistance should contact the City Clerk's office, (352) 241-7330, at least 48 hours prior to the public hearing.

Tracy Ackroyd Howe, MMC
City Clerk

Daily Commercial
September 23 and November 29, 2016

Map of area:





CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date	
Tuesday, December 13, 2016	
Agenda Item Name	
Ordinance No. 2017-02, <i>Introduction Kings Crossing Commercial</i>	
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.

CITY OF CLERMONT
ORDINANCE No. 2017-02

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.

CITY OF CLERMONT
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

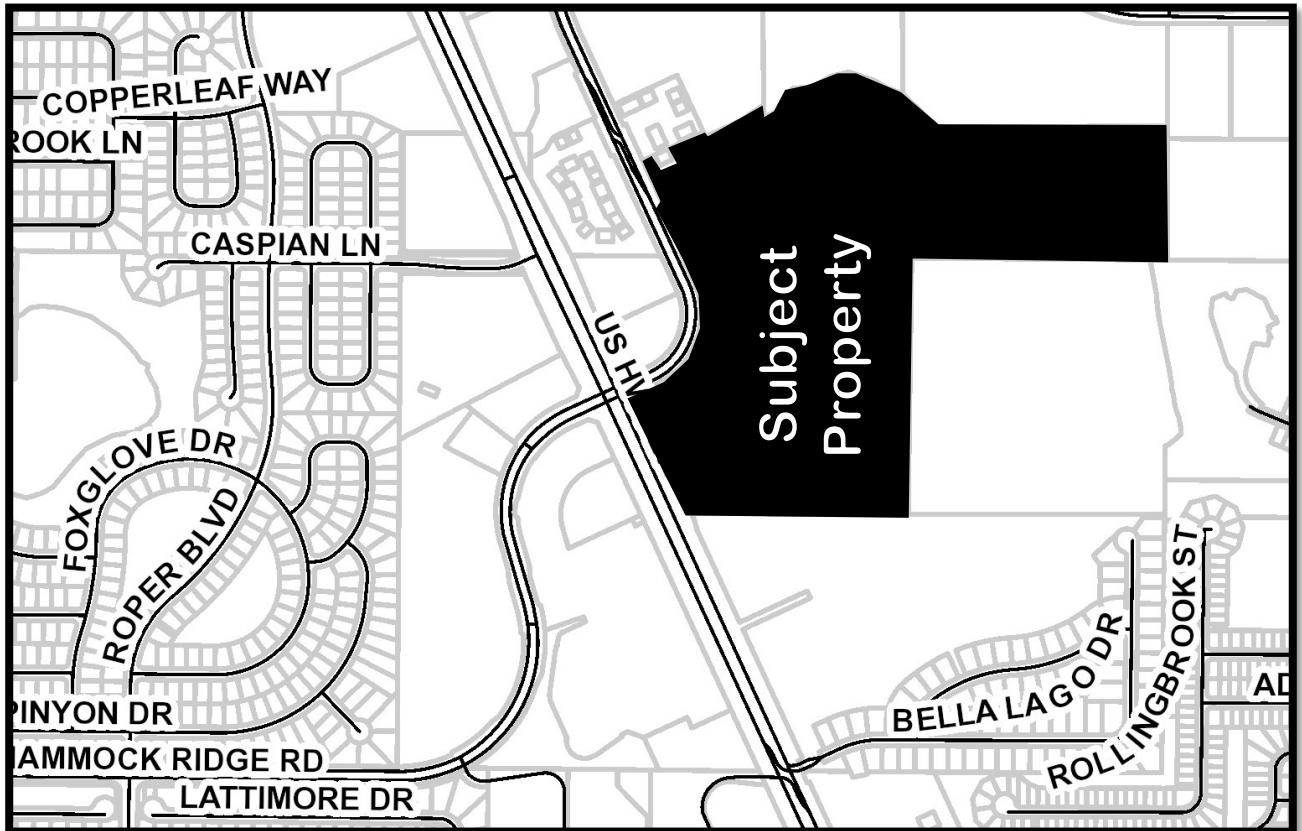
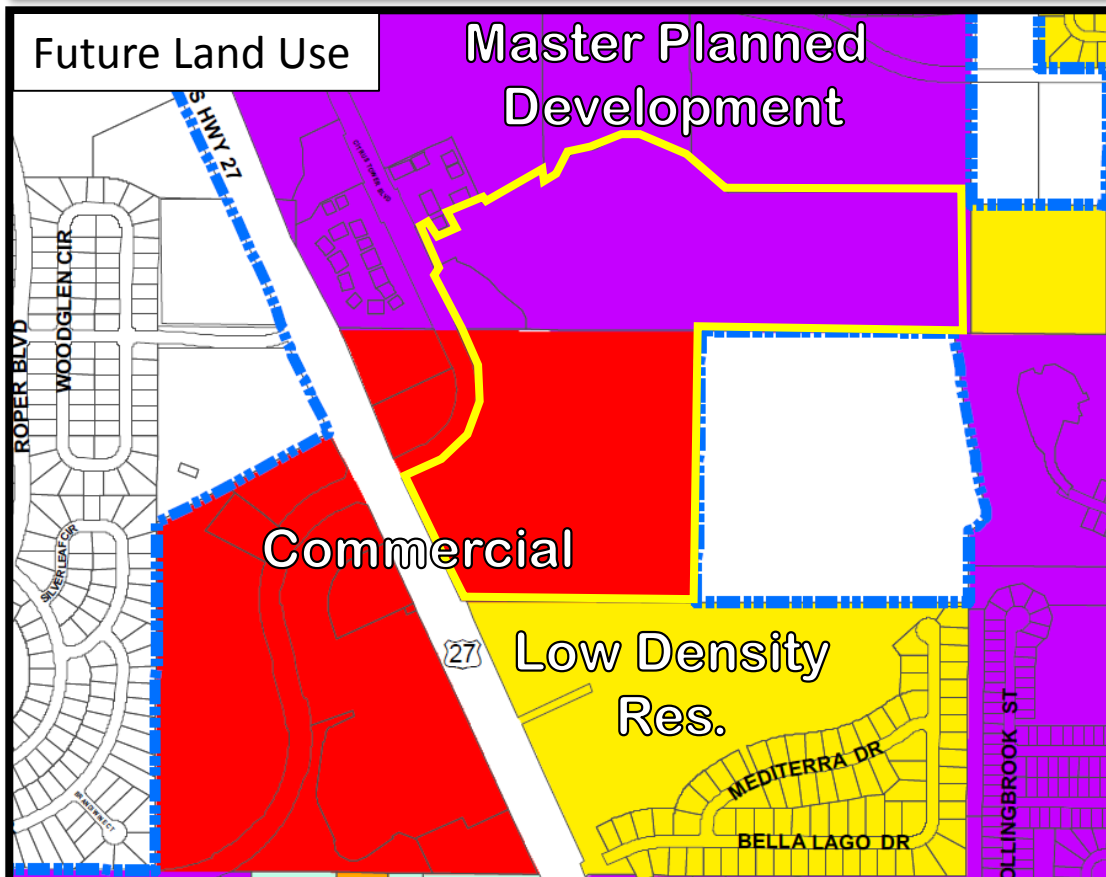
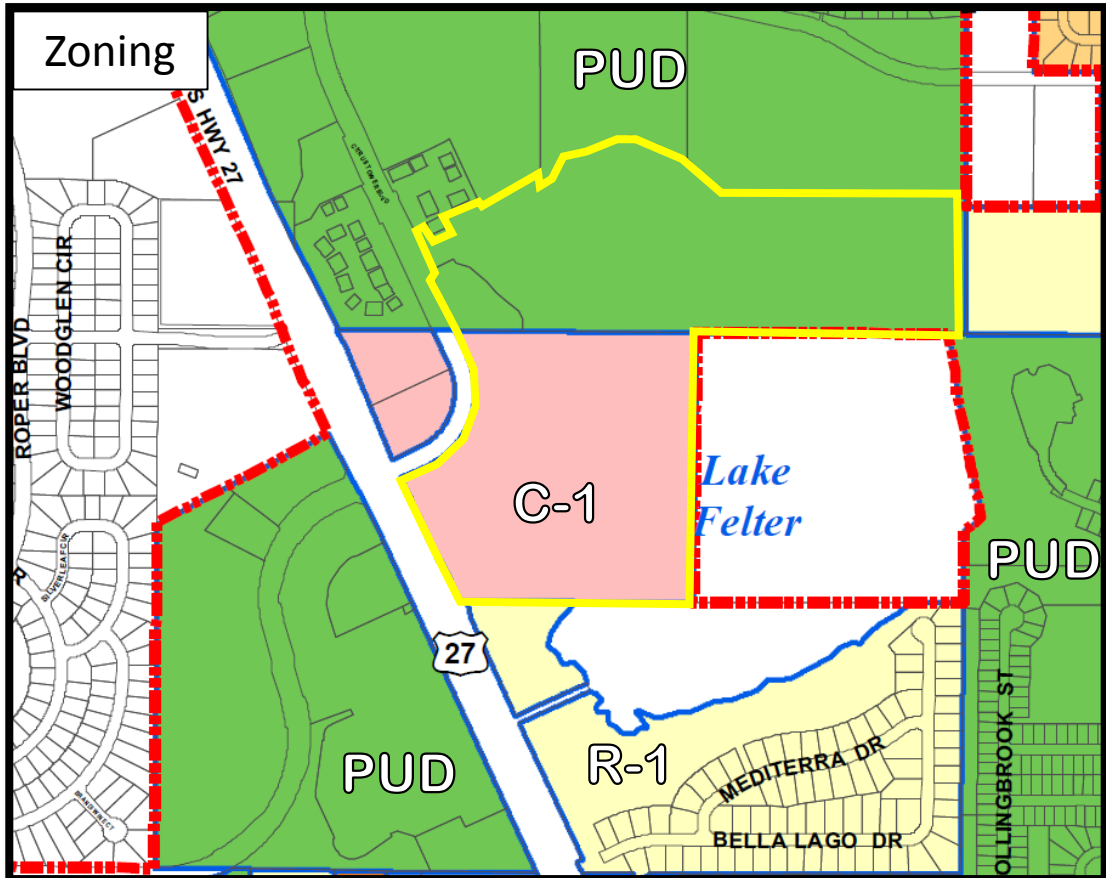


Exhibit – Zoning and Future Land Use Map
Kings Crossing Commercial PUD

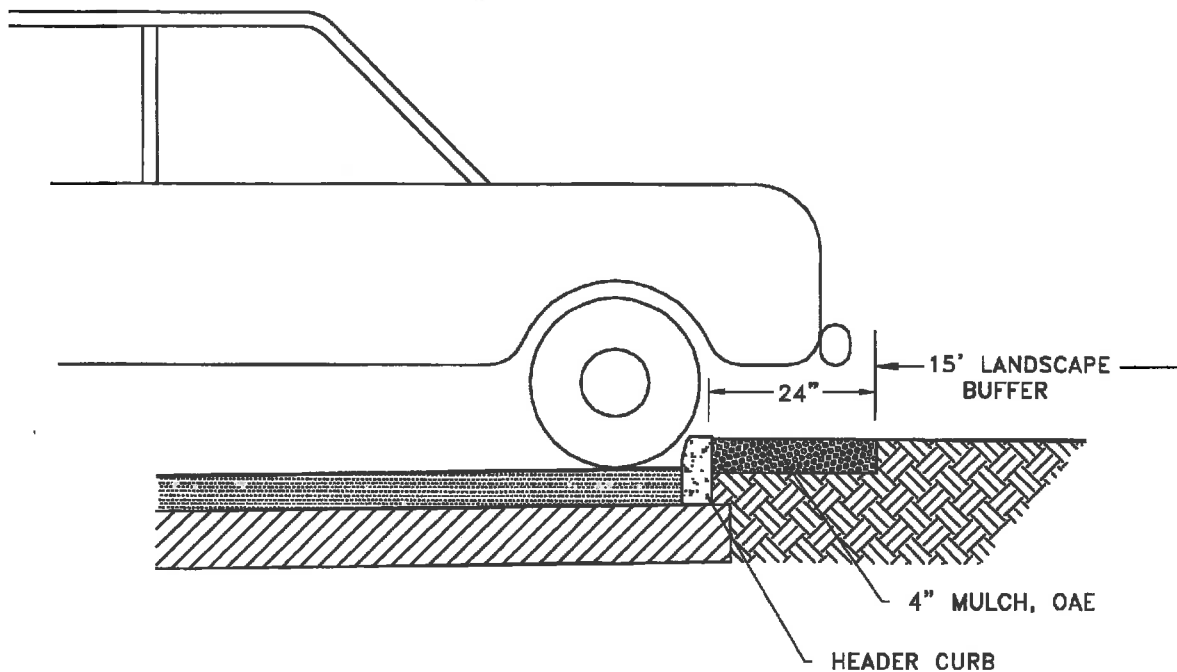


DIVISION 10. - C-1 LIGHT COMMERCIAL DISTRICT^{[101](#)}

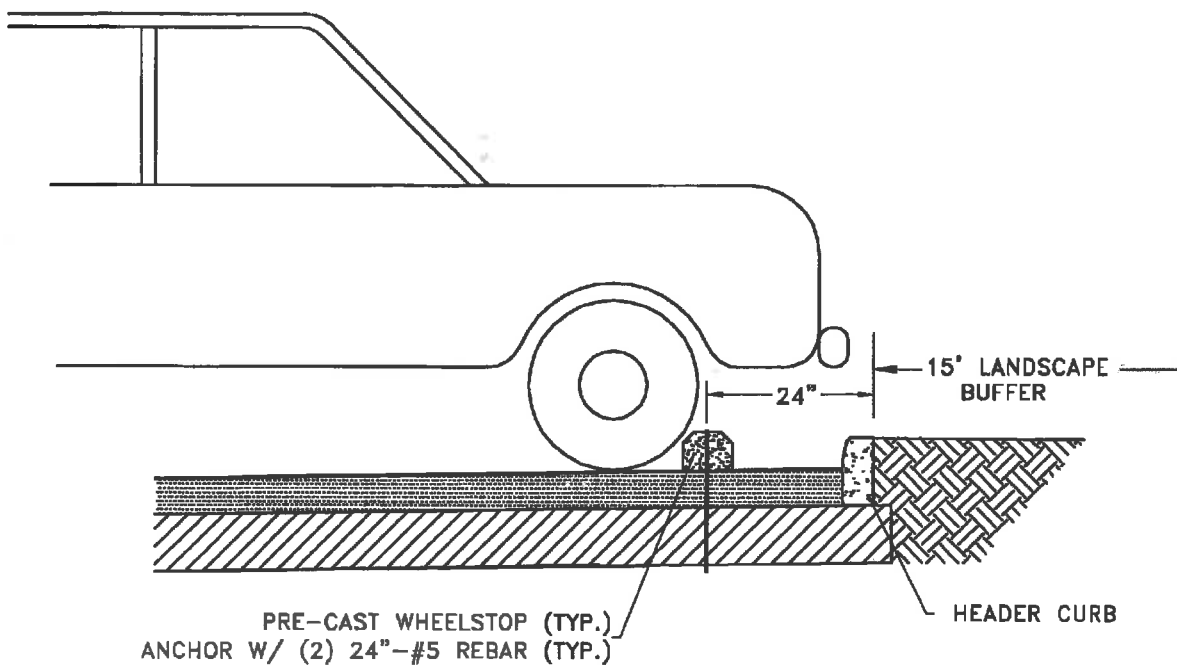
Sec. 122-203. - Permitted uses.

(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

POD CONCEPTUAL MASTER PLAN
INGS CROSSING COMMERCIAL COMPLEX

F.O. BOX 18808, CHICAGO, IL 60618

ELIAS W.



McCOY & ASSOCIATES
ENGINEERS & LAND PLANNERS

1

1

1

PROJECT CHARACTERISTICS

TOTAL PROPERTY AREA 39,84± Acres
LAKE COUNTY ALT KEY NUMBERS 1707307

20017015

LONG LAKE TRACT 1/2 SECTION 30D RACONTE 9 18 8-

SOUTHERN PARCEL AREA ABOVE WETLANDS LINE.....13.83 AC.
TOTAL PROPERTY ABOVE WETLANDS LINE.....13.83 AC.

TOTAL PROPERTY ABOVE REIDINGS LINE..... \$18,000.00

TOTAL OPEN WATER AND WETLANDS AREA.....23.84 AC.

[illegible]

STONE LAND USE DESIGNATION

PROPOSED USES: ANY COMMERCIAL USES ALLOWED IN THE C-1 ZONING DISTRICT

SUPPOSED SERVICES

DRINKING WATER.....CITY OF CLEMONT

SEWAGE DISPOSAL
ELECTRIC
CITY OF CLEMONT
DUKE ENERGY

NATURAL GAS.....LAKE APOPKA NATURAL GAS DISTRICT
TELEPHONE.....CENTURY LINK

GARBAGE DISPOSAL **CITY OF CLERMONT**
FIRE PROTECTION

POLICE PROTECTION 1-800-828-8888 **CITY OF CLEMONT**

MINIMUM BUILDING SETBACK REQUIREMENTS:

FROM U.S. HWY 27 RIGHTS-OF-WAY. WANTS TO BE CONSIDERED FOR RECONSTRUCTION BY THE STATE 50'

FROM CITY NIGHTS-UP-WAY 23' FROM NEAR PROPERTY LINES 23'

FROM SIDE PROPERTY LINES

ADDITIONAL VARIANCES REQUESTED:

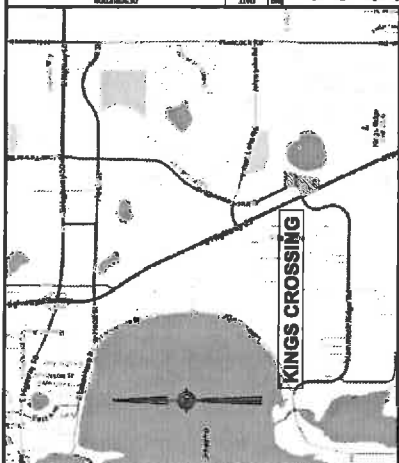
1. RETAINING WALL HEIGHT GREATER THAN 6', BUT NOT MORE THAN 18'.
2. ALLOW 1% DISCOUNT IN SCORES - ONE AT EACH CATEGORY

3. ALLOW PARKING SPACES TO BE 18' DEEP WITH 2' UNPAVED OVERHANGS.

4. REDUCE/ELIMINATE INTERIOR LANDSCAPE BUFFERS BETWEEN USERS.

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

LOCATION MAP



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.

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BUSHNELL, FLORIDA 33513
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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.

Chapter 380.06(19), *Florida Statutes*

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.

Chapter 380.06(19), *Florida Statutes*

(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

Chapter 380.06(19), *Florida Statutes*

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.

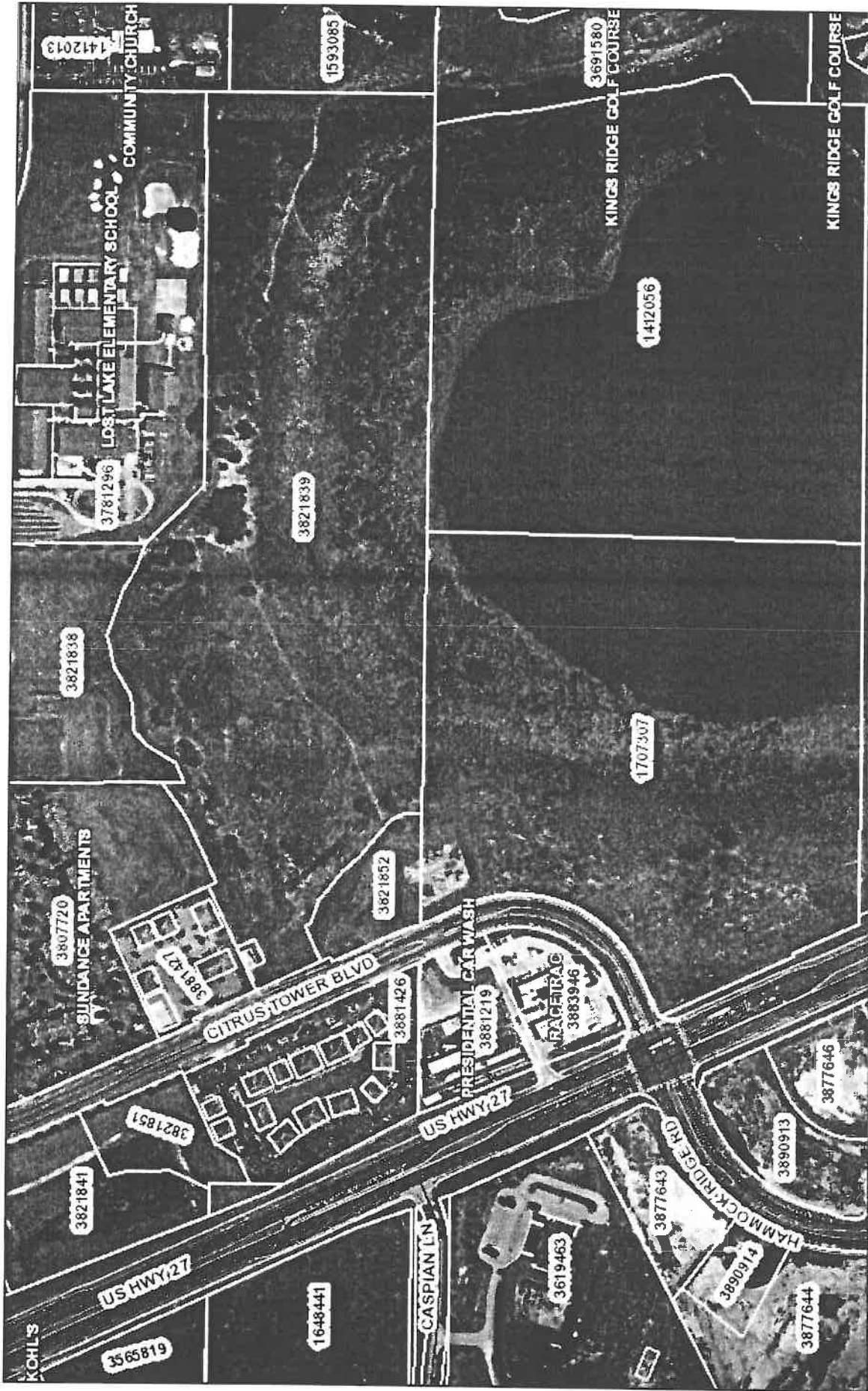
4. Development within the previously approved development of regional impact may continue, as approved, during the development-of-regional-impact review in those portions of the development which are not directly affected by the proposed change.

Chapter 380.06(19), *Florida Statutes*

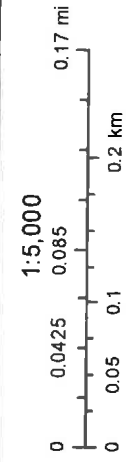
(h) When further development-of-regional-impact review is required because a substantial deviation has been determined or admitted by the developer, the amendment to the development order issued by the local government shall be consistent with the requirements of subsection (15) and shall be subject 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.

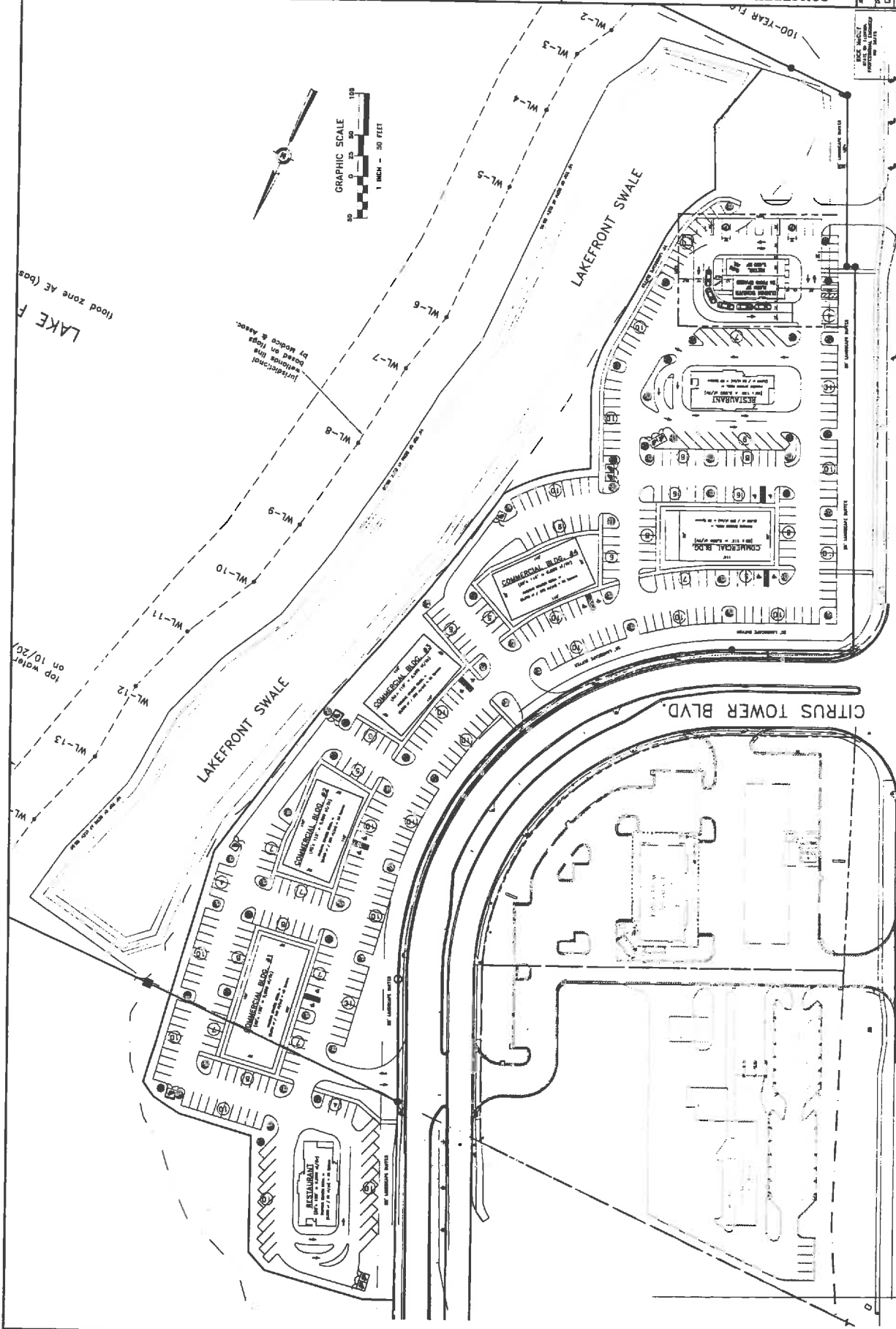
(i) An increase in the number of residential dwelling units shall not constitute a substantial deviation and shall not be subject to development-of-regional-impact review for additional impacts, provided that all the residential dwelling units are dedicated to affordable workforce housing and the total 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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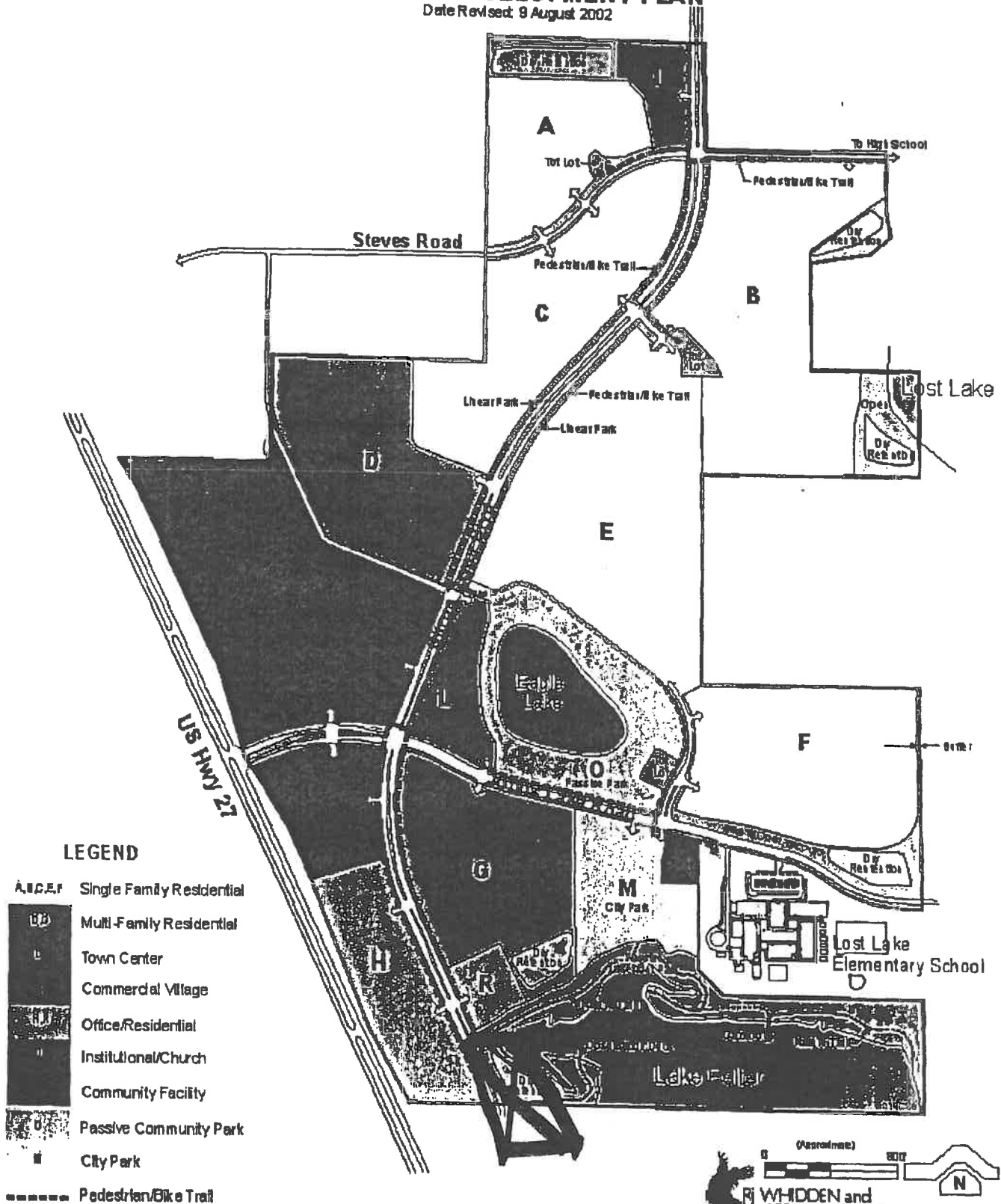
Revised Exhibit B
LOST LAKE RESERVE DR

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

MAP H

MASTER DEVELOPMENT PLAN

Date Revised: 9 August 2002



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	0.21	0.40	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	0.12	0.22	45.50	1.28	0.91
1 DU Multi-Family Residential	220	0.64	1.00	0.09	0.09	0.27	0.23	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	0.27	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	1.75
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	0.29	0.23	33.00	1.00	0.66

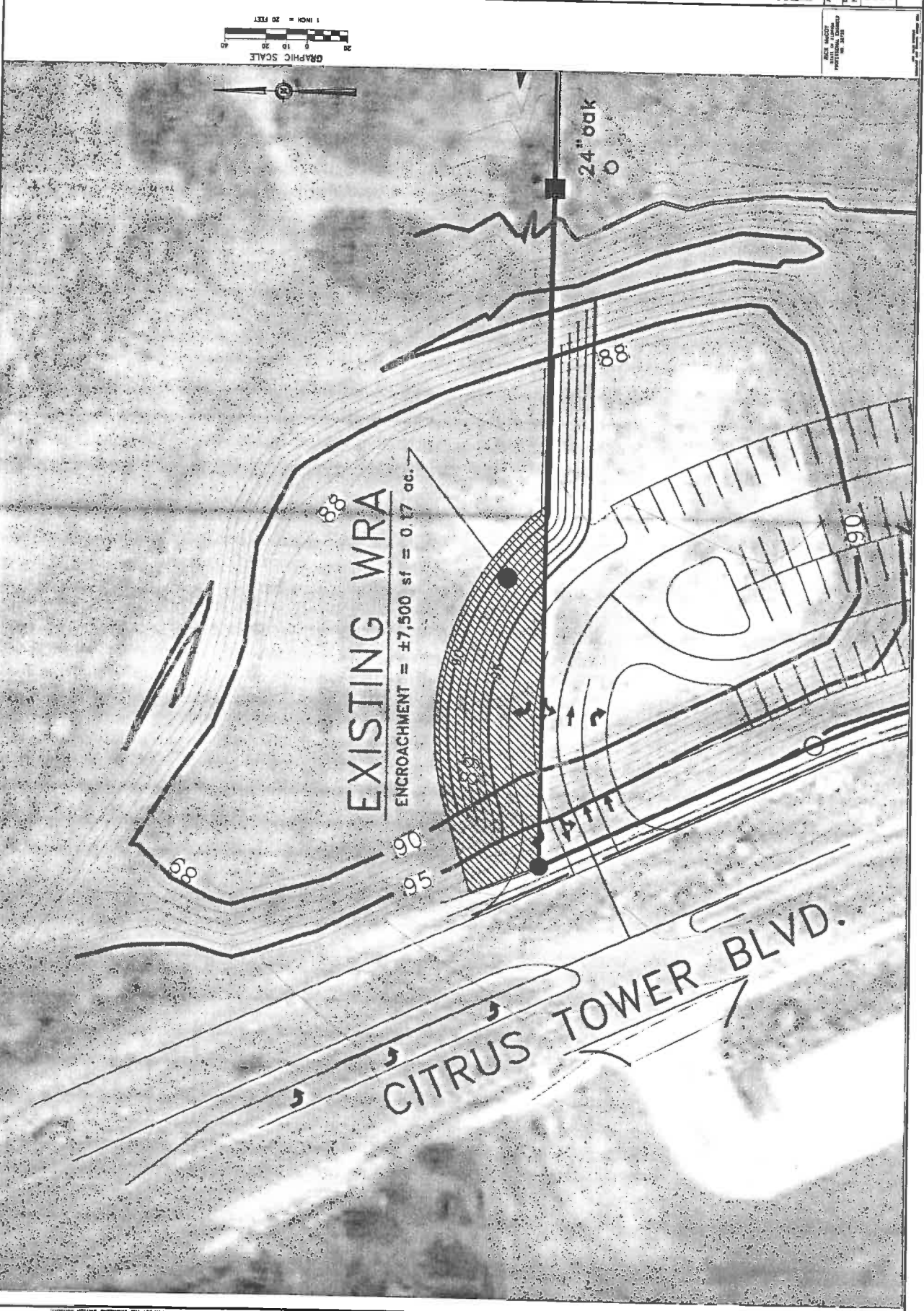
DU = Dwelling Unit

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